BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA

REGULAR MEETING
AGENDA

Tuesday, December 9, 2025
3:00 p.m.

Judge Augustus D. Aikens, Jr. Courthouse, County Commission Chambers, Fifth Floor
301 South Monroe Street Tallahassee, FL 32301



COUNTY COMMISSIONERS

Christian Caban, Chairman
District 2

David T. O'Keefe, Vice Chairman District 5	Carolyn D. Cummings At-Large I	Nick Maddox At-Large II
Rick Minor District 3	Brian Welch District 4	Bill Proctor District 1

Vincent S. Long
County Administrator

Chasity H. O'Steen
County Attorney

The Leon County Commission typically holds regular meetings on the second Tuesday of each month and workshops are held on the fourth Tuesday of the month. Regularly scheduled meetings are held at 3:00 p.m. and workshops are held at 1:00 p.m. A tentative schedule of meetings and workshops is attached to this agenda as a "Public Notice." Commission meeting agendas and minutes are available on the County Home Page at: **www.leoncountyfl.gov**. The media and the public can access the meeting in real time on Comcast channel 16, the Leon County Florida channel on Roku, the County's Facebook page, YouTube channel, Twitter and web site.

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 verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. The County does not provide or prepare such record (Section 286.0105, Florida Statutes).

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact, on behalf of the Chairman, Mathieu Cavell at Judge Augustus D. Aikens, Jr. Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301 or CMR@leoncountyfl.gov, by written request at least 48 hours prior to the proceeding. Telephone: (850) 606-5300, 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service. Accommodation Request Forms are available on the website **www.leoncountyfl.gov/ADA**.

Board of County Commissioners
Leon County, Florida
Agenda
Regular Public Meeting
Tuesday, December 9, 2025, 3:00 p.m.

Judge Augustus D. Aikens, Jr. Leon County Courthouse, Commission Chambers, 5th Floor
301 S. Monroe Street Tallahassee, Florida 32301

The media and the public can access the meeting in real time on Comcast channel 16, the Leon County Florida channel on Roku, the County's Facebook page, YouTube channel, Twitter and County web site.

Citizens wishing to provide input on any item(s) on the published agenda (or a non-agenda subject) for the meeting may share public comment by using one of the following options:

- In-person at the meeting; or
- Register to provide comments using communications media technology during the meeting through the registration form using the following link https://www2.leoncountyfl.gov/coadmin/agenda/

Citizens wishing to provide virtual comment must register by 8:00 p.m. on the day before the meeting to provide County staff sufficient time to provide instructions to citizens for comment during the meeting. Anyone needing assistance with registration may contact County Administration at 850-606-5300.

Please note that Board of County Commissioners Policy 01-05, Article IX., Section E., titled "Addressing the Commission", and Article IX., Section F., entitled "Decorum", shall remain in full force and effect.

INVOCATION & PLEDGE OF ALLEGIANCE

Invocation by Reverend Sylvia Jones, Mount Zion AME Church

Pledge of Allegiance by Commissioner Minor

AWARDS AND PRESENTATIONS

- Proclamation Recognizing the Fairview Middle School Football Team as Division I Champions
  (Commissioner Maddox)
- Proclamation Recognizing Miss Juneteenth Florida, Corrin Hobbs
  (Commissioner Maddox)

CITIZENS TO BE HEARD ON CONSENT AND NON-AGENDAED ITEMS

3-minute limit per speaker; there will not be any discussion by the Commission.

CONSENT

1. Minutes: September 23, 2025 Public Hearing and October 14, 2025 Regular Meeting
   (Clerk of Court)

2. Payment of Bills and Vouchers
   (County Administrator / Office of Management & Budget)

3. Fiscal Year 2025 Carry Forward Adjustments
   (County Administrator / Office of Management & Budget)

4. Commissioner Appointments to the Code Enforcement Board, the Library Advisory Board, and the Public Safety Coordinating Council
   (County Administrator / Administration)

5. Request to Schedule the First and Only Public Hearing for an Ordinance to Establish a Boating-Restricted Area on Lake Iamonia for January 27, 2026
   (County Administration / Development Support & Environmental Management)

6. Consideration of an Amendment to the Florida Department of Environmental Protection Permitting and Compliance Assistance Program Contract for the Petroleum Storage Tank Regulation Program for Fiscal Year 2017 – 2027
   (County Administration / Development Support & Environmental Management)

7. Proposed Resolution in Support of the Florida Department of Transportation Safe Routes to School Grant Application for the Construction of a Sidewalk on Buck Lake Road
   (County Administrator / Public Works)

8. Proposed Resolution in Support of the Florida Department of Transportation Grant Application for Design and Construction of the Shelfer Road Sidewalk Project
   (County Administrator / Public Works)

9. Interlocal Agreement with the Florida Department of Transportation for Services Related to the Stormwater Element of the National Pollutant Discharge Elimination System Program Requirements
   (County Administrator / Public Works)

Procurements:

10. Approval for the Purchase of Two Replacement Hardware Devices for Data Backup
    (County Administrator / Office of Information Technology)

11. Fiscal Year 2026 Insurance Coverages
    (County Administrator / Risk Management)

Status Reports:

12. 2026 Citizen Engagement Series, Club of Honest Citizens, and The Village Square Events
    (County Administrator / Community and Media Relations)

13. 2025 Annual Affordable Housing Advisory Committee Report of Recommendations
    (County Administrator / Human Services and Community Partnerships)

14. Annual Status Report on the Minority, Women, and Small Business Enterprise Fiscal Year 2024 Expenditures for Leon County
    (County Administrator / Office of Economic Vitality)

15. Status Report on the Alternative Mobility Funding System Study
(County Administrator / Planning)

CONSENT ITEMS PULLED FOR DISCUSSION

GENERAL BUSINESS

16. Leon Arms Affordable Housing Rental Development and Housing Finance Authority of Leon County Plan of Financing
(County Administrator / Human Services and Community Partnerships)

17. Proposed Enhancements to the Community Human Services Partnership
(County Administrator / Human Services and Community Partnerships)

18. Contract Award on the Evaluation of Fire Service
(County Administrator / Emergency Medical Services)

19. Status Report on County-City Consolidation in Florida
(County Administrator / Administration)

20. Appointment of Commissioners to the Canvassing Board
(County Administrator / Administration)

21. Appointment of Commissioners to Authorities, Boards, Committees, and/or Councils
(County Administrator / Administration)

22. Full Board Appointment to the Early Learning Coalition of the Big Bend
(County Administrator / Administration)

SCHEDULED PUBLIC HEARINGS, 6:00 P.M.

23. First and Only Public Hearing to Consider an Ordinance Amending Chapter 13, Section 13-58, of the Leon County Code of Laws, entitled Consumption of Alcohol, Intoxication and Public Nuisances
(County Administrator / Office of Resource Stewardship)

24. First and Only Public Hearing to Consider Adoption of the Annual Update to the Tallahassee-Leon County Comprehensive Plan Capital Improvements Schedule
(County Administrator / Planning)

25. Adoption Public Hearing on the Comprehensive Plan Update
(County Administrator / Planning)

26. First and Only Public Hearing to Consider Adopting a Resolution of Intent to Utilize the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments for the Purpose of Collecting the Full Amount of all Charges Related to Sewer Service Imposed on Certain Real Property Located in Woodville Septic-to-Sewer System Phase 1 Project Area
(County Administrator / Public Works)

CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

3-minute limit per speaker; Commission may discuss issues that are brought forth by speakers.

COMMENTS/DISCUSSION ITEMS

Items from the County Attorney

Items from the County Administrator

Discussion Items by Commissioners

RECEIPT AND FILE

- None

ADJOURN

The next regular meeting of the Board of County Commissioners is tentatively scheduled for

Tuesday, January 27, 2026 at 3:00 p.m. – Regular Meeting

All lobbyists appearing before the Board must pay a $25 annual registration fee.
For registration forms and/or additional information, please contact the Board Secretary or visit the County Clerk website.

PUBLIC NOTICE

Leon County Board of County Commissioners
2025 Tentative Meeting Schedule

Date	Day	Time	Meeting
January 27	Monday	9:00 a.m.	Board Retreat
January 28	Tuesday	3:00 p.m.	Regular Board Meeting
February 11	Tuesday	3:00 p.m.	Regular Board Meeting
February 25	Tuesday	2:00 p.m.	Comprehensive Plan Land Use & Mobility Elements Update Workshop
February 25	Tuesday	3:00 p.m.	Southside Action Plan Workshop
March 18	Tuesday	3:00 p.m.	Regular Board Meeting
April 8	Tuesday	3:00 p.m.	Regular Board Meeting
May 13	Tuesday	3:00 p.m.	Regular Board Meeting
May 13	Tuesday	6:00 p.m.	Transmittal Hearing on the 2025 Cycle Comprehensive Plan Amendments
May 27	Tuesday	3:00 p.m.	Special Meeting
June 10	Tuesday	3:00 p.m.	Regular Board Meeting
June 17	Tuesday	9:00 a.m.	Budget Workshop
July 8	Tuesday	3:00 p.m.	Regular Board Meeting
July 8	Tuesday	6:00 p.m.	Adoption Hearing on 2025 Cycle Comprehensive Plan Amendments
August 12	Tuesday	3:00 p.m.	Special Meeting
September 15	Monday	3:00 p.m.	Regular Board Meeting
September 15	Monday	6:00 p.m.	First Public Hearing on Tentative Millage Rate and Budgets
September 23	Tuesday	6:00 p.m.	Second Public Hearing on Final Millage Rate and Final Budgets and Special Meeting
October 14	Tuesday	3:00 p.m.	Regular Board Meeting
October 28	Tuesday	1:00 p.m.	Legislative Priorities Workshop
November 18	Tuesday	3:00 p.m.	Reorganization & Regular Board Meeting
December 9	Tuesday	3:00 p.m.	Regular Board Meeting

All Workshops, Meetings, and Public Hearings are subject to change.

Note: All regularly scheduled Board meetings are generally scheduled for the 2nd Tuesday of the month and workshops for the 4th Tuesday. If additional Board meetings are necessary, they would be scheduled on the 4th Tuesday of the month in addition to or in place of a workshop.

PUBLIC NOTICE

Leon County Board of County Commissioners

2025 Tentative Calendar

Month	Day	Time	Meeting Type
January 2025	Wednesday 1	Office Closed	NEW YEAR'S DAY
	Monday 20	Offices Closed	MARTIN LUTHER KING, JR. DAY
	Tuesday 21	9:00 a.m.	Capital Region Transportation Planning Agency Retreat Tallahassee State College, Center for Innovation Plaza Conference & Events Room 101
	Monday 27	9:00 a.m.	Board Retreat The Retreat at Bradley's
	Tuesday 28	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
February 2025	Tuesday 11	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Tuesday 18	1:30 p.m.	Capital Region Transportation Planning Agency Meeting City Commission Chambers
	Tuesday 25	2:00 p.m.	Comp Plan Land Use & Mobility Elements Update Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Tuesday 25	3:00 p.m.	Southside Action Plan Workshop Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
March 2025	*Saturday 1 – Tuesday 4*		*NACO Legislative Conference* *Washington, D.C.*
	Monday 17	1:30 p.m.	Capital Region Transportation Planning Agency Meeting City Commission Chambers
	Tuesday 18	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Wednesday 19		*Florida Association of Counties Legislative Day* *FSU Turnbull Conference Center* *Tallahassee, Leon County, FL*
April 2025	Tuesday 8	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Tuesday 15	1:30 p.m.	Capital Region Transportation Planning Agency Meeting City Commission Chambers
	Saturday 26		*Honor Flight Tallahassee* *Washington D.C.*
May 2025	Thursday 8	1:00 p.m.	Blueprint Intergovernmental Agency Budget Workshop City Commission Chambers
		3:00 p.m.	Blueprint Intergovernmental Agency Meeting City Commission Chambers
	Tuesday 13	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers

Month	Day	Time	Meeting Type
May 2025 (cont.)	Tuesday 13	6:00 p.m.	Transmittal Hearing for Amendments on the 2025 Cycle Comprehensive Plan Text Amendments Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Tuesday 20	Offices Closed	EMANCIPATON DAY observed
	Monday 26	Offices Closed	MEMORIAL DAY
	Tuesday 27	3:00 p.m.	Special Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
June 2025	Tuesday 10	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Monday 16	1:30 p.m.	Capital Region Transportation Planning Agency Meeting City Commission Chambers
	Tuesday 17	9:00 a.m.	Budget Workshop Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Tuesday 24 – Friday 27		*FAC Annual Conference & Educational Exposition Orlando, Orange County, FL*
July 2025	Friday 4	Offices Closed	INDEPENDENCE DAY
	Tuesday 8	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
		6:00 p.m.	Adoption Hearing on the 2025 Cycle Comprehensive Plan Text Amendments Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Friday 11 – Monday 14		*NACo Annual Conference Philadelphia, Philadelphia County, PA*
	Saturday 12 – Wednesday 16		*NAACP National Conference Charlotte, NC*
	Wednesday 16 – Saturday 19		*National Urban League Annual Conference Cleveland, Ohio*
August 2025	Tuesday 12	3:00 p.m.	Special Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Thursday 14 – Sunday 17		*Chamber of Commerce Annual Conference Fernandina Beach, FL*
September 2025	Monday 1	Offices Closed	LABOR DAY
	Thursday 11	3:00 p.m.	Blueprint Intergovernmental Agency Meeting City Commission Chambers
		5:00 p.m.	Blueprint Intergovernmental Agency Budget Public Hearing City Commission Chambers
	Monday 15	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
		6:00 p.m.*	First Public Hearing Regarding Tentative Millage Rates and Tentative Budgets for FY 25/26* Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers

Month	Day	Time	Meeting Type
September 2025 (cont.)	Tuesday 16	1:30 p.m.	Capital Region Transportation Planning Agency Mtg. City Commission Chambers
	Wednesday 17 – Thursday 18		*FAC Innovation & Policy Conference* *Gainesville, Alachua County, FL*
	Tuesday 23	6:00 p.m.*	Second Public Hearing on Final Millage Rates and Final Budgets and Special Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Wednesday 24 – Sunday 28		*Congressional Black Caucus Annual Legislative Conference – Washington D.C.*
**These public hearing dates have changed due to the School Board's scheduling of its budget adoption public hearings*			
October 2025	Tuesday 14	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Tuesday 21	1:30 p.m.	Capital Region Transportation Planning Agency Meeting City Commission Chambers
	Saturday 25 – Wednesday 29		*ICMA Annual Conference* *Tampa, Hillsborough County, FL*
	Tuesday 28	1:00 pm	Legislative Priorities Workshop Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	TBD		*National Organization of Black County Officials (NOBCO) Annual Conference – TBD*
November 2025	Thursday 6	3:00 pm	Blueprint Intergovernmental Agency Meeting City Commission Chambers
	Tuesday 11	Offices Closed	VETERAN'S DAY
	Monday 17	1:30 p.m.	Capital Region Transportation Planning Agency Meeting City Commission Chambers
	Tuesday 18	3:00 p.m.	Reorganization and Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Wednesday 19 – Friday 21		*FAC Legislative Conference* *Tampa, Hillsborough County, FL*
	Thursday 27	Offices Closed	THANKSGIVING DAY
	Friday 28	Offices Closed	DAY AFTER THANKSGIVING
December 2025	Tuesday 9	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	~~Tuesday 16~~	~~1:30 p.m.~~	**CANCELLED**~~Capital Region Transportation Planning Agency Meeting~~ ~~City Commission Chambers~~
	Thursday 25	Offices Closed	CHRISTMAS
	Friday 26	Offices Closed	DAY AFTER CHRISTMAS
January 2026	Thursday 1	Offices Closed	NEW YEAR'S DAY
	Friday 2	Offices Closed	DAY AFTER NEW YEAR'S DAY
	Monday 19		MARTIN LUTHER KING, JR. DAY

Meetings listed in italics are included in the Board's 2025 Travel Schedule

PUBLIC NOTICE

Leon County Board of County Commissioners
2026 Tentative Meeting Schedule

Date	Day	Time	Meeting
January 26	Monday	9:00 a.m.	Board Retreat
January 27	Tuesday	3:00 p.m.	Regular Board Meeting
February 10	Tuesday	3:00 p.m.	Regular Board Meeting
March 10	Tuesday	3:00 p.m.	Regular Board Meeting
March 24	Tuesday	1:00 p.m.	Workshop (if necessary)
April 14	Tuesday	3:00 p.m.	Regular Board Meeting
April 28	Tuesday	1:00 p.m.	Budget Workshop
May 12	Tuesday	3:00 p.m.	Regular Board Meeting
June 9	Tuesday	3:00 p.m.	Regular Board Meeting
June 16	Tuesday	9:00 a.m.	Budget Workshop
July 14	Tuesday	9:00 a.m.	Budget Workshop
July 14	Tuesday	3:00 p.m.	Regular Board Meeting
August 17	Monday	6:00 p.m.	Public Hearing on Charter Amendments
September 8	Tuesday	3:00 p.m.	Regular Board Meeting
September 8	Tuesday	6:00 p.m.	First Public Hearing on Tentative Millage Rates and Budgets
September 22	Tuesday	3:00 p.m.	Legislative Priorities Workshop
September 22	Tuesday	6:00 p.m.	Second Public Hearing on Final Millage Rates and Final Budgets
October 13	Tuesday	3:00 p.m.	Regular Board Meeting
October 27	Tuesday	1:00 p.m.	Workshop (if necessary)
November 17	Tuesday	3:00 p.m.	Installation, Reorganization & Regular Board Meeting
December 8	Tuesday	3:00 p.m.	Regular Board Meeting

All Workshops, Meetings, and Public Hearings are subject to change.

Note: All regularly scheduled Board meetings are generally scheduled for the 2nd Tuesday of the month and workshops for the 4th Tuesday. If additional Board meetings are necessary, they would be scheduled on the 4th Tuesday of the month in addition to or in place of a workshop.

PUBLIC NOTICE

Leon County Board of County Commissioners

2026 Tentative Calendar

Month	Day	Time	Meeting Type
January 2026	Thursday 1	Office Closed	NEW YEAR'S DAY
	Friday 2	Office Closed	NEW YEAR'S DAY OBSERVED
	Monday 19	Offices Closed	MARTIN LUTHER KING, JR. DAY
	Wednesday 21		*Florida Association of Counties Legislative Day* *FSU Turnbull Conference Center* *Tallahassee, Leon County, FL*
	Monday 26	9:00 a.m.	Board Retreat TBD
	Tuesday 27	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
February 2026	Tuesday 10	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Saturday 21 – Tuesday 24		*NACO Legislative Conference* *Washington, D.C.*
March 2026	Tuesday 10	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Thursday 12	3:00 p.m.	Blueprint Intergovernmental Agency Meeting City Commission Chambers
	Tuesday 24	1:00 p.m.	Board Workshop (if necessary) Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
April 2026	Tuesday 14	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Saturday 18		*Honor Flight Tallahassee* *Washington D.C.*
	Tuesday 28	1:00 p.m.	Budget Workshop Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
May 2026	Tuesday 12	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Tuesday 20	Offices Closed	EMANCIPATON DAY observed
	Monday 26	Offices Closed	MEMORIAL DAY
June 2026	Tuesday 9	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Thursday 11	1:00 p.m.	Blueprint Intergovernmental Agency Budget Workshop City Commission Chambers
		3:00 p.m.	Blueprint Intergovernmental Agency Meeting City Commission Chambers

Month	Day	Time	Meeting Type
June 2026 (cont.)	Tuesday 16	9:00 a.m.	Budget Workshop Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Tuesday 23 – Friday 26		*FAC Annual Conference & Educational Exposition* *Orlando, Orange County, FL*
July 2026	Friday 3	Offices Closed	INDEPENDENCE DAY OBSERVED
	Tuesday 14	9:00 a.m.	Budget Workshop (if necessary) Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
		3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Friday 17 – Monday 20		*NACo Annual Conference* *New Orleans, LA*
	Saturday 18 – Wednesday 22		*NAACP National Convention* *Chicago, IL*
	TBD		*National Urban League Annual Conference* *TBD*
August 2026	*Thursday 13 – Sunday 16*		*Chamber of Commerce Annual Conference* *Fernandina Beach, FL*
	Monday 17	6:00 p.m.	Public Hearing on Charter Amendments Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
September 2026	Monday 7	Offices Closed	LABOR DAY
	Tuesday 8	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
		6:00 p.m.*	First Public Hearing Regarding Tentative Millage Rates and Tentative Budgets for FY 25/26* Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Wednesday 16 – Friday 18		*FAC Innovation & Policy Conference* *Duval County*
	Tuesday 22	3:00 p.m.	Legislative Priorities Workshop Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
		6:00 p.m.*	Second Public Hearing on Final Millage Rates and Final Budgets Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Thursday 24	3:00 p.m.	Blueprint Intergovernmental Agency Meeting City Commission Chambers
		5:00 p.m.	Blueprint Intergovernmental Agency Budget Public Hearing City Commission Chambers
	TBD		*Congressional Black Caucus Annual Legislative Conference – Washington D.C.*

**These public hearing dates may change because of the School Board's scheduling of its budget adoption public hearings*

Month	Day	Time	Meeting Type
October 2026	Tuesday 13	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Saturday 17 – Wednesday 21		*ICMA Annual Conference* *Long Beach, CA*
	Tuesday 27	1:00 pm	Board Workshop (if necessary) Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	TBD		*National Organization of Black County Officials (NOBCO) Annual Conference – TBD*
November 2026	Wednesday 11	Offices Closed	VETERAN'S DAY
	Thursday 12	3:00 pm	Blueprint Intergovernmental Agency Meeting City Commission Chambers
	Tuesday 17	3:00 p.m.	Installation, Reorganization and Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Thursday 26	Offices Closed	THANKSGIVING DAY
	Friday 27	Offices Closed	DAY AFTER THANKSGIVING
December 2026	*Wednesday 2 – Friday 4*		*FAC Legislative Conference* *Ponte Vedra Beach, FL*
	Tuesday 8	3:00 p.m.	Regular Meeting Judge Augustus D. Aikens, Jr. Leon County Courthouse, 5th Floor Commission Chambers
	Friday 25	Offices Closed	CHRISTMAS
January 2027	Friday 1	Offices Closed	NEW YEAR'S DAY
	Monday 18	Offices Closed	MARTIN LUTHER KING, JR. DAY

Meetings listed in italics are included in the Board's 2026 Travel Schedule

Capital Region Transportation Planning Agency DRAFT 2026 Meeting Schedule will be provided at a later date and added to the calendar once available.

Citizen Committees, Boards, and Authorities

Current and Upcoming Vacancies

CURRENT VACANCIES

Advisory Committee for Quality Growth
Board of County Commissioners (2 appointments)

Animal Classification Committee
Board of County Commissioners (1 appointment) – Licensed Veterinarian

Architectural Review Board
City Commission (1 appointment)

Board of Adjustments & Appeals
City Commission (2 appointments)

Canopy Road Citizens Committee
City Commission (3 appointments)

Code Enforcement Board
Commissioner – District 2: Christian Caban (1 appointment)

Community Development Block Grant Citizens Advisory Task Force
Board of County Commissioners (3 appointments)

Joint City/County Bicycling Workgroup
City Commission (3 appointments)

Leon County Educational Facilities Authority
Board of County Commissioners (1 appointment)

Leon County Research & Development Authority
Board of County Commissioners (2 appointments)

Public Safety Coordinating Council
Board of County Commissioners Chairman: Christian Caban (2 appointments)

Science Advisory Committee
City Commission (2 appointments)

Tallahassee-Leon County Commission on the Status of Women & Girls
City Commission (1 appointment)

Water Resources Committee
Commissioner – At-Large I: Carolyn Cummings (1 appointment)

FUTURE VACANCIES

December 31, 2025

Early Learning Coalition of the Big Bend
Board of County Commissioners (1 appointment)

Joint City/County Bicycling Workgroup
City Commission (1 appointment)

December 31, 2025 cont'd

Library Advisory Board
Commissioner – District 2: Christian Caban (1 appointment)
Commissioner – District 3: Rick Minor (1 appointment)
Commissioner – District 4: Brian Welch (1 appointment)
Commissioner – At-Large I: Carolyn D. Cummings (1 appointment)

Public Safety Coordinating Council
Board of County Commissioners Chairman: Christian Caban (3 appointments)

January 31, 2026

Affordable Housing Advisory Committee
Board of County Commissioners (5 appointments)

Leon County
Board of County Commissioners

Notes for Agenda Item #1

Leon County Board of County Commissioners

Agenda Item #1

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Minutes: September 23, 2025 Public Hearing and Special Meeting and October 14, 2025 Regular Meeting

Review and Approval:	Vincent S. Long, County Administrator Chasity O'Steen, County Attorney
Department / Division Review:	Ken Morris, Assistant County Administrator Kimberly Wilder, Finance Director, Clerk of Court & Comptroller
Lead Staff / Project Team:	Beryl Wood, Clerk to the Board

Statement of Issue:

This item seeks Board review and approval of the following minutes: September 23, 2025 Public Hearing and Special Meeting and October 14, 2025 Regular Meeting.

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Option #1: Approve the minutes of September 23, 2025 Public Hearing and Special Meeting and October 14, 2025 Regular Meeting.

Attachments:

1. September 23, 2025 Public Hearing and Special Meeting Minutes
2. October 14, 2025 Regular Meeting Minutes

BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA
PUBLIC HEARING and SPECIAL MEETING
September 23, 2025

The Leon County Board of County Commissioners met for a Special Meeting on Tuesday, September 23, 2025, at 6:00 p.m. in Chambers with Chairman Brian Welch presiding. Present were Vice-Chairman Christian Caban and Commissioners David T. O'Keefe, Bill Proctor, Rick Minor, Carolyn Cummings, and Nick Maddox. Also present were County Administrator Vincent S. Long, County Attorney Chasity H. O'Steen, and Clerks to the Board Beryl H. Wood and Daniel J. Antonaccio.

Chairman Welch called the meeting to order at 6:00 p.m.

SCHEDULED PUBLIC HEARING

1. Second and Final Public Hearing for Adoption of the Fiscal Year 2025/2026 Final Millage Rates and Final Budgets

   Chairman Welch read into the record language concerning the final budget for fiscal year 2025-2026.

   County Administrator Long introduced this item. It requests the Board conduct the second of two public hearings required by Florida Statutes for the adoption of the Leon County Fiscal Year (FY) 2025/2026 final budget. He proceeded to read the millage into the record.

   Commissioner Maddox moved, seconded by Commissioner Minor, to approve Option #1: Adopt, via Resolution, the final FY 2025/2026 Countywide millage rate of 8.3144 mills.

   The motion carried 6 – 1 (Vice-Chairman Caban in opposition).

   Commissioner Maddox announced a voting conflict based on his employment with the Big Bend Homeless Coalition.

   Commissioner Maddox moved, seconded by Commissioner Minor, to approve Option #2 as amended: Adopt, via Resolution, the final FY 2025/2026 Countywide budget, excluding the line containing CHSP funding.

   The motion carried 7 – 0.

   Commissioner Minor moved, seconded by Commissioner O'Keefe, to approve the CHSP funding portion of the final FY 2025/2026 Countywide budget (the remainder of Option #2).

   The motion carried 6 – 0 (Commissioner Maddox recused).

   Commissioner O'Keefe moved, seconded by Commissioner Cummings, to approve Option #3: Adopt, via Resolution, the final FY 2025/2026 Emergency Medical Services MSTU millage rate of 0.7500 mills.

   The motion carried 7 – 0.

   Commissioner Maddox moved, seconded by Vice-Chairman Caban, to approve Option #4: Adopt, via Resolution, the final FY 2025/2026 Emergency Medical Services MSTU budget.

   The motion carried 7 – 0.

GENERAL BUSINESS

2. Consideration of Potential Charter Amendment Topics to Advance to the Leon County Citizen Charter Review Committee and Amended Committee Bylaws

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County Administrator Long introduced this item. As requested at the July 8, 2025, meeting, this item provides legal analysis on issues proposed by the Board to determine whether to advance for consideration by the Leon County Citizen Charter Review Committee (CCRC). This item also provides additional information on the CCRC Bylaws as amended by the Board at its September 15, 2025, meeting. The CCRC will convene on October 23, 2025, to review the Leon County Charter and propose recommended amendments or revisions to the Board of County Commissioners for placement on the 2026 general election ballot. The CCRC is scheduled to meet biweekly on Thursdays in the Leon County Library until February 19, 2026 (120 days). If needed, the CCRC will hold three public hearings in June and July 2026 to adopt recommended charter amendments for the Board to consider placing them on the 2026 general election ballot.

There were no speakers for this item.

Commissioner Maddox moved, seconded by Commissioner Minor, for approval of Option #2: Revise the CCRC Bylaws to require a 2/3 majority vote for advancing proposed charter amendments to the Board of County Commissioners.

- Commissioner Proctor asked that they keep the simple majority vote and not adopt the 2/3 vote. He shared it was his belief that majority rules. He then offered a substitute motion.

Commissioner Proctor moved, seconded by Commissioner O'Keefe, for approval of a substitute motion to maintain the simple majority vote needed for advancing proposed amendments from the CCRC to public hearings and for transmitting final recommendations and proposed charter amendments, approved during the CCRC public hearings, to the Board of County Commissioners.

- Commissioner O'Keefe explained his stance on supporting the substitute motion. He stated this was already decided in the previous meeting. He shared his disagreement with setting a higher standard threshold for appointed citizens than for voters in all Leon County.
- Commissioner Maddox stated that he views the issue differently. He noted that the matter has already been vetted by citizens twice and said he remains comfortable with the original motion. He concluded that he would not be supporting the substitute motion.
- Commissioner Cummings thanked the citizens who have agreed to serve on the County's Charter Review Committee, noting her confidence in their ability to thoroughly review and analyze the Charter. She stated that she supports the simple majority threshold and will be voting in favor of the substitute motion.
- Commissioner Minor stated that he would not be able to support the substitute motion. He added that having the same voting threshold for the CCRC as the other methods of amending the Charter would make sense.
- Vice-Chairman Caban stated that he would be supporting the substitute motion. He noted that he supports the principle that the Committee should be able to place an item on the ballot with a simple majority.
- Chairman Welch stated that he would be supporting the original motion. He emphasized that the threshold should remain high and that the standard should be consistent with the Board's own two-thirds requirement.
- Commissioner Maddox expressed concern that the Board may not fully appreciate the gravity of the decision before them. He emphasized that they are discussing the Charter, the governing document for Leon County, not a routine agenda item or simple policy matter. He then asked County Administrator Long when the Charter was originally created.

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  - County Administrator Long responded that the Charter has been in place since 2000, and that under the previous bylaws both voting thresholds were set at two-thirds.

- Commissioner Maddox stated that the Board is minimizing the significance of its actions and reiterated his belief that it should require a two-thirds vote to place an item on the ballot. He cautioned each Commissioner to carefully consider the implications of their decision.
- Commissioner O'Keefe asked for clarification on what they are voting on.
  - County Administrator Long explained that the CCRC operates under two separate voting thresholds. The first is the vote required to schedule a public hearing on a proposed item. At the Committee's last meeting, the Board directed that this threshold be reduced from a two-thirds vote to a simple majority. The second threshold is the vote required for the CCRC to recommend a Charter amendment to the Board of County Commissioners. That requirement had also been set at two-thirds, but the Board voted to reduce it to a simple majority as well.
- Commissioner Proctor stated that his substitute motion was to establish a simple majority vote at all levels of the process.
  - County Attorney O'Steen clarified that the CCRC's procedures are separate from amendments proposed directly by the Board of County Commissioners. If the Board initiates a Charter amendment outside of the CCRC process, it requires a majority-plus-one vote to place the amendment on the ballot.
- Commissioner Proctor stated that his motion applies only to actions that can be taken today and that those actions would require a simple majority.
- Commissioner O'Keefe stated that he supports keeping the citizen-initiated charter amendment threshold at 50%, as approved at the last meeting, and does not wish to modify the other three methods for changing the Charter.
- Commissioner Minor briefly explained how the congressional process works and noted that the Committee is considering a potential constitutional-level policy change for Leon County. He stated that such a change should require a high threshold and urged caution before voting on the substitute motion. He concluded by stating that he would be voting no on the substitute motion.
- Commissioner Cummings stated that the motion on the floor applies specifically to the CCRC and affects only the Committee's internal process. She expressed comfort with the motion and emphasized the importance of the Charter amendment process. She added that she has no objection to lowering the threshold for the CCRC.
- Commissioner Proctor stated that he agreed with Commissioner Cummings' comments. He added that, in his view, the current constitution lacks legitimacy. He encouraged the Board not to complicate the process but instead to simplify it and ensure that the voices of the people are fully included.
- Vice-Chairman Caban stated that he believes authority should remain with the people, exercised through the representatives they elect. He emphasized that the Board is not changing the Charter or the constitution itself but simply asking the voters whether they would like to make a change.
- Commissioner Maddox referenced Commissioner Proctor's earlier comments about constitutional amendments and asked Commissioner Minor to clarify the voting thresholds required to pass such amendments.
- Commissioner Minor stated that, for Congress to initiate the amendment process to the U.S. Constitution, a two-thirds vote is required in both the House and the Senate— not a simple majority.

- Commissioner Maddox emphasized that the process for amending the United States Constitution has never changed. He reaffirmed his opposition to the substitute motion.

The substitute motion carried 4 – 3 (Commissioner Minor, Commissioner Maddox and Chairman Welch in opposition).

Commissioner Maddox moved, seconded by Commissioner Minor, to approve Option #1 as amended: Provide direction to staff on potential charter amendment issues ~~to be advanced~~ and do not advance any issues to the Leon County Citizen Charter Review Committee for further consideration.

Background:

At its July 8, 2025, meeting, the Board received an overview of the proposed charter review process and provided options and recommendations regarding the establishment of the Leon County Citizen Charter Review Committee (CCRC). At that time, the Board requested legal analysis for the following seven issues to determine whether to advance these issues for consideration by the CCRC:

1. Creation of a Citizen Utility Review Board.
2. Establishment of an exclusive method of municipal annexation in the County Charter whereby the County can propose the annexation of unincorporated property into the City of Tallahassee (City).
3. Annexation of all unincorporated property inside Capital Circle into the City.
4. Provide that County ordinances supersede City ordinances.
5. Empower citizens in the unincorporated area of the County who pay for City utilities and fire services to be able to vote in City elections.
6. Creation of a Utility Authority in which the County has seats on the Authority since citizens in the unincorporated area cannot vote in City elections and pay a 50% utility service surcharge.
7. Clean up outdated references to statutes related to the establishment of a county charter.

- Commissioner Cummings noted that the County Attorney's analysis indicates that several proposals would be eliminated from consideration on a legal basis. She also asked whether Commissioners are permitted to speak with members of the CCRC without violating Sunshine laws.
    - County Attorney O'Steen stated that Commissioners and CCRC members do not serve on the same collegial body, so Board members are permitted to speak with CCRC members. However, she cautioned that Commissioners must not act as a conduit between CCRC members or share individual members' perspectives or views on matters that may come before the Committee.
- Commissioner Cummings stated she will support the motion on the floor.

  Commissioner Proctor rescinded his second of the motion and it was seconded by Commissioner Minor.

- Commissioner O'Keefe confirmed with the Board that if no items are forwarded, the CCRC still has the authority to take up any of the topics on its own. He then asked whether both the City and the County must vote and agree on voluntary annexations of unincorporated areas into the City.
    - County Attorney O'Steen responded yes, explaining that voluntary annexations require approval based on specific criteria that both jurisdictions must consider.
- Commissioner O'Keefe stated that he will support whichever motion ultimately passes, provided it addresses issues #4 and #7.

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- Commissioner Minor stated that he would support the motion on the floor. He suggested adding a friendly amendment directing staff to further develop the technical components of Issue #7 and return at a later date with a recommendation, allowing the Board to consider placing it on next year's ballot.
- Commissioner Proctor proposed adding an eighth item for consideration: allowing voters in 2026 to decide whether the City or the County should operate and manage the Fire Department beginning in 2029.
- Chairman Welch asked Commissioner Proctor to wait until Commissioner Discussion time and if there is direction from the Board that could be forwarded to the CCRC.
- Commissioner Proctor provided examples of why he supports moving issue #4 forward to the CCRC.
- Vice-Chairman Caban asked to make a substitute motion to send issues #4 and #7 to the CCRC.

Vice-Chairman Caban moved, seconded by Commissioner Proctor, to advance issue #4 to the CCRC for review and consideration.

- Vice-Chairman Caban stated that he disagrees with Commissioner Minor's comments. He noted that whenever property is annexed into the City of Tallahassee, whether in District 3 or any other district, the County loses the ability to legislate policies that benefit those constituents. He added that the proposed Charter amendment would allow the County to decide whether certain policies should apply countywide or be directed to the City. He then asked County Attorney O'Steen whether such an approach would be possible.
    - County Attorney O'Steen responded no, explaining that the Charter must clearly determine which government's authority prevails in the event of a conflict.
- Vice-Chairman Caban stated that it is essential for the Board to retain the ability to legislate countywide.
- Commissioner Maddox rescinded his motion and stated that he does not support sending Issue #4 to the CCRC. He then asked County Administrator Long how many times the City has carried out involuntary annexations.
    - County Administrator Long stated less frequently than the City has approved voluntary annexations.
- Commissioner Maddox stated he could support issue #7 moving forward.
- Vice-Chairman Caban noted that many issues in his district fall within the City limits and are being overlooked by the City of Tallahassee. He stated that all he wants is to ask the voters whether they would like to formalize the County's ability to address these matters.
- Commissioner Minor questioned the purpose and potential consequences of approving issue #4. He asked Vice-Chairman Caban to clarify which specific area or concern he intends to address through issue #4.
- Vice-Chairman Caban responded that he wants to refer this to the CCRC and have them have a full conversation on it.
- Commissioner Minor suggested pursuing issue #7 as a Board-initiated charter amendment. He asked staff to come back with technical review.

Vice-Chairman Caban moved, seconded by Commissioner Proctor, to advance issue #4 to the CCRC for review and consideration, and direct staff to bring back issue #7 as a potential Board-initiated charter amendment.

- Commissioner Cummings commented on the ongoing tension between the City and the County. She stated that she does not wish to support the motion on the floor and prefers that the Board maintain its existing authority. She asked that issue #4 be removed from consideration. Commissioner Cummings expressed opposition to sending any specific issues to the CCRC for review, stating that she would rather allow the CCRC to independently discuss the Charter and bring its own recommendations back to the Board.
- Commissioner O'Keefe referenced conversations he has had with citizens regarding their concerns about City actions and responsiveness. He stated that he would not support moving forward with issue #4.
- Commissioner Proctor shared his observations regarding the City's actions and expressed concerns related to voter suppression and racial politics.
- Vice-Chairman Caban and Commissioner Proctor accepted the friendly amendment to move issue #4 to CCRC and direct issue #7 to staff.
- Chairman Welch stated he would support the motion.

The motion carried 4-3 (Commissioner Maddox, Commissioner Minor, and Commissioner Cummings opposed).

COMMENTS/DISCUSSION

County Attorney O'Steen:

- She had no additional business to report.

County Administrator Long:

- He requested authorization to hire a consultant through a competitive solicitation process to evaluate alternatives to fire services in unincorporated Leon County when the Interlocal Agreement ends in 2028.

Commissioner Proctor moved, seconded by Commissioner Minor, to authorize the County Administrator to hire a consultant through a competitive solicitation process to evaluate alternatives to fire services in unincorporated Leon County when the Interlocal Agreement ends in 2028.

- Vice-Chairman Caban offered a friendly amendment, seconded by Commissioner Minor, to direct the County Attorney to work with the City to obtain an asset inventory list for all the fire stations and equipment that the County has the option to purchase following the termination of the Interlocal Agreement.
- County Administrator Long noted that the authorization he is seeking includes an in-depth analysis which would include the asset list and transfer or sale aspect.
- Commissioner Minor clarified that this action would only begin the process and would not involve executing any transactions or the sale of fire stations. He stated that he would support the friendly amendment.
- Chairman Welch expressed support for obtaining confirmation from the City regarding which assets would be transferred to the County, noting that this information should be gathered sooner rather than later. He stated that he is in favor of the friendly amendment.
- Commissioner Maddox asked staff to provide a cost estimate for transferring the property back to the Board.
    - County Attorney O'Steen stated that the value of Fire Station 15 and its associated inventory is currently uncertain.
- Commissioner O'Keefe asked whether that information would be included in the consultant's analysis of all available options.

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- County Administrator Long stated yes, it will be included in the analysis

- Commissioner O'Keefe expressed concern regarding the requested amendment. He suggested that the next three years be used as a negotiation period to work toward a new interlocal agreement.
- Commissioner Proctor asked for clarity from the County Attorney on her legal interpretation of portions of the agreement.
  - County Attorney O'Steen referenced provisions of the interlocal agreement, specifically Exhibit E, and stated that paragraph D.1. is independent of paragraph D.2.(a) and (b). Paragraph D.1. is limited, and paragraphs D.2.(a) and (b) are specifically related to fire stations 10 through 14 and fire station 15.
- Commissioner Minor shared his support for the motion and the friendly amendment.
- Vice-Chairman Caban clarified that his friendly amendment is for the County Attorney to work with the City and gather information of the assets and infrastructure that the City agrees to transfer to the County when the interlocal agreement ends in 2028.
- The friendly amendment was accepted by Commissioner Proctor.

Commissioner Proctor moved, seconded by Commissioner Minor, to authorize the County Administrator to hire a consultant through a competitive solicitation process to evaluate alternatives to fire services in unincorporated Leon County following the termination of the Interlocal Agreements in September 2028; and direct the County Attorney to work with the City to obtain an asset inventory list and costs for all the fire stations and equipment that the County has the option to purchase following the termination of the interlocal agreement.

The motion carried 7 – 0.

Discussion Items by Commissioners

Commissioner Proctor:

- He referenced a letter on fire services and requested that this matter be submitted to the new CCRC committee for review and consideration.
  - County Attorney O'Steen responded that if the Board directs this matter to the CCRC for consideration, they will need to provide legal analysis, and it would need to be completed to determine the legality of the issue before doing so.
- Chairman Welch stated he feels more comfortable seeing some analysis before sending it to the CCRC.
- Commissioner Proctor withdrew his motion to instead request an agenda item. It was seconded by Vice-Chairman Caban.
- Commissioner O'Keefe noted it was not a good idea to project ending a contract that they are defending. He stated he does not feel comfortable moving forward.
- Commissioner Cummings stated that the City will terminate the interlocal agreement in 2028. She agreed that an agenda item is appropriate to gather more information on this topic.
- Commissioner Maddox shared that he could not support the motion. He questioned what specific items were being brought to the Charter Review Committee and whether the intent was to include matters related to fire operations on the ballot.
- Commissioner Minor commented on the ongoing fire services analysis and noted that until that report is received from the County Administrator, he could not fully support the motion.

- Chairman Welch stated he supports the item because he is willing to see the analysis but that does not mean he would support the concept moving forward after that.

Commissioner Proctor moved, seconded by Vice-Chairman Caban, to direct staff to prepare an agenda item and legal analysis for Board consideration to advance to the CCRC a request to seek voter approval as to whether the City or County should operate the fire department.

The motion carried 4 – 3 (Commissioner Minor, Commissioner O'Keefe, and Commissioner Maddox in opposition).

- He referenced the County Administrator's report and commended staff for their continued professionalism and service. He thanked the County Administrator and County Attorney for providing factual information to the public through a recent op-ed published in the local newspaper.
- He congratulated his daughter, Hailey Proctor, for successfully passing the Florida Bar Examination, and highlighted the high passage rates achieved by Florida A&M University and Florida State University students on the exam.

Commissioner Minor:

- He announced that the Tallahassee–Leon County Planning Department will hold a community meeting on September 25, 2025, to discuss updates to the Comprehensive Plan. He congratulated Hailey Proctor for passing the Florida Bar Examination.

Commissioner O'Keefe:

- No comments.

Commissioner Cummings:

- She congratulated Hailey Proctor for successfully passing the Florida Bar Examination.

Commissioner Maddox:

- He commented on the collegiality among the Board, noting that despite their spirited debates, members continue to demonstrate mutual respect and professionalism.

Vice-Chairman Caban:

- He echoed the sentiments expressed by Commissioner Maddox and commended the Chairman for his leadership and diligence on the Fire Services Fee issue.

Chairman Welch:

- He thanked the Board for their collegiality and their support for his leadership.
- He requested that a proclamation recognizing the Volunteer Firefighters and Volunteer Fire Departments be prepared and presented at the upcoming Firetruck Roundup event.

Commissioner O'Keefe moved, seconded by Commissioner Cummings, to approve a proclamation recognizing the Volunteer Firefighters and Volunteer Fire Departments to be presented at the upcoming Firetruck Roundup.

The motion carried 7 – 0.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 8:39 p.m.

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ATTEST:

BY: _____
Christian Caban, Chairman
Board of County Commissioners

BY: _____
Gwendolyn Marshall Knight, Clerk of Court
& Comptroller, Leon County, Florida

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BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA
REGULAR MEETING
October 14, 2025

The Board of County Commissioners of Leon County, Florida, met in regular session at 3:00 p.m. with Chairman Brian Welch presiding. Present were Vice-Chairman Christian Caban and Commissioners David T. O'Keefe, Nick Maddox, Carolyn Cummings, Bill Proctor, and Rick Minor. Also present were County Administrator Vincent S. Long, County Attorney Chasity H. O'Steen, and Clerks to the Board Beryl H. Wood and Daniel J. Antonaccio.

Chairman Welch called the meeting to order at 3:01 p.m.

Invocation and Pledge of Allegiance

The Invocation was provided by Reverend Dr. Juana Jordan, Executive Director and Campus Pastor of IMPACT at Florida A&M University Wesley Foundation.

The Pledge of Allegiance was provided by Commissioner Maddox.

Awards and Presentations

- Proclamation Recognizing the Chaires Little League 9 – 11-year-old All Stars Team for Winning the National Title
    - Aleck Del Prado, Coach, expressed his gratitude to the Board for the recognition. He noted how proud the coaches are of how the boys represented both Tallahassee and the state of Florida.
- Proclamation Recognizing Ms. Sue Dick, President and CEO of the Greater Tallahassee Chamber of Commerce, for 30 Years of Service
    - Mrs. Sue Dick thanked the Board for the proclamation recognizing her career and leadership. She shared that it has been an honor and a pleasure to serve as President and CEO of the Greater Tallahassee Chamber of Commerce. She also acknowledged those who supported her throughout her journey, including her husband, her family, and the current leadership of the Chamber.
    - Commissioner Minor thanked Mrs. Sue Dick for her 25 years of service and the leadership she brought to the Tallahassee Chamber of Commerce. He wished her all the best in her next chapter.
    - Chairman Welch expressed his gratitude to Mrs. Sue Dick for the profound impact she has made in helping grow the community over the past 25 years. He commended her for her collaborative spirit and her dedication to working with the business community and other key stakeholders to expand Tallahassee's prosperity.
    - Commissioner Cummings expressed her appreciation to Mrs. Dick for her outstanding leadership within the business community, noting the significant benefits Tallahassee has gained from her contributions. She extended her best wishes to Mrs. Dick as she embarks on her next chapter.
    - Vice-Chairman Caban thanked Mrs. Dick for her outstanding contributions to the community. On a personal note, he shared his gratitude for the warm welcome she extended to him when he began his involvement with the Chamber in 2021. He also expressed deep appreciation for her support in helping him develop and implement the Team Leon program in the aftermath of the May 10, 2024, tornado event.

- Commissioner Maddox shared that Mrs. Dick has been one of the most influential figures in his political career. He remarked that when she spoke, she had the power to move an entire community. He described her as a true legend in Tallahassee and expressed his deep appreciation for her exceptional leadership.
- County Administrator Long thanked Mrs. Dick on behalf of the residents of Leon County. Reflecting on their collaborative efforts, he highlighted the significant achievements they accomplished together. He emphasized that her impact on the community will be felt for generations to come.

- Proclamation Recognizing Pastor Rudy Ferguson, Sr., on his 15th Pastoral Anniversary
  - Pastor Rudy Ferguson thanked the Board for the recognition, emphasizing that his efforts extend beyond his church; they are rooted in a deep commitment to his community. He expressed gratitude to his family and all those who supported him along the way, including members of his church.
  - Commissioner Cummings congratulated Reverend Ferguson, stating that the proclamation is well-deserved. She thanked him for his steadfast leadership and his ongoing efforts to uplift and improve the community.
  - Commissioner Minor offered congratulations to Pastor Ferguson on his anniversary and thanked him for his extraordinary service and dedication to the community.
  - Commissioner Maddox recognized Pastor Ferguson's wife, Katrina, highlighting the vital role she has played in supporting both her family and the broader community.

Proclamation Recognizing October as Domestic Violence Awareness Month

- Commissioner Proctor recognized October as Domestic Violence Awareness Month.
  - Kelly O'Rourke, Executive Director at Domestic Violence Coordinating Council, proudly thanked the incredible individuals standing beside her—those who work tirelessly each day to help end domestic violence. She expressed heartfelt gratitude to the Commissioners and their aides for the support and generosity over the years.
  - Emily Mitchem, Executive Director of Refuge House, shared that Refuge House serves roughly 7,000 victims of domestic violence each year, highlighting the vital services and support the organization provides. She concluded by thanking the Board for their continued commitment and support.
  - Commissioner Cummings expressed her heartfelt gratitude to all the partners for their coordination and the essential services they provide to victims of domestic violence. She acknowledged the progress that has been achieved through their collective efforts.
  - Commissioner O'Keefe expressed his gratitude for the determined efforts of everyone working to combat domestic violence in our community. He announced that Refuge House is currently accepting donations and encouraged all who wish to support the cause to contribute.

- Proclamation Recognizing Mr. Karl Hook for 30 Years of Exemplary Volunteer Service as a Firefighter and Emergency Medical Technician in Leon County
  - Chairman Welch proudly presented the proclamation to Chief Karl Hook in recognition of his 30 years of exemplary volunteer service to Leon County. He highlighted Mr. Hook's dedication and outstanding contributions to the community.
  - Chief Karl Hook expressed his gratitude to the Board for the proclamation and for recognizing his contributions. He thanked the County Commissioners and staff for their ongoing support of those who dedicate themselves to providing fire services. He also

offered heartfelt appreciation to his colleagues and family for their encouragement and support throughout his journey.

- Commissioner Cummings congratulated Chief Hook on this well-deserved proclamation. She noted that he was named Volunteer Firefighter of the Year last year and once again earned that honor this year through the votes of his peers. She thanked Chief Hook for his outstanding commitment and many years of service to the community.
- Commissioner O'Keefe thanked Chief Hook and his family for the sacrifices they have made in service to the community. He spoke to the vital role volunteer firefighter's play and urged his colleagues to keep them in mind during budget discussions.

- Proclamation Declaring October 13, 2025, as Miccosukee Day in Leon County
  - Chairman Welch presented the proclamation which recognized October 13, 2025, as Miccosukee Day.
  - William "Popeye" Osceola thanked the Commissioners for using their platform to honor and recognize members of the entire community. He shared that the proclamation prompted deep reflection on the history of his tribe and the many hardships they have endured. He concluded by expressing heartfelt gratitude to the Board for this profound honor, emphasizing the deep personal significance it holds for him as a member of the Miccosukee Tribe.
  - Commissioner O'Keefe thanked the representatives of the Miccosukee Tribe for their presence and commended the Tribe's steadfast legal efforts to protect and preserve the Everglades.
- Proclamations Recognizing the 2025 Minority Enterprise Development (MED) Week Awardees
  - Chairman Welch presented the proclamations for MED week celebration:
    - 2025 Minority Youth Entrepreneur of the Year: Miss Terriyhan Barber
      - Commissioner Maddox congratulated Miss Barber, highlighting her exceptional talent and entrepreneurial spirit. He expressed his excitement for her future endeavors and shared his confidence that she will continue to achieve great things.
      - Commissioner Cummings congratulated Miss Barber on being named Youth Entrepreneur of the Year. She remarked that Miss Barber has a bright future ahead of her and praised her father for raising such an exceptional daughter.
    - Minority Business Enterprise of the Year: Mega Ace Media

      Mr. Vaughn Wilson, CEO of Mega Ace Media, used his remarks to encourage the Board to continue supporting OEV, reflecting on his six-year journey as a business owner. He shared how a grant from OEV provided a critical lifeline, helping his business get back on its feet during a challenging time. A turning point came, he noted, when the University of Florida hired his company to stream one of their national meetings. He concluded by urging the Commissioners to sustain their support for OEV, emphasizing that its outreach and investment efforts genuinely make a difference in the lives of local entrepreneurs.

      - Commissioner Maddox expressed how proud everyone is of Mr. Wilson and all that he has accomplished, calling him a powerful example of the success that minority-owned businesses can achieve through partnership with OEV. He emphasized that Mr. Wilson embodies exactly what OEV's mission is all about.
      - Commissioner Proctor shared a personal story with Mr. Wilson about his father, Roosevelt, and the late Governor Lawton Chiles, highlighting the deep connections and legacy his family holds in Florida's media landscape.

- Commissioner Cummings congratulated Mr. and Mrs. Wilson on receiving the Minority Business Enterprise of the Year award, recognizing their outstanding achievements. She also commended the OEV team for selecting Mega Ace Media for this year's honor, stating that the recognition is not only well-deserved but a testament to the company's excellence and impact.

➢ Reggie Rolle Economic Development Champion Award: Dr. Melvin T. Stith

- Dr. Melvin Stith thanked the Board for the honor and recognition, expressing his deep appreciation for the moment. He reflected on his career journey and the goals he set along the way. With heartfelt gratitude, he acknowledged his wife of 56 years, thanking her for her unwavering support.
- Commissioner Cummings once again commended the OEV team for selecting Dr. Stith as this year's Reggie Rolle Economic Development Champion. She praised his remarkable career and the lasting impact he has made on the community through his leadership and dedication to public service.
- Commissioner Proctor shared that, as a member of Bethel AME Church, he has witnessed firsthand the impact and dedicated service the Stiths have contributed to the church. He remarked that the name "Stith" will be forever etched into the sands of time within this community.

Citizens to be Heard on Non-Agendaed Items

(3-minute limit per speaker; there will not be any discussion by the Commission)

- Curtis Taylor, President and CEO Tallahassee Urban League, spoke about the ongoing gun violence prevention campaign and highlighted the proactive steps the Tallahassee Urban League has taken over the past few years to address this critical issue in the community. He urged citizens to take responsibility for gun safety, specifically imploring them not to leave firearms in unattended or unmarked vehicles.
- Delaitre Hollinger, President of the National Association for the Preservation of African American History and Culture, expressed his deep concern about the Houston Plantation Cemetery for the enslaved, located on the grounds of the Capital City Country Club. He noted that in 2019, it was discovered that the remains of nearly 40 additional formerly enslaved African Americans are buried at the site. He urged the Board to exercise their statutorily granted authority to intervene and prevent the City from selling this historically significant land to a private lessee.

Consent

Commissioner Minor moved, seconded by Vice-Chairman Caban, to approve the Consent Agenda, as presented.

The motion carried 7-0.

- Vice-Chairman Caban expressed his enthusiasm for the infrastructure projects that are included in the consent agenda for District 2. He praised both staff and FDOT for their work and collaboration on the upcoming improvements in his district.

1. Minutes: July 8, 2025, Regular Meeting

The Board approved Option #1: Approve the minutes of July 8, 2025, Regular Meeting.

2. Payment of Bills and Vouchers

The Board approved Option #1: Approve the payment of bills and vouchers submitted for October 14, 2025, and the pre-approval of payment of bills and vouchers for the period of October 15, 2025, through November 17, 2025.

3. Approval of Fiscal Year-End 2025 Carry Forward Appropriations and Fiscal Year 2025 Year-End Adjustments

The Board approved Options #1 and #2.

Option #1: Authorize the carry forward of FY 2025 appropriations to the FY 2026 budget by approving the associated Resolution and Budget Amendment; and

Option #2: Approve the FY 2025 year-end budget adjustments, and the associated Resolution and Budget Amendment.

4. Commissioner Appointment to the Tallahassee-Leon County Commission on the Status of Women & Girls

The Board approved Option #1: Ratify Vice-Chairman Caban's appointment of Paige Elizabeth Gay to the Tallahassee-Leon County Commission on the Status of Women & Girls for the remainder of a two-year term ending on September 30, 2027.

5. Annual Performance Review for the County Administrator, in Accordance with Board Policy No. 11-6, "County Administrator Evaluation and Annual Reporting Process"

The Board approved Option #1: Ratify the annual performance reviews of the County Administrator in accordance with Board Policy No. 11-6, "County Administrator Evaluation and Annual Reporting Process".

6. Approval of Brown & Brown Broker Services Agreement

The Board approved Option #1: Approve the Brown and Brown broker services agreement and authorize the County Administrator, or designee, to execute the agreement.

7. Approval of Revisions to Policy No. 96-1, "Purchasing Policy"

The Board approved Option #1: Adopt the revised County Policy No. 96-1, "Purchasing Policy."

8. Request to Schedule the First and Only Public Hearing to Consider an Ordinance to Establish Procedures for Review and Approval of Certified Recovery Residences for November 18, 2025

The Board approved Option #1: Schedule the first and only public hearing to consider an Ordinance to establish review and approval procedures for Certified Recovery Residences for November 18, 2025, at 6:00 p.m.

9. Locally Funded Agreement Between Leon County and the Florida Department of Transportation for Right of Way Acquisition Cost Sharing for Intersection Improvements at Woodville Highway and Natural Bridge Road

The Board approved Options #1 through #3.

Option #1: Authorize the County Administrator to finalize and execute the Locally Funded Agreement with the Florida Department of Transportation for right-of-way acquisition in support of the Woodville Highway and Natural Bridge Road intersection improvements, up to $210,000, subject to legal review by the County Attorney;

Option #2: Adopt the resolution authorizing the Locally Funded Agreement with the Florida Department of Transportation for right-of-way acquisition cost sharing for intersection improvements at Woodville Highway and Natural Bridge Road; and

Option #3: Approve the Three-Party Escrow Agreement with the Florida Department of Transportation and Florida Department of Financial Services to establish an escrow

account for the Woodville Highway and Natural Bridge Road Intersection Improvements project and authorize the County Administrator to execute.

10. Approval of State-Funded Grant Agreement between Leon County and Florida Department of Transportation for the Construction of the Realignment of Old Bainbridge Road (CR 0361) at Capital Circle Northwest (SR 263)

The Board approved Options #1 through #3.

Option #1: Approve the State-Funded Grant Agreement with FDOT for the construction of the realignment of Old Bainbridge Road (CR 0361) at Capital Circle Northwest (SR 263) and authorize the County Administrator to execute, subject to legal review by the County Attorney;

Option #2: Adopt the Resolution approving the State-Funded Grant Agreement with FDOT for the construction of the realignment of Old Bainbridge Road (CR 0361) at Capital Circle Northwest (SR 263); and

Option #3: Adopt the Resolution and associated Budget Amendment realizing $431,086 from the Florida Department of Transportation into the County budget.

11. Authorization to Apply for the Bridge Investment Program Grant for Veterans Memorial Drive Bridge and Springhill Road Bridge Replacements

The Board approved Options #1 and #2.

Option #1: Authorize the submission of a grant application to the U.S. Department of Transportation's Bridge Investment Program for the replacement of the Veterans Memorial Drive Bridge and Springhill Road Bridge; and

Option #2: Adopt a Resolution of Project Support for the Veterans Memorial Bridge Replacement and Springhill Road Bridge Replacement.

12. Authorization to Amend and Execute the U.S. Forest Service Special Use Permit for Enhancements at the Smith Creek Road Volunteer Fire Department

The Board approved Option #1: Authorize the County Administrator, or his designee, to amend and execute the U.S. Department of Agriculture, Division of Forest Service, Special Use Permit for enhancements to the Volunteer Fire Department station on Smith Creek Road, subject to legal review by the County Attorney.

Procurements

13. Award Contracts for Custodial Services at Leon County Facilities

The Board approved Options #1 through #3.

Option #1: Approve the contract award for Custodial Services for Group 1 to Classic Cleaning Professionals, LLC, and authorize the County Administrator to execute the agreement, and any amendments thereto, subject to legal review by the County Attorney;

Option #2: Approve the contract award for Custodial Services for Group 2 to Sims Technical & Business Solutions, Corp, dba Sims Cleaning Solutions, and authorize the County Administrator to execute the Agreement, and any amendments thereto, subject to legal review by the County Attorney; and

Option #3: Approve the contract award for Custodial Services for Group 3 to Clean Space, LLC, and authorize the County Administrator to execute the Agreement, and any amendments thereto, subject to legal review by the County Attorney.

Status Reports:

14. End-of-Year Status Report on the Fiscal Year 2025 Commissioner Discussion Items

The Board approved Option #1: Accept the End-of-Year Status Report on the Fiscal Year 2025 Commissioner Discussion Items.

15. Status Report on Flood Hazards, the Leon County Vulnerability Assessment, Basin Management Plan Updates, and Storm Warning and Emergency Notification

The Board approved Option #1: Accept the status report on the Leon County Vulnerability Assessment, Basin Management Plan updates, and Storm Warning and Emergency Notification.

GENERAL BUSINESS

16. Fiscal Year 2026 Annual Board Retreat Overview

County Administrator Long introduced this item. This item provides an overview of the proposed Fiscal Year (FY) 2026 Annual Board Retreat scheduled for January 26, 2026.

Commissioner Maddox moved, seconded by Commissioner Minor, to approve Option #1: Accept the Fiscal Year 2026 Annual Board Retreat Overview.

- Commissioner Proctor commended the Strategic Plan, describing it as remarkable while noting the County's high marks in areas such as environment, quality of life, and governance. He expressed appreciation to staff for their hard work and dedication. He then shifted the discussion to healthcare, stating that he would like to address the topic during the upcoming retreat. He emphasized that the County should have a seat at the table regarding the FSU/TMH merger and noted that both FAMU and TSC have also expressed interest in participating. He subsequently made a substitute motion to add the healthcare issue and hospital merger discussion to the retreat agenda; however, the motion failed for lack of a second.
- Commissioner O'Keefe concurred with the concerns regarding healthcare in the community but noted that he preferred a different approach. He stated that TMH recently released its 116-page Community Health Needs Assessment report and requested that staff provide an analysis of the report's findings, along with recommendations, for presentation at the annual retreat.

The motion carried 7-0.

17. Opioid Litigation Settlement Funds for Fiscal Year 2026

County Administrator Long introduced this item which seeks Board acceptance of opioid litigation settlement funds for Fiscal Year (FY) 2026. The item also seeks authorization to execute agreements with eligible treatment and support services providers and to purchase emergency equipment for opioid overdose response, consistent with State program guidance.

- No public comments.

Commissioner Maddox moved, seconded by Commissioner Cummings, to approve Option #1: Accept the $926,843 in direct and State of Florida-allocated opioid litigation settlement funds and authorize the County Administrator to enter into and execute agreements with Big Bend Community Based Care, LLC, doing business as Northwest Florida Health Network, and any amendments thereto, subject to legal review by the County Attorney, to utilize settlement funds for the provision of substance abuse treatment services resulting

from opioid abuse and the purchase of EMS equipment to address opioid use disorders in the community;

Option #2: Approve the Resolution and associated Budget Amendment to realize the funds into the budget;

Option #3: Authorize the County Administrator to enter into and execute an agreement with DISC Village, Inc., to provide substance abuse treatment and ancillary services resulting from opioid abuse, and any amendments thereto, subject to legal review by the County Attorney;

Option #4: Authorize the County Administrator to enter into and execute an agreement with the Leon County Sheriff's Office, to provide substance abuse treatment and prevention to individuals incarcerated in the Leon County Detention Facility and to provide training on opioid prevention and misuse to youth, and any amendments thereto, subject to legal review by the County Attorney; and

Option #5: Authorize the County Administrator to enter into and execute an agreement with 2- 1-1 Big Bend, Inc., to provide transportation to individuals seeking treatment for substance abuse through the Lyft Transportation Program, and any amendments thereto, subject to legal review by the County Attorney.

- Commissioner Cummings thanked County Attorney O'Steen for her work on this item. She inquired whether the entities receiving this funding are providing the Board with updates on the progress resulting from the funding.
    - Abigail Thomas, Director of Human Services & Community Partnerships, confirmed that the entities are providing updates and directed the Commissioners to the analysis section of the report, which indicates that the community is experiencing a reduction in opioid overdoses. She noted that the report also includes data on the number of individuals receiving treatment. She concluded by stating that updates are provided to staff monthly and that the information is also shared with the State.
- Chairman Welch inquired about the funds allocated to EMS for transport ventilators, questioning whether these ventilators had been purchased previously or if the County is transitioning to them now.
    - Chief Chad Abrams, Public Safety, responded that the funds are intended to replace existing equipment, but noted that the upgraded equipment will provide more efficient treatment options that are not currently in use.

The motion carried 7-0.

18. Legal Analysis of Whether to Advance to the Citizen Charter Review Committee the Question of Which Entity Should Operate and Maintain the Fire Department, the City of Tallahassee or the County

County Attorney O'Steen introduced this item. As requested at the September 23, 2025, Board meeting, this item provides a legal analysis regarding whether to advance to the Leon County Citizen Charter Review Committee (CCRC) the question of which entity should operate and maintain the fire department, the City of Tallahassee or the County.

Commissioner Maddox moved, seconded by Commissioner Cummings, to approve Option #1: Accept the legal analysis and do not advance this issue to the Leon County Citizen Charter Review Committee.

- Commissioner Cummings extended her appreciation to County Attorney O'Steen and her staff for the clarity of their comprehensive legal analysis outlining the steps required for this matter to advance. She observed that, at the present time, the

prospect of reaching a mutually acceptable agreement with the City appears unlikely. Therefore, she expressed her support for not advancing the matter to the CCRC.

- Commissioner Proctor sought clarification that, should the City terminate the agreement providing fire services to residents in the unincorporated areas, a dual referendum would be required for the County to assume ownership of the fire stations. He further questioned whether this requirement would preclude the County from forming its own fire department.
    - County Attorney O'Steen responded that the City has provided notice of their intent not to renew the agreement upon the conclusion of the current term. She clarified that this agenda item serves to explain that a complete transfer of the fire department to the County cannot occur without the adoption of the necessary resolutions and the approval of dual referenda supporting such a transfer.
    - County Administrator Long also responded, stating that nothing addressed by the County Attorney in this item prevents or limits the County from determining the appropriate provision of services in the unincorporated areas. He noted that the dual referendum related to the transfer of powers would not restrict the County's ability to establish how fire services are provided in these areas.
- Commissioner Proctor remarked that, in the case of the FSU/TMH merger, no referendum was required, whereas a dual referendum would be necessary to transfer ownership of the fire department. He concluded by stating that he is comfortable with not advancing this matter to the CCRC.
- Vice-Chairman Caban directed a few brief questions to County Attorney O'Steen. He then turned to County Administrator Long and inquired whether the City of Tallahassee has indicated whether they want to continue providing fire services at all, including within the City limits.
    - County Administrator Long responded that no discussions have taken place regarding the provision of fire services within the City limits.
- Vice-Chairman Caban stated that he would accept the report. He remarked that he has heard informally that the City of Tallahassee does not want to be responsible for providing fire services. Accordingly, he suggested that the County should be open to the idea of assuming responsibility for fire services throughout the entire County in the future.
- Commissioner Maddox voiced that his position differs from Commissioner Proctor and Vice-Chairman Caban, emphasizing that he has no interest in managing fire services. He stated that his goal is to reach an agreement with the City to establish a new fire services contract, one that maintains the current structure while incorporating any necessary adjustments. He reiterated that his primary objective is to reach an agreement with the City, one that achieves the most favorable outcome for unincorporated and City residents.
- Commissioner O'Keefe stated that he agreed with Commissioner Maddox's position on this matter. He highlighted the increasing challenges faced by the County, including natural disasters and state and federal mandates that have limited local home rule authority. He emphasized that the County should avoid creating additional challenges for itself. He then outlined the efforts undertaken over the past year to advocate for residents regarding fire services. He concluded by stating that the ultimate goal is a revised agreement that incorporates the necessary updates and adjustments.

- Commissioner Minor stated that he concurred with Commissioner Maddox and Commissioner O'Keefe, emphasizing that the best interests of Leon County residents must remain the top priority—specifically, ensuring sufficient fire service coverage at a reasonable cost. He remarked that it is premature to discuss the County assuming responsibility for fire services, noting that a forthcoming agenda item will outline all available options. He shared that he is not convinced that the County taking over fire services would serve the best interests of Leon County residents. He added that he has engaged in discussions with City Commissioners about reestablishing the partnership in the future, acknowledging that now is not the appropriate time to negotiate.
- Vice-Chairman Caban shared that he agreed with portions of Commissioner Maddox's, O'Keefe's, and Minor's remarks. He stated that the fire services agreement only works if both partners operate in good faith and expressed that this is not currently the situation. He emphasized that the goal is to provide quality services to residents at an affordable cost. He noted that the County currently operates EMS services, highlighting that there wasn't a cost increase for twenty years while maintaining excellent service. He encouraged his colleagues to remain open-minded when the consultants return with their findings. He further stated that if the City continues to maintain that the County has no role in determining costs, the County should be prepared to consider establishing its own fire department.
- Commissioner Cummings stated that the Board should proceed with caution in their discussions and actions regarding fire services. She remarked that these conversations are premature and that the Board will be better positioned to make an informed decision once the upcoming agenda item is presented. She emphasized that the ultimate goal is to act in the best fiscal interest of Leon County's citizens. She added that, until reliable information is available, it is prudent not to move forward, expressing her agreement with Commissioner Maddox's position.
- Chairman Welch agreed with Commissioner Cummings's remarks that the current discussion on fire services is premature, noting that a forthcoming agenda item will detail all available options. He suggested that it would be prudent for the Board to imagine a scenario where the County assumes responsibility for fire services, should the City continue to be uncooperative. He also mentioned having heard informally that the City may wish to relinquish the responsibility of providing fire services. He commented that this conversation will be revisited over the next year or two, allowing the Board to determine the best course of action for the County. For now, he expressed satisfaction with their current standing.
- Commissioner Proctor commented that the County is undervaluing its capabilities. He noted that the County operates on one-third of the budget that the City does yet continues to provide excellent services and functions with high efficiency. He stated that if the City wishes to relinquish control of the fire department, the County is prepared to manage it with high efficiency and in accordance with the firefighter union's request for a livable wage. He referenced the high marks the County received for its strategic priorities as further evidence of the County's abilities. He concluded by asserting that the County should assume responsibility for the fire department, as it consistently outperforms the City in every measurable aspect.

The motion carried 7-0.

19. Full Board Appointments to the CareerSource Capital Region Board and the Tourist Development Council

County Administrator Long introduced this item which seeks the full Board's consideration of the appointment of citizens to the CareerSource Capital Region Board and the Tourist Development Council.

Commissioner Maddox moved, seconded by Commissioner Cummings, to approve Option #1: Appoint one citizen, Corrie Melton, to the CareerSource Capital Region Board for the remainder of a four-year term ending June 30, 2029; and

Option #2: Appoint Emily Johnson-Truitt to the hotelier seat on the Tourist Development Council for a four-year term ending October 31, 2029.

- Commissioner Minor acknowledged Emily Johnson-Truitt's perfect attendance record at the Tallahassee Development Center (TDC) meetings.

The motion carried 7-0.

Recessed at 5:26 pm

SCHEDULED PUBLIC HEARINGS, 6:00 P.M.

20. First and Only Public Hearing to Consider an Ordinance Regarding the Use of Speed Detection Devices in School Zones

County Administrator Long introduced this item. This item requests the Board conduct the first and only public hearing to adopt an Ordinance, entitled "School Zone Speed Detection Systems", which authorizes the placement, installation, and operation of automated School Zone Speed Detection Systems on County and State roadways within designated school zones in the unincorporated areas of the County. The proposed Ordinance establishes local procedures for warnings, violations, appeals, and provides for coordination with the Leon County Sheriff's Office in the administration of the program as authorized by Florida Statutes.

Public Comment:

- Richard Saliba, 7104 Summit Ridge Drive, expressed concerns regarding the ordinance under consideration. He stated that the City collected approximately $435,000 in revenue between March and June of the current year. He expressed his belief that the City deactivates the flashing lights that indicate an active school zone and asserted that, in the interest of fairness, the flashing lights should remain operational whenever speed detection cameras are in use. He further emphasized that citizens should be provided with adequate and transparent notice regarding the implementation of the ordinance.
- David Derby, 5608 Nature Lane, urged the Board to ensure fairness by educating citizens about when the speed detection cameras are in operation, noting that there is widespread confusion regarding their active hours. He appealed to the Board to install clear signage to inform drivers of the specific times and speed limits at which the cameras are enforced.

Commissioner Maddox moved, seconded by Commissioner O'Keefe, to approve Option #1: Conduct the first and only public hearing and adopt the proposed Ordinance authorizing the placement, installation, and operation of automated School Zone Speed Detection Systems (speed cameras) on County and state roadways within the unincorporated areas designated as school zones.

- Chairman Welch provided his interpretation of the Ordinance, detailing his understanding of the designated times during which the speed detection cameras are in operation, the applicable speed limits, and the presence of visible signage clearly indicating when the cameras are being enforced.
    - County Attorney O'Steen responded that the statute specifies the time periods during which the Ordinance may be enforced and proceeded to outline the four distinct categories of enforcement. She further noted that the statute included provisions regarding signage and elaborated on the specific requirements related to the posting of signage.
- Chairman Welch commented that, to his understanding, the number of citations issued on Kerry Forest Parkway declined significantly after the first month of the City's Ordinance being enforced, as motorists adjusted their driving behavior. He further noted that the speed detection cameras allow for a 10-mile-per-hour grace period, meaning a citation is issued only when a vehicle exceeds the enforceable speed limit by 11 miles per hour or more. He stated that this Ordinance is permitted under Florida law and is intended to enhance safety in school zones for children.
- Commissioner O'Keefe inquired whether the County Administrator had any comments or remarks in response to citizens' concerns.
    - County Administrator Long responded that his comments had already been mentioned by Chairman Welch, noting that a violation occurs only when a driver exceeds the speed limit by more than 10 miles per hour. He further explained that the program is revenue-neutral, meaning that the funds collected are used solely to cover the costs of implementing and operating the program.
- Commissioner O'Keefe shared his support for the Ordinance, noting that the County has developed a communication plan to inform the public. He reiterated that a citation would only be issued to drivers traveling 10 miles per hour or more over the active speed limit, remarking that this is a generous grace period within a school zone. He concluded by remarking that the Ordinance represents a meaningful step toward enhancing the safety of students.
- Commissioner Maddox sought clarification regarding the specific times when the speed detection cameras may be active, expressing uncertainty about the periods during the day in which enforcement would apply. He also addressed concerns regarding the signage, emphasizing the need for it to clearly inform citizens of both the times and speed thresholds during which the cameras are active and citations may be issued. He requested that a media campaign be conducted to educate citizens about the Ordinance and to clarify the expectations for driver compliance.
- Commissioner Proctor advocated strongly in opposition to the passage of this Ordinance. He noted that similar detection devices have faced legal challenges and have not always proven to be fully accurate. He expressed concern that many residents in his district cannot afford the $100 penalty and may not understand why they received a ticket. He stated that he prefers law enforcement officers to enforce speed limits directly, as they can explain to drivers the reason for being pulled over. He also commented on the financial hardships many people are currently experiencing, citing the closure of local grocery stores as an example of the economic strain facing families. He underscored that residents are struggling and urged his colleagues to reject the Ordinance and not impose further hardships on those who are already hurting.
- Commissioner Cummings echoed concerns regarding due process in relation to the Ordinance. She noted that while the Ordinance would allow violators to request a

hearing, the rules of evidence would not apply. She further stated that she is concerned that the applicable standards would not be clearly defined and that violators may be uncertain about how to rebut the presumption of a violation.

  - County Attorney O'Steen responded that, as proposed, law enforcement would be required to review each case, and a violation would need to be supported by photographic evidence. If law enforcement determines that a violation has occurred, a notice would be issued to the individual, who would then have the opportunity to appeal the citation. The matter would subsequently be brought before a special magistrate, where both parties would have the opportunity to present their case. The magistrate would then weigh the evidence and render a determination.

- Commissioner Cummings stated that she believes it is important for the Ordinance to clearly communicate that the hearing officer has discretion. She expressed concern that without such clarification, citizens may believe they have no recourse and must simply pay the citation. She requested that an amendment be included to explicitly state that the hearing officer has discretion in determining whether a violation has occurred.
- Commissioner Cummings inquired at what stage in the violation process is the public notified that the matter may be referred to the Department of Highway Safety and Motor Vehicles (DHSMV).
  - County Attorney O'Steen responded that the matter would proceed through the County's administrative process and would not be referred to the Department of Highway Safety and Motor Vehicles (DHSMV).
  - Charles Wu, Director of Engineering Services, responded that if a violator pays the $100 fine, the matter is not referred to the Department of Highway Safety and Motor Vehicles (DHSMV). However, if a violator receives a notice and does not pay the fine or appeal through the special magistrate process within 30 days, the matter would then be subject to referral to DHSMV.
- Commissioner Cummings stated that, from a due process standpoint, the Ordinance should clearly indicate that if citizens do not take action on a violation, it may be referred to the DHSMV, which could affect their driving record and insurance. She requested that an amendment be added to reflect this clarification.
- Chairman Welch commented that he assumes the notice of violation would specify the consequences for failing to pay the fine or submitting an appeal, including that the matter would be forwarded to the DHSMV.
  - County Attorney O'Steen responded that the County is still in the pre-implementation phase and that the Board must first adopt the Ordinance before staff proceed with any implementation actions. She stated that the notice of violation would need to include details regarding the appeal process and the consequences for failing to take any action. She further commented that it would not be a problem to have that language clearly expressed in the Ordinance.
- Commissioner Cummings inquired about the applicable legal standard if a citizen were to appeal to circuit court. Specifically, she asked whether the rules of evidence would apply at the circuit court level, given that the Ordinance would state that the rules of evidence do not apply before the hearing officer.
  - County Attorney O'Steen responded that if an individual were to appeal to circuit court, the rules of civil procedure would apply at that stage.

- Commissioner Cummings also recommended including language in the Ordinance clarifying that, upon an appeal to circuit court, the rules of civil procedure would apply at that stage.
- Vice-Chairman Caban expressed his support for the Ordinance, citing the more than 1,700 speeding violations at Woodville K–8 as a key factor. He noted that the Ordinance aligns with his office's goal of improving public safety in school zones. He also shared Commissioner Maddox's and Commissioner Cumming's concerns regarding adequate public notice and suggested that first time violators receive a warning notice in the mail.
- Chairman Welch stated that he did not agree with Vice-Chairman Caban's recommendation to issue an initial warning notice, remarking that there will be a 30-day grace period prior to the Ordinance taking effect during which violators will receive warnings.
- Vice-Chairman Caban noted that many elderly residents in the community may not leave their homes as frequently and that a $100 fine could pose a significant hardship. He emphasized the importance of educating the public about the details and implementation of the Ordinance.
- Chairman Welch agreed with Vice-Chairman Caban's point regarding senior citizens and commented that he would support either extending the period before the Ordinance takes effect from 30 to 60 days or adopting a blanket policy stating first time violators would receive a warning.
- County Attorney O'Steen provided clarification from an earlier discussion, stating that at the circuit level, the court will be acting in its appellate capacity, meaning the standard will not be the rules of evidence, but rather the rules of appellate procedure.
- County Administrator Long stated that it would be necessary to evaluate the RFP process and all related technology to determine whether the issuance of an initial warning could be automated. He noted that extending the grace period from 30 to 60 days would be straightforward; however, automation presents a greater challenge due to the involvement of different vendors, varied technologies, and differing administrative functions. He concluded by commenting that all RFPs will be reviewed and the findings will be presented to the Board.
- Commissioner Proctor reiterated his strong opposition to the Ordinance, urging his colleagues not to impose unnecessary legal hardship on citizens. He emphasized the importance of individuals' Sixth Amendment right to confront their accuser, noting that this measure effectively pits the residents of Leon County against artificial intelligence. He argued that the Ordinance goes too far without sufficient data demonstrating any loss of life due to speeding in school zones. He also cautioned that citizens who fail to pay or appeal their citations could face serious consequences, such as license suspension if referred to the DHSMV. He concluded by earnestly appealing to his colleagues to vote against the Ordinance.
- Commissioner O'Keefe inquired whether artificial intelligence would play a role in the enforcement process.
    - County Administrator Long responded that artificial intelligence would not be involved, explaining that radar and LiDAR technology would be used, and that a human would make the final determination.
- Commissioner O'Keefe stated that he views the proposal as introducing a new enforcement mechanism for existing laws, emphasizing that it does not create new

regulations but rather provides an alternative means of enforcing current speed limit laws. He expressed frustration that similar due process concerns were not raised during consideration of the panhandling ordinance. He concluded by stating his support for the Ordinance.

- Commissioner Cummings sought clarification regarding the specific hours during the school day when the Ordinance would be in effect. She stated that her paramount concern is the safety of children and affirmed that she would be voting in favor of the Ordinance.
- Commissioner Minor shared that while he respects Commissioner Proctor's position, he disagrees. He noted that during a single day of data collection, over 1,000 drivers were recorded traveling more than 10 miles per hour above the posted school zone speed limit near Canopy Oaks Elementary School. He stated that he believes the Board has an obligation to address this issue. He reiterated that the Ordinance would simply provide a new mechanism to enforce existing speed limits and expressed his support for the Ordinance.
- Commissioner Proctor inquired of the County Attorney whether the Board has the authority to reduce the fine from $100 to $25.
    - County Attorney O'Steen responded by explaining that state statute clearly specifies how the funds collected from the citation must be allocated; therefore, the county has no flexibility to alter the amount.

Commissioner Maddox moved, seconded by Commissioner Cummings, to approve Option #1 as amended: Conduct the first and only public hearing and adopt the proposed Ordinance authorizing the placement, installation, and operation of automated School Zone Speed Detection Systems (speed cameras) on County and state roadways within the unincorporated areas signed as school zones, and include language stating the hearing officer has discretion; clarifying that if citizens don't pay and don't appeal the fine, it will be sent to DHSMV, if the appeal goes up to circuit court, the rules of appellate procedure will apply; and extend the public awareness campaign to 60 days, during which time only a warning may be issued.

The motion carried 6-1 (Commissioner Proctor in opposition).

CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS

(3-minute limit per speaker; Commission may discuss issues that are brought forth by speakers.)

- None

COMMENTS/DISCUSSION ITEMS

County Attorney O'Steen: No Business.

County Administrator Long: No Business.

COMMISSIONER DISCUSSION ITEMS

Commissioner Proctor:

- Referenced Curtis Taylor, President of the Tallahassee Urban League, and highlighted his appeal for the Board's assistance in addressing gun violence. He also commented on Publix's decision to permit open carry in their stores, expressing his view that the decision is unwise. He urged the County to engage with the Urban League and collaborate with them as a partner in these efforts.

- Commissioner Proctor offered a motion to engage with the Urban League and work with them along with the Sheriff's Office.

Commissioner Proctor moved, seconded by Commissioner Minor, to have the county engage with the Urban League and work with the Sheriff's Office to help combat the proliferation of guns.

The motion carried 6-0 (Commissioner Cummings out of Chambers).

- Emphasized the importance of launching a county-led media campaign to educate citizens about open carry laws and the specific locations where it is permitted.
    - County Attorney O'Steen responded that there is a clear distinction between the permissibility of firearms on government/public property versus private property. She noted that private property is more nuanced, as individual property owners have the authority to set their own rules. She added that a media campaign would be challenging, given that regulations can vary depending on the location and the property owner's preferences. On the public property side, she highlighted certain sensitive areas where firearms may still be prohibited.
- Commissioner Proctor stressed the importance of ensuring that citizens are informed of the locations where the statute authorizes the prohibition of firearms.
    - County Attorney O'Steen noted that she can provide legal guidance on where open carry is allowed or prohibited on County property. She also reiterated that individual private property owners have the authority to determine whether open carry is allowed on their own property.
- Discussion occurred between Commissioner Proctor and County Attorney O'Steen regarding how open carry applies to County employees and County-owned facilities.
- Chairman Welch suggested that a status report could be helpful in clarifying the sensitive areas where open and concealed carry may be restricted.
- Commissioner Proctor requested a status report detailing the locations where open carry is allowed and the individuals authorized to do so.

Commissioner Proctor moved, seconded by Commissioner O'Keefe, requesting a status report on Florida's open carry law, including information and options to enhance employee safety.

- Commissioner O'Keefe referenced the County policy that prohibits staff from bringing firearms into County facilities, while noting that the library is required to allow patrons to open carry. He emphasized that employees have the right to a safe workplace and requested a friendly amendment to include information outlining potential options for enhancing security in our public facilities. He inquired about including the issue of closing firearm loopholes in the legislative priorities agenda.
    - County Administrator Long responded that their October 28th meeting would be the appropriate venue to make that request.

The motion carried 7-0.

- Commended Chairman Welch for his leadership and the manner in which he has presided over their meetings this year.
- Mentioned the Frederick S. Humphries statue unveiling on October 17th at FAMU and invited the community to join.
- Offered condolences to Elder Terry Price, Sr., Pastor of Philadelphia Primitive Baptist Church.
- Wished Happy Homecoming to the Rattlers!
- Wished Happy Birthday to his mother and offered inspiring remarks about her.

Commissioner Minor:

- Noted the presence of traffic barrels on North Monroe Street and explained that they are in place due to an FDOT sidewalk project.
- Mentioned that Blueprint will be installing two new landscaped medians on North Monroe Street between Allen Road and John Knox Road.
- Commented that he attended the Longest Table event and praised the City of Tallahassee for hosting an outstanding event.

Commissioner O'Keefe:

- Reported that the TMH Community Health Needs Assessment report has been issued, highlighting the community's health strengths, weaknesses, and areas for improvement. He requested that an agenda item be added to review the report and identify possible actions the County can take to enhance public health.

Commissioner O'Keefe moved, seconded by Commissioner Proctor, requesting an agenda item directing staff to examine the community health needs assessment and bring back options for the Board to improve the community's health.

- Vice-Chairman Caban sought clarification on the purpose of the motion, stating that he would support it if it is intended for educational purposes related to community healthcare, but not if it involves the Board in ongoing discussions between TMH and FSU.
- Commissioner O'Keefe responded that the motion is solely for educational purposes and is not related to the ongoing negotiations between TMH and FSU.

The motion carried 7-0.

- Referenced affordable housing and the actions the Board took two years ago, as well as the Live Local Act. He motioned to add an agenda item to propose an ordinance enacting a property tax exemption for affordable rental properties in accordance with section 196.1979, Florida Statutes.

Commissioner O'Keefe moved, seconded by Commissioner Proctor, requesting an agenda item proposing an Ordinance enacting the property tax exemption for affordable rental properties in accordance with section 196.1979, Florida Statutes.

The motion carried 7-0.

Commissioner Cummings:

- Requested a proclamation for Nic's Toggery, celebrating 75 years of service.

Commissioner Cummings moved, seconded by Vice-Chairman Caban, requesting a proclamation for Nic's Toggery celebrating 75 years of service.

The motion carried 7-0.

- Referenced earlier remarks made by Mr. Delaitre Hollinger concerning the graves of African Americans located at the Capital City Country Club. She noted that he had cited specific statutes and requested that an agenda item be brought back outlining the County's authority regarding the Capital City Country Club and the preservation of those gravesites.

Commissioner Cummings moved, seconded by Commissioner Maddox, requesting an email detailing general authority per statute that the County would have regarding the gravesites at the Capital City Country Club, including information on how citizens can check the gravesite registry within the County.

- Vice-Chairman Caban inquired about the intent of the motion, asking whether it was intended as a status report/update, or if it was a request for an actionable item. He noted that the City Commissioners had all expressed their commitment to ensuring the protection of the gravesites in the event of a sale of the Capital City Country Club property.
    - County Administrator Long stated that staff could prepare and bring back a status report outlining the actions under consideration by the City and provide that information to the Board.
- Commissioner Cummings clarified that her intent was for all of that information to be included as part of the agenda item. She emphasized that she was not proposing for the County to intervene in the City's proceedings but rather seeking clarification regarding the extent of the County's authority as per the statute.
- Commissioner Proctor referenced the Florida Statute cited by Mr. Hollinger, noting that it grants counties authority to intervene when graves are not maintained for six months. He requested that the upcoming agenda item outline the County's authority to intervene and ensure proper care of those interred.
    - County Attorney O'Steen responded that there is an established regulatory framework for cemeteries under state authority but noted that local jurisdictions also have certain powers in specific instances. She added that this information would be included in the forthcoming agenda item.
- Commissioner Maddox stated that he would not support the motion, expressing concern over what he described as a growing trend of citizens bringing City matters to the County when they are dissatisfied with the City's response. He acknowledged Mr. Hollinger's concerns and passion but reiterated his discomfort with this phenomenon of people coming to the County when they don't like the City's answers. He referenced Vice-Chairman Caban's comments regarding the City's intent to preserve the gravesites and remarked that County action may be premature.
- Commissioner O'Keefe stated that he agreed with many of Commissioner Maddox's comments but would support the motion for informational purposes to determine the extent of the County's authority to protect and preserve abandoned gravesites. He also echoed concerns about the growing trend of citizens approaching the County when they are dissatisfied with responses from the City.
- Commissioner Proctor commented that citizens often come to the County because of the efficiency of Leon County's government and the opportunity to be heard with empathy and understanding. He stated that Mr. Hollinger has been waiting for four years on the City and that the property may soon be transferred to a private owner without an agreed-upon plan for the gravesites. He emphasized that providing empathy to citizens is important and cited it as a key reason why individuals bring their concerns to the County.
    - County Attorney O'Steen commented that she could provide a status report but noted that she was currently reviewing the statute. She stated that it was very clear about what actions were permitted and prohibited, and she proceeded to quote specific portions of the statute.
- Commissioner Maddox suggested that the County Attorney's analysis of the statute be shared via email and, if it identifies any actionable items, be brought back as an agenda item. He emphasized that agenda requests should focus on matters the Board can address and act upon, reiterating his preference to review the analysis by email to determine potential next steps.
- Commissioner Cummings agreed to amend her motion to receive the analysis of the statute via email communication.

- Commissioner Minor stated that he would support the motion with the friendly amendment. He also proposed an additional friendly amendment to include a few paragraphs explaining how citizens can check the gravesite registry.
- Commissioner Cummings accepted Commissioner Minor's friendly amendment.

The motion carried 6 – 0 (Commissioner Proctor out of Chambers).

- Recognized October as Breast Cancer Awareness Month and remembered those who are no longer with us.
- Thanked the County and the County Administrator for allowing the Children's Services Council to use a County-owned facility in Fort Braden. She noted that they now have two family resource centers, which have been a game changer for the community.
- Congratulated Vice-Chairman Caban for being inducted in Tallahassee State College Hall of Fame.
- Mentioned the recent increase in inmate deaths at the jail and inquired whether the County had received any liability letters or related correspondence.
    - County Attorney O'Steen responded that she did not believe any notices of claim had been filed but stated she would send an email update to the Board for informational purposes.

Commissioner Maddox:

- Requested a proclamation for Corrin Hobbs, Miss Juneteenth Florida USA.

Commissioner Maddox moved, seconded by Commissioner Cummings, requesting a proclamation for Miss Juneteenth Florida USA – Corrin Hobbs.

The motion carried 6 – 0 (Commissioner Proctor out of Chambers.)

- Requested a proclamation for the Fairview Falcons recognizing them as division 1 football champions.

Commissioner Maddox moved, seconded by Commissioner Cummings, requesting a proclamation for the Fairview Falcons recognizing them as Division 1 Football Champions.

The motion carried 6 – 0 (Commissioner Proctor out of Chambers).

- Commended staff for their efforts in organizing the Miccosukee Community Center celebration.

Vice-Chairman Caban:

- Requested that Ruediger Elementary School be added to the list from a previous proclamation request recognizing schools that received an A grade.

Vice-Chairman Caban moved, seconded by Commissioner Maddox, requesting a proclamation for Pineview Elementary School, Fort Braden Elementary School, and Ruediger Elementary School.

The motion carried 6 – 0 (Commissioner Proctor out of Chambers).

- Requested a proclamation for the Fort Braden Volleyball team for winning the county championship.

Vice-Chairman Caban moved, seconded by Commissioner Cummings, requesting a proclamation for the Fort Braden Volleyball Team for winning the county championship.

The motion carried 6-0 (Commissioner Proctor out of Chambers).

- Thanked the Florida Highway Patrol and the Sheriff's Office for their partnership in a traffic operation on Highway 20 aimed at reducing speeding.

- Praised the Public Works crew for their work on Oakridge Road.
- Mentioned that the Florida Department of Transportation continues to invest in Highway 20 and District 2 initiatives and expressed appreciation for their ongoing commitments.
- Expressed appreciation to Chairman Welch for his exemplary leadership and service throughout the past year.

Chairman Welch:

- Requested a proclamation recognizing National Hospice Month.

Commissioner Cummings moved, seconded by Commissioner O'Keefe. requesting a Proclamation recognizing National Hospice Month.

The motion carried 6 – 0 (Commissioner Proctor out of Chambers).

- Requested a proclamation for the Pisgah Methodist Church in recognition of their 200th anniversary.

Commissioner Maddox moved, seconded by Commissioner Cummings, requesting a proclamation for Pisgah Methodist Church for their 200th anniversary.

The motion carried 6 – 0 (Commissioner Proctor out of Chambers).

- Requested a proclamation for Chief Master Sergeant Charles LeCroy, honoring him for his service.

Commissioner O'Keefe moved, seconded by Commissioner Minor, requesting a proclamation honoring Chief Master Sergeant Charles LeCroy for his service.

The motion carried 6 – 0 (Commissioner Proctor out of Chambers).

- Requested a proclamation honoring Timothy Griffith for his service.

Commissioner Maddox moved, seconded by Commissioner Minor, requesting a proclamation honoring Timothy Griffith for his service.

The motion carried 6-0 (Commissioner Proctor out of Chambers).

- Congratulated Vice-Chairman Caban for being inducted into the TSC (Tallahassee State College) Hall of Fame.

RECEIPT AND FILE:

- Capital Region Community Development District Meeting Minutes – July 10, 2025
- Capital Region Community Development District Fiscal Year 2026 Meeting Dates
- Canopy Community Development District Fiscal Year 2026 Meeting Dates

ADJOURN:

There being no further business to come before the Board, the meeting was adjourned at 8:25 p.m.

ATTEST:

BY: _____
Christian Caban, Chairman
Board of County Commissioners

BY: _____
Gwendolyn Marshall Knight, Clerk of Court
& Comptroller, Leon County, Florida

DRAFT

Leon County
Board of County Commissioners

Notes for Agenda Item #2

Leon County Board of County Commissioners

Agenda Item #2

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Payment of Bills and Vouchers

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Roshaunda Bradley, Director, Office of Management and Budget
Lead Staff / Project Team:	Shawnya Hernandez, Management Analyst

Statement of Issue:

This item requests Board approval of the payment of bills and vouchers submitted for December 9, 2025, and pre-approval of payment of bills and vouchers for the period of December 10, 2025, through January 26, 2026.

Fiscal Impact:

This item has a fiscal impact. All funds authorized for the issuance of these checks have been budgeted.

Staff Recommendation:

Option #1: Approve the payment of bills and vouchers submitted for December 9, 2025, and the pre-approval of payment of bills and vouchers for the period of December 10, 2025, through January 26, 2026.

Report and Discussion

Background:

The Office of Management and Budget (OMB) reviews the bills and vouchers printout, submitted for approval during the December 9th meeting, the morning of Monday, December 8, 2025. If, for any reason, any of these bills are not recommended for approval, OMB will notify the Board.

Analysis:

Since the next regular meeting is scheduled for January 27, 2025, it is advisable for the Board to pre-approve payment of the County's bills for December 10, 2025, through January 26, 2026, so that vendors and service providers will not experience hardship because of delays in payment. In the event the Board meeting is cancelled, the payment of bills/vouchers will be approved until the next scheduled meeting. OMB will continue to review the printouts prior to payment; if for any reason OMB questions payment, then payment will be withheld until an inquiry is made and satisfied, or until the next scheduled Board meeting. Copies of the bills/vouchers printout will be available in OMB for review.

Options:

1. Approve the payment of bills and vouchers submitted for December 9, 2025, and the pre-approval of payment of bills and vouchers for the period of December 10, 2025, through January 26, 2026.
2. Do not approve the payment of bills and vouchers submitted for December 9, 2025, and the pre-approval of payment of bills and vouchers for the period of December 10, 2025, through January 26, 2026.
3. Board direction.

Recommendation:

Option #1

Leon County
Board of County Commissioners

Notes for Agenda Item #3

Leon County Board of County Commissioners

Agenda Item #3

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Fiscal Year 2025 Carry Forward Adjustments

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Roshaunda Bradley, Director, Office of Management & Budget
Lead Staff / Project Team:	Eryn Calabro, Principal Budget & Grants Coordinator Michelle Johnson, Senior Management & Budget Analyst

Statement of Issue:

This item seeks Board approval to authorize final Fiscal Year (FY) 2025 carry forward adjustments.

Fiscal Impact:

This item has a fiscal impact. This item recommends adjustments to FY 2025 operating, capital, and grant project carry forwards.

Staff Recommendation:

Option #1: Authorize the carry forward adjustments of FY 2025 appropriations to the FY 2026 budget by approving the Resolution and associated Budget Amendment (Attachment #1).

Report and Discussion

Background:

This item seeks Board approval of a FY 2025 carry forward adjustment budget amendment. The Board approved initial carry forwards at the October 14, 2025, meeting. After the October 14th meeting, a final review was completed of capital project balances and additional year-end accounting adjustments (i.e., journal voucher payments, year-end payables, closing of purchase orders, the posting of interest to select grant projects, and the booking of deferred revenues) which supports the recommended additional carry forward of projects and final adjustments to project balances.

Analysis:

The FY 2025 carry forward adjustment budget amendment lists each operating, capital, and grant project where funds were reduced or increased based on final FY 2025 expenditures (Attachment #1). These funds will be added to or reduced from the FY 2026 budget for the sole purpose of completing the projects for which the funds were originally appropriated in FY 2025.

Options:

1. Authorize the carry forward adjustments of FY 2025 appropriations to the FY 2026 budget by approving the Resolution and associated Budget Amendment (Attachment #1).
2. Do not authorize the carry forward adjustments of FY 2025 appropriations to the FY 2026 budget.
3. Board direction.

Recommendation:

Option #1

Attachment:

1. Resolution and Budget Amendment for FY 2025 Carry Forward Adjustments

RESOLUTION NO.

WHEREAS, the Board of County Commissioners of Leon County, Florida, approved a budget for fiscal year 2025/2026; and,

WHEREAS, the Board of County Commissioners, pursuant to Chapter 129, Florida Statutes, desires to amend the budget.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners of Leon County, Florida, hereby amends the budget as reflected on the Departmental Budget Amendment Request Form attached hereto and incorporated herein by reference.

Adopted this 9h day of December, 2025.

LEON COUNTY, FLORIDA

By:_____
Christian Caban, Chairman
Board of County Commissioners

ATTESTED BY:
Gwendolyn Marshall Knight, Clerk of Court
& Comptroller, Leon County, Florida

By:_____

APPROVED AS TO FORM:
Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

By:_____

FISCAL YEAR 2025/2026
BUDGET AMENDMENT REQUEST

No: BAB26006 **Agenda Item No:**
Date: 12/1/2025 **Agenda Item Date:** 12/9/2025

County Administrator **Assistant County Administrator**

Vincent S. Long **Ken Morris**

Request Detail

Revenues

Account Information					Current Budget	Change	Adjusted Budget
Fund	*Org*	*Acct*	*Prog*	*Title*			

Fiscal Year 2025 Carryforward Adjustments (See Attached)

Expenditures

Account Information					Current Budget	Change	Adjusted Budget
Fund	*Org*	*Acct*	*Prog*	*Title*			

Subtotal: -

Purpose of Request

Division/Department
2502/25

Roshaunda Bradley, Budget Director

Approved By: **Resolution** ☒ **Motion** ☐ **Administrator** ☐

FY 2025/2026 Operating Carry Forward Adjustments

Account Description	Fund	Org	Account	Prog	Revenue	Expenditure
1 - General Fund						
Appropriated Fund Balance	001	000	399900	000	27,500	
Management Information Systems						
Repair and Maintenance	001	171	54600	513		27,500
General Fund Subtotal					**27,500**	**27,500**

Account Description	Fund	Org	Account	Prog	Revenue	Expenditure
2 - Enhanced 9-1-1						
Appropriated Fund Balance	130	000	399900	000	180,000	
Transfer to Fund 330	130	950	591330	581		180,000
Subtotal					**180,000**	**180,000**
Transfer from Fund 130	330	950	381130	000	180,000	
Reserve for Future E-911 Projects	330	990	59902	599		180,000
Subtotal					**180,000**	**180,000**

FY 2025/2026 Capital Improvement Carry Forward Adjustments

Account Description	Fund	Org	Account	Program	Revenue	Expenditure
Emergency Medical Services: Fund 135						
Appropriated Fund Balance	135	000	399900	000	(137,887)	
Emergency Medical Services Technology	135	076058	53400	526		(114,924)
Emergency Medical Services Technology	135	076058	54600	526		(12,963)
Emergency Medical Services Technology	135	076058	56400	526		(10,000)
Fund 135 Subtotal					**(137,887)**	**(137,887)**
Government Annex (BOA): Fund 165						
Appropriated Fund Balance	165	000	399900	000	(71,264)	
Leon County Government Annex	165	086025	56201	519		(71,264)
Fund 165 Subtotal					**(71,264)**	**(71,264)**
Capital Improvement: Fund 305						
Appropriated Fund Balance	305	000	399900	000	(463,953)	
General Vehicle & Equipment Replacement	305	026003	56400	519		(36,868)
Stormwater Vehicle & Equipment Replacement	305	026004	55408	538		(18,827)
Parks Capital Maintenance	305	046001	54600	572		(2,424)
Greenways Capital Maintenance	305	046009	54600	572		(32,649)
NE Lake Munson Septic to Sewer	305	062008	56900	535		(29,563)
Financial Hardware and Software	305	076001	53400	519		(1,146)
County Compute Infrastructure	305	076008	54600	519		(19,590)
Geographic Information System	305	076009	54600	539		(16,349)
Technology In Chambers	305	076022	54600	519		(21,512)
Courtroom Technology	305	076023	53400	519		(71,444)
User Computer Upgrades	305	076024	55408	519		(18,698)
Public Defender Technology	305	076051	53400	519		(3,980)
Justice Info System (JIS) Upgrades	305	076065	53400	519		(26,240)
Public Safety Complex Technology	305	076069	54600	529		(13,269)
Courtroom Minor Renovations	305	086007	56200	519		(75,413)
Common Area Furnishings	305	086017	55200	519		(968)
Courthouse Renovations	305	086027	56200	519		(8,372)
Jail Complex Maintenance	305	086031	56201	523		(1,640,651)
Welcome Center Improvements	305	086065	56201	519		(561,601)
Bldg Mechanic Repairs & Maintenance	305	086077	56201	519		(48,653)
Bldg Infrastructure Improvements	305	086078	54600	519		871,152
Bldg Infrastructure Improvements	305	086078	55200	519		137,475
Bldg Infrastructure Improvements	305	086078	56200	519		19,240
Bldg Infrastructure Improvements	305	086078	56201	519		983,290
Bldg Infrastructure Improvements	305	086078	56300	519		409,644
Bldg General Maintenance & Renovations	305	086079	54600	519		(53,327)
Essential Libraries Initiative	305	086085	54900	571		(13,215)
Essential Libraries Initiative	305	086085	55408	571		(30,333)
Essential Libraries Initiative	305	086085	56201	571		(122,729)
Essential Libraries Initiative	305	086085	56400	571		(16,932)
Fund 305 Subtotal					**(463,953)**	**(463,953)**
Gas Tax: Fund 306						
Appropriated Fund Balance	306	000	399900	000	(1,173,157)	
Public Works Vehicles & Equipment Replacement	306	026005	56400	541		(81,586)
Public Works Design & Engineering Services	306	056011	56900	541		(36,215)
Sidewalk Program	306	056013	56900	541		(4,917)
Intersection and Safety Improvements	306	057001	55410	541		(8,862)
Miccosukee Road Bridge Replacement	306	057918	56900	541		(490,966)
Stormwater Preventative Maintenance	306	067006	56900	538		(550,611)
Fund 306 Subtotal					**(1,173,157)**	**(1,173,157)**

FY 2025/2026 Capital Improvement Carry Forward Adjustments

Account Description	Fund	Org	Account	Program	Revenue	Expenditure
Local Option Sales Tax: Fund 308						
Appropriated Fund Balance	308	000	399900	000	1,489,154	
Sheriff Facilities Capital Maintenance	308	086031	54600	523		489,154
Sheriff Facilities Capital Maintenance	308	086031	56201	523		1,000,000
Fund 308 Subtotal					**1,489,154**	**1,489,154**
Extended Local Option Sales Tax: Fund 309						
Appropriated Fund Balance	309	000	399900	000	(380,580)	
Community Safety & Mobility	309	056005	55410	541		(380,580)
Fund 309 Subtotal					**(380,580)**	**(380,580)**
Sales Tax Extension: Fund 351						
Appropriated Fund Balance	351	000	399900	000	(22,462)	
Arterial Collector Resurfacing	351	056001	55410	541		(21,182)
Intersection and Safety Improvements	351	057001	55410	541		(1,280)
Fund 351 Subtotal					**(22,462)**	**(22,462)**
Sales Tax Extension 2020: Fund 352						
Appropriated Fund Balance	352	000	399900	000	(2,064,182)	
Woodville Sewer Project	352	062003	56900	535		(2,010,683)
L.I.F.E. Boat Landing Enhancements & Upgrades	352	091007	54600	572		(53,499)
Fund 352 Subtotal					**(2,064,182)**	**(2,064,182)**
Solid Waste: Fund 401						
Appropriated Fund Balance	401	000	399900	000	(1,355,898)	
Transfer Station Improvements	401	036023	56300	534		(3,718)
Landfill Closure	401	036043	56300	534		(1,352,180)
Fund 401 Subtotal					**(1,355,898)**	**(1,355,898)**

FY 2025/2026 Grant Carry Forward Adjustments

Account Description	Fund	Org	Acct	Prog	Revenue	Expenditure
Opioid Settlement						
Appropriated Fund Balance - Opioid Settlement	118	925019	399900	000	(61,685)	
Other Contractual Services	118	925019	53400	569		(61,685)
Subtotal					**(61,685)**	**(61,685)**
Total Fund 118					**(61,685)**	**(61,685)**
SHIP 2023/2024 Funding						
Revenue	124	932080	345100	000	60,540	
Homeownership Development	124	932080	58333	554		37,800
Down Payment Assistance	124	932080	58334	554		(25,000)
Housing Rehabilitation	124	932080	585000	554		47,740
Subtotal					**60,540**	**60,540**
SHIP 2024/2025 Funding						
Revenue	124	932081	345100	000	(4,043)	
Housing Rehabilitation	124	932081	585000	554		(4,043)
Subtotal					**(4,043)**	**(4,043)**
Total Fund 124					**56,497**	**56,497**
Magnolia Drive Multi-use Trail						
BP 2000-Magnolia Drive	125	055010	337406	000	(690,924)	
Infrastructure	125	055010	56900	541		(690,924)
Subtotal					**(690,924)**	**(690,924)**
Woodville Septic to Sewer						
Revenue - State Grant	125	062003	334354	000	(349,879)	
Infrastructure	125	062003	56900	535		(349,879)
Subtotal					**(349,879)**	**(349,879)**
NE Lake Munson Septic to Sewer						
Revenue - State Grant	125	062008	334357	000	(296,221)	
Infrastructure	125	062008	56900	535		(296,221)
Subtotal					**(296,221)**	**(296,221)**
Library E-Rate Program						
Revenue	125	912013	369910	000	(4,021)	
Operating Supplies	125	912013	55200	571		(4,021)
Subtotal					**(4,021)**	**(4,021)**
Slosberg Driver Education Act						
Slosberg $3 Driver Education	125	915013	348531	000	8,910	
Other Grants & Aids	125	915013	58300	529		8,910
Subtotal					**8,910**	**8,910**
Boating Improvement						
Revenue - State Grant	125	921043	334792	000	2,616	
Improvements Other than Buildings	125	921043	56300	572		2,616
Subtotal					**2,616**	**2,616**
SHSGP FY24 Cybersecurity Grant						
Revenue - Federal Grant	125	952034	331274	000	(98,723)	
Other Contractual Services	125	952034	53400	525		(98,723)
Subtotal					**(98,723)**	**(98,723)**
LCSO 24 SCAAP Grant						
Revenue - Federal Grant	125	954008	331295	000	16,706	
Aid to Government Organizations	125	954008	58100	521		16,706
Subtotal					**16,706**	**16,706**
Total Fund 125					**(1,411,536)**	**(1,411,536)**

FY 2025/2026 Grant Carry Forward Adjustments

Account Description	Fund	Org	Acct	Prog	Revenue	Expenditure
Friends Library Endowment						
Revenue - Donation	127	913115	337716	000	(5,572)	
Books, Publications and Library Materials	127	913115	56600	571		(5,572)
Subtotal					**(5,572)**	**(5,572)**
Miccosukee Community Center						
Parks and Recreation	127	921116	347200	000	(6,937)	
Improvements Other than Buildings	127	921116	56300	572		(6,937)
Subtotal					**(6,937)**	**(6,937)**
Chaires Community Center Fees						
Parks and Recreation	127	921126	347200	000	955	
Improvements Other than Buildings	127	921126	56300	572		955
Subtotal					**955**	**955**
Woodville Community Center Fees						
Parks and Recreation	127	921136	347200	000	190	
Improvements Other than Buildings	127	921136	56300	572		190
Subtotal					**190**	**190**
Ft. Braden Community Center Fees						
Parks and Recreation	127	921146	347200	000	2,336	
Improvements Other than Buildings	127	921146	56300	572		2,336
Subtotal					**2,336**	**2,336**
Bradfordville Community Center Fees						
Parks and Recreation	127	921156	347200	000	(115)	
Improvements Other than Buildings	127	921156	56300	572		(115)
Subtotal					**(115)**	**(115)**
Lake Jackson Community Center Fees						
Parks and Recreation	127	921166	347200	000	1,165	
Improvements Other than Buildings	127	921166	56300	572		1,165
Subtotal					**1,165**	**1,165**
US Treasury Emergency Rental Assistance 2						
Revenue - Federal Grant	127	932079	331612	000	44,594	
Emergency Assistance	127	932079	58345	554		44,594
Subtotal					**44,594**	**44,594**
Total Fund 127					**36,616**	**36,616**
American Rescue Plan Act						
Appropriated Fund Balance	137	952021	399900	000	(5,156)	
Homelessness Support	137	952021	58317	525		(5,156)
Subtotal					**(5,156)**	**(5,156)**
Total Fund 137					**(5,156)**	**(5,156)**
Grand Total					**(1,385,264)**	**(1,385,264)**

Leon County
Board of County Commissioners

Notes for Agenda Item #4

Leon County Board of County Commissioners

Agenda Item #4

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Commissioner Appointments to the Code Enforcement Board, the Library Advisory Board, and the Public Safety Coordinating Council

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator
Lead Staff / Project Team:	Lisa Davis, Agenda Coordinator

Statement of Issue:

This item seeks Board approval to ratify Commissioner appointments of citizens to the Code Enforcement Board, the Library Advisory Board, and the Public Safety Coordinating Council.

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Option #1: Ratify Chairman Caban's appointment of Carson Rowe to the Code Enforcement Board for the remainder of a three-year term ending July 31, 2026.

Option #2: Ratify Chairman Caban's reappointment of Elizabeth Jackson to the Library Advisory Board for a two-year term ending December 31, 2027.

Option #3: Ratify Commissioner Minor's reappointment of David Low to the Library Advisory Board for a two-year term ending December 31, 2027.

Option #4: Ratify Commissioner Welch's appointment of David Schubert to the Library Advisory Board for a two-year term ending December 31, 2027.

Option #5 Ratify Commissioner Cummings' appointment of Mike Kay to the Library Advisory Board for a two-year term ending December 31, 2027.

Option #6 Ratify Chairman Caban's reappointment of Nancy O'Farrell to fill Seat Category k. (representative from a community group who works with offenders & victims) on the Public Safety Coordinating Council for a four-year term ending December 31, 2029.

Option #7 Ratify Chairman Caban's appointment of Patrick Mahoney to fill Seat Category k. (representative from a community group who works with offenders & victims) on the Public Safety Coordinating Council for a four-year term ending December 31, 2029.

Report and Discussion

Background:

Pursuant to Policy No. 03-15, "Board-Appointed Citizen Committees", a consent item is presented to fill vacancies for individual Commissioner appointment of citizens to Authorities, Boards, Committees, and Councils.

Analysis:

Code Enforcement Board (CEB)

Purpose: The CEB is an independent quasi-judicial board that conducts hearings and enters orders to enforce the Code of Laws of Leon County, Florida (LCC), generally relating to environmental management (stormwater, trees and landscaping), zoning and land use, control of junk accumulations, building code, lawn mowing, etc. The CEB determines whether a violation of the LCC has occurred. Governed primarily by Chapter 6, LCC, and Chapter 162, Florida Statutes, the CEB has the authority to impose administrative fines and other non-criminal penalties when it has determined a violation of a LCC provision has occurred, with the goal of obtaining compliance. The purpose of the CEB is to provide an equitable, expeditious, effective and inexpensive method for enforcement of local laws and to promote, protect, and improve the health, safety, and general welfare of the public.

Composition: The CEB is comprised of seven members, with each Commissioner appointing one member. Members serve three-year terms, expiring July 31, with no member serving more than three full consecutive terms.

Pursuant to Florida Statutes, the membership of the Code Enforcement Board shall, whenever possible, include a member from categories one through six as follows:

1) an architect
2) a business person
3) an engineer
4) a general contractor
5) a subcontractor
6) a realtor
7) a County resident that does not meet the criteria for categories #1 through #6

The current CEB membership includes one businessperson, one realtor, and four County residents. The architect, engineer, general contractor, and subcontractor categories are not currently represented on the CEB.

Diversity of Membership:

Total Seats	Vacant Seats	Gender	Race
7	1	Male – 4 Female – 2	White – 3 Black – 2 N/A – 1

Vacancies: The term of CEB member Spencer Brass has ended due to consecutive absences from CEB meetings. His term was set to end on July 31, 2026. The applicant selected for appointment is listed in Table #1.

Table #1: Code Enforcement Board

Vacancy / Category *Term Status*	**Term Expiration**	**Selected Applicant* / Category** **Application Attachment #**	**Gender – Race**	**Recommended Action**
Spencer Brass *Realtor* *Served 1 partial term*	7/31/2026	1. Carson Rowe / *County Resident*	Male – White	Ratify Chairman Caban's appointment for the remainder of a three-year term ending July 31, 2026.

Library Advisory Board (LAB)

Purpose: This Board serves as a forum for community input concerning library programs and activities and as a liaison and advocate for the LeRoy Collins-Leon County Public Library.

Composition: There are 12 total members. Seven (7) at-large members are appointed by the Board with each Commissioner making one appointment; and five (5) ex officio members including a member of the Collins family; the President of the Friends of the LeRoy Collins-Leon County Public Library; the Director of the FSU Florida Center for Reading Research or designee; the Dean of FAMU's College of Education or designee; and the Developer of Instruction Technology for Leon County Public Schools or designee.

At-large members serve two-year terms, expiring on December 31. Members may not serve more than three consecutive full terms, and vacancies are filled for the remainder of an unexpired term.

Diversity of Current Membership:

Total Seats	**Vacant Seats**	**Gender**	**Race**
12	0	Female – 3 Male – 8 N/A – 1	White – 7 Black – 2 Asian – 1 Hispanic / Latino – 1 N/A – 1

Vacancies: The terms of David Low, Elizabeth Jackson, Kristen Kirk, and Patricia Singletary are due to expire on December 31, 2025. Patricia Singletary is not seeking reappointment. Elizabeth Jackson, Kristen Kirk, and David Low are eligible for and are seeking reappointment. The applications and meeting attendance records for Elizabeth Jackson and David Low are included as Attachments #2 and #3, respectively. The Commissioners have reviewed the eligible applications and have selected the applicants as listed in Table #2.

Table #2: Library Advisory Board

Vacancy *Term Status*	**Term Expiration**	**Selected Applicants* (Application Attachment #)**	**Gender – Race**	**Recommended Action**
Elizabeth Jackson *Served 1 term Seeking reappointment*	12/31/2025	2. Elizabeth Jackson	Female – White	Ratify Chairman Caban's reappointment for a two-year term ending December 31, 2027.
David Low *Served 2 terms Seeking reappointment*	12/31/2024	3. David Low	Male – Asian	Ratify Commissioner Minor's reappointment for a two-year term ending December 31, 2027.
Kristen Kirk *Served 1 full and 1 partial term Seeking reappointment*	12/31/2024	4. David Schubert	Male - White	Ratify Commissioner Welch's appointment for a two-year term ending December 31, 2027.
Patricia Singletary *Served 1 full and 1 partial term Not Seeking reappointment*	12/31/2025	5. Mike Kay	Male – White	Ratify Commissioner Cummings' appointment for a two-year term ending December 31, 2027.

Public Safety Coordinating Council (PSCC)

Purpose: The responsibilities of the PSCC are to assess the population status of all detention or correctional facilities owned or contracted by the County and formulate recommendations to ensure that the capacities of such facilities are not exceeded. Such recommendations include an assessment of the availability of pretrial intervention or probation programs, work-release programs, substance abuse programs, gain-time schedules, applicable bail bond schedules, and the confinement status of the inmates housed within each facility owned or contracted by the County.

Composition: Pursuant to section 951.26, Florida Statutes, and Resolution No. 21-55, the PSCC has eleven (11) member categories:

a. The state attorney, or an assistant state attorney designated by the state attorney.
b. The public defender, or an assistant public defender designated by the public defender.
c. The chief circuit judge, or another circuit judge designated by the chief circuit judge.
d. The chief county judge, or another county judge designated by the chief county judge.
e. The chief correctional officer.
f. The sheriff, or a member designated by the sheriff, if the sheriff is not the chief correctional officer.
g. The state probation circuit administrator, or a member designated by the state probation circuit administrator, to be appointed to a 4-year term.
h. The chairperson of the board of county commissioners, or another county commissioner as designee.

i. If the county has such program available, the director of any county probation or pretrial intervention program, to be appointed to a 4-year term.

j. The director of a local substance abuse treatment program, or a member designated by the director, to be appointed to a 4-year term, by the chairperson of the Board of County Commissioners and ratified by the Board.

k. Three (3) representatives from county and state jobs programs and other community groups who work with offenders and victims, appointed to 4-year terms by the Chairperson of the Board of County Commissioners and ratified by the Board.

The current membership of the PSCC is 13 members, one from each of the categories a.-j., and 3 members who represent category k. Commissioner Proctor currently serves as the Board's designee on the PSCC.

Diversity of Current Membership:

Total Seats	Vacant Seats	Gender	Race
13	2	Male - 6 Female - 5	White - 7 Black – 3 N/A - 1

Vacancy: PSCC members Nancy O'Farrell and Anne Meisenzahl have terms expiring on December 31, 2025. The Chairman of the Board of County Commissioners has reviewed the eligible applications and selected the applicants as listed in Table #3.

Table #3: Public Safety Coordinating Council

Vacancy / Category *Term Status*	**Term Expiration**	**Selected Eligible Applicant** **(Application Attachment #)**	**Gender – Race**	**Recommended Action**
Nancy O'Farrell *Served 1 full and 1 partial term* *Category k. - Representative from a community group (National Alliance on Mental Illness - Tallahassee) who works with offenders & victims.*	12/31/2025	6. Nancy O'Farrell *Category k. - Representative from a community group (National Alliance on Mental Illness – Tallahassee) who works with offenders & victims.*	Female - White	Ratify Chairman Caban's reappointment for a four-year term ending December 31, 2029.
Anne Meisenzahl *Served 1 full term* *Not seeking reappointment* *Category k. - Representative from a community group (Big Bend Aftercare Reentry Coalition) who works with offenders & victims.*	12/31/2025	7. Patrick Mahoney *Category k. - Representative from a community group (Big Bend Aftercare Reentry Coalition) who works with offenders & victims.*	Male - White	Ratify Chairman Caban's appointment for a four-year term ending December 31, 2029.

Options:

1. Ratify Chairman Caban's appointment of Carson Rowe to the Code Enforcement Board for the remainder of a three-year term ending on July 31, 2026.
2. Ratify Chairman Caban's reappointment of Elizabeth Jackson to the Library Advisory Board for a two-year term ending on December 31, 2027.
3. Ratify Commissioner Minor's reappointment of David Low to the Library Advisory Board for a two-year term ending on December 31, 2027.
4. Ratify Commissioner Welch's appointment of David Schubert to the Library Advisory Board for a two-year term ending on December 31, 2027.
5. Ratify Commissioner Cummings' appointment of Mike Kay to the Library Advisory Board for a two-year term ending on December 31, 2027.
6. Ratify Chairman Caban's reappointment of Nancy O'Farrell to fill Seat Category k. (representative from a community group who works with offenders & victims) on the Public Safety Coordinating Council for a four-year term ending December 31, 2029.
7. Ratify Chairman Caban's appointment of Patrick Mahoney to fill Seat Category k. (representative from a community group who works with offenders & victims) on the Public Safety Coordinating Council for a four-year term ending December 31, 2029.
8. Board direction.

Recommendation:

Options #1 through #7

Attachments:

1. Carson Rowe application and resume
2. Elizabeth Jackson application, resume, and attendance record
3. David Low application, resume, and attendance record
4. David Schubert application and resume
5. Mike Kay application and resume
6. Nancy O'Farrell application, resume and attendance record
7. Patrick Mahoney application and resume

LEON COUNTY BOARD OF COUNTY COMMISSIONERS
CITIZEN COMMITTEE APPLICATION
CODE ENFORCEMENT BOARD

It is the applicant's responsibility to keep this information current. To advise the County of any changes please contact Lisa Davis by telephone at (850) 606-5300 or by e-mail at DavisLis@leoncountyfl.gov.

Applications will be discarded if no appointment is made after two years.

Name: Mr. Carson Rowe | **Date:** 11/13/2025 4:37:15 PM

Home Address:	3661 phipps point rd Tallahassee, FL 32309	**Do you live in Leon County?**	Yes
		Do you live within the City limits?	Yes
		Do you own property in Leon County?	Yes
Home Phone:	(850) 251-3081	**Do you own property in the Tallahassee City Limits?**	Yes
Primary Email:	carson@roweroofing.com	**How many years have you lived in Leon County?**	21

(EMPLOYMENT INFORMATION)

Employer:	Brad Gray	**Work Address:**	1608 Metropolitan circle Tallahassee, FL 32309
Occupation:	Real Estate Agent		
Work/Other Phone:	(850) 545-1910	**Work Email:**	bgray@southlandre.com

(OPTIONAL)

Leon County strives to meet its goals, and those contained in various federal and state laws, of maintaining a membership in its Advisory Committees that reflects the diversity of the community. Although strictly optional for Applicant, the following information is needed to meet reporting requirements and attain those goals.

Race: White **Gender:** M **Age:** 21

District: District II **Disabled?** No

(RESUME AND REFERENCES)

References (you must provide at least one personal reference who is not a family member):

Name:	Bill Montford	**Name:**	Halsey Beshears
Address:	4090 Duffy Court	**Address:**	424 El Destinado Dr
Phone:	(850) 933-4866	**Phone:**	(850) 251-1929

Resume Uploaded? Yes

If no resume is available, in the space below briefly describe or list the following: any previous experience on other Committees; your educational background; your skills and experience you could contribute to a Committee; any of your professional licenses and/or designations and indicate how long you have held them and whether they are effective in Leon County; any charitable or community activities in which you participate; and reasons for your choice of the Committee indicated on this Application. Please attach your resume, if one is available.

(COMMITTEE QUESTIONNAIRE)

IMPORTANT LEGAL REQUIREMENTS FOR COMMITTEE/BOARD/AUTHORITY MEMBERSHIP

Citizen participation is important in developing Leon County's programs and policies, and in providing quality public services to the community. We appreciate your interest in serving on a committee and would like to bring a few items to your attention. As a member of a committee/board/authority, you will be obligated to follow any applicable laws regarding government-in-the-sunshine, code of ethics for public officers, and public records disclosure.

The consequences for violating these applicable laws include criminal penalties, civil fines, and the voiding of any committee/board/authority action and of any subsequent action by the Board of County Commissioners. In order to be familiar with these laws and to assist you in answering the following questions, please take a few minutes to complete the mandatory orientation. Your application will not be deemed complete until you have completed the orientation.

Have you completed the Applicant Orientation for membership on Citizen Committees, Board & Authorities?* *Yes*

Are you currently serving on a County Advisory Committee or other Committee/Authority/Board?* *No*

Have you served on any previous Leon County committees?* *No*

Are you willing to complete a financial disclosure form if applicable?* *Yes*

Do you know of any circumstances that would result in you having to abstain from voting on a Committee/Board/Authority due to voting conflicts? (Not applicable to Focus Groups)* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with Leon County?* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with the Committee/Board/Authority to which you are applying for membership?* *No*

Do you currently have any employment or contractual relationship that would create a continuing or frequently recurring conflict with regard to your participation on a Committee/Board/Authority? (i.e. would you have frequent or reoccurring voting conflicts?)* *No*

Do you foresee participating in any competitive bid process for Leon County business during your time serving on this committee/board/authority?* *No*

Do you foresee participating in any competitive bid process involving business with the Committee/Board/Authority to which you are applying, during your time serving on that entity?* *No*

Is your personal information exempt from public records disclosure in accordance with FS 119.071(2)(j)1 or FS 119.071(4)? *No*

Members must be a resident of Leon County.

Members must meet the membership eligibility criteria listed below. Please indicate your area of expertise.

- [ ] Business Person
- [ ] Engineer
- [ ] Architect
- [ ] General Contractor
- [ ] Subcontractor
- [ ] Realtor
- [x] County Resident

Members on this board must file a Financial Disclosure Form #1 from the Florida Commission on Ethics, per State Statute 112.3145. Financial Disclosure Information - Ethics.

Are you willing to file a Financial Disclosure Form? *Yes*

All statements and information provided in this application are true to the best of my knowledge.

Signature: Mr. Carson Rowe

The application was electronically sent: 11/13/2025 4:37:15 PM

Carson Rowe
850-251-3081
Carson@roweroofing.com
https://www.linkedin.com/in/carson-rowe-a258a5253/

EDUCATION

Florida State University, Tallahassee, FL
Anticipated graduation: Spring 2026
Commercial Entrepreneurship
Cumulative GPA 3.75

EXPERIENCE

Rowe Roofing, Tallahassee, Fl
-Worked summers on a roofing crew
-Summer 2017,2018,2019,2020
Southland Contracting, Tallahassee, Fl
-Worked summers on a construction crew
-Summer 2017,2018,2019,2020
Woodsink Plantation, Capitola, Fl
-1,300 acre hunting plantation management and overseeing day to day operations
-2017-Current
Real Estate Agent, Tallahassee, Fl
-Perform as a licensed Florida Real Estate Agent
-2023-Current
Rental Property Management, Tallahassee, Fl
-Own and Manage 9 rental houses and 4 commercial rentals
-2023-Current

VOLUNTEER EXPERIENCE

Extra Mile Food Bank, Pensacola Fl
-Worked over summer assisting in the food bank
-June-July 2022

LEADERSHIP EXPERIENCE

Pi Kappa Alpha Fraternity, Tallahassee, Fl
-Secretary
-Responsible for maintaining the chapter's roster and bylaws while also reporting new member, initiations, and alumnus status
-January 2024-January 2025

SKILLS

-Florida Real Estate License
-Roofing
-Construction
-Operating Heavy Machinery
-Plantation Management
-Property Management

INVOLVEMENT

-Pi Kappa Alpha Fraternity, Tallahassee, Fl
-Ducks Unlimited, Tallahassee, Fl

LEON COUNTY BOARD OF COUNTY COMMISSIONERS
CITIZEN COMMITTEE APPLICATION
LIBRARY ADVISORY BOARD

It is the applicant's responsibility to keep this information current. To advise the County of any changes please contact Lisa Davis by telephone at (850) 606-5300 or by e-mail at DavisLis@leoncountyfl.gov.

Applications will be discarded if no appointment is made after two years.

Name: Mrs. Elizabeth Button Jackson | **Date:** 10/1/2025 10:58:28 AM

Home Address:	2805 Walter Scott Road Tallahassee, FL 32312	**Do you live in Leon County?**	Yes
		Do you live within the City limits?	Yes
		Do you own property in Leon County?	Yes
Home Phone:	(850) 339-2324	**Do you own property in the Tallahassee City Limits?**	Yes
Primary Email:	bethbuttonjackson@gmail.com	**How many years have you lived in Leon County?**	24

(EMPLOYMENT INFORMATION)

Employer:	WestEd	**Work Address:**	
Occupation:	School Improvement		
Work/Other Phone:	(407) 484-0777	**Work Email:**	

(OPTIONAL)

Leon County strives to meet its goals, and those contained in various federal and state laws, of maintaining a membership in its Advisory Committees that reflects the diversity of the community. Although strictly optional for Applicant, the following information is needed to meet reporting requirements and attain those goals.

Race: White **Gender:** F **Age:** 43

District: **Disabled?**

(RESUME AND REFERENCES)

References (you must provide at least one personal reference who is not a family member):

Name:	Kerry Skoropat	**Name:**	Joanna Tamplin
Address:	7688 Summer Tanager Drive Tallahassee, FL 32312	**Address:**	
Phone:	(407) 484-0777	**Phone:**	(850) 210-6837

Resume Uploaded? Yes

If no resume is available, in the space below briefly describe or list the following: any previous experience on other Committees; your educational background; your skills and experience you could contribute to a Committee; any of your professional licenses and/or designations and indicate how long you have held them and whether they are effective in Leon County; any charitable or community activities in which you participate; and reasons for your choice of the Committee indicated on this Application. Please attach your resume, if one is available.

(COMMITTEE QUESTIONNAIRE)

IMPORTANT LEGAL REQUIREMENTS FOR COMMITTEE/BOARD/AUTHORITY MEMBERSHIP

Citizen participation is important in developing Leon County's programs and policies, and in providing quality public services to the community. We appreciate your interest in serving on a committee and would like to bring a few items to your attention. As a member of a committee/board/authority, you will be obligated to follow any applicable laws regarding government-in-the-sunshine, code of ethics for public officers, and public records disclosure.

The consequences for violating these applicable laws include criminal penalties, civil fines, and the voiding of any committee/board/authority action and of any subsequent action by the Board of County Commissioners. In order to be familiar with these laws and to assist you in answering the following questions, please take a few minutes to complete the mandatory orientation. Your application will not be deemed complete until you have completed the orientation.

Have you completed the Applicant Orientation for membership on Citizen Committees, Board & Authorities?* *Yes*

Are you currently serving on a County Advisory Committee or other Committee/Authority/Board?* *Yes*

If yes, on what Committee(s) are you a member? *Library Advisory Board*

Have you served on any previous Leon County committees?* *No*

Are you willing to complete a financial disclosure form if applicable?* *Yes*

Do you know of any circumstances that would result in you having to abstain from voting on a Committee/Board/Authority due to voting conflicts? (Not applicable to Focus Groups)* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with Leon County?* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with the Committee/Board/Authority to which you are applying for membership?* *No*

Do you currently have any employment or contractual relationship that would create a continuing or frequently recurring conflict with regard to your participation on a Committee/Board/Authority? (i.e. would you have frequent or reoccurring voting conflicts?)* *No*

Do you foresee participating in any competitive bid process for Leon County business during your time serving on this committee/board/authority?* *No*

Do you foresee participating in any competitive bid process involving business with the Committee/Board/Authority to which you are applying, during your time serving on that entity?* *No*

Is your personal information exempt from public records disclosure in accordance with FS 119.071(2)(j)1 or FS 119.071(4)? *No*

Members on this committee must be a resident of Leon County.

All statements and information provided in this application are true to the best of my knowledge.

Signature: *Mrs. Elizabeth Button Jackson*

The application was electronically sent: 10/1/2025 10:58:28 AM

ELIZABETH BUTTON JACKSON

CONTACT

850-339-2324

bethbuttonjackson@gmail.com

2805 Walter Scott Road
Tallahassee, Florida 32312

PROFILE SUMMARY

Experienced educational leader with a strong background in K–12 school leadership, instructional improvement, and professional learning. Currently serving as a Program Associate II at WestEd, supporting school improvement efforts through data-driven tools and coaching. Former principal and science teacher with a passion for equity, literacy, and capacity building.

EDUCATION

2012, 2019
UNIVERSITY OF WEST FLORIDA

- Education Specialist
  - Educational Policy, Administrative & Leadership Studies
- Masters
  - Educational Leadership

2003
FLORIDA STATE UNIVERSITY

- Bachelor of Science
  - Biological Sciences
  - Minors: Secondary Education, Chemistry

2001
UNIVERSITY OF FLORIDA

- Associate of Arts

SKILLS

- Project Management
- Public Relations
- Teamwork
- Time Management
- Leadership
- Effective Communication
- Critical Thinking

WORK EXPERIENCE

Program Associate II - School Improvement 2022 - PRESENT
WestEd

- Support analysis of state and school data and the implementation of change and improvement initiatives
- Facilitate internal and client-facing project communications, strategic planning meetings and deliver actionable insights to drive school improvement initiatives
- Collaborate across internal teams to streamline communication, monitor deliverables, and align project goals
- Create content, tools, and presentations to build client capacity in instructional leadership and systems improvement

School Administrator 2012 - 2022
Hawks Rise Elementary
Woodville Middle School

- Directed academic programming, staffing, and professional development for diverse preK–8 school communities
- Increased student achievement through data-driven instructional leadership and targeted intervention systems
- Oversaw curriculum implementation, discipline systems, and school-wide initiatives including MTSS and PBIS
- Mentored and evaluated staff using research-based observation tools and feedback protocols

Science Teacher 2003 - 2012
Lincoln High School
Florida State University School
Swift Creek Middle School

- Taught courses including Biology, Earth/Space Science, and AP Environmental Science; Served as AP Testing Coordinator
- Designed inquiry-based science units and labs; Differentiated instruction in inclusive classrooms
- Supported school-wide literacy through interdisciplinary strategies and leadership on curriculum teams

Library Advisory Board Attendance Record

Committee Name: Library Advisory Board

Committee Member Name: Elizabeth Jackson

Term Began: January 1, 2024

January 2024	February 2024	March 2024	April 2024
No meeting	A	X	X

May 2024	June 2024	July 2024	August 2024
A/E	A/E	No meeting	X

September 2024	October 2024	November 2024	December 2024
X	X	No meeting	No meeting

January 2025	February 2025	March 2025	April 2025
X	X	A/E	X

May 2025	June 2025	July 2025	August 2025
X	X	No meeting	A/E

September 2025	October 2025	November 2025
X	X	X

X – Member in attendance
A – Member absent
A/E – Member absent/excused

LEON COUNTY BOARD OF COUNTY COMMISSIONERS
CITIZEN COMMITTEE APPLICATION
LIBRARY ADVISORY BOARD

It is the applicant's responsibility to keep this information current. To advise the County of any changes please contact Lisa Davis by telephone at (850) 606-5300 or by e-mail at DavisLis@leoncountyfl.gov.

Applications will be discarded if no appointment is made after two years.

Name: Mr. David Gow Low | **Date:** 10/17/2025 12:13:17 PM

Home Address:	9801 Waters Meet Dr Tallahassee, FL 32312-3759	**Do you live in Leon County?**	Yes
		Do you live within the City limits?	No
		Do you own property in Leon County?	Yes
Home Phone:	(850) 570-4805	**Do you own property in the Tallahassee City Limits?**	No
Primary Email:	dlow@maclay.org	**How many years have you lived in Leon County?**	25

(EMPLOYMENT INFORMATION)

Employer:	Maclay School	**Work Address:**	3737 N MERIDIAN RD TALLAHASSEE, FL 32312-3759
Occupation:	Librarian		
Work/Other Phone:		**Work Email:**	dlow@maclay.org

(OPTIONAL)

Leon County strives to meet its goals, and those contained in various federal and state laws, of maintaining a membership in its Advisory Committees that reflects the diversity of the community. Although strictly optional for Applicant, the following information is needed to meet reporting requirements and attain those goals.

Race: Asian **Gender:** M **Age:** 39

District: District III **Disabled?** No

(RESUME AND REFERENCES)

References (you must provide at least one personal reference who is not a family member):

Name:	Charles Beamer	**Name:**	Bentley Harris
Address:	3737 North Meridian Road Tallahassee, FL 32312	**Address:**	3737 North Meridian Road Tallahassee, FL 32312
Phone:	(850) 893-2138	**Phone:**	(850) 893-2138

Resume Uploaded? Yes

If no resume is available, in the space below briefly describe or list the following: any previous experience on other Committees; your educational background; your skills and experience you could contribute to a Committee; any of your professional licenses and/or designations and indicate how long you have held them and whether they are effective in Leon County; any charitable or community activities in which you participate; and reasons for your choice of the Committee indicated on this Application. Please attach your resume, if one is available.

Presently serve on the Library Advisory Board

(COMMITTEE QUESTIONNAIRE)

IMPORTANT LEGAL REQUIREMENTS FOR COMMITTEE/BOARD/AUTHORITY MEMBERSHIP

Citizen participation is important in developing Leon County's programs and policies, and in providing quality public services to the community. We appreciate your interest in serving on a committee and would like to bring a few items to your attention. As a member of a committee/board/authority, you will be obligated to follow any applicable laws regarding government-in-the-sunshine, code of ethics for public officers, and public records disclosure.

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Have you completed the Applicant Orientation for membership on Citizen Committees, Board & Authorities?* *Yes*

Are you currently serving on a County Advisory Committee or other Committee/Authority/Board?* *Yes*

If yes, on what Committee(s) are you a member? *Library Advisory Board*

Have you served on any previous Leon County committees?* *Yes*

If Yes, on what Committee(s) have you served? *Library Advisory Board*

Are you willing to complete a financial disclosure form if applicable?* *Yes*

Do you know of any circumstances that would result in you having to abstain from voting on a Committee/Board/Authority due to voting conflicts? (Not applicable to Focus Groups)* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with Leon County?* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with the Committee/Board/Authority to which you are applying for membership?* *No*

Do you currently have any employment or contractual relationship that would create a continuing or frequently recurring conflict with regard to your participation on a Committee/Board/Authority? (i.e. would you have frequent or reoccurring voting conflicts?)* *No*

Do you foresee participating in any competitive bid process for Leon County business during your time serving on this committee/board/authority?* *No*

Do you foresee participating in any competitive bid process involving business with the Committee/Board/Authority to which you are applying, during your time serving on that entity?* *No*

Is your personal information exempt from public records disclosure in accordance with FS 119.071(2)(j)1 or FS 119.071(4)? *No*

Members on this committee must be a resident of Leon County.

All statements and information provided in this application are true to the best of my knowledge.

Signature: *Mr. David Gow Low*

The application was electronically sent: 10/17/2025 12:13:17 PM

David G. Low

9801 Waters Meet Drive Tallahassee, FL 32312
Phone (850) 570-4805 Email: dlow@maclay.org

Experience

Maclay School Tallahassee, FL 2018 - Present

- Library Director – Oversee and develop the campus library, which includes managing the budget, implementing programs, managing the library collection, and working with students, teachers, and administration to provide reading and information services in line with school goals
- Work with all grade levels, from PreK-3 to 12th grade
- Videography and livestreaming of on-campus events. Produce School News shows in all divisions. Teach Video Production classes.

Leon County Public Library Tallahassee, FL 2016 – 2018

- Information Professional (LeRoy Collins Main Library) – developed and maintained library collection, provided educational programming, staffed reference service desks.

Alachua County Library District Gainesville, FL 2011 – 2016

- Librarian (Hawthorne and Millhopper Branches, 2012 - 2016) - provided educational programming for adults, teens, and children. Supervised staff in daily operation of library. Staffed reference and circulation desks, and provided online reference services.
- Head of children's department for the Millhopper Branch. Conducted reports and analyzed statistics toimprove library services.
- Library Specialist (Headquarters, 2012) - provided educational programming for teens. Oversaw teen volunteer program. Staffed reference desks. Created promotional materials. Library Page (Alachua Branch, 2011) - shelved and labeled library items.

University of Florida, College of Agriculture Gainesville, FL 2011

- Research Assistant – aided doctoral and post-doctoral students in a genetic study of the common bean plant. Performed work with plants in the field and in the lab. Maintained database of findings.

Independent Florida Alligator Gainesville, FL 2005-2009

- Freelance editor, entertainment editor, and online editor of the nation's largest student-run newspaper. Directed writers, delegated beats, edited for grammar and style, and budgeted and designed sections on deadline in a newsroom environment.
- Regularly contributed as a reporter, writer, and columnist.

Education

Florida State University, School of Library and Information Studies Aug. 2011- May 2013

- Master's of Library and Information Studies focusing on technology and youth services librarianship.

University of Florida, College of Education 2010-2011

- Master's in Education with focus on English, reading, and technology.

University of Florida, College of Journalism and Communications 2005-2009

- Bachelor of Science in journalism with a concentration in reporting and editing.
- Minors in English, film studies, and environmental horticulture

Maclay School Class of 2005

Library Advisory Board Attendance Record

Committee Name: Library Advisory Board

Committee Member Name: David Low

Term Began: January 1, 2024

January 2024	February 2024	March 2024	April 2024
No meeting	X	X	X

May 2024	June 2024	July 2024	August 2024
X	X	No meeting	X

September 2024	October 2024	November 2024	December 2024
X	X	No meeting	No meeting

January 2025	February 2025	March 2025	April 2025
X	A	X	X

May 2025	June 2025	July 2025	August 2025
A	X	No meeting	X

September 2025	October 2025	November 2025
X	A	X

X – Member in attendance
A – Member absent

LEON COUNTY BOARD OF COUNTY COMMISSIONERS
CITIZEN COMMITTEE APPLICATION
LIBRARY ADVISORY BOARD

It is the applicant's responsibility to keep this information current. To advise the County of any changes please contact Lisa Davis by telephone at (850) 606-5300 or by e-mail at DavisLis@leoncountyfl.gov.

Applications will be discarded if no appointment is made after two years.

Name: Mr. David Schubert | **Date:** 11/16/2025 8:13:41 PM

Home Address:	5338 Saint Ives Lane Tallahassee, FL 32309	**Do you live in Leon County?**	Yes
		Do you live within the City limits?	Yes
		Do you own property in Leon County?	Yes
Home Phone:	(850) 597-2070	**Do you own property in the Tallahassee City Limits?**	Yes
Primary Email:	david.schubert@gmail.com	**How many years have you lived in Leon County?**	33

(EMPLOYMENT INFORMATION)

Employer:	DeSoto Trail Elementary School (Leon County School District)	**Work Address:**	5200 Tredington Park Drive Tallahassee, FL 32309
Occupation:	Teacher		
Work/Other Phone:	(850) 488-4511	**Work Email:**	david.schubert@leonschools.net

(OPTIONAL)

Leon County strives to meet its goals, and those contained in various federal and state laws, of maintaining a membership in its Advisory Committees that reflects the diversity of the community. Although strictly optional for Applicant, the following information is needed to meet reporting requirements and attain those goals.

Race: White **Gender:** M **Age:** 38

District: District IV **Disabled?** No

(RESUME AND REFERENCES)

References (you must provide at least one personal reference who is not a family member):

Name:	Megan Keen	**Name:**	Kelli Dillon
Address:	5200 Tredington Park Drive Tallahassee, FL 32309	**Address:**	5200 Tredington Park Drive Tallahassee, FL 32309
Phone:	(850) 488-4511	**Phone:**	(850) 488-4511

Resume Uploaded? Yes

If no resume is available, in the space below briefly describe or list the following: any previous experience on other Committees; your educational background; your skills and experience you could contribute to a Committee; any of your professional licenses and/or designations and indicate how long you have held them and whether they are effective in Leon County; any charitable or community activities in which you participate; and reasons for your choice of the Committee indicated on this Application. Please attach your resume, if one is available.

In addition to the work experience documented on the attached resume, I have served on the Saint Ives Homeowners Association board for the past 8 years (I currently serve as the Secretary), and I previously served on the Chiles High School Foundation board.

(COMMITTEE QUESTIONNAIRE)

IMPORTANT LEGAL REQUIREMENTS FOR COMMITTEE/BOARD/AUTHORITY MEMBERSHIP

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Have you completed the Applicant Orientation for membership on Citizen Committees, Board & Authorities?* *Yes*

Are you currently serving on a County Advisory Committee or other Committee/Authority/Board?* *No*

Have you served on any previous Leon County committees?* *No*

Are you willing to complete a financial disclosure form if applicable?* *Yes*

Do you know of any circumstances that would result in you having to abstain from voting on a Committee/Board/Authority due to voting conflicts? (Not applicable to Focus Groups)* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with Leon County?* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with the Committee/Board/Authority to which you are applying for membership?* *No*

Do you currently have any employment or contractual relationship that would create a continuing or frequently recurring conflict with regard to your participation on a Committee/Board/Authority? (i.e. would you have frequent or reoccurring voting conflicts?)* *No*

Do you foresee participating in any competitive bid process for Leon County business during your time serving on this committee/board/authority?* *No*

Do you foresee participating in any competitive bid process involving business with the Committee/Board/Authority to which you are applying, during your time serving on that entity?* *No*

Is your personal information exempt from public records disclosure in accordance with FS 119.071(2)(j)1 or FS 119.071(4)? *No*

Members on this committee must be a resident of Leon County.

All statements and information provided in this application are true to the best of my knowledge.

Signature: Mr. David Schubert

The application was electronically sent: 11/16/2025 8:13:41 PM



DAVID SCHUBERT

TECHNOLOGY RESOURCE TEACHER

CONTACT

850.597.2070
david.schubert@gmail.com
5338 Saint Ives Lane
Tallahassee, FL 32309

EDUCATION

M.ED. EDUCATIONAL LEADERSHIP
University of West Florida
Expected graduation 2023

B.S. INFORMATION TECHNOLOGY
Florida State University
2006 - 2009

AWARDS

Teacher of the Year (District Finalist), 2015-2016

School Related Employee of the Year, 2011-2012

National Merit Scholar, 2006

Bright Futures Florida Academic Scholar, 2006

REFERENCES

Michele Keltner, Principal
keltnerm@leonschools.net

Megan Keen, Assistant Principal
keenm@leonschools.net

PROFILE

Highly effective, innovative teacher with substantial administrative experience seeking further training in educational leadership for the betterment of the Leon County public education system.

WORK EXPERIENCE

DESOTO TRAIL ELEMENTARY SCHOOL
Technology Resource Teacher | 2013 - Present
Plan and deliver instruction for CAPE program lessons for students in grades 3-5; develop the school's complex master schedule; create classroom rosters; author the Professional Learning Plan and oversee Title II funding allocation and related PD activities; organize school fundraising and grant-writing activities to bring in up to $100,000 each year; review student assessment data and co-write School Improvement Plan annually.

LEON COUNTY SCHOOL DISTRICT
Instructional Technology Teacher Trainer | 2011 - Present
Plan and conduct workshops on a variety of topics in different schools during the summer, on teacher planning days, and after regular school hours.

CONLEY ELEMENTARY SCHOOL
Technology Coordinator | 2008 - 2012
Member of the founding faculty responsible for successfully implementing a vast array of cutting-edge educational technology (hardware and software); sole provider of support and staff development for this technology.

Technology Teacher | 2010 - 2012
Developed and taught an innovative inquiry-based technology course as a special area to grades 3-5.

Teacher of the Gifted | 2011 - 2012
Planned and delivered lessons to provide enrichment for every identified gifted student (grades K-5) based on Florida's Frameworks for K-12 Gifted Learners; wrote and reviewed EPs and led parent EP meetings.

LAWTON CHILES HIGH SCHOOL
Technology Assistant | 2006 - 2008
Assisted with computer maintenance and end-user technology support for faculty, staff, and students, including leading technology workshops and collaborating with teachers to provide innovative instruction to students.

LEON COUNTY BOARD OF COUNTY COMMISSIONERS
CITIZEN COMMITTEE APPLICATION
LIBRARY ADVISORY BOARD

It is the applicant's responsibility to keep this information current. To advise the County of any changes please contact Lisa Davis by telephone at (850) 606-5300 or by e-mail at DavisLis@leoncountyfl.gov.

Applications will be discarded if no appointment is made after two years.

Name: Mr. Mike Kay

Date: 8/23/2024 3:42:20 PM

Home Address:	1821 Wagon Wheel Cir E Tallahassee, FL 32317	**Do you live in Leon County?**	Yes
		Do you live within the City limits?	Yes
		Do you own property in Leon County?	Yes
Home Phone:	(850) 877-6830	**Do you own property in the Tallahassee City Limits?**	Yes
Primary Email:	michaelkay@comcast.net	**How many years have you lived in Leon County?**	38

(EMPLOYMENT INFORMATION)

Employer:	Retired	**Work Address:**	
Occupation:	Retired		
Work/Other Phone:	(850) 212-9062	**Work Email:**	

(OPTIONAL)

Leon County strives to meet its goals, and those contained in various federal and state laws, of maintaining a membership in its Advisory Committees that reflects the diversity of the community. Although strictly optional for Applicant, the following information is needed to meet reporting requirements and attain those goals.

Race: White **Gender:** M **Age:** 67

District: District V **Disabled?** No

(RESUME AND REFERENCES)

References (you must provide at least one personal reference who is not a family member):

Name:	Ashley Edwards	**Name:**	Karen Young
Address:	City of Tallahassee Parks, Recreation & Neighborhood Affairs Department 1201 Myers Park Dr.	**Address:**	Buck Lake Elementary School 600 Pedrick Road Tallahassee, FL 32317
Phone:	(850) 891-3853	**Phone:**	(850) 488-6133

Resume Uploaded? Yes

If no resume is available, in the space below briefly describe or list the following: any previous experience on other Committees; your educational background; your skills and experience you could contribute to a Committee; any of your professional licenses and/or designations and indicate how long you have held them and whether they are effective in Leon County; any charitable or community activities in which you participate; and reasons for your choice of the Committee indicated on this Application. Please attach your resume, if one is available.

(COMMITTEE QUESTIONNAIRE)

IMPORTANT LEGAL REQUIREMENTS FOR COMMITTEE/BOARD/AUTHORITY MEMBERSHIP

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Have you completed the Applicant Orientation for membership on Citizen Committees, Board & Authorities?* *Yes*

Are you currently serving on a County Advisory Committee or other Committee/Authority/Board?* *No*

Have you served on any previous Leon County committees?* *No*

Are you willing to complete a financial disclosure form if applicable?* *Yes*

Do you know of any circumstances that would result in you having to abstain from voting on a Committee/Board/Authority due to voting conflicts? (Not applicable to Focus Groups)* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with Leon County?* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with the Committee/Board/Authority to which you are applying for membership?* *No*

Do you currently have any employment or contractual relationship that would create a continuing or frequently recurring conflict with regard to your participation on a Committee/Board/Authority? (i.e. would you have frequent or reoccurring voting conflicts?)* *No*

Do you foresee participating in any competitive bid process for Leon County business during your time serving on this committee/board/authority?* *No*

Do you foresee participating in any competitive bid process involving business with the Committee/Board/Authority to which you are applying, during your time serving on that entity?* *No*

Is your personal information exempt from public records disclosure in accordance with FS 119.071(2)(j)1 or FS 119.071(4)? *No*

Members on this committee must be a resident of Leon County.

All statements and information provided in this application are true to the best of my knowledge.

Signature: Mr. Mike Kay

The application was electronically sent: 8/23/2024 3:42:20 PM

Michael D. Kay, PMP®

1821 Wagon Wheel Circle East Tallahassee, FL 32317-7439
Home: 850-877-6830 Cell: 850-212-9062 MichaelKay@comcast.net

Experience Summary

Over forty-four years in the Information Technology field, thirty-four of which have involved management of technical staff and projects. Considerable background in product and project management, requirements analysis, migration planning, and customer consulting.

Work Experience

Managing Director – ESI Services, LLC (ESI), Tallahassee, FL January 2017 to 2024
Manage day-to-day activities of all staff; coordinate projects, sales, customer service, and technical support functions. Retired as of July 1, 2024.

Senior Project Manager – ESI Services, LLC (ESI), Tallahassee, FL March 2003 to present
Responsible for managing all project management staff; managed large variety of projects including custom application development and migrations.

Director of Methods & Procedures – ESI , Tallahassee, FL May 2000 to February 2003
In addition to actively managing projects, defined project-based methodology and procedures for all projects performed by ESI.

Director of Support, Testing, and Education - ESI, Tallahassee, FL December 1998 to April 2000

Manager, Software Engineering - EDP Systems Inc. (ESI), Tallahassee, FL April 1993 to Nov 1998

Senior Technical Consultant - EDP Systems Inc. (ESI), Livonia, MI October 1988 to March 1993

Director of MIS - EDP Systems Inc. (ESI), Tallahassee, FL June 1987 to September 1988

System Software Specialist - EDP Systems Inc. (ESI), Tallahassee, FL June 1983 to June 1987

Visiting Professor - Florida A & M University, Tallahassee, FL June 1982 to June 1983

Data Center Technical Analyst - Burroughs Corporation, Detroit, MI June 1979 to June 1982

Education

Graduate Certificate in Project Management.
Florida State University, Tallahassee, FL. December 2010 (4.0 GPA).

Master of Science in Liberal Arts (incomplete).
Wayne State University, Detroit, MI. Majoring in Computer Science.

Bachelor of Science in Applied Arts and Sciences.
Central Michigan University, Mt. Pleasant, MI. Majored in Computer Science, minored in Mathematics.

Michael D. Kay, PMP®

Community Service

Tallahassee Parks and Recreation Advisory Board – June 2018 to May 2024.

- Chair 2022 to 2024
- Vice Chair 2020-2022
- Winter Festival Parade Judge 2022.

Tallahassee PMI Chapter Board of Directors – VP of Administration 2015-2017.

- Initiated and coordinated annual strategic planning sessions.
- Rewrote/Updated Tallahassee PMI Chapter Bylaws.
- Wrote Tallahassee PMI Chapter Policies and Procedures.

Project Management Professional (PMP) certification from PMI. February 2013 to present.

Member of Project Management Institute (PMI) and Tallahassee PMI chapter since 2007.

The Tallahassee Ballet

- Volunteer activities – ushering at performances, reorganizing/cleaning warehouse.
- Rewrote/Updated bylaws.

Elder Care Services Meals on Wheels – 2002-2006.

UNITE (Unisys user's group) Board of Directors 1995-2003;

- Chairman of the Board
- Secretary/Treasurer
- Director of Marketing
- Director of the Display Room
- Conference Planning Director
- Initiated and coordinated annual strategic planning sessions.
- Rewrote/Updated UNITE bylaws
- Rewrote/Updated UNITE Policies and Procedures
- Recipient of UNITE Star Award (2005).

Volunteer tackle football coach at Swift Creek Middle School – 1999-2023.

Football coach for Tallahassee Tornados Minor League Football – 1996-1998.

Additional community service activities include coaching youth sports (flag football, baseball, and softball) for Tallahassee Parks and Recreation Department and Chaires Little League.

Football coach for high schools in Michigan – Plymouth Canton High School, Highland Park High School, Cranbrook Kingswood Upper School, Birmingham Brother Rice High School.

LEON COUNTY BOARD OF COUNTY COMMISSIONERS
CITIZEN COMMITTEE APPLICATION
PUBLIC SAFETY COORDINATING COUNCIL

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Applications will be discarded if no appointment is made after two years.

Name: Mrs. Nancy O'Farrell | **Date:** 11/19/2025 5:36:22 PM

Home Address:	3020 Godfrey Place Tallahassee, FL 32309	**Do you live in Leon County?**	Yes
		Do you live within the City limits?	Yes
		Do you own property in Leon County?	Yes
Home Phone:	(850) 509-3475	**Do you own property in the Tallahassee City Limits?**	Yes
Primary Email:	nancyofarrell047@gmail.com	**How many years have you lived in Leon County?**	48

(EMPLOYMENT INFORMATION)

Employer:	NAMI Tallahassee	**Work Address:**	3020 Godfrey Place Tallahassee, FL 32309
Occupation:	Special Projects/Family Programs		
Work/Other Phone:	(850) 509-3475	**Work Email:**	nancyofarrell047@gmail.com

(OPTIONAL)

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Race: White **Gender:** F **Age:** 78

District: District IV **Disabled?** No

(RESUME AND REFERENCES)

References (you must provide at least one personal reference who is not a family member):

Name:	Lynn Sauls	**Name:**	Rebecca Carter
Address:	3024 Godfrey Place Tallahassee, FL 32309	**Address:**	2004 High Road Tallahassee, FL 32303
Phone:	(850) 212-2623	**Phone:**	(727) 439-0072

Resume Uploaded? Yes

If no resume is available, in the space below briefly describe or list the following: any previous experience on other Committees; your educational background; your skills and experience you could contribute to a Committee; any of your professional licenses and/or designations and indicate how long you have held them and whether they are effective in Leon County; any charitable or community activities in which you participate; and reasons for your choice of the Committee indicated on this Application. Please attach your resume, if one is available.

(COMMITTEE QUESTIONNAIRE)

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Have you completed the Applicant Orientation for membership on Citizen Committees, Board & Authorities?* *Yes*

Are you currently serving on a County Advisory Committee or other Committee/Authority/Board?* *Yes*

If yes, on what Committee(s) are you a member? *Public Safety Coordinating Council*

Have you served on any previous Leon County committees?* *No*

Are you willing to complete a financial disclosure form if applicable?* *Yes*

Do you know of any circumstances that would result in you having to abstain from voting on a Committee/Board/Authority due to voting conflicts? (Not applicable to Focus Groups)* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with Leon County?* *No*

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Do you foresee participating in any competitive bid process involving business with the Committee/Board/Authority to which you are applying, during your time serving on that entity?* *No*

Is your personal information exempt from public records disclosure in accordance with FS 119.071(2)(j)1 or FS 119.071(4)? *No*

PSCC members must meet one of the following membership eligibilities as listed below. Please indicate your area of expertise.

- [ ] The director of a local substance abuse treatment program, or a member designated by the director.
- [ ] Representative from county and state jobs programs.
- [x] Representative from other community groups who work with offenders and victims.

Please explain. *I would represent NAMI Tallahassee, the local affiliate of the National Alliance on Mental Illness. We are a peer education, support, and outreach organization, offering programs and presentations to all members of the community. We have both offenders and victims who attend our support groups and take our classes.*

All statements and information provided in this application are true to the best of my knowledge.

Signature: *Mrs. Nancy O'Farrell*

The application was electronically sent: 11/19/2025 5:36:22 PM

Nancy O'Farrell has been retired since 2006. In the intervening years she has been heavily involved in the community, serving as a Standardized Patient for the FSU College of Medicine, joining the Osher Lifelong Learning Institute at Florida State University, and joining a work group attempting to bring the first International Clubhouse to Tallahassee. (The Clubhouse movement establishes a place where adults living with mental illnesses can re-enter the workforce, or at least spend the work-ordered day maintaining and running the organization.)

She served as Member President of OLLI at FSU for the academic year 2010-2011, a year which saw the membership double, thereby qualifying the program to become qualified for a million-dollar endowment from the Osher Foundation, an endowment that was received in 2011.

In 2017, Nancy was selected as one of the Tallahassee Democrat's 25 Women You Need to Know.

In 2012, she became interested and began volunteering with NAMI Tallahassee, the local affiliate of the National Alliance on Mental Illness. Beginning as the membership coordinator, Nancy soon joined the Board of Directors and served in several capacities, ending her Board membership as the president in 2019. As the affiliate grew and expanded programs, Nancy variously became a NAMI Basics teacher (classes for parents and primary caregivers of children ages 5-21 with mental health conditions); an Ending the Silence Lead Presenter (a 50-minute presentation for middle and high school students); the Program Coordinator; the Executive Director; and currently, volunteering for grants management, special projects, and family programs.

Throughout her volunteer time with NAMI Tallahassee Nancy has represented the affiliate on the Leon County Public Safety Coordinating Council, the Mental Health Council of the Big Bend, the TPD Citizens Advisory Council, has interviewed over 100 potential volunteers, has trained and worked with a number of Young Adult Presenters for the Ending the Silence program, has qualified as Lead Presenter for Ending the Silence for Faculty and Staff and Ending the Silence for Families.

Nancy has also assisted in numerous Family Support Group meetings and serves as a Family Support Group Program Leader. She has also volunteered in the role-playing module of the Crisis Intervention Team training offered to law enforcement several times a year, an educational and training effort supported by NAMI affiliates throughout the country.

Nancy has been married to her husband Mike for 48 years. They have two adult sons and three grandchildren.

Public Safety Coordinating Council Attendance Record

Committee Name: Public Safety Coordinating Council

Committee Member Name: Nancy O'Farrell

9/21/2021	10/19/2021	12/7/2021	01/18/2022	02/22/2022	03/29/2022
X	X	X	X	X	X

04/19/2022	05/17/2022	06/28/2022	09/27/2022	10/18/2022	12/6/2022
X	A	A	X	X	X

01/17/2023	02/28/2023	03/28/2023	04/18/2023	05/16/2023	07/18/2023
X	A	X	X	X	X

09/19/2023	10/17/2023	12/5/2023	01/30/2024	02/27/2024	03/26/2024
A	A	A	X	X	X

04/16/2024	05/21/2024	07/16/2024	09/10/2024	10/15/2024	12/3/2024
X	X	X	A	X	X

02/18/2025	03/25/2025	04/15/2025	06/24/2025	07/15/2025	09/25/2025
X	X	X	X	A	X

10/21/2025
X

X – Member in attendance
A – Member absent

LEON COUNTY BOARD OF COUNTY COMMISSIONERS
CITIZEN COMMITTEE APPLICATION
PUBLIC SAFETY COORDINATING COUNCIL

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Applications will be discarded if no appointment is made after two years.

Name: Mr. Patrick Mahoney | **Date:** 11/18/2025 5:45:06 PM

Home Address:	9836 Thunder Hill Trail Tallahassee, FL 32312	**Do you live in Leon County?**	Yes
		Do you live within the City limits?	No
		Do you own property in Leon County?	Yes
Home Phone:	(850) 228-9177	**Do you own property in the Tallahassee City Limits?**	No
Primary Email:	mahoneyconsultingstrategies@gmail.com	**How many years have you lived in Leon County?**	20

(EMPLOYMENT INFORMATION)

Employer:	Mahoney Consulting Strategies LLC	**Work Address:**	9836 Thunder Hill Trail tallahassee, FL 32312
Occupation:	Consultant/Expert Witness		
Work/Other Phone:	(850) 228-9177	**Work Email:**	mahoneyconsultingstrategies@gmail.com

(OPTIONAL)

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Race: White **Gender:** M **Age:** 57

District: District IV **Disabled?** No

(RESUME AND REFERENCES)

References (you must provide at least one personal reference who is not a family member):

Name:	Ann Meisenzahl	**Name:**	Keith Parker
Address:	9836 Thunder Hill Trail	**Address:**	
Phone:	(850) 322-6864	**Phone:**	(706) 614-8593

Resume Uploaded? Yes

If no resume is available, in the space below briefly describe or list the following: any previous experience on other Committees; your educational background; your skills and experience you could contribute to a Committee; any of your professional licenses and/or designations and indicate how long you have held them and whether they are effective in Leon County; any charitable or community activities in which you participate; and reasons for your choice of the Committee indicated on this Application. Please attach your resume, if one is available.

(COMMITTEE QUESTIONNAIRE)

IMPORTANT LEGAL REQUIREMENTS FOR COMMITTEE/BOARD/AUTHORITY MEMBERSHIP

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Are you currently serving on a County Advisory Committee or other Committee/Authority/Board?* *No*

Have you served on any previous Leon County committees?* *No*

Are you willing to complete a financial disclosure form if applicable?* *Yes*

Do you know of any circumstances that would result in you having to abstain from voting on a Committee/Board/Authority due to voting conflicts? (Not applicable to Focus Groups)* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with Leon County?* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with the Committee/Board/Authority to which you are applying for membership?* *No*

Do you currently have any employment or contractual relationship that would create a continuing or frequently recurring conflict with regard to your participation on a Committee/Board/Authority? (i.e. would you have frequent or reoccurring voting conflicts?)* *No*

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Do you foresee participating in any competitive bid process involving business with the Committee/Board/Authority to which you are applying, during your time serving on that entity?* *No*

Is your personal information exempt from public records disclosure in accordance with FS 119.071(2)(j)1 or FS 119.071(4)? *No*

PSCC members must meet one of the following membership eligibilities as listed below. Please indicate your area of expertise.

- [ ] The director of a local substance abuse treatment program, or a member designated by the director.
- [ ] Representative from county and state jobs programs.
- [x] Representative from other community groups who work with offenders and victims.

Please explain. *I am a board member of Big Bend Aftercare Reentry Coalition. We increase public safety by assisting and providing services to currently and formally incarcerated individuals returning to Leon County and the big bend.*

All statements and information provided in this application are true to the best of my knowledge.

Signature: *Mr. Patrick Mahoney*

The application was electronically sent: 11/18/2025 5:45:06 PM

Patrick R. Mahoney

9836 Thunder Hill Trail
Tallahassee, Fl 32312
850-228-9177
E-mail: mahoneyconsultingstrategies@gmail.com

Professional Profile

Senior level strategic corrections leader with over 30 years of experience. A value driven, results oriented executive with strong communication and organizational management skills. A self-motivated proven leader with a strong executive presence, capable of coupling a macro vision with tactical and detailed considerations to inspire and lead large initiatives.

WORK HISTORY

2024 to Present *Mahoney Consulting Strategies LLC*
President

- Corrections executive and re-entry expert
- Expert Witness
- Consulting services in research, healthcare, behavioral healthcare, workforce development, rehabilitation services and other corrections solutions
- Business Development and strategy
- Government relations
- Training

2018 to Oct 2024 *Florida Department of Corrections – Office of Programs and Re-Entry*
Director - Retired

- Responsible for the leadership, strategic management, and planning of the agency's developmental, transitional and reentry programs. To include, academic education, career and technical education, special education, library services, substance use disorder treatment, chaplaincy services, assessment/case management services, technology-based development, specialized community-based programs, volunteer services and other cognitive behavioral programs. Provide leadership, guidance, and management to over 1100 staff and contracted staff statewide.
- Responsible for the leadership and management of over $100,000,000 annual budget to include inmate and offender programs, staffing and contract services.
- Represent the department in meetings, hearings, and task forces, both inside and outside the agency, including legislative, administrative, and community forums. Provides public relations, communication and education of agency reentry programs and initiatives; foster and develop community partnerships.
- Lead the agency's programs and reentry initiatives focused on legislative budget requests.

2010 to 2018 *Florida Department of Corrections – Office of Re-Entry*
Bureau Chief/Assistant Bureau Chief

- Directed and managed the delivery of all statewide prison and community-based substance use treatment services and other transitional reentry program services for inmates and offenders.
- Managed an approximate $40,000,000 annual budget for inmate and offender program services.
- Directed and managed research and implementation of program innovations.
- Directed and managed the development of funding and grant applications.
- Responsible for the administrative and contract management and oversight for all in-prison substance use treatment and reentry programs statewide.
- Responsible for the oversight and management of developing and processing purchase requests

and purchase orders. Coordinate and prepare public vendor bid requests and solicitations.
- Provide leadership, supervision and management to staff statewide.
- Responsible for research, formulation and implementation of evidence-based substance use and reentry programming. Compile, analyze and maintain statistical data.

2000 to 2010 *Florida Department of Corrections – Office of Re-Entry*
Regional Programs Manager/Correctional Services Administrator
- Responsible for the regional administrative oversight and contract management of community based residential and outpatient treatment services, specialized community-based programs and laboratory drug testing contracts.
- Responsible for the administrative supervision and hiring of staff.
- Tracked and managed an approximate $11 million annual budget.
- Responsible for the administrative and operational supervision of the Broward Probation and Restitution Center, including the personnel, budget, physical plant maintenance and the overall care, custody and control of fifty-four (54) felony offenders court ordered to complete program.

1994 to 2000 *Florida Department of Corrections-Probation/Parole*
Correctional Probation Officer/Correctional Probation Officer Training Coordinator
- Provide surveillance and supervision of felony offenders.
- Conduct assigned investigations, including pre/post sentence investigations and other court related reports and the monitoring of offender financial obligations.
- Deliver, monitor, evaluate and coordinate the Probation Officer training functions.

EDUCATION

1987-1989 *A.A.S. Criminal Justice - Suffolk County Community College, New York.*
1989-1991 *BS Criminal Justice - State University of New York College at Brockport*

ACHIEVEMENTS/PROFESSIONAL MEMBERSHIPS

- Board Member Peyton Tuthill Foundation – January 2019 to 2023
- Substance Abuse and Mental Health Planning Council Agency Representative – 2017 to 2021
- Florida Drug Policy Advisory Council Agency Representative - 2013-2021
- Florida Certified Contract Manager - 2014
- Florida Office of Drug Control – Certificate of Leadership – 2004
- National Association of Re-entry Professionals Annual Leadership Award
- Recognized by the Vietnam Veterans of America - 2021
- Recognized by Moms for America - 2023
- The Commission on Criminal Justice Standards and Training - Certified Correctional Probation Officer – Auxiliary Status
- The Commission on Criminal Justice Standards and Training - Instructor Certification
- American Correctional Association – Member
- American Correctional Association - Delegate Assembly
- Correctional Education Association - Member
- Florida Council on Crime and Delinquency – Member – 1997 to Present
- Florida Council on Crime and Delinquency Chapter IV President - 1998 to 2000
- Florida Council on Crime and Delinquency State Board member - 2001/2002 – 2003/2004
- Florida Association for Community Corrections Statewide Board Member/Regional Director – 2007 to 2012
- Corrections Foundation Member – 2000 to present.

References: Furnished upon request

Leon County
Board of County Commissioners

Notes for Agenda Item #5

Leon County Board of County Commissioners

Agenda Item #5

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Request to Schedule the First and Only Public Hearing for an Ordinance to Establish a Boating-Restricted Area on Lake Iamonia for January 27, 2026

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Nawfal Ezzagaghi, Assistant County Administrator
Lead Staff / Project Team:	Scott Brockmeier, Director, Development Support & Environmental Management

Statement of Issue:

This item seeks Board approval to schedule the first and only public hearing on January 27, 2026, at 6:00 p.m., for an ordinance to establish a boating-restricted area in the pass between Strickland Arm and Lake Iamonia and to direct staff to coordinate with the Florida Fish and Wildlife Conservation Commission for the installation of associated regulatory waterway markers.

Fiscal Impact:

This item has a fiscal impact. Funding is available in Parks and Recreation's operating budget to support the costs associated with the installation and maintenance of waterway markers, which is anticipated to be less than $1,000.

Staff Recommendation:

Option #1: Schedule the first and only public hearing on January 27, 2026, at 6:00 p.m., for an ordinance to establish a boating-restricted area within the pass between Strickland Arm and Lake Iamonia (Attachment #1), and direct staff to coordinate with FWC for the installation of the associated regulatory waterway markers upon adoption of the ordinance.

Report and Discussion

Background:

This item seeks Board approval to schedule the first and only public hearing on January 27, 2026, at 6:00 p.m., for an ordinance to establish a boating-restricted area in the pass between Strickland Arm and Lake Iamonia (Attachment #1), and direct staff to coordinate with the Florida Fish and Wildlife Conservation Commission (FWC) for the installation of associated regulatory waterway markers.

In an email dated September 12, 2025, the property manager of Foshalee Plantation requested Leon County to install waterway signage on Lake Iamonia in the narrow pass connecting Strickland Arm with the lake, where a fatal two-boat collision occurred in 2024 (Attachment #2). Foshalee Plantation is the property adjacent to the narrow pass and Strickland Arm. This pass, approximately 70-80 feet in width, is bordered on both sides by an elevated, densely vegetated levee that restricts visibility. Currently, there is no signage or warning markers on the lake that would otherwise advise or require boaters to reduce speed or use caution before entering the pass.

Following receipt of the request, staff contacted the FWC, which holds regulatory authority over waterway safety and signage on state waters, including Lake Iamonia. FWC advised that, while the State retains oversight of boating regulations under Chapters 327 and 328, Florida Statutes, the responsibility for addressing localized boating safety concerns rests with local governments. Specifically, Section 327.46(1)(c), Florida Statutes (F.S.), authorizes counties and municipalities to establish boating-restricted areas by ordinance within state waters when conditions present a navigational hazard or risk to public safety, including locations within 300 feet of a confluence of water bodies presenting a blind corner, a bend in a narrow channel or fairway, or an obstruction to visibility. In practice, this statute establishes a process for local jurisdictions to respond to identified boating safety concerns by adopting ordinances that establish boating-restricted areas, subject to FWC review and approval, to ensure alignment with state law and public safety objectives.

Additional information on the safety conditions, statutory criteria, and the next steps for ordinance development and coordination with FWC is provided in the Analysis section below.

Analysis:

The request for waterway signage on Lake Iamonia prompted staff to contact FWC to determine the appropriate process for establishing a boating-restricted area for the narrow passage between Lake Iamonia and Strickland Arm. According to FWC's Guidelines for Posting Uniform Waterway Markers, boating-restricted areas may be adopted where concerns have been documented by excessive numbers of boating citations, vessel traffic studies that describe safety problems, and hazardous waterway conditions. According to FWC, if a blind corner or obstruction to visibility is proven to exist in the area, FWC will support and approve an ordinance establishing a boating-restricted area within 300 feet of the blind corner. Following a review of the site, the Administrator of FWC's Waterway Management Unit confirmed that a blind corner or obstruction to visibility does exist within the narrow passage connecting Lake Iamonia and Strickland Arm.

Based on this confirmation, staff prepared a preliminary draft ordinance to establish a boating-restricted area consistent with FWC's guidance and state law, which is included as Attachment #1.

The conditions confirmed by FWC align with the concerns reported by representatives from Foshalee Plantation. The narrow channel connecting Lake Iamonia with Strickland Arm is approximately 70-80 feet wide and is bordered by an elevated levee on both sides with large trees and dense vegetation that significantly obstruct visibility. As a result, vessel operators approaching the passage cannot see other vessels or users within 300 feet, creating a navigational hazard consistent with the criteria outlined in Section 327.46(1)(c), F.S. This area was also the location of a fatal boating collision, which law enforcement attributed in part to the restricted visibility within the passage.

Pursuant to Chapter 327.46, F.S., counties and municipalities may establish boating-restricted areas when necessary to protect public safety due to conditions such as limited visibility, boating accidents, vessel traffic congestion, or other navigational hazards. Specifically, Section 327.46(1)(b)2.c., F.S., authorizes the designation of slow speed, minimum-wake zones on a waterway less than 75 feet in width, and Section 327.46(1)(c), F.S., authorizes the establishment of restrictions within 300 feet of a confluence of water bodies presenting a blind corner or obstruction to visibility.

To establish such a boating-restricted area on Lake Iamonia, the County must adopt an ordinance in accordance with Section 327.46, F.S., which specifies that such ordinances must be supported by "*substantial competent evidence that the ordinance is necessary to protect public safety.*" Consistent with these statutory criteria and FWC guidance, staff prepared a draft ordinance establishing a boating-restricted area within 300 feet of the passage connecting Lake Iamonia and Strickland Arm.

Once adopted, the ordinance must be submitted to FWC for review and approval before any waterway signage can be installed. This review process is required for all local governments seeking to address boating safety hazards on state waters, including the narrow and visually obstructed pass on Lake Iamonia. Following FWC approval, the markers will be posted in the waterway by the County, alerting boaters entering the pass to approach the passage at "idle speed, no wake" consistent with the State's uniform waterway marker standards as authorized under the Division of Law Enforcement's Boating and Waterway Section of the FWC. Enforcement of the boating-restricted area will be by the FWC, or any other appropriate law enforcement entities with regulatory authority as provided in Section 327.70, F.S. Violations of the ordinance will constitute a non-criminal infraction and shall be punishable and carry fines as provided in Section 327.73, F.S.

Based on the information presented above, the proposed boating-restricted area is supported by documented navigational hazards and is consistent with the criteria established in Section 327.46, F.S. Adoption of the ordinance will enable the County to coordinate with the FWC for the installation of uniform regulatory waterway markers, thereby enhancing boating safety and ensuring safer passage between Lake Iamonia and Strickland Arm. This item recommends Board approval to schedule the first and only public hearing to consider an ordinance to establish a

boating-restricted area in the pass between Strickland Arm and Lake Iamonia for January 27, 2026, at 6:00 p.m.

Options:

1. Schedule the first and only public hearing on January 27, 2026, at 6:00 p.m., for an ordinance to establish a boating-restricted area within the pass between Strickland Arm and Lake Iamonia (Attachment #1), and direct staff to coordinate with FWC for the installation of the associated regulatory waterway markers upon adoption of the ordinance.
2. Do not schedule the first and only public hearing on January 27, 2026, at 6:00 p.m., for an ordinance to establish a boating-restricted area within the pass between Strickland Arm and Lake Iamonia (Attachment #1), and do not direct staff to coordinate with FWC for the installation of the associated regulatory waterway markers upon adoption of the ordinance.
3. Board direction.

Recommendation:

Option #1

Attachments:

1. Proposed Ordinance
2. Citizen Request to Install Signage

LEON COUNTY ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING CHAPTER 12 OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA; ADOPTING ARTICLE V ENTITLED "BOATING-RESTRICTED AREAS"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the County has been requested to establish a boating-restricted area surrounding the narrow passage between Lake Iamonia and Strickland Arm in waters owned by the State of Florida; and

WHEREAS, Section 327.46(1)(c), Florida Statutes (F.S.), authorizes the County to establish boating-restricted areas by ordinance within State waters where the area is within 300 feet of a confluence of water bodies presenting a blind corner, a bend in a narrow channel or fairway, or where an intervening obstruction to visibility may obscure other vessels or other users of the waterway; and

WHEREAS, the passage is approximately 70-80 feet wide, is the only navigable waterway between Lake Iamonia and Strickland Arm, and is bordered by an elevated levee on both sides with large trees and vegetation, which restrict visibility; and

WHEREAS, in 2024, a fatal boating collision occurred at this location when two vessels collided as they entered the opening, due, in part, to obstructed visibility; and

WHEREAS, adoption of an ordinance establishing a boating-restricted area will allow the Florida Fish and Wildlife Conservation Commission (FWC), the entity with authority over waters of the State, and any other law enforcement agencies, as appropriate, to enforce the restrictions in the area and will allow the area to be posted with regulatory markers to notify vessel operators of existing hazardous conditions; and

WHEREAS, the Board of County Commissioners finds that substantial competent evidence exists to support enacting an ordinance adopting Article V of Chapter 12 of the Leon County Code of Laws, relating to "Boating-Restricted Areas"; and

WHEREAS, as required by Section 327.46, F.S., the effective date of any ordinance establishing boating-restricted areas in waters of the State is conditioned upon application to FWC for its review and determination that the ordinance is necessary to protect public safety.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

Section 1. Amendments to Code.

The Code of Laws of Leon County, Florida, is hereby amended by adding Article V to Chapter 12, to read as follows:

ARTICLE V – BOATING-RESTRICTED AREAS

Section 12-90. Purpose and Intent.

This article is enacted to designate boating-restricted areas on the waters of the State pursuant to Section 327.46, F.S., to protect the safety of the public if such restrictions are necessary based on boating accidents, visibility, hazardous currents or water levels, vessel traffic congestion, or other navigational hazards.

Section 12-91. Definitions.

Blind corner shall mean an area where an intervening obstruction to visibility prevents the operator of a vessel on one of the water bodies from seeing a vessel on the other water body at a distance of 300 feet or less from the confluence of two waterbodies.

Boating-restricted area means an area of the waters of the State within which the operation of vessels is subject to specified restrictions or from which vessels are excluded.

Idle Speed, No Wake means that a vessel must proceed at a speed no greater than that which will maintain steerageway and headway. At no time is any vessel required to proceed so slowly that the operator is unable to maintain control over the vessel or any other vessel or object that it has under tow.

Vessel is synonymous with boat as referenced in s. 1(b), Art. VII of the Florida Constitution and includes every description of watercraft, barge, and airboat, other than a seaplane on the water, used or capable of being used as a means of transportation on water.

Wake means all changes in the vertical height of the water surface caused by the passage of a vessel, including but not limited to, a vessel's bow wake, stern wake, and propeller wash.

Section 12-92. Lake Iamonia/Strickland Arm Passage.

1. The Board hereby designates the area within 300 feet of the passage connecting Lake Iamonia to Strickland Arm as more specifically described and depicted in Exhibit "A" (the "Passage") as a boat-restricted area and makes the following findings in support of this designation:

   a. The safe operation of vessels on waterbodies within the County is essential to the public health, safety, and welfare of the citizens of Leon County, Florida.

   b. The Passage presents a blind corner that is bordered by an elevated levee on both sides that is further obstructed by dense vegetation, which obstructs visibility such that vessel operators approaching the passage cannot see other vessels or other users within 300 feet, creating a significant navigational hazard consistent with the criteria set forth in Section 327.46(1)(c), F.S.

   c. The lack of visibility due to the blind corner demonstrates a significant risk of collision or a significant threat to boating safety.

2. The area shall be posted with regulatory markers as an "idle speed, no wake" boating-restricted area consistent with State's uniform waterway marker standards as authorized and approved by the Boating and Waterways Section of the FWC.

Sec. 12-93. General provisions regarding boating-restricted areas.

1. It is unlawful for any person to operate a vessel in a prohibited manner or to carry on any prohibited activity within the boating-restricted areas which has been clearly marked by regulatory markers as authorized by this Article.

2. Restrictions in a boating-restricted area shall not apply in the case of an emergency or to a law enforcement, firefighting, or rescue vessel owned or operated by a governmental entity.

3. This Article shall be enforced by the FWC, the Leon County Sheriff's Office, or any other appropriate law enforcement entities with regulatory authority as provided in Section 327.70, F.S.

4. The violation of this Article shall constitute a non-criminal infraction and shall be punishable as provided in Section 327.73, F.S.

Section 2. Conflicts.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2030 Comprehensive Plan as amended, which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with the said Comprehensive Plan.

Section 3. Severability.

If any word, phrase, clause, section, or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 4. Effective Date.

This ordinance shall take effect upon a determination by FWC that the ordinance is necessary to protect public safety pursuant to Section 327.46(1)(c), F.S., and publication by FWC of its final determination as provided by law.

DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County, Florida, this _____ day of _____, 20____.

LEON COUNTY, FLORIDA

By:_____
Christian Caban, Chairman
Board of County Commissioners

ATTESTED BY:
Gwendolyn Marshall Knight, Clerk of
Court & Comptroller, Leon County, Florida

By:_____

APPROVED AS TO FORM:
Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

By:_____

Exhibit ‘A’ - Lake Iamonia/Strickland Arm Boating-Restricted Area

GPS Coordinates: Latitude 30.6372665, Longitude -84.1846001



Tallahassee, FL 32312
312-543-9621
Melville H. Ireland, Jr.
13656 Tenacity Lane
bireland 1954@gmail.com

September 12, 2025

Mr. Scott Brockmeier, CPM
Director
Department of Development Support & Environmental Mgt.
435 N. Macomb St., 2nd Fl | Tallahassee, FL 32301

Dear Mr. Brockmeier,
I am the primary owner of Foshalee Plantation, whose property abuts Lake Iamonia, including the Strickland Arm. I am writing to request the adoption of a local ordinance to establish a boating restriction zone and to install waterway signage for the passage between the main body of Lake Iamonia and the Strickland Arm. I am making this request due to public safety concerns.
The passage is narrow and, at times, congested, creating a dangerous situation for boaters. Several public safety concerns have become increasingly apparent:

- Collision risk: The combination of high boat speed (due to the increased use of surface driven motors) and the channel's limited width increases the risk of head-on and other collisions.

- Obstructed visibility: The passage includes blind bends and limited sight lines. For a large vessel, it is difficult to see and avoid oncoming traffic. Inattention by some operators only compounds this risk.

Therefore, I request the following measures:

1. A boating restriction zone: An ordinance restricting speed would greatly reduce the risk of collisions and harmful wakes in this narrow area.

2. Waterway signage: The installation of prominent, official signage on both sides of the passage to warn all boaters of the restricted zone and hazards.

I am confident that these actions will make the passage safer for everyone who uses the waterway and protect the public from preventable accidents.
Thank you for your consideration of these public safety issues.

Sincerely,
Melville H. Ireland, Jr.

Leon County
Board of County Commissioners

Notes for Agenda Item #6

Leon County Board of County Commissioners

Agenda Item #6

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Consideration of an Amendment to the Florida Department of Environmental Protection Permitting and Compliance Assistance Program Contract for the Petroleum Storage Tank Regulation Program for FY 2017 – 2027

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Nawfal Ezzagaghi, Assistant County Administrator Scott Brockmeier, Director, Development Support and Environmental Management
Lead Staff / Project Team:	Deji Ajose-Adeogun, Director, Environmental Services Division James Fillmore, Environmental Inspection Supervisor Edwin French, Senior Environmental Compliance Specialist

Statement of Issue:

This agenda item seeks Board approval of an amendment to the Florida Department of Environmental Protection (FDEP) Permitting and Compliance Assistance Program Contract for the Petroleum Storage Tank Regulation Program.

Fiscal Impact:

This item has a fiscal impact. If approved, this amendment will increase the total compensation the County receives under the 10-year FDEP contract from $1,253,854 to $1,504,444, a difference of $250,590.

Staff Recommendation:

Option #1: Approve an amendment to the Florida Department of Environmental Protection Permitting and Compliance Assistance Program Contract for the Petroleum Storage Tank Regulation Program (Attachment #1) for execution by the County Administrator with an effective date upon signature, and authorize the County Administrator to execute any future agreements and amendments, subject to legal review by the County Attorney.

Report and Discussion

Background:

This agenda item seeks Board approval of an amendment to the FDEP Permitting and Compliance Assistance Program Contract for the Petroleum Storage Tank Regulation Program (Attachment #1).

State regulations (Rule Chapter 62-761, Florida Administrative Code) establish installation, operation, and inspection requirements for storage tank systems holding petroleum products to reduce the risk of leaks or spills, while the Leon County Land Development Code (Section 10-10.304) adds local containment and best management practices to further prevent discharges of regulated substances into the environment. Under Section 376.303, Florida Statutes, the FDEP has the authority to contract with local governments—such as Leon County—to administer the Petroleum Storage Tank Regulation Program, which supports these state and local safeguards by preventing, detecting, and responding to leaks from regulated storage tanks. Through these contracts, counties receive funding to perform compliance verification and, when deemed capable by FDEP, may administer the program outside their jurisdictional boundaries to ensure consistent oversight of storage tank facilities.

On October 1, 1990, the Board first entered into a contract with FDEP to administer the Petroleum Storage Tank Regulation Program (Program). Under this contract, the County inspected both underground and aboveground petroleum storage tanks in Leon County to ensure compliance with state regulations. Thereafter, FDEP consolidated several regional responsibilities under Leon County—first adding Wakulla and Gadsden Counties in 2012 and later Jefferson County in 2017. This resulted in numerous abandoned storage tanks being discovered and properly abandoned, some older facilities not in compliance have closed down, other facilities upgraded with secondarily contained (double-walled) tank systems, leaking facilities have been cleaned up, and fueling stations are better able to detect loss due to leakage because of compliance with leak detection and inventory reconciliation requirements.

The Program operates under a 10-year contract in which FDEP issues annual task assignments identifying specific facilities to be inspected in Leon, Gadsden, Wakulla, and Jefferson Counties. These assignments cover half of the tanks in the region; however, consistent with the Board's 2012 direction to increase inspection coverage, Leon County inspects 100% of underground petroleum storage facilities within Leon County each year. To support this enhanced level of protection, the Board approved additional funding for inspections not included in the state's task orders. The FY 2026 budget includes $92,162 in general revenue to support these Leon County-specific inspection activities.

In coordination with FDEP, staff have worked to address rising program costs. As a result, FDEP has proposed an additional $250,590 in funding to offset the County's costs for administering the program through the remainder of the 10-year contract ending in FY 2027. The Program also directly supports the County's aquifer and groundwater protections under the Leon County Environmental Management Act and the Comprehensive Plan by ensuring that regulated fuel

storage systems are properly monitored and managed to prevent petroleum leaks that could cause contamination.

The Program is administered by DSEM's Division of Environmental Services and is staffed by two inspectors responsible for conducting compliance inspections, documenting violations, and coordinating enforcement actions as needed. Ongoing program administration is carried out under the FDEP agreement, which is periodically amended—as with the proposed amendment in this item—to reflect updated funding levels and administrative requirements.

Analysis:

As noted above, the Program operates under FDEP Contract No. GC914 (Contract) that is periodically amended to address funding and administrative updates. The proposed Amendment No. 3 to the Contract includes an increase in program funding and the adoption of a revised Contractor Certification Release of Claims Form (Attachment #1). The funding increase will cover the remainder of the 10-year contract period, which ends on June 30, 2027, to ensure completion of the final task assignment, with all other terms and conditions of the Contract remaining unchanged. The additional funding is specifically allocated to support the County's costs for meeting FDEP's inspection requirements, thereby reducing the County's required General Revenue contribution from $92,162 to $77,600 for Fiscal Year 2026. This local contribution covers the cost of inspecting all storage tank facilities within Leon County, which exceeds the sites specifically assigned by FDEP.

The following summarizes the proposed amendments in the Agreement:

- Paragraph 5.A., Compensation, is hereby revised to increase the maximum compensation amount of the Contract from $1,253,854 to $1,504,444. This increase will fully fund the County's costs of meeting FDEP inspection requirements under the Contract.
- The current Contractor Affidavit/Release of Claims Form is deleted in its entirety and replaced with a Revised Contractor Certification Release of Claims Form. The revised form eliminates the notarization section and changes the language to state "certification" instead of "affidavit."

Approval of the proposed amendment will allow Leon County to continue its partnership with FDEP in administering the Petroleum Storage Tank Regulation Program and ensure adequate funding through the remainder of the existing Contract term. The amendment also streamlines administrative processes without expanding the program's scope or fiscal obligations.

The original contract was amended and restated in 2018 and was subsequently erroneously referred to as Amendment 1 (Attachment #2). The Contract was amended again in 2019 (Attachment #3) and was subsequently erroneously referred to Amendment 2.

Options:

1. Approve an amendment to the Florida Department of Environmental Protection Permitting and Compliance Assistance Program Contract for the Petroleum Storage Tank Regulation Program (Attachment #1) for execution by the County Administrator with an effective date upon signature, and authorize the County Administrator to execute any future agreements and amendments, subject to legal review by the County Attorney.
2. Do not approve an Amendment to the Florida Department of Environmental Protection Contract for the Petroleum Storage Tank Regulation Program.
3. Board direction.

Recommendation:
Option #1

Attachments:

1. Amendment No. 3 to Contract No. GC914
2. Amended and Restated DEP Contract No. GC914
3. Amendment No. 2 to Contract No. GC914

AMENDMENT NO. 3
TO CONTRACT NO. GC914
BETWEEN
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND
LEON COUNTY BOARD OF COUNTY COMMISSIONERS

This Amendment to Contract No. GC914, as previously amended, (Contract) is made by and between the Department of Environmental Protection (Department), an agency of the State of Florida, ~~and Leon County Board of County Commissioners, Department of Development Support & Environmental Management, 435 North Macomb Street, 2nd Floor, Tallahassee, Florida, 32301 (Contractor), on the date last signed below.~~ and Leon County, Florida, a charter county and political subdivision of the State of Florida (Contractor), on the date last signed below.

WHEREAS, the Department entered into the Contract with the Contractor to perform compliance inspections within the jurisdictional (geographical) boundaries of the specified counties, effective June 27, 2017;

~~WHEREAS, the Contract was subsequently amended on or about July 24, 2018, and again amended on February 11, 2019; and~~ WHEREAS, the Contract was subsequently amended and restated on orabout July 24, 2018, and amended on February 11, 2019; and

WHEREAS, the parties wish to amend the Contract as set forth herein.

NOW THEREFORE, the parties agree as follows:

1. Paragraph 5. A., Compensation, is hereby revised to increase the maximum compensation amount of the Contract from $1,253,854.00 to $1,504,444.40, an increase of $250,590.40.

2. Attachment E, Contractor Affidavit/Release of Claims Form is hereby deleted in its entirety and replaced with Attachment E-1 Revised Contractor Certification Release of Claims Form, as attached to this Amendment and hereby incorporated into the Contract. All references to Attachment E shall hereinafter refer to Attachment E-1 Revised Contractor Certification Release of Claims Form.

3. All other terms and conditions of the Contract remain in effect. If and to the extent that any inconsistency may appear between the Contract and this Amendment, the provisions of this Amendment shall control.

The parties agree to the terms and conditions of this Amendment and have duly authorized their respective representatives to sign it on the dates indicated below.

Leon County Board of County Commissioners	**Florida Department of Environmental Protection**
By: _____	By: _____
Title:	Secretary or Designee
Date: _____	Date: _____

List of attachments/exhibits included as part of this Contract:

Specify Type / Letter	Description
Attachment E-1	Revised Contractor Certification Release of Claims Form

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EXHIBIT E-1

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Revised Contractor Certification / Release of Claims Form

This certification must be completed and signed by the Contractor when requesting final payment for a Florida Department of Environmental Protection (Department) authorized Task Assignment. Final payment for a Task Assignment will not be released until this form is accepted by the Department.

The undersigned certifies as follows:

1. I, _____ am the _____ of
(name of person appearing) (title of person appearing)

_____ with the authority to
(name of Contractor)

make this statement on its behalf;

2. _____ ("the Contractor") entered into an
(name of company or person)

Agreement with the Department to perform certain work under Task Assignment No. _____.

3. Contractor has completed the work in accordance with the aforementioned Task Assignment, including all attachments thereto.

4. All subcontractors have been paid in full.

5. Upon receipt by Contractor from Department of final payment under the aforementioned Task Assignment, Contractor releases Department from any and all claims of Contractor and any of its subcontractors and vendors that may arise under, or by virtue of, the Task Assignment, except those claims that may be specifically exempt and set forth under the terms of this Contract. Exemptions claimed must be attached to this affidavit and reference the Task Assignment number. Any exemptions not attached are waived.

_____
(Signature of Authorized Contractor Representative)

DEP Contract No. GC914

AMENDED AND RESTATED CONTRACT

This Amended and Restated Contract No. GC914 (Contract) is made by and between the Department of Environmental Protection (Department), an agency of the State of Florida, and the Leon County Board of County Commissioners (Contractor), on the date last signed below.

WHEREAS, the Department entered into the Contract with the Contractor to perform compliance inspections within the jurisdictional (geographical) boundaries of the specified counties, effective June 27, 2017; and

WHEREAS, the parties wish to amend and restate the Contract as set forth herein.

NOW, THEREFORE, the parties agree as follows:

SERVICES AND PERFORMANCE

1. SERVICES. Department does hereby retain, and Contractor agrees to perform compliance inspections within the jurisdictional (geographical) boundaries of the specified counties, including facilities registered to the Contractor as required by an executed Task Assignment(s) and Contractor's response thereto, incorporated herein by reference, and in accordance with **Attachment A,** Scope of Work - Level 1 and if applicable **Attachment B,** Scope of Work – Level 2 (Scope) and all exhibits and Attachments named and incorporated herein by reference. Contractor has been determined to be a vendor to the Department under this Contract.

2. WORK.

A. Contractor shall provide the services specified in the Scope (Work). Department shall authorize all work assignments by Task Assignment Notification Form (TA) or Task Assignment Change Order Form (TACO). Contractor shall perform the services required under this Contract in accordance with the guidance documents attached to each executed TA or TACO and in accordance with the provisions of this Contract. The Department reserves the right to update or amend the guidance documents as needed.

B. Contractor shall not commence Work until either 1) a TA/TACO has been fully executed, by both Department and Contractor, or 2) a Purchase Order(PO) or Change Order(CO) has been issued.

C. In the event services are required that are within the general description of services, but are not specifically set out in the Scope, Department and Contractor reserve the right to negotiate the Task Assignments covering performance of those required services.

D. There is no minimum amount of Work guaranteed as a result of this Contract. Any and all Work assigned will be at the sole discretion of the Department.

E. Department reserves the right to not authorize any Work, and may suspend or terminate for cause any Work assigned to Contractor under this or any other contract, if and in the event that the Department and Contractor (or any of its affiliates or authorized subcontractors) are adverse in any litigation, administrative proceeding or alternative dispute resolution, until such adverse relationship is resolved either by agreement or by final non-appealable order of a court.

3. STANDARD OF CARE FOR PERFORMANCE.

A. Contractor shall perform as an independent contractor and not as an agent, representative, or employee of the Department.

B. Contractor shall perform the services in a proper and satisfactory manner as determined by the Department. Any and all such equipment, products or materials necessary to perform these services, or requirements as further stated herein, shall be supplied by the Contractor.

C. Contractor shall provide competent, suitably qualified personnel. Contractor must notify the Department's Contract Manager of any changes in the personnel identified in this Contract. Notification shall include a detailed explanation of the need to change personnel and the Contractor's documentation that proposed replacement personnel have equal or greater qualifications and experience.

D. Contractor shall perform the services in a manner consistent with that level of care and skill ordinarily

exercised by other contractors performing the same or similar services under similar circumstances at the time performed.

4. TERM OF CONTRACT.

A. Initial Term. This Contract shall begin July 1, 2017, and shall remain in effect for a period of ten (10) years, inclusive.

B. Renewal Term. An "X" beside the correct provision in this section signifies that the provision is applicable to the Contract.

☒ This Contract may be renewed, in writing, on the same terms and conditions as the original Contract and any amendments thereto, for a period no greater than the term above, or three (3) years, whichever is longer. All renewals are contingent upon satisfactory performance by Contractor. Renewals may be for the entire period or in increments.

☐ This Contract may not be renewed.

COMPENSATION

5. COMPENSATION.

A. As consideration for the services rendered by Contractor under the terms of this Contract, the Department shall pay the Contractor on a combination fee-schedule/cost-reimbursement basis not to exceed $1,253,854.00. For the monthly operation and maintenance services as well as repair and emergency service calls, the Contractor shall be compensated on a fee-schedule basis at the rates specified in the executed task assignment. It is understood that fee schedule amounts include all costs necessary to perform the work outlined herein including, but not limited to, labor, fringe benefits, overhead, supplies, and travel, but do not include reimbursement for equipment purchases. Equipment purchases costing $1,000.00 or more shall be reimbursed on a cost-reimbursement basis and must be pre-approved by the Department.

B. CONTRACTOR SHALL NOT COMMENCE WORK ON ANY SERVICES THAT WILL EXCEED THE COMPENSATION AMOUNT OF THE CONTRACT UNLESS AND UNTIL THE CONTRACT IS AMENDED. It is the Contractor's responsibility to know when the authorized compensation amount of the Contract will be reached.

6. ANNUAL APPROPRIATION. Department's performance and obligation to pay under this Contract is contingent upon an annual appropriation by the Florida Legislature. Authorization for continuation and completion of Work and payment associated therewith may be rescinded with proper notice at the discretion of the Department if state or federal appropriations are reduced or eliminated.

7. PAYMENT METHOD.

A. Contractor shall submit invoices as specified in **Attachment A** and **B**, under Payments section.

B. All invoices submitted must have sufficient detail for a proper pre-audit and post-audit review.

C. Department must approve the final deliverable(s) before the Contractor may submit a final invoice and any forms.

D. Each invoice, including appropriate supporting documentation as required herein, shall be submitted via email to the following:

Florida Department of Environmental Protection
PCAP Program
Attn: Department Contract Manager
Email address: STR_Invoices@dep.state.fl.us

Copy: Department District Task Manager and DEP Contract Manager

8. TRAVEL. An "X" beside the correct provision in this section signifies that the provision is applicable to the Contract.

☐ Travel is not authorized under this Contract.

☒ Travel costs are included in the fee schedule amounts of this Contract.

☐ Travel costs shall be paid on a cost-reimbursement basis in accordance with the paragraph contained herein of this Contract.

9. EQUIPMENT. Upon satisfactory completion of this Contract, the Contractor may retain ownership of the non-expendable personal property or equipment purchased under this Contract prior to the execution of an Amendment of said Contract. The following terms shall apply:

A. The Contractor is responsible for any loss, damage, or theft of, and any loss, damage or injury caused by the use of, non-expendable personal property or equipment purchased with state funds and held in his possession for use in a contractual arrangement with the Department.

B. In the event that the Department determines a need to loan equipment needed for the completion of services under this Contract to the Contractor, a Department Property Loan Agreement shall be completed and maintained in the Contract file.

C. The Contractor shall have title to and use of any vehicle previously purchased under a former Contract, by its authorized employees only, for the authorized purposes of this Contract as long as the required work is being satisfactorily performed. In the event that this Contract is terminated for any reason, or the use of the vehicle is no longer needed (such as completion of the Contract), title of the vehicle shall be transferred to the Department.

D. The Contractor is responsible for the implementation of adequate maintenance procedures to keep the non-expendable personal property or equipment in good operating condition.

E. If the Contractor fails to perform its obligations under this Contract, the Contractor shall deliver possession and custody of all such equipment to the nearest District Office location, unless otherwise agreed, within thirty (30) calendar days of Contract termination.

10. PROMPT PAYMENT.

A. Department's Contract Manager shall have five (5) business days, unless a greater period is specified herein, to inspect and approve an invoice. Department shall submit a request for payment to DFS within twenty (20) business days; and DFS shall issue a warrant within ten (10) business days thereafter. Days are calculated from the latter of the date the invoice is received or services received, inspected, and approved. Invoice payment requirements do not start until a proper and correct invoice has been received. Invoices which have to be returned to the Contractor for correction(s) will result in an uncompensated delay in payment. A Vendor Ombudsman has been established within DFS who may be contacted if a Contractor is experiencing problems in obtaining timely payment(s) from a State agency. The Vendor Ombudsman may be contacted at (850) 413-5516, per Section 215.422, F.S.

B. If a warrant in payment of an invoice is not issued within forty (40) business days after receipt of a correct invoice and receipt, inspection, and approval of the goods and services, the Department shall pay the Contractor interest at a rate as established by Section 55.03(1), F.S., on the unpaid balance of the invoice. Interest payments of less than $1 will not be issued unless Contractor requests such payment. The interest rate for each calendar year for which the term of this Contract is in effect can be

obtained from DFS' Vendor Ombudsman at the telephone numbers provided above, or the Department's Procurements Section at (850) 245-2361, per Section 215.422, F.S.

11. RELEASE OF CLAIMS. Upon payment for satisfactory completion of any portion of the Work, the Contractor shall execute and deliver to the Department a release of all claims against the Department arising under, or by virtue of, the Work, except claims which are specifically exempted by the Contractor to be set forth therein (Contractor Release, using **Attachment E**, Contractor Affidavit/Release of Claims). Receipt by the Department of the Contractor's Release is a condition of final payment under this Contract. Unless otherwise provided in this Contract, by State law or otherwise expressly agreed to by the parties to this Contract, final payment or settlement upon termination of this Contract shall not constitute a release or waiver of the Department's claims against the Contractor, or the Contractor's sureties, subcontractors, successors or assigns under this Contract or as against applicable performance and payment bonds.

12. PHYSICAL ACCESS AND INSPECTION. As applicable, the Department personnel shall be given access to and may observe and inspect Work being performed under this Contract, including by any of the following methods:

A. Contractor shall provide access to any location or facility on which the Contractor is performing Work, or storing or staging equipment, materials or documents;

B. Contractor shall permit inspection of any facility, equipment, practices, or operations required in performance of any Work; and,

C. Contractor shall allow and facilitate sampling and monitoring of any substances, soils, materials or parameters at any location reasonable or necessary to assure compliance with any Work or legal requirements.

PARTY REPRESENTATIVES

13. NOTICE. All notices and written communication between the parties shall be sent by electronic mail, U.S. Mail, a courier delivery service, or delivered in person. Notices shall be considered delivered when reflected by an electronic mail read receipt, a courier service delivery receipt, other mail service delivery receipt, or when receipt is acknowledged by recipient.

14. IDENTIFICATION OF CONTRACT MANAGERS. All matters shall be directed to the Contract Managers for appropriate action or disposition. Any changes to the Contract Manager information identified below must be noticed, in writing, to the other party within ten (10) calendar days of the change. Either party may provide notice to the other party by email identifying a change of a designated Contract Manager and providing the new contact information for the newly designated Contract Manager. Such notice is sufficient to effectuate this change without requiring a written amendment to the Contract. Department and the Contractor Contract Managers and contact information are provided below:

Contractor	Department
Leon County Board of County Commissioners Department of Development Support & Environmental Management 435 North Macomb Street, 2nd Floor Tallahassee, Florida 32301 Attn: Robert Bass Phone Number: (850) 606-1300 Ext. 1314 Email: bassr@leoncountyfl.gov	Department of Environmental Protection Division of Waste Management 2600 Blair Stone Road, MS 4500 Tallahassee, Florida 32399-2400 Attn: Roger Ruiz Phone Number: (850) 245-8854 Email: roger.ruiz@dep.state.fl.us

15. CHANGE ORDERS AND AMENDMENTS. Department may at any time, by written order designated to be a Change Order, make any change in the Work within the general scope of this Contract (e.g.,

specifications, method or manner of performance, requirements, etc.). All Change Orders are subject to the mutual agreement of both parties as evidenced in writing. Any change which causes an increase or decrease in Contractor's cost or time shall require an appropriate adjustment and modification by Task Assignment Change Order. Following execution of this Contract, any future Amendments or Change Orders may be executed by the Department representative with appropriate delegated authority.

CONSEQUENCES FOR FAILURE TO PERFORM

16. DISPUTE RESOLUTION. Any dispute concerning performance of the Contract shall be decided as follows:

A. All claims or disputes (Claims) must be presented to the Department in writing within thirty (30) days of the date such Claim arises (Notice of Dispute). The Notice of Dispute shall set out in detail all aspects of the disputed matters to be resolved, including the specific relief sought by the Contractor. Claims not presented by Notice of Dispute to Contract Manager shall be deemed waived by the Contractor.

B. The parties shall make a good faith attempt to resolve Claims which may arise from time to time by informal conference within ten (10) days of the Notice of Dispute.

C. Within ten (10) days of the informal conference, the Department shall provide Contractor a detailed written response to the Claim. A formal conference of the parties shall be convened no later than thirty (30) days following the Department's response to the Notice of Dispute, unless the parties mutually agree in writing to a longer period of time within which to schedule a formal conference.

1) All persons necessary to resolution of the claim or disputed matter shall attend the formal conference.

2) Minutes of the formal conference shall be taken, recorded, transcribed, and signed by the Department and the Contractor. Any terms of settlement and/or resolution reached shall be signed by all persons authorized to resolve the Claim.

D. Either party may request mediation of unresolved Claims, with the party seeking mediation to bear the expense of mediation.

E. Any Claim not resolved at formal conference or mediation, may be the subject of a complaint filed in a court of competent jurisdiction in Leon County, Florida.

17. FINANCIAL CONSEQUENCES FOR UNSATISFACTORY PERFORMANCE.

A. No payment will be made for deliverables deemed unsatisfactory by the Department. In the event that a deliverable is deemed unsatisfactory by the Department, the Contractor shall re-perform the services needed for submittal of a satisfactory deliverable, at no additional cost to Department, within thirty (30) days of being notified of the unsatisfactory deliverable.

B. If a satisfactory deliverable is not submitted within the specified time frame, the Department may, in its sole discretion: 1) assess liquidated damages if specified in the Contract or its attachments; 2) request from the Contractor agreement to a reduction in the amount payable; 3) suspend all Work until satisfactory performance is achieved, or 4) terminate the Contract for failure to perform.

18. CORRECTIVE ACTION PLAN. In the event that deliverables are unsatisfactory or are not submitted within the specified timeframe, the Department Contract Manager may, by letter specifying the failure of performance under the Contract, request that a proposed Corrective Action Plan (**CAP**) be submitted by the Contractor to the Department. All CAPs must be able to be implemented and performed in no more than sixty (60) days.

A. A CAP shall be submitted within ten (10) calendar days of the date of the letter request from the Department. The CAP shall be sent to the Department Contract Manager for review and approval. Within ten (10) calendar days of receipt of a CAP, the Department shall notify the Contractor in writing whether the CAP proposed has been accepted. If the CAP is not accepted, the Contractor shall have ten (10) calendar days from receipt of the Department letter rejecting the proposal to submit a revised

proposed CAP. Failure to obtain the Department approval of a CAP as specified above shall result in the Department's termination of the Contract for cause as authorized in the Contract.

B. Upon the Department's notice of acceptance of a proposed CAP, the Contractor shall have ten (10) calendar days, or longer if specified in the approved CAP, to commence implementation of the accepted plan. Acceptance of the proposed CAP by the Department does not relieve the Contractor of any of its obligations under the Contract. In the event the CAP fails to correct or eliminate performance deficiencies by the Contractor, the Department shall retain the right to require additional or further remedial steps, or to terminate the Contract for failure to perform. No actions approved by the Department or steps taken by the Contractor shall stop the Department from subsequently asserting any deficiencies in performance. Contractor shall continue to implement the CAP until all deficiencies are corrected. Reports on the progress of the CAP will be made to the Department as requested by the Department Contract Manager.

C. Failure to respond to a Department request for a CAP shall result in suspension or termination of the Contract.

19. PAYMENT AND PERFORMANCE BONDS. An "X" beside the correct provision in this section signifies that the provision is applicable to the Contract.

☒ No Payment or Performance bonds are required.

☐ Contractor shall provide executed Payment and Performance Bonds naming the Department as obligee, issued by a surety acceptable to the Department, in the amount(s) of $_____.

☐ Contractor may be required to provide executed Payment and/or Performance Bonds naming the Department as obligee, issued by a surety acceptable to the Department, in an amount of up to one hundred and twenty percent (120%) of the total anticipated cost of any Work.

20. LIQUIDATED DAMAGES. An "X" beside the correct provision in this section signifies that the provision is applicable to the Contract.

☒ No liquidated damages will be assessed.

☐ In addition to other remedies elsewhere in this Contract, and as provided by law, unless otherwise stipulated in the Scope, the Contractor hereby covenants and agrees to pay liquidated damages to the Department as follows:

A. Contractor acknowledges that time is of the essence for all services provided under this Contract, and whereas the actual damages to be suffered by late performance are incapable of accurate calculation, the parties agree to the following as a reasonable estimation thereof as liquidated damages. In addition to any other provisions of this Contract, in the event that the deliverable identified in the Scope, is not completed and submitted by the close of business on the date the deliverable is due, the compensation amount stated for that portion of the Work may be reduced by five percent (5%) per week for each week the deliverable is late, with the total amount of the liquidated damages not to exceed the total compensation amount of the Scope deliverable.

B. The date of submission shall be the date of receipt by the Department.

C. If no Department receipt date appears or the date is illegible, the date of submission shall be deemed to be five (5) days prior to receipt by the Contract Manager.

D. If completion is or will be justifiably delayed due to reasons as set out in paragraph contained herein, the Department may grant an extension of time as evidenced by a properly executed Amendment.

E. If the deliverable(s) fail to comply with the requirements of this Contract, or if questions arise from review and the Contractor is so notified and requested to respond, the Contractor shall furnish the required additions, deletions, or revisions in accordance with the Scope at no additional cost to the Department.

F. If the additions, deletions, and revisions are not submitted to the Department's Contract Manager in accordance with the Scope, the compensation stated for that portion of the Work may be reduced by five percent (5%) for each week that the requested deliverable is late, as specified. The total reduction shall not exceed the total amount of the Work.

G. Contractor's failure to respond to a request to correct the deliverables will result in termination of the Work and **forfeiture** of any unpaid balance for such deliverables. Additionally, the Department, at its discretion, may re-assign future Work.

21. RETAINAGE

A. Department reserves the right to establish the amount and application of retainage on the Compliance Routine Inspection (CRI) Work to a maximum of ten percent (10%). Any retainage to be applied shall be specified in the Task Assignment. Retainage shall be withheld from each payment to the Contractor pending satisfactory completion of CRI performance criteria listed in Task Assignment and approval of all deliverables.

B. Department reserves the right to withhold payment of retainage for the Contractor's failure to meet performance criteria listed in the Task Assignment. Department shall provide written notification to the Contractor of the Department's intent to withhold retainage on the Routine Compliance Inspection Work in the Task Assignment. Contractor's failure to rectify the identified deficiency within the timeframe stated in the Department's notice will result in forfeiture of retainage by the Contractor.

C. If the Contractor fails to perform the requested Scope, or fails to perform the Compliance Routine Inspection Work in a satisfactory manner, Contractor shall forfeit its right to payment for the Compliance Routine Inspection Work and the retainage called for under the Task Assignment. Failure to perform includes, but is not limited to, failure to submit the required deliverables or failure to provide adequate documentation that the work was actually performed.

D. No retainage shall be released or paid for uncompleted Compliance Routine Inspection Work while a Contract is suspended.

E. Except as otherwise provided above, the Contractor shall be paid the retainage associated with the Work, provided the Contractor has completed the work and submits an invoice for retainage held in accordance with paragraph contained herein above.

LIABILITY

22. INSURANCE. To the extent required by law, the Contractor will be self-insured against, or will secure and maintain during the life of this Contract and any renewals, Workers' Compensation Insurance for all of its employees connected with the work of this project. The Contractor shall require any and all subcontractors, if authorized under this Contract, to provide Workers' Compensation Insurance for all employees unless such employees are covered by the protection afforded by Contractor. Such self-insurance program or insurance coverage shall comply fully with the Florida Workers' Compensation law. In case any class of employees engaged in hazardous work under this Contract is not protected under the Workers' Compensation statute, the Contractor shall provide, and cause each subcontractor to provide, adequate insurance satisfactory to the Department, for the protection of its employees not otherwise protected.

23. INDEMNIFICATION. The Contractor and the Department shall each be solely responsible for the negligent or wrongful acts of its respective employees and agents acting within the scope of their employment. Further, each party shall bear its own costs of every name and description, including attorneys' fees, arising from or relating to personal injury and damage to real or personal tangible property alleged to be caused in whole or in part by its employees and agents acting within the scope of their employment. However, nothing contained herein shall constitute a waiver by the Contractor or the Department of its sovereign immunity or waiver or modification of Section 768.28, F.S.

THIRD PARTIES

24. SUBCONTRACTING. An "X" beside the correct provision in this section signifies that the provision is applicable to the Contract.

☒ Contractor shall not subcontract any work under this Contract.

x A. Contractor shall not subcontract any work under this Contract without the prior written consent of the Department's Contract Manager. Department reserves the right to reject any proposed subcontractor based upon the Department's prior experience with subcontractor, subcontractor's reputation, or the Department's lack of adequate assurance of performance by subcontractor. Contractor agrees to be responsible for the fulfillment of all work elements included in any subcontract and agrees to be responsible for the payment of all monies due under any subcontract.

B. Department shall not be liable to any subcontractor for any expenses or liabilities incurred under any subcontract, regardless of whether the Department has approved such subcontract or subcontractor. Contractor shall be solely liable to its subcontractor(s) for all expenses and liabilities incurred under any subcontract. Any subcontracts made under or in performance of this Contract must include the same conditions specified in this Contract, with the exception of insurance requirements (paragraph contained herein), and shall include a release of any rights, claims or liabilities against the Department. The level of insurance to be carried by subcontractors performing work under this Contract shall be at the discretion of Contractor.

25. NONASSIGNABILITY. Contractor shall not sell, assign or transfer any of its rights, duties or obligations under this Contract (its **Rights and Duties**), without the prior written consent of the Department. Contractor shall remain liable for performance of its Rights and Duties, regardless of any assignment to or assumption by any third party, notwithstanding any approval thereof by the Department. However, the Department may expressly release the Contractor from any and all Rights and Duties through a novation accompanying an approved assignment. Department may assign the Department's Rights and Duties, but shall give prior written notice of its intent to do so to the Contractor. The foregoing notwithstanding, the Contractor hereby assigns to the State any and all claims it has with respect to the Contract under the antitrust laws of the United States and the State.

26. THIRD PARTY BENEFICIARIES. This Contract is neither intended nor shall it be construed to grant any rights, privileges or interest in any third party without the mutual written agreement of the parties hereto.

SUSPENSION AND TERMINATION

27. SUSPENSION.

A. Department may order the Contractor in writing to suspend, delay or interrupt all or any part of the Work for failure to perform, or as otherwise specified herein, such period of time as the Department may determine to be appropriate for any of the following reasons:

1.) Contractor fails to timely and properly correct deficiencies in or performs unsatisfactory work;

2.) Contractor's or subcontractor's insurer or surety notifies the Department that any of its required insurance or bonds has lapsed or will lapse, and the Contractor fails to provide replacement insurance or bonds acceptable to the Department before the insurance or bond cancellation or termination date;

3.) Contractor or subcontractor materially violates safety laws or other constraints;

4.) Department determines that there is a threat to the public health, safety or welfare that necessitates such suspension; or

5.) For the convenience of the Department.

B. If the performance of all or any part of the Work is suspended, delayed or interrupted for an unreasonable period of time by an act of the Department in administration of the Work, or by the Department's failure to act within a reasonable time to review or approve an invoice, the Department shall provide an equitable extension of the time allowed to complete the Work and modify the Scope accordingly. However, no adjustment shall be made under this clause for any suspension, delay or interruption if and to the extent that:

1.) Performance would have been suspended, delayed or interrupted by any other cause, including the fault or negligence of the Contractor; or

2.) Equitable adjustment is provided for (or excluded) under any other provision of this Contract.

C. Contractor shall not be compensated for Work performed subsequent to a notice of suspension by Department.

28. TERMINATION.

A. Department may terminate this Contract at any time for cause, in the event of the failure of the Contractor to fulfill any of its obligations. Prior to termination, the Department shall provide ten (10) calendar days written notice of its intent to terminate for cause, including the reasons for such, and shall provide the Contractor an opportunity to consult with the Department regarding the reason(s) for termination. Contractor may be afforded the possibility of curing any default at the sole discretion of the Department.

B. The Department may terminate this Contract without cause and for its convenience by giving thirty (30) calendar days written notice to the Contractor. Termination for convenience shall not entitle either party to any indirect, special or resulting damages, lost profits, costs or penalties, and the Contractor shall be entitled only to recover those amounts earned by it for authorized deliverables completed up to the date of termination (or as may be agreed to in writing by the Department for completion of all or any portion of the Work in process).

GENERAL CONDITIONS

29. ATTORNEY'S FEES. In the event of any legal action to enforce the terms of this Contract, each party shall bear its own attorney's fees and costs.

30. CONFLICT OF INTEREST. Contractor covenants and warrants that it presently has no interest, and shall not acquire any interest, which would conflict in any manner or degree with its performance of this Contract or the Services required hereunder.

31. COMPLIANCE WITH APPLICABLE LAW. Contractor shall comply with all applicable federal, state and local rules and regulations in providing services to the Department under this Contract including, but not limited to, local health and safety rules and regulations. This provision shall be included in all subcontracts issued as a result of this Contract.

32. DISQUALIFICATION.

A. The employment of unauthorized aliens by the Contractor/vendor is considered a violation of Section 274A(e) of the Immigration and Nationality Act. If the Contractor knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of this Contract. Contractor shall be responsible for including this provision in all subcontracts with private organizations issued as a result of this Contract.

B. Contractor is required to use the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all employees used by the Contractor under this Contract, pursuant to State of Florida Executive Order No.: 11-116. Also, the Contractor shall include in related subcontracts, if authorized under this Contract, a requirement that subcontractors performing work or providing services pursuant to this Contract utilize the E-Verify system to verify employment eligibility of all employees used by the subcontractor for the performance of the Work.

C. If Contract value exceeds one (1) million dollars, Contractor certifies that it and any of its affiliates are not scrutinized companies as identified in Section 287.135, F.S. In addition, Contractor agrees to observe the requirements of Section 287.135, F.S., for applicable sub-agreements entered into for the performance of work under this Contract. Pursuant to Section 287.135, F.S., the Department may immediately terminate this Contract for cause if the Contractor, its affiliates, or its subcontractors are found to have submitted a false certification; or if the Contractor, its affiliates, or its subcontractors are placed on any applicable scrutinized companies list or engaged in prohibited contracting activity during the term of the Contract. As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize these contracting prohibitions then they shall become inoperative.

33. EXECUTION IN COUNTERPARTS. This Contract, and any Change Orders or Amendments thereto, may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a.pdf format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or.pdf signature page were an original thereof.

34. FORCE MAJEURE. Contractor shall not be responsible for delay resulting from its failure to perform if neither the fault nor the negligence of the Contractor or its employees, subcontractors or agents contributed to the delay and the delay is due directly to acts of God, wars, acts of public enemies, strikes, fires, floods, hurricanes, or other similar cause wholly beyond the Contractor's control, or for any of the foregoing that affect subcontractors or suppliers if no alternate source of supply is available to the Contractor. In case of any delay the Contractor believes is excusable, the Contractor shall notify the Department in writing of the delay or potential delay and describe the cause of the delay either 1) within five (5) days after the cause that creates or will create the delay first arose, if the Contractor could reasonably foresee that a delay could occur as a result, or 2) if delay is not reasonably foreseeable, within ten (10) days after the date the Contractor first had reason to believe that a delay could result. **THE FOREGOING SHALL CONSTITUTE THE CONTRACTOR'S SOLE REMEDY OR EXCUSE WITH RESPECT TO DELAY.** Providing notice in strict accordance with this paragraph is a condition precedent to such remedy. No claim for damages, other than for an extension of time, shall be asserted by the Contractor against the Department. Contractor shall not be entitled to an increase in the price or payment of any kind from the Department for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency, arising because of delay, disruption, interference, or hindrance from any cause whatsoever. If performance is suspended or delayed, in whole or in part, due to any of the causes described in this paragraph, after the causes have ceased to exist the Contractor shall perform at no increased cost, unless the Department determines, in its sole discretion, that the delay will significantly impair the value of the Contract to the State or to the Department, in which case the Department may 1) accept allocated performance or deliveries from the Contractor, provided that the Contractor grants preferential treatment to the Department with respect to products subjected to allocation, or 2) purchase from other sources (without recourse to and by the Contractor for the related costs and expenses) to replace all or part of the products that are the subject of the delay, which purchases may be deducted from the Contract quantity, or 3) terminate the Contract in whole or in part.

35. FORUM SELECTION, SEVERABILITY, AND CHOICE OF LAW. This Contract has been delivered in the State of Florida and shall be construed in accordance with substantive and procedural laws of Florida. Wherever possible, each provision of this Contract shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Contract shall be prohibited or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Contract. Any action in connection with this Contract shall be brought in a court of competent jurisdiction located in Leon County, Florida.

36. GOVERNMENTAL RESTRICTIONS. If the Contractor believes that any governmental restrictions require alteration of the material, quality, workmanship or performance of the products offered under this Contract, the Contractor shall immediately notify the Department so in writing, identifying the specific

restriction and alteration. Department reserves the right and the complete discretion to accept any such alteration or to cancel the Contract at no further expense to the Department. Contractor's failure to timely notify the Department of its asserted belief shall constitute a waiver of such claim.

37. HEADINGS. The headings contained herein are for convenience only, do not constitute a part of this Contract and shall not be deemed to limit or affect any of the provisions hereof.

38. INTEGRATION. This Contract contains all the terms and conditions agreed upon by the parties, which terms and conditions shall govern all transactions between the Department and the Contractor. Any alterations, variations, changes, modifications or waivers of provisions of this Contract shall only be valid when they have been reduced to writing, duly signed by each of the parties hereto, and attached to the original of this Contract, unless otherwise provided herein. No oral agreements or representations shall be valid or binding upon the Department or the Contractor. No alteration or modification of the Contract terms, including substitution of product, shall be valid or binding against the Department. Contractor may not unilaterally modify the terms of this Contract by affixing additional terms to product upon delivery (e.g., attachment or inclusion of standard preprinted forms, product literature, "shrink wrap" terms accompanying or affixed to a product, whether written or electronic) or by incorporating such terms onto the Contractor's order or fiscal forms or other documents forwarded by the Contractor for payment. Department's acceptance of product or processing of documentation on forms furnished by the Contractor for approval or payment shall not constitute acceptance of the proposed modification to terms and conditions.

39. INTERPRETATION OF CONTRACT.

A. Where appropriate: the singular includes the plural and vice versa; references to statutes or regulations include all statutory or regulatory provisions consolidating, amending or replacing the statute or regulation referred to; unless otherwise indicated references to Rules are to the adopted rules in the Florida Administrative Code; the words "including," "includes" and "include" shall be deemed to be followed by the words "without limitation"; unless otherwise indicated references to sections, appendices or schedules are to this Contract; words such as "herein," "hereof" and "hereunder" shall refer to the entire document in which they are contained and not to any particular provision or section; words not otherwise defined which have well-known technical or construction industry meanings, are used in accordance with such recognized meanings; references to Persons include their respective permitted successors and assigns and, in the case of Governmental Persons, Persons succeeding to their respective functions and capacities; and words of any gender used herein shall include each other gender where appropriate.

B. Contractor acknowledges and agrees that it has independently reviewed this Contract with legal counsel, and that it has the requisite experience and sophistication to understand, interpret and agree to the particular language of the terms. Accordingly, if an ambiguity in (or dispute regarding the interpretation of) this Contract shall arise, the Contract shall not be interpreted or construed against the Department, and, instead, other rules of interpretation and construction shall be used

40. MODIFICATIONS REQUIRED BY LAW. Department reserves the right to revise this Contract to include additional language required by Federal agency(ies) or other sources awarding funding to the Department in support of this Contract, if applicable, and to include changes required by Florida Administrative Code rule changes.

41. MYFLORIDAMARKETPLACE TRANSACTION FEE. The State of Florida, through DMS, has instituted MyFloridaMarketPlace, a statewide e-procurement system. Pursuant to Rule 60A-1.031, Florida Administrative Code, payments under this Contract are exempt from the MyFloridaMarketPlace transaction fee.

42. NONDISCRIMINATION.

A. Contractor certifies that no person, on the grounds of race, creed, color, religion, national origin, age, gender, or disability, shall be excluded from participation in; be denied the proceeds or benefits of; or be otherwise subjected to discrimination in performance of this Contract.

B. Contractor certifies that neither it nor any affiliate is or has been placed on the discriminatory vendor list. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not award or perform work as a contractor, supplier, subcontractor or consultant under contract with any public entity, and may not transact business with any public entity. The Florida Department of Management Services ("DMS") is responsible for maintaining the discriminatory vendor list and posts the list on its website. Questions regarding the discriminatory vendor list may be directed to the Florida Department of Management Services, Office of Supplier Diversity at (850) 487-0915.

C. Contractor shall comply with the Americans with Disabilities Act.

43. NON-SOLICITATION. Contractor covenants and warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Contractor to solicit or secure this Contract and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Contractor any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Contract.

44. NON-WAIVER OF RIGHTS. No delay or failure to exercise any right, power or remedy accruing to either party upon breach or default by the other party under this Contract, shall impair any such right, power or remedy of either party; nor shall such delay or failure be construed as a waiver of any such breach or default, or any similar breach or default thereafter.

45. ORDER OF PRECEDENCE. In the event of a conflict in terms between any of the components of this Contract, the order of precedence for resolving such conflict shall be as follows (1 being the highest precedence):

1. Body of this Contract;
2. Scope;
3. All other attachments to this Contract; and
4. Documents, agreements and exhibits incorporated herein by reference.

46. OWNERSHIP OF DOCUMENTS. All plans, specifications, maps, computer files, databases and/or reports prepared or obtained under this Contract, as well as data collected together with summaries and charts derived therefrom, shall be considered works made for hire and shall be and become the property of the Department upon completion or termination of this Contract, without restriction or limitation on their use, and shall be made available upon request to the Department at any time during the performance of such services and/or upon completion or termination of this Contract. Upon delivery to the Department of said document(s), the Department shall become the custodian thereof in accordance with Chapter 119, F.S. Contractor shall not copyright any material and products or patent any invention developed under this Contract.

47. P.R.I.D.E. When possible, the Contractor agrees that any articles which are the subject of, or required to carry out, this Contract shall be purchased from P.R.I.D.E. as specified in Chapter 946, F.S., if available, in the same manner and under the same procedures set forth in Section 946.515(2) and (4), F.S.; and for purposes of this Contract the person, firm or other business entity carrying out the provisions of this Contract shall be deemed to be substituted for this agency insofar as dealings with P.R.I.D.E. are concerned.

The "Corporation identified" is PRISON REHABILITATIVE INDUSTRIES AND DIVERSIFIED ENTERPRISES, INC. (P.R.I.D.E.) which may be contacted at:

P.R.I.D.E.
12425 28th Street, North
St. Petersburg, Florida 33716-1826
Toll Free: 1-800-643-8459
Website: http://www.pride-enterprises.org/

48. PUBLIC ENTITY CRIMES. A person or affiliate (as defined) who has been placed on the convicted vendor list following a conviction for a public entity crime may not perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount for Category Two (as defined in Section 287.017, F.S.), for a period of 36 months from the date of being placed on the convicted vendor list, pursuant to Section 287.133, F.S. Contractor certifies that neither it nor any affiliate has been placed on such convicted vendor list, and shall notify the Department within five (5) days of its, or any of its affiliate's, placement thereon.

49. PUBLIC RECORDS. Public Records Requirements (Attachment F), as attached to this Contract, are hereby incorporated into the Contract.

50. RECORD KEEPING AND AUDIT.

A. Contractor shall maintain books, records and documents directly pertinent to performance under this Contract in accordance with United States generally accepted accounting principles (**US GAAP**) consistently applied. Department, the State, or their authorized representatives shall have access to such records for audit purposes during the term of this Contract and for five (5) years following Contract completion or termination. In the event any work is subcontracted, the Contractor shall similarly require each subcontractor to maintain and allow access to such records for audit purposes.

B. The Contractor understands its duty, pursuant to Section 20.055(5), F.S., to cooperate with the Department's Inspector General in any investigation, audit, inspection, review, or hearing. The Contractor will comply with this duty and ensure that its subcontracts issued under this Contract, if any, impose this requirement, in writing, on its subcontractors.

51. REMEDIES. All rights and remedies provided in this Contract are cumulative and not exclusive of any other rights or remedies that may be available to the Department, whether provided by law, equity, statute, in any other agreement between the parties or otherwise. Department shall be entitled to injunctive and other equitable relief, including, but not limited to, specific performance, to prevent a breach, continued breach or threatened breach of this Contract. No remedy or election **hereunder** shall be deemed exclusive. A failure to exercise or a delay in exercising, on the part of the Department, any right, remedy, power or privilege hereunder shall not operate as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power or privilege.

52. RESPECT OF FLORIDA. When possible, the Contractor agrees that any articles that are the subject of, or required to carry out, this Contract shall be purchased from a nonprofit agency for the blind or for the severely handicapped that is qualified pursuant to Chapter 413, F.S., in the same manner and under the same procedures set forth in Section 413.036(1) and (2), F.S.; and for purposes of this Contract the person, firm, or other business entity carrying out the provisions of this Contract shall be deemed to be substituted for the state agency insofar as dealing with such qualified nonprofit agency is concerned.

The "nonprofit agency" identified is RESPECT of Florida which may be contacted at:

RESPECT of Florida.
2475 Apalachee Parkway, Suite 205
Tallahassee, Florida 32301-4946
(850) 487-1471
Website: www.respectofflorida.org

53. TAX EXEMPTION. Contractor recognizes that the Department is an agency of the State of Florida, which by virtue of its sovereignty is not required to pay any taxes on the services or goods purchased under the terms of this Contract. Department does not pay Federal excise or sales taxes on direct purchases of tangible personal property. Department will not pay for any personal property taxes levied on the Contractor or for any taxes levied on employees' wages.

54. WARRANTY OF ABILITY TO PERFORM. Contractor warrants that, to the best of its knowledge, there is no pending or threatened action, proceeding, or investigation, or any other legal or financial condition, that would in any way prohibit, restrain, or diminish the Contractor's ability to satisfy its Contract obligations. Contractor warrants that neither it nor any affiliate is currently on the convicted vendor list maintained pursuant to section 287.133 of the Florida Statutes, or on any similar list maintained by any other state or the federal government. Contractor shall immediately notify the Department in writing if its ability to perform is compromised in any manner during the term of this Contract and any renewals.

55. WARRANTY OF AUTHORITY. Each person signing this Contract warrants that he or she is duly authorized to do so and to bind the respective party to this Contract.

IN WITNESS WHEREOF, the parties have caused this Contract to be duly executed, the day and year last written below.

LEON COUNTY BOARD OF COUNTY COMMISSIONERS

By:_____
Title: [insert title]

Date:_____

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: T.B. [signature]
Secretary or designee

Date: 7/24/2018

FEID No. 59-6000708

List of attachments/exhibits included as part of this Contract:

Specify Type/Letter	Description
Attachment A	Scope of Work - Level One (6 pages)
Attachment B	Scope of Work - Level Two (7 pages)
Attachment C	Task Assignment Notification Form
Attachment D	Task Assignment Change Order Form (2 pages)
Attachment E	Contractor Affidavit/Release of Claims Form
Attachment F	Public Records Requirements (1 page)

- REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -

LEON COUNTY, FLORIDA

By: _____
Nick Maddox, Chairman
Board of County Commissioners

ATTESTED BY:
Gwendolyn Marshall, Clerk of Court &
Comptroller, Leon County, Florida

By: _____

APPROVED AS TO FORM:
Leon County Attorney's Office

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

ATTACHMENT A

SCOPE OF WORK

STORAGE TANK SYSTEM COMPLIANCE ASSISTANCE

GUIDANCE DOCUMENTS

The Contractor shall perform the services required under this Contract in accordance with the guidance documents and the terms of this Contract. The guidance documents referenced herein shall be provided to the Contractor with each executed Task Assignment. The Department reserves the right to update or amend the guidance documents as needed.

WORK DESCRIPTION

1. The Contractor shall perform routine compliance inspections within the jurisdictional (geographical) boundaries of the specified counties as required by an executed Task Assignment(s) at the following Chapter 376, F.S., facilities: storage tanks regulated pursuant to Sections 376.30 – 376.317, F.S. (excluding cattle dip vats, dry-cleaning facilities and designated Brownfields) and Chapters 62-761 and 62-762, F.A.C. In addition, the Contractor shall perform closure inspections, installation inspections, discharge inspections, re-inspections, and complaint inspections as applicable, in accordance with each Task Assignment. All inspections shall be performed by an individual(s) in a position equivalent to an Environmental Specialist I level or higher. Beginning on the effective date of this Contract, the Contractor is authorized to enter private property in order to carry out inspections pursuant to Sections 403.091 and 403.858, Florida Statutes. However, an authorized facility representative must safely access all storage tank system components for inspection by the Contractor, and must demonstrate operational functionality of electronic equipment. This Scope of Work provides the minimum services the Department is seeking. The specific Tasks, Deliverables, Performance Measures, and Deliverable due dates will be included in each issued Task Assignment.

TASKS

2. Inspections must be performed in accordance with each executed Task Assignment.

   A. Perform routine compliance inspections of facilities listed on each executed TaskAssignment. Facilities not listed for inspection during the current executed Task Assignment will be prioritized to be inspected during subsequent Task Assignments.

   B. Perform all closure inspections at known storage tank system closure activities (limited to Tanks, Sumps, Spill Containment Systems, Spill Buckets, Integral Piping and Bulk Product Piping and any other components as directed) and of past closure activities that have been discovered as having taken place without notification to ensure that the system or system component is properly closed in accordance with Chapters 62-761 and 62-762, F.A.C., as applicable.

   C. Perform all installation inspections of known new installations and of past installations (limited to Tanks, Sumps, Spill Containment Systems, Spill Buckets, Integral Piping and Bulk Product Piping and any other components as directed) that have been discovered as having taken place without notification to ensure that the system or system component is properly constructed and installed in accordance with Chapters 62-761 and 62-762, F.A.C., as applicable.

   D. Perform a discharge inspection at all facilities with known or suspected discharges within fourteen (14) calendar days of receipt of notification.

   E. Re-inspections may only be performed for payment as needed to verify compliance of items identified as requiring a re-inspection, as referenced in the "Storage Tank System Program

Violation List" (Guidance Document A). For all other violations, a re-inspection may only be performed for payment if the Contractor and the Department Task Manager agree, prior to the inspection, that it is warranted.

F. Respond to complaints concerning regulated facilities, and/or as directed by the Department Task Manager by performing a complaint inspection. Inspection findings concerning regulated facilities shall be documented in a complaint inspection report activity in FIRST. Complaint inspections not involving a regulated facility shall be documented in writing and/or as directed by the Department Task Manager.

3. Inspector responsibilities shall include:

A. Contacting facility owners, operators, and/or other authorized representatives verbally or in writing, to schedule inspections. The Department Task Manager may require written notification of inspections if verbal methods have proven unsatisfactory. For routine compliance inspections, the Contractor shall provide outreach to each facility prior to the inspection by contacting the facility at least five (5) calendar days in advance of the inspection, reminding the facility to view the inspection videos on the Department's website prior to the upcoming inspection, and discussing recent previous inspections at the facility noting any violations cited. This outreach is to be documented in FIRST in a Phone or Electronic Communication Activity, depending on how the contact was made.

B. Conducting inspections with the owners, operators, and/or other authorized representatives of facilities for the purpose of determining compliance with Chapters 62-761 and 62-762, F.A.C., and Chapter 376, F. S.

C. Distributing registration forms or providing directions for the use of the Electronic Self Service Application Portal (ESSA) on the Department's website to all facilities that are determined by the Contractor to need registration updates.

D. All inspection activities shall be documented using the Florida Inspection Reporting for Storage Tanks (FIRST) database and FIRST equipment in accordance with the minimum standards referenced in the "FIRST User's Guide" (Guidance Document B).

E. All inspection reports shall be completed in accordance with the "Level of Effort Guidance" (Guidance Document F). The date and manner of the issuance of the inspection report to the facility owner/operator shall be documented in FIRST. This may be accomplished with the completion of one or more supporting activities in FIRST, such as a Non-Compliance Project Letter Activity, Issue Document Activity, and/or Electronic Communication Activity.

F. Responding to requests for public assistance both in the office and during inspections.

4. Perform Level 1 Compliance Assistance Actions.

A. These actions shall include investigation and documentation of violations of Chapters 62-761 and 62-762, F.A.C., or the county's equivalent regulations, preparation of Compliance Assistance letters and related activities in accordance with the "Storage Tank System Program Violation List" (Guidance Document A) and "Level of Effort Guidance" (Guidance Document F).

B. An individual(s) in a position equivalent to an Environmental Specialist II level or higher shall conduct Level 1 Compliance Assistance activities. Compliance Assistance letters may be prepared and sent by an individual(s) at the Environmental Specialist I level under the direction of an individual at the Environmental Specialist II level or higher.

C. All Compliance Assistance letters shall be on Department forms, in Department format, or have Department approval.

D. Compliance Assistance letters shall be issued through FIRST in accordance with the "FIRST User's Guide" (Guidance Document B) to ensure that the letters are posted to the OCULUS

document management system.

E. If there is any indication that Compliance Assistance actions are not being performed in accordance with "Level of Effort Guidance" (Guidance Document F); the Department Task Manager may request the submission of a Corrective Action Plan (CAP), and may recommend to the Department Contract Manager to hold invoices until such actions are being performed to the satisfaction of the Department Task Manager. The Department Task Manager shall be responsible for reviewing the CAP and notifying the Contractor if the CAP is approved or in need of revision.

F. The Contractor must maintain the administrative organization, staff, financial and other resources necessary to effectively administer the requirements of this Attachment. Failure to do so is a material breach of this Contract.

G. This Attachment specifically does not include actions associated with the cleanup or enforcement of Contractor-owned or operated petroleum storage systems or anydischarge(s) associated with them.

ASSESSMENT OF PERFORMANCE LEVELS

5. The Contractor shall perform inspections as directed in paragraph 4, above, and assess performance levels monthly to determine its progress towards completion of each Task Assignment. Upon discovery of any problems that would delay or prevent the timely progress and completion of each Task Assignment, the Contractor shall notify the Department Task Manager.

6. Following the effective date of each Task Assignment, the Contractor must have completed the following percentage of the required routine compliance inspections unless otherwise indicated in the Task Assignment:

   A. After four (4) months, thirty three percent (33%) of inspections must have been completed.

   B. After eight (8) months, sixty six percent (66%) of inspections must have been completed.

   C. After twelve (12) months, one hundred percent (100%) of inspections must have been completed.

7. If the actual number of completed inspections falls below these levels, then the Contractor must submit a CAP to the Department Task Manager, and associated invoices will be held by the Department Contract Manager until these completion percentages are subsequentlyreached.

8. If there is any indication that other required inspections or activities are not being performed, the Department Task Manager may request the submission of a CAP and may recommend to the Department Contract Manager to hold invoices until such actions are being performed to the satisfaction of the Department Task Manager.

9. The Department Task Manager shall be responsible for reviewing all CAPs and notifying the Contractor if the CAP is approved or is in need of revision.

10. A completion rate of 100 percent is required for those activities described in Paragraph 1, above, and as set forth in each Task Assignment, unless otherwise indicated in the TaskAssignment.

11. The Department shall authorize the Contractor to provide services under this Contract utilizing the Task Assignment Notification Form, attached to the Contract as Attachment C. The Contractor acknowledges that no work shall be performed until a Task Assignment authorizing work has been fully executed by the Department and the Contractor. If, during the term of an executed Task Assignment, a modification of the Task Assignment is needed, the Department may issue a new Task Assignment Form clearly marked with the original task number and the appropriate amendment number, detailing the revised description of the work to be performed. As with the original Task

Assignment, all amendments to Task Assignments must be executed by both the Department and the Contractor prior to the work being performed.

SCOPE REQUIREMENTS

12. The Contractor shall administer the compliance verification program, provide technical assistance, and perform level 1 Compliance Assistance actions. Data generated from all inspections conducted under the direction of the Department shall be entered into FIRST, and completed, prior to the submittal of an invoice to the Department Contract Manager.

13. The Contractor shall comply with all provisions of this Contract, verify facility compliance with Chapter 376, F.S., and Chapters 62-761 and 62-762, and be knowledgeable of the differences between the state and federal environmental statutes and rules applicable to underground storage tanks.

14. The Contractor shall require that qualified individuals perform field inspections and that they receive training on Chapters 62-761 and 62-762, and Chapter 376, F.S.

15. The Contractor shall provide a sufficient number of qualified staff to satisfactorily complete all the responsibilities included in this Contract. All individuals hired after the effective date of this Contract shall possess qualifications equivalent to Department position levels as specified in this Contract.

16. The Contractor shall determine the accurate latitude and longitude coordinates for each regulated facility inspected using Department-approved procedures and ensure the proper entry of this data into the Department inspection database.

17. The Contractor shall review closure reports filed by facility owners, operators, or authorized representatives to ensure that the Department's "Instructions for Conducting Sampling During Aboveground Storage Tank Closure" (Guidance Document C1) and "Instructions for Conducting Sampling During Underground Storage Tank Closure" (Guidance Document C2) have been followed. In cases where these requirements have not been met, the Contractor shall initiate Level 1 Compliance Assistance actions to compel compliance. In cases where these requirements have been met and none the of Department's cleanup target levels have been exceeded, the Contractor shall issue a Closure Report Review Letter for the system or component described in the Closure Report indicating the Closure Report meets the requirements of Chapter 62-761 and/or 62-762, F.A.C. In cases where cleanup target levels have been exceeded and it has been determined to be a new discharge, the Contractor shall prepare and send a Site Assessment Report request letter to the facility owner and operator, if appropriate. In addition, the Contractor shall provide notification to the Department Task Manager within thirty (30) days of the determination of a new discharge at a facility.

18. The Contractor shall prepare and send a Site Assessment Report request letter to the facility owner and operator, if appropriate, in cases where a new discharge has been discovered related to a regulated storage tank system, but unrelated to a closure as discussed in paragraph 13., above. In addition, the Contractor shall provide within thirty (30) days of the determination of a new discharge at a facility.

19. The Contractor shall maintain its paper files on regulated facilities that were composed prior to the FIRST database implementation, as well as documentation from the facility that may not be available in FIRST, such as closure reports. In the event a case referral to the Department District Office for further enforcement is necessary, a copy of any documents pertinent to the case that are not available in FIRST shall be submitted to the Department District Office in accordance with the "Guidelines for Case Referrals" (Guidance Document G).

20. Facility files must be kept until the site has been determined closed. Once the facility has been closed for five (5) years, the records may be transmitted electronically to the Department Contract Manager

in Tallahassee for preservation, unless the Contractor is subject to more stringent local record retention requirements. Copies can be maintained by the Contractor at the Contractor's expense. If, for any reason, the Department's contractual arrangement with the Contractor to perform the inspection program (through this Contract or any future contracts) ceases, the Contractor shall transmit electronic copies of all documents to the Department Contract Manager.

21. The Contractor shall provide attendance of at least one program staff member at scheduled meetings, conferences, and teleconferences. The Department Task Manager may authorize attendance at a location other than the District Office. The Contractor shall provide attendance of additional staff members as requested by the Department.

22. The Contractor shall ensure that all field personnel receive the health and safety training required to meet OSHA standards (an initial 24 or 40-hour course within 6 months of employment under this Contract, followed by an annual 8-hour refresher course).

23. The Contractor shall supervise the Local Compliance Program with an individual at a minimum equivalent to the Department's Environmental Specialist III personnel category.

24. The Contractor shall provide copies of applicable rules, inspection forms, and other program/public assistance information to the public and regulated interests. However, this provision does not authorize photocopying of reference documents in violation of copyright law.

25. The Contractor shall maintain financial books, records, and documents directly pertinent to performance under this Contract in accordance with generally accepted accounting principles consistently applied. All books, records, and documents pertinent to performance under this Contract shall be maintained for the entire term of this Contract and for five years following the expiration or termination of this Contract. The Department, the State, or their authorized representatives shall have access to such records for audit purposes during the entire term of this Contract and for five years following the expiration or termination of this Contract. A penalty of 8.3% of the current Task Assignment amount will be assessed for each year that shows insufficient record keeping.

26. The Contractor shall not allocate funding to non-program activities outside the scope of this Contract or any Task Assignment. Sections 376.3071 and 376.11, F.S., prohibit the use of Inland Protection Trust Fund (IPTF) and Florida Coastal Protection Trust Fund (FCPTF) moneys for purposes other than those specified in these sections.

27. Access to Department databases shall be made by using an Internet connection. Therefore, the Contractor is responsible for subscribing to and paying for all charges related to use of the services of a reputable Internet service provider. The Contractor must have a dedicated Internet line for FIRST.

28. The Contractor shall provide a written response within forty-five (45) days to the Program Review findings conducted in accordance with paragraph 36, below, and at a minimum, provide details on any corrective actions that will be implemented.

29. The Contractor shall submit a satisfactory Corrective Action Plan to the Department Task Manager upon notification of a score below seventy-five (75) on the Program Review within fourteen (14) calendar days of notification of the score. Because a score below seventy-five (75) reflects an unacceptable level of performance, if the Contractor receives a score below seventy-five (75) may result in contract termination.

30. The Contractor is responsible for the professional quality, technical accuracy, and coordination of all reports and other services furnished by the Contractor under this Contract. The Contractor shall, without additional compensation, correct or revise any errors, omissions, or other deficiencies in its reports and other services.

DEPARTMENT RESPONSIBILITIES

31. The Department shall serve in an advisory capacity to the Contractor. The Department shall make

legal interpretations of Department rules, which shall be binding with respect to the Contractor's ordinances to the extent that those ordinances adopt the provisions of Chapters 62-761 and 62-762, F.A.C., as required by this Contract.

32. The Department shall review completed inspection reports when and as deemed necessary.

33. The Department shall provide program and regulatory guidance for the Contractor. The Department shall provide training in new technology and program management changes as necessary.

34. The Department shall conduct enforcement activities for violations of Chapters 62-761 and 62-762, F.A.C., when case referrals are properly made and forwarded to the District Office in accordance with the "Guidelines for Case Referrals" (Guidance Document G).

35. The Department shall provide information to the Contractor about Department registered storage tank system equipment and alternate procedures (waivers, variances, or registrations).

36. At least once annually, the Department shall perform a Program Review using the "Compliance Verification Program Local Program Review Form" (Guidance Document D), and provide a copy of the Program Review findings to the Contractor upon completion of the Program Review. The Department may conduct inspections, including accompanied inspections and follow-up inspections, at any reasonable time. In addition, the Department may also conduct facility file reviews through FIRST at any time. The Department Task Manager may perform additional program reviews, as deemed necessary, to insure the required performance of the Contractor. The Department Task Manager may forgo a Program Review for the next Task Assignment for a Contractor that receives a score of 95 or greater on the Program Review during the current Task Assignment.

PAYMENTS

37. The Contractor shall submit invoices on a monthly basis. Each invoice shall be submitted using the "Contractual Services Invoice" (Guidance Document E). Each invoice is due no later than the 15th day of the month following the month of services. The invoice shall be submitted electronically to the Department Contract Manager at STR_Invoices@dep.state.fl.us and copied to the Department Task Manager. Reimbursement requests for the purchase of non-expendable equipment costing $1,000 or more must include copies of invoices or receipts to document the charges.

DOCUMENTATION

38. Prior to the submittal of each month's invoice to the Department Contract Manager, the Contractor shall complete and submit electronically the "Payment Calculation Sheet" (Guidance Document H) for the month to the Department Task Manager no later than the 10th day of the month following the month of services. The Department Task Manager shall review the monthly Payment Calculation Sheet for accuracy and completeness and shall return the approved Payment Calculation Sheet to the Contractor for submittal with the monthly invoice to the Department Contract Manager in Tallahassee, Florida for processing. If the Contractor fails to perform as directed by the terms of this Contract, the Department shall return the unpaid invoice to the Contractor documenting the areas in which the Contractor has failed to meet its contractual obligations.

MANAGEMENT

39. The Department Contract Manager is Roger Ruiz, Phone (850) 245-8854. The Contractor's Contract Manager is Robert Bass, Phone (850) 606-1300, Ext. 1314. Each Task Assignment will identify the Department Task Manager and the Contractor's Task Manager. All matters relating to a specific Task Assignment shall be directed to the Department Task Manager for appropriate action or disposition. All matters relating to this Contract shall be directed to the Department Contract Manager.

(DOES NOT APPLY) ATTACHMENT B

SCOPE OF WORK

STORAGE TANK SYSTEM COMPLIANCE ASSISTANCE AND ENFORCEMENT ACTIONS

GUIDANCE DOCUMENTS

The Contractor shall perform the services required under this Contract in accordance with the guidance documents and the terms of this Contract. The guidance documents referenced herein shall be provided to the Contractor with each executed Task Assignment. The Department reserves the right to update or amend the guidance documents as needed.

WORK DESCRIPTION

1. The Contractor shall perform routine compliance inspections within the jurisdictional (geographical) boundaries of the specified counties as required by an executed Task Assignment(s) at the following Chapter 376, F.S., facilities: storage tanks regulated pursuant to Sections 376.30 – 376.317, F.S. (excluding cattle dip vats, dry-cleaning facilities and designated Brownfields) and Chapters 62-761 and 62-762, F.A.C., In addition, the Contractor shall perform closure inspections, installation inspections, discharge inspections, re-inspections, and complaint inspections as applicable, in accordance with each Task Assignment. All inspections shall be performed by an individual(s) in a position equivalent to an Environmental Specialist I level or higher. Beginning on the effective date of this Contract, the Contractor is authorized to enter private property in order to carry out inspections pursuant to Sections 403.091 and 403.858, Florida Statutes. However, an authorized facility representative must safely access all storage tank system components for inspection by the Contractor, and must demonstrate operational functionality of electronic equipment. This Scope of Work provides the minimum services the Department is seeking. The specific Tasks, Deliverables, Performance Measures, and Deliverable due dates will be included in each issued Task Assignment.

TASKS

2. Inspections must be performed in accordance with each executed Task Assignment.

   A. Perform routine compliance inspections of facilities listed on each executed TaskAssignment. Facilities not listed for inspection during the current executed Task Assignment will be prioritized to be inspected during subsequent Task Assignments.

   B. Perform all closure inspections at known storage tank system closure activities (limited to Tanks, Sumps, Spill Containment Systems, Spill Buckets, Integral Piping and Bulk Product Piping and any other components as directed) and of past closure activities that have been discovered as having taken place without notification to ensure that the system or system component is properly closed in accordance with Chapters 62-761 and 62-762, F.A.C., as applicable.

   C. Perform all installation inspections of known new installations and of past installations (limited to Tanks, Sumps, Spill Containment Systems, Buckets, Integral Piping and Bulk Product Piping and any other components as directed) that have been discovered as having taken place without notification to ensure that the system or system component is properly constructed and installed in accordance with Chapters 62-761 and 62-762, F.A.C., as applicable.

   D. Perform a discharge inspection at all facilities with known or suspected discharges within fourteen (14) calendar days of receipt of notification.

   E. Re-inspections may only be performed for payment as needed to verify compliance of items identified as requiring a re-inspection, as referenced in the "Storage Tank System Program Violation List" (Guidance Document A). For all other violations, a re-inspection may only be

performed for payment if the Contractor and the Department Task Manager agree, prior to the inspection, that it is warranted.

F. Respond to complaints concerning regulated facilities, and/or as directed by the Department Task Manager by performing a complaint inspection. Inspection findings concerning regulated facilities shall be documented in a complaint inspection report activity in FIRST. Complaint inspections not involving a regulated facility shall be documented in writing and/or as directed by the Department Task Manager.

3. Inspector responsibilities shall include:

A. Contacting facility owners, operators, and/or other authorized representatives verbally or in writing, to schedule inspections. The Department Task Manager may require written notification of inspections if verbal methods have proven unsatisfactory. For routine compliance inspections, the Contractor shall provide outreach to each facility prior to the inspection by contacting the facility at least five (5) calendar days in advance of the inspection, reminding the facility to view the inspection videos on the Department's website prior to the upcoming inspection, and discussing recent previous inspections at the facility noting any violations cited. This outreach is to be documented in FIRST in a Phone or Electronic Communication Activity, depending on how the contact was made.

B. Conducting inspections with the owners, operators, and/or other authorized representatives of facilities for the purpose of determining compliance with Chapters 62-761 and 62-762, F.A.C., and Chapter 376, F. S.

C. Distributing registration forms or providing directions for the use of the Electronic Self Service Application Portal (ESSA) on the Department's website to all facilities that are determined by the Contractor to need registration updates.

D. All inspection activities shall be documented using the Florida Inspection Reporting for Storage Tanks (FIRST) database and FIRST equipment in accordance with the minimum standards referenced in the "FIRST User's Guide" (Guidance Document B).

E. All inspection reports shall be completed in accordance with the "Level of Effort Guidance" (Guidance Document F). The date and manner of the issuance of the inspection report to the facility owner/operator shall be documented in FIRST. This may be accomplished with the completion of one or more supporting activities in FIRST, such as a Non-Compliance Project Letter Activity, Issue Document Activity, and/or Electronic Communication Activity.

F. Responding to requests for public assistance both in the office and during inspections.

4. Perform Level 1 Compliance Assistance and Level 2 enforcement actions in accordance with Exhibit A, Storage Tank System Compliance Assistance and Enforcement Actions, attached hereto and made a part hereof.

A. Level 1 Compliance Assistance actions.

(1) These actions shall include investigation and documentation of violations of Chapters 62-761 and 62-762, F.A.C., or the county's equivalent regulations, preparation of Compliance Assistance letters and related activities in accordance with the "Storage Tank System Program Violation List" (Guidance Document A) and "Level of Effort Guidance" (Guidance Document F).

(2) An individual(s) in a position equivalent to an Environmental Specialist II level or higher shall conduct Level 1 Compliance Assistance activities. Compliance Assistance letters may be prepared and sent by an individual(s) at the Environmental Specialist I level under the direction of an individual at the Environmental Specialist II level or higher.

(3) All Compliance Assistance letters shall be on Department forms, in Department format, or have Department approval.

(4) Compliance Assistance letters shall be issued through FIRST in accordance with the "FIRST User's Guide" (Guidance Document B) to ensure that the letters are posted to the OCULUS document management system.

(5) If there is any indication that Compliance Assistance actions are not being performed in accordance with "Level of Effort Guidance" (Guidance Document F); the Department Task Manager may request the submission of a Corrective Action Plan (CAP), and may recommend to the Department Contract Manager to hold invoices until such actions are being performed to the satisfaction of the Department Task Manager. The Department Task Manager shall be responsible for reviewing the CAP and notifying the Contractor if the CAP is approved or in need of revision.

B. Level 2 enforcement actions.

(1) These actions shall include initiation and completion of administrative and judicial enforcement actions as lead party; preparing, delivering, and executing enforcement documents including Warning Letters, Consent Orders, Notices of Violation, and Final Orders; taking lead responsibility in the discovery process; determining appropriate judicial remedies, including civil penalties, injunctive relief, and assessment of damages; and performing post-judgment enforcement activities.

(2) All Level 2 enforcement actions shall be conducted under the supervision of an attorney licensed to practice law in the State of Florida and employed by the Contractor.

(3) All enforcement documents shall be on Department forms, in Department format, or have Department approval unless documents are being filed as part of a legal proceeding in which case the rules of procedure for the body before which the legal proceeding is taking place shall apply.

(4) Any penalties assessed under this Exhibit shall be in accordance with "DEP Directive 923: Settlement Guidelines for Civil and Administrative Penalties" (Guidance Document I).

5. The Contractor must perform the enforcement actions specified in this Exhibit under its own ordinances. Therefore, the Contractor must have and maintain provisions adopting Chapters 62-761 and 62-762, F.A.C., or their equivalent and penalty authority equivalent to that set forth in Sections 403.141 and 403.161, F.S., as their own local ordinances during the term of this Contract. Failure to maintain such requirements shall result in the unilateral termination of this Contract by the Department.

6. The Contractor must maintain the administrative organization, staff, financial and other resources necessary to effectively administer the requirements of this Attachment. Failure to do so is a material breach of this Contract.

7. This Attachment specifically does not include actions associated with the cleanup or enforcement of Contractor-owned or operated petroleum storage systems or any discharge(s) associated with them.

8. If there is any indication that enforcement actions are not being performed or are inadequate, the Department Task Manager may request the submission of a CAP and may recommend to the Department Contract Manager to hold invoices until such actions are being performed to the satisfaction of the Department Task Manager. The Department Task Manager shall be responsible for reviewing the CAP and notifying the Contractor if the CAP is approved or in need of revision.

ASSESSMENT OF PERFORMANCE LEVELS

9. The Contractor shall perform inspections as directed in paragraph 4, above, and assess performance levels monthly to determine its progress towards completion of each Task Assignment. Upon

discovery of any problems that would delay or prevent the timely progress and completion of each Task Assignment, the Contractor shall notify the Department Task Manager.

10. Following the effective date of each Task Assignment, the Contractor must have completed the following percentage of the required routine compliance inspections unless otherwise indicated in the Task Assignment:

    A. After four (4) months, thirty three percent (33%) of inspections must have been completed.

    B. After eight (8) months, sixty six percent (66%) of inspections must have been completed.

    C. After twelve (12) months, one hundred percent (100%) of inspections must have been completed.

11. If the actual number of completed inspections falls below these levels, then the Contractor must submit a CAP to the Department Task Manager, and associated invoices will be held by the Department Contract Manager until these completion percentages are subsequently reached.

12. If there is any indication that other required inspections or activities are not being performed, the Department Task Manager may request the submission of a CAP and may recommend to the Department Contract Manager to hold invoices until such actions are being performed to the satisfaction of the Department Task Manager.

13. The Department Task Manager shall be responsible for reviewing all CAPs and notifying the Contractor if the CAP is approved or needs revision.

14. A completion rate of 100 percent is required for those activities described in Paragraph 1, above, and as set forth in each Task Assignment, unless otherwise indicated in the Task Assignment.

15. The Department shall authorize the Contractor to provide services under this Contract utilizing the Task Assignment Notification Form, attached to the Contract as Attachment C. The Contractor acknowledges that no work shall be performed until a Task Assignment authorizing work has been fully executed by the Department and the Contractor. If, during the term of an executed Task Assignment, a modification of the Task Assignment is needed, the Department may issue a new Task Assignment Form clearly marked with the original task number and the appropriate amendment number, detailing the revised description of the work to be performed. As with the original Task Assignment, all amendments to Task Assignments must be executed by both the Department and the Contractor prior to the work being performed.

SCOPE REQUIREMENTS

16. The Contractor shall administer the compliance verification program, provide technical assistance, and perform level 1 Compliance Assistance actions. Data generated from all inspections conducted under the direction of the Department shall be entered into FIRST, and completed, prior to the submittal of an invoice to the Department Contract Manager.

17. The Contractor shall comply with all provisions of this Contract, verify facility compliance with Chapter 376, F.S., and Chapters 62-761 and 62-762, and be knowledgeable of the differences between the state and federal environmental statutes and rules applicable to underground storage tanks.

18. The Contractor shall require that qualified individuals perform field inspections and that they receive training on Chapters 62-761 and 62-762, and Chapter 376, F.S.

19. The Contractor shall provide a sufficient number of qualified staff to satisfactorily complete all the responsibilities included in this Contract. All individuals hired after the effective date of this Contract shall possess qualifications equivalent to Department position levels as specified in this Contract.

20. The Contractor shall determine the accurate latitude and longitude coordinates for each regulated facility inspected using Department-approved procedures and ensure the proper entry of this data into the Department inspection database.

21. The Contractor shall review closure reports filed by facility owners, operators, or authorized representatives to ensure that the Department's "Instructions for Conducting Sampling During Aboveground Storage Tank Closure" (Guidance Document C1) and "Instructions for Conducting Sampling During Underground Storage Tank Closure" (Guidance Document C2) have been followed. In cases where these requirements have not been met, the Contractor shall initiate Level 1 Compliance Assistance actions to compel compliance. In cases where these requirements have been met and none the of Department's cleanup target levels have been exceeded, the Contractor shall issue a Closure Report Review Letter for the system or component described in the Closure Report indicating the Closure Report meets the requirements of Chapter 62-761 and/or 62-762, F.A.C. In cases where cleanup target levels have been exceeded and it has been determined to be a new discharge, the Contractor shall prepare and send a Site Assessment Report request letter to the facility owner and operator, if appropriate. In addition, the Contractor shall provide notification to the Department Task Manager within thirty (30) days of the determination of a new discharge at a facility.

22. The Contractor shall prepare and send a Site Assessment Report request letter to the facility owner and operator, if appropriate, in cases where a new discharge has been discovered related to a regulated storage tank system, but unrelated to a closure as discussed in paragraph 13., above. In addition, the Contractor shall provide within thirty (30) days of the determination of a new discharge at a facility.

23. The Contractor shall maintain its paper files on regulated facilities that were composed prior to the FIRST database implementation, as well as documentation from the facility that may not be available in FIRST, such as closure reports. In the event a case referral to the Department District Office for further enforcement is necessary, a copy of any documents pertinent to the case that are not available in FIRST shall be submitted to the Department District Office in accordance with the "Guidelines for Case Referrals" (Guidance Document G).

24. Facility files must be kept until the site has been determined closed. Once the facility has been closed for five (5) years, the records may be sent to the Department Contract Manager in Tallahassee for preservation, unless the Contractor is subject to more stringent local record retention requirements. Copies can be maintained by the Contractor at the Contractor's expense. If, for any reason, the Department's contractual arrangement with the Contractor to perform the inspection program (through this Contract or any future contracts) ceases, the Contractor shall return all original facility files to the Department Contract Manager in Tallahassee within 30 calendar days of Contract expiration or termination.

25. The Contractor shall provide attendance of at least one program staff member at scheduled meetings, conferences, and teleconferences. The Department Task Manager may authorize attendance at a location other than the District Office. The Contractor shall provide attendance of additional staff members as requested by the Department.

26. The Contractor shall ensure that all field personnel receive the health and safety training required to meet OSHA standards (an initial 24 or 40-hour course within 6 months of employment under this Contract, followed by an annual 8-hour refresher course).

27. The Contractor shall supervise the Local Compliance Program with an individual at a minimum equivalent to the Department's Environmental Specialist III personnel category.

28. The Contractor shall provide copies of applicable rules, inspection forms, and other program/public assistance information to the public and regulated interests. However, this provision does not authorize photocopying of reference documents in violation of copyright law.

29. The Contractor shall maintain financial books, records, and documents directly pertinent to performance under this Contract in accordance with generally accepted accounting principles consistently applied. All books, records, and documents pertinent to performance under this Contract shall be maintained for the entire term of this Contract and for five years following the expiration or termination of this Contract. The Department, the State, or their authorized representatives shall have access to such records for audit purposes during the entire term of this Contract and for five years following the expiration or termination of this Contract. A penalty of 8.3% of the current Task Assignment amount will be assessed for each year that shows insufficient recordkeeping.

30. The Contractor shall not allocate funding to non-program activities outside the scope of this Contract or any Task Assignment. Sections 376.3071 and 376.11, F.S., prohibit the use of IPTF and Florida Coastal Protection Trust Fund (FCPTF) moneys for purposes other than those specified in these sections.

31. Access to Department databases shall be made by using an Internet connection. Therefore, the Contractor is responsible for subscribing to and paying for all charges related to use of the services of a reputable Internet service provider. The Contractor must have a dedicated Internet line for FIRST.

32. The Contractor shall provide a written response within forty-five (45) days to the Program Review findings conducted in accordance with paragraph 40, below, and at a minimum, provide details on any corrective actions that will be implemented.

33. The Contractor shall submit a satisfactory Corrective Action Plan to the Department Task Manager upon notification of a score below seventy-five (75) on the Program Review within fourteen (14) calendar days of notification of the score. Because a score below seventy-five (75) reflects an unacceptable level of performance, if the Contractor receives a score below seventy-five (75) may result in contract termination.

34. The Contractor is responsible for the professional quality, technical accuracy, and coordination of all reports and other services furnished by the Contractor under this Contract. The Contractor shall, without additional compensation, correct or revise any errors, omissions, or other deficiencies in its reports and other services.

DEPARTMENT RESPONSIBILITIES

35. The Department shall serve in an advisory capacity to the Contractor. The Department shall make legal interpretations of Department rules, which shall be binding with respect to the Contractor's ordinances to the extent that those ordinances adopt the provisions of Chapters 62-761 and 62-762, F.A.C., as required by this Contract.

36. The Department shall review completed inspection reports when and as deemed necessary.

37. The Department shall provide program and regulatory guidance for the Contractor. The Department shall provide training in new technology and program management changes as necessary.

38. The Department shall conduct enforcement activities for violations of Chapters 62-761 and 62-762, F.A.C., when case referrals are properly made and forwarded to the District Office in accordance with the "Guidelines for Case Referrals" (Guidance Document G).

39. The Department shall provide information to the Contractor about Department registered storage tank system equipment and alternate procedures (waivers, variances, or registrations).

40. At least once annually, the Department shall perform a Program Review using the "Compliance Verification Program Local Program Review Form" (Guidance Document D), and provide a copy of the Program Review findings to the Contractor upon completion of the Program Review. The Department may conduct inspections, including accompanied inspections and follow-up inspections, at any reasonable time. In addition, the Department may also conduct facility file reviews through FIRST at any time. The Department Task Manager may perform additional program reviews, as deemed necessary, to insure the required performance of the Contractor. The Department Task Manager may forgo a Program Review for the next Task Assignment for a Contractor that receives a score of 95 or greater on the Program Review during the current Task Assignment.

PAYMENTS

41. The Contractor shall submit invoices on a monthly basis. Each invoice shall be submitted using the "Contractual Services Invoice" (Guidance Document E). Each invoice is due no later than the 15th day of the month following the month of services. The invoice shall be submitted electronically to the Department Contract Manager at STR_Invoices@dep.state.fl.us and copied to the Department Task Manager. Reimbursement requests for the purchase of non-expendable equipment costing $1,000 or more must include copies of invoices or receipts to document the charges.

REPORTS AND DELIVERABLES

42. Prior to the submittal of each month's invoice to the Department Contract Manager, the Contractor shall complete and submit electronically the "Payment Calculation Sheet" (Guidance Document H) for the month to the Department Task Manager no later than the 10th day of the month following the month of services. The Department Task Manager shall review the monthly Payment Calculation Sheet for accuracy and completeness and shall return the approved Payment Calculation Sheet to the Contractor for submittal with the monthly invoice to the Department Contract Manager in Tallahassee, Florida for processing. If the Contractor fails to perform as directed by the terms of this Contract, the Department shall return the unpaid invoice to the Contractor documenting the areas in which the Contractor has failed to meet its contractual obligations.

MANAGEMENT

43. The Department Contract Manager is Roger Ruiz, Phone (850) 245-8854. The Contractor's Contract Manager is Robert Bass, Phone (850) 606-1300, Ext. 1314. Each Task Assignment will identify the Department Task Manager and the Contractor's Task Manager. All matters relating to a specific Task Assignment shall be directed to the Department Task Manager for appropriate action or disposition. All matters relating to this Contract shall be directed to the Department Contract Manager.

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Attachment C

Florida Department of Environmental Protection Task Assignment Notification Form for LEON COUNTY

Contract No. GC914 Task No. xx Amendment No. ____ Date xxx

Performance Period: Effective the date of execution of this Task Assignment or July 1, 2017, whichever is later, and shall remain in effect until June 30, 2018.

Description: (Additional Pages May Be Utilized)

The Contractor shall complete the following services in accordance with the requirements in DEP Contract No. GC914 and the guidance documents attached to this Task Assignment

- Conduct routine compliance inspections at the xx facilities storage tank systems within Leon County, identified in Exhibit #1, by May31,2xxx.
- Perform all re-inspections per Guidance Document A to confirm compliance within Leon County. Comply with the **Revised Invoice Procedure** (Page 2)
- Utilize the new **Contractual Services Invoice Form** for all monthly invoices (Guidance Document E)
- Compensation will only occur for routine annual compliance inspections conducted at the facilities explicitly identified in the revised **Payment Calculation Sheet** (Guidance DocumentH)
- The Contractor must perform all Enforcement Actions inaccordance with Guidance Document F (Level of Effort), as attached to this Task Assignment.

Order of Inspection and Substitutions of Facilities on Exhibit #1:

Contractor is to conduct routine inspection in order provided in Exhibit #1. Substitutions of facilities are authorized with sites listed on the substitution list on Exhibit #1. The Contractor wishing to substitute a facility shall email department at STR_Invoices@dep.state.fl.us stating the facility and reason for the substitution. The Department will notify via email authorizing the substitution. Copies of authorizations shall be retained by the Contractor for the remainder of the Contract.

Performance Criteria:

A. **Number of days to return to compliance for facilities receiving routineinspections**

B. **Percent of facilities returned to compliance for facilities receiving routine inspections**

FDEP will determine levels of performance based on routine inspections completed before May 1, 2xxx. This will allow for the sixty days return to compliance rate to be determined before July 1, 2xxx.

Payment schedule: Compensation will occur on a monthly basis, per the attached fee schedule. Invoices are due no later than the 15th day of the month proceeding work activity. The Contractor must submit a signed 'Contractual Services Invoice' noting the quantity and location of inspections.

Retainage reimbursement criteria for the amount retained per Paragraph 21 of the Contract:

- Half (50%) of the amount retained will be returned to Contractor having an average return to compliance in less than 45 days for facilities receiving routineinspections.
- Half (50%) of the amount retained will be returned to Contractor having an average return to compliance rate of 95% or higher for facilities receiving routineinspections.
- Forty percent (40%) of the amount retained will be returned to Contractor having an average return to compliance rate between 45 and 60 days for facilities receivingroutine inspections.
- Forty percent (40%) of the amount retained will be returned to Contractor having an average return to compliance rate of between 90% and up to 95% for facilities receiving routine inspections.
- Thirty percent (30%) of the amount retained will be returned to Contractor having an average return to compliance rate between 61 days and 75 days for facilities receiving routine inspections.
- Thirty percent (30%) of the amount retained will be returned to Contractor having an average return to compliance rate of between 85% and up to 90% for facilities receiving routine inspections.
- Twenty percent (20%) of the amount retained will be returned to Contractor havingan average return to compliance rate between 76 days and 90 days for facilities receiving routine inspections.
- Twenty percent (20%) of the amount retained will be returned to Contractor having an average return to compliance rate of between 80% and up to 85% for facilities receiving routine inspections.
- NO retainage will be returned to Contractor having either: more than ninety (90) days as average time to return to compliance for facilities receiving routine inspections; or having an average of less than 80% of facilities receiving routine inspections returned to compliance.

Invoice Procedure

Review of Inspections: The Payment Calculation Sheet shall be submitted by the Contractor to the appropriate DEP District Office. The District will review in Florida Inspection Reporting of Storage Tanks (FIRST) each variable inspection listed on the Payment Calculation Sheet to ensure that the inspection is correctly invoiced. The District will ensure that each routine compliance inspection on the Payment Calculation Sheet is also listed on the task assignment facilities list. Upon completion of the review, the District shall report via email to the Permitting and Compliance Assistance Program's Contract Manager and the Contractor that the review of the inspections has been completed and of any known contractual obligations that have not been met.

Invoice Submission: All invoices with verified and approved Payment Calculation Sheet by the appropriate DEP District Office will be directly submitted by the Contractor to the Permitting and Compliance Assistance Program's Contract Manager by the 15th of each month. Submission of invoice shall be via email to: STR_Invoices@dep.state.fl.us. The email shall consist of a single PDF package. The order of documents in the complete PDF package shall be as follows:

1) Contractual Services Invoice
2) Verified Payment Calculation Sheet (please make sure the month of services rendered appears below the "Invoice Period")
3) FIRST Report (Compliance and Activity by Date Range)
4) Tracking Form (Monthly percentage of Routine Inspections Completed)

The Contractor acknowledges receipt of the following guidance documents:

Guidance Document A	Storage Tank System Program Violation List
Guidance Document B	Florida Inspection Reporting for Storage Tanks (FIRST) User Requirements. Please visit DEP OCULUS website to download this document; click the "PUBLIC OCULUS LOGIN": https://depedms.dep.state.fl.us/Oculus/servlet/shell?command=getEntity&[guid=11.3384454.1]&[profile=DWM
Guidance Document C1	Instructions for Conducting Sampling During Aboveground Storage Tank Closure
Guidance Document C2	Instructions for Conducting Sampling During Underground Storage Tank Closure
Guidance Document D1	Compliance Verification Program Local Program Review Form
Guidance Document D2	Contractual Review Form
Guidance Document E	Contractual Services Invoice
Guidance Document F	Level of Effort Guidance
Guidance Document G	Guidelines for Case Referrals
Guidance Document H	Contractual Service Payment Calculation
Guidance Document I	DEP Directive 923 Settlement Guidelines for Civil and Administrative Penalties

Florida Department of Environmental Protection

TASK ASSIGNMENT FORM

Required Signatures: **Adobe Signature**

FDEP Contract No:	Task Assignment No:	Date:	DEP Task Manager:
Project:			
Contractor Name:			
Contractor Representative:		Phone:	Email:
FDEP Contract Manager:		Phone:	Email:
Task Description:			
Deliverables:			
Performance Measures:			
Financial Consequences:			

DEP Contract No. GC914

Florida Department of Environmental Protection

TASK ASSIGNMENT FORM

Schedule:

Start Date:	Completion Date:
Fixed Price Cost:	Cost Reimbursement not to exceed:
Total Task Value:	

Signatures and Date:

1. _____
Task Manager, FDEP Signature Date

2. _____
Contract Manager, FDEP Signature Date

3. _____
Budget Representative, FDEP Signature Date

4. _____
Contractor, Contract Manager Signature Date

5. _____
Contract Authority, FDEP Signature Date

Encumbrance Information:

Budget Entity	Project #	Grant #	Org Code	Category & Year	Fund	Special Category	Object Code	EO	Amount
								Total:	0

Florida Department of Environmental Protection

TASK ASSIGNMENT CHANGE ORDER FORM

Required Signatures: **Adobe Signature**

Task Assignment Number: _____ Date: _____ Change Order No. _____

Contractor Name: _____

Contractor Representative: _____

DEP Contract Manager: _____

Description of Change (Use additional sheets if necessary):

Change in Task Amount

Item	Cost Reimbursement	Fee Schedule	Total
Original Task Amount:			
Task amount prior to this change order:			
Net increase/decrease in task amount:			
Task amount with all change orders:			

Change in Task Time

Original task completion date:	
Completion date prior to this change:	
Net increase/decrease in task period:	
Completion date with all change orders:	

Florida Department of Environmental Protection

TASK ASSIGNMENT CHANGE ORDER FORM

Change in Funding Information

Org. Code	E.O.	Object Code	Budget Entity	Special Category	Grant #	Year	Amount

CONTRACTOR

Contract Manager _____ Date _____

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Contract Manager _____ Date _____

APPROVED:

Budget Representative _____ Date _____

Contractual Authority _____ Date _____

cc: Procurement Section (MS93)
Bureau of Finance & Accounting (MS78) - 2 copies

ATTACHMENT E
CONTRACTOR AFFIDAVIT / RELEASE OF CLAIMS FORM

This affidavit must be completed and signed by the Contractor when requesting final payment for a Florida Department of Environmental Protection (Department) authorized Task Assignment. The signature of the Contractor shall be notarized as set forth below. Final payment for a Task Assignment will not be released until this form is accepted by the Department.

The undersigned certifies as follows:

1. I,_____ am the_____ of
(name of person appearing) (title of person appearing)

_____ with the authority to
(name of Contractor)

make this statement on behalf;

2. _____ ("the Contractor") entered into an
(name of company or person)

Agreement with the Department to perform certain work under Task Assignment No._____.

3. Contractor has completed the work in accordance with the aforementioned Work Assignment, including all attachments. Thereto.

4. All subcontractors have been paid in full.

5. Upon receipt by Contractor from Department of final payment under the aforementioned Work Assignment, Contractor releases Department from any and all claims of Contractor and any of its subcontractors and vendors that may arise under, or by virtue of, the Task Assignment, except those claims that may be specifically exempt and set forth under the terms of this Contract. Exemptions claimed must be attached to this affidavit and reference the Task Assignment number. Any exemptions not attached are waived.

_____
(signature of authorized Contractor representative)

---------- **Notarization of Signature of Contractor (required)** ----------

State of_____ County of _____

Sworn to and subscribed before me by_____ this_____ day of_____, 20____.

☐ Personally known

☐ Produced Identification. Type of ID: _____

_____ My Commission Expires: _____
(Notary's Signature)

Notary Public, State of_____ Commission Number (if applicable) _____

(Approved Template 05/10/16)

DEP Contract No. GC914, Attachment E, Page 1 of 1

ATTACHMENT F, PUBLIC RECORDS REQUIREMENTS

A. Public Records Access Requirements.

a. If the Contract exceeds $35,000.00, and if the Contractor is acting on behalf of the Department in its performance of services under the Contract, the Contractor must allow public access to all documents, papers, letters, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by the Contractor in conjunction with the Contract (Public Records), unless the Public Records are exempt from section 24(a) of Article I of the Florida Constitution or section 119.07(1), F.S.

b. The Department may unilaterally terminate the Contract if the Contractor refuses to allow public access to Public Records as required by law.

B. Additional Public Records Duties of Section 119.0701, F.S., If Applicable.

If the Contractor is a "contractor" as defined in section 119.0701(1)(a), F.S., the Contractor shall:

(1) Keep and maintain Public Records required by the Department to perform the service.

(2) Upon request, provide the Department with a copy of requested Public Records or allow the Public Records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, F.S., or as otherwise provided by law.

(3) A Contractor who fails to provide the Public Records to the Department within a reasonable time may be subject to penalties under section 119.10, F.S.

(4) Ensure that Public Records that are exempt or confidential and exempt from Public Records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of the Contract if the Contractor does not transfer the Public Records to the Department.

(5) Upon completion of the Contract, transfer, at no cost, to the Department all Public Records in possession of the Contractor or keep and maintain Public Records required by the Department to perform the service. If the Contractor transfers all Public Records to the Department upon completion of the Contract, the Contractor shall destroy any duplicate Public Records that are exempt or confidential and exempt from Public Records disclosure requirements. If the Contractor keeps and maintains Public Records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining Public Records. All Public Records stored electronically must be provided to the Department, upon request from the Department's custodian of Public Records, in a format specified by the Department as compatible with the information technology systems of the Department. These formatting requirements are satisfied by using the data formats as authorized in the Contract or Microsoft Word, Outlook, Adobe, or Excel, and any software formats the Contractor is authorized to access.

(6) IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, F.S., TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE CONTRACT, CONTACT THE DEPARTMENT'S CUSTODIAN OF PUBLIC RECORDS AT:

Telephone: **(850) 245-2118**
Email: public.services@dep.state.fl.us
Mailing Address: **Department of Environmental Protection**
ATTN: Office of Ombudsman and Public Services
Public Records Request
3900 Commonwealth Boulevard, MS 49
Tallahassee, Florida 32399

DEP CONTRACT NO. GC914
AMENDMENT NO. 2

THE CONTRACT as entered into on the 27rd of June, 2017 and previously AMENDED AND RESTATED on the 24th day of July, 2018, between the **FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION** ("DEPARTMENT"), an agency of the State of Florida, and the **LEON COUNTY BOARD OF COUNTY COMMISSIONERS** ("CONTRACTOR"), is hereby amended.

RECITALS

WHEREAS, the Department entered into the Contract with the Contractor to perform compliance inspections within the jurisdictional (geographical) boundaries of Leon, Gadsden, Jefferson, and Wakulla County.

WHEREAS, language in the Contract and the subsequent Amended and Restated Contract references terms to perform compliance inspections incorrectly stated as, "including facilities registered to the Contractor".

WHEREAS, the Contract terms regarding issuing a Task Assignment Notification Form (TA), Task Assignment Change Order Form (TACO), a MyFloridaMarketPlace (MFMP) Purchase Order (PO), and/or MFMP Change Order (CO), which is referenced within the Contract and as previously amended are authorizations issued by the Department to the Contractor for a work assignment and instructions regarding performance of a compliance inspection, and may also be issued as it relates to other Department responsibilities such as communications regarding training and regulatory guidance's, as more fully described within the Contract, as previously amended, and attachments thereto.

WHEREAS, the parties hereby confirm their original intent, as a part of consideration for services rendered by the Contractor, and the Department's responsibilities under the terms of this Contract and as previously amended, the Department training and travel costs incidental thereto are not to exceed **$8,000**.

WHEREAS, the parties hereby confirm their understanding, the Department's various Guidance documents referenced within the Contract are subject to change over the life of the Contract and may be updated and/or amended from time-to-time pursuant to Federal statute, Florida statute, Florida Administrative Code, and/or Department policy. The Contractor is responsible for knowing and applying the current applicable Guidance standard established for the services provided during the work assignment time period. The Contractor is responsible to provide quality services, technically accurate, and in coordination with all reports and other services required in compliance with the Guidance documents current and applicable at the time a work assignment is performed.

WHEREAS, the parties hereby confirm their understanding, it was their original intent regarding the Department's responsibility in the initial Scope of Work, and within the Amended and Restated Contract, Attachment A, Scope of Work, Storage Tank System Compliance Assistance, Task #33 and Attachment B, Scope of Work, Storage Tank System Compliance Assistance and Enforcement Actions, Task #37, that it is the Department's responsibility to reimburse Contractor on a cost-reimbursement basis as authorized and pre-approved by the Department for incidental expenses particular to providing training in new technology and program management changes as necessary to the "Environmental Specialist I level or higher", and for Contractor's inspectors as it relates to such training and program management changes, which includes authorized travel cost incidental thereto as pre-approved by the Department, in accordance with Section 112.061, Florida Statute, Chapter 69I-42, Florida Administrative Code (F.A.C.), and/or the Reference Guide for State Expenditures compiled by the Department of Financial Services regarding allowable travel and incidental expenses.

NOW THEREFORE, in consideration of the foregoing Recitals, the Contract, as previously amended, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties mutually agree as follows:

Recitals. The Recitals set forth hereinabove are true and correct and are incorporated herein by reference.

1. All references within the Contract regarding use of and issuance of a Task Assignment Notification Form (TA), Task Assignment Change Order Form (TACO), a MyFloridaMarketPlace (MFMP) Purchase Order (PO), and/or MFMP Change Order (CO), and specifically within Section 2.A. WORK, are authorizations issued by the Department to the Contractor for a work assignment and instructions regarding performance of a compliance inspection, and may also be issued as it relates to other Department responsibilities such as communications regarding training and regulatory guidance's, as more fully described within the Contract, as previously amended, and attachments thereto.

2. **Section 5.A. COMPENSATION**. is hereby modified to confirm the parties' original intent, as a part of consideration for services rendered by the Contractor, and the Department's responsibilities under the terms of this Contract that the Department training and travel costs incidental thereto shall not exceed $8,000 and stated as follows:

A. As consideration for the services rendered by Contractor under the terms of this Contract, the Department shall pay the Contractor on a combination fee-schedule/cost-reimbursement basis not to exceed $1,253,854.00, which includes the cost reimbursement not to exceed $8,000 for Department training and travel costs incidental thereto. For the monthly operation and maintenance services as well as repair and emergency service calls, the Contractor shall be compensated on a fee-schedule basis at the rates approved by the Department and specified in the Scope Guidance Document H, Contractual Service Payment Calculation, attached hereto and made apart hereof. It is understood that fee schedule amounts include all costs necessary to perform the monthly operation and maintenance services as well as repair and emergency service calls including, but not limited to, labor, fringe benefits, overhead, supplies, and travel to and from inspection sites, but do not include reimbursement for equipment purchases. Equipment purchases costing $1,000.00 or more shall be reimbursed on a cost-reimbursement basis and must be pre-approved by the Department.

3. **Section 8. TRAVEL.** is hereby modified to clarify the parties' original intent: "Travel costs are included in the fee schedule amounts of this Contract when Contractor's travel cost are associated with travel to and from an inspection site and not as it relates to travel to and from a Department established venue for meetings, training and/or program regulatory guidance sessions held for the Contractor". As such, under the terms of this Contract, all pending and future approved travel and/or training expenses incurred by the Contractor for a meeting, training and/or for a program regulatory guidance session established by the Department shall be reimbursed to the Contractor on a cost-reimbursement basis in amounts pursuant to Section 112.061, Florida Statute, Chapter 69I-42, Florida Administrative Code (F.A.C.), and/or the Reference Guide for State Expenditures compiled by the Department of Financial Services regarding allowable travel and incidental expenses.

4. **Section 41. MYFLORIDAMARKETPLACE TRANSACTION FEE.** is hereby deleted in its entirety and replaced with the following:

MYFLORIDAMARKETPLACE TRANSACTION FEE. The State of Florida, through their Department of Management Services, has instituted MyFloridaMarketPlace ("MFMP"), a statewide electronic procurement system. Pursuant to subsection 60A-1.031(3), Florida Administrative Code, the Contract, as previously amended shall be exempt from the MFMP transaction fee.

5. **ATTACHMENT A, Scope of Work, STORAGE TANK SYSTEM COMPLIANCE ASSISTANCE of the Amended and Restated Contract is deleted in its entirety and replaced with the ATTACHMENT A SCOPE OF WORK, STORAGE TANK SYSTEM COMPLIANCE ASSISTANCE, LEVEL 1 CONTRACTORS**

updated with the execution of Task Assignment GC914-2, Change Order No. 1 and additionally amended as follows:

Attachment A, Scope of Work, Storage Tank System Compliance Assistance, Section #28 as stated in the Task Assignment GC914-2, Change Order Form No. 1 is hereby revised to add the following:
The parties hereby confirm their understanding, all references within the Contract regarding use of and issuance of the Department's various Guidance documents carry with it the original understanding and intent of the parties that the Guidance documents are subject to change over the life of this Contract, and may be updated and/or amended from time-to-time pursuant to Federal statute, Florida statute, Florida Administrative Code, and/or Department policy. The Contractor is responsible for knowing and applying the current applicable Guidance standards as established at the time the work is conducted. The Contractor is responsible to provide quality services, technically accurate, and in coordination with all reports and other services required in compliance with the Guidance documents current and applicable at the time a work assignment is performed.

ATTACHMENT A, SCOPE OF WORK, STORAGE TANK SYSTEM COMPLIANCE ASSISTANCE, DEPARTMENT RESPONSIBILITIES, Section #34 as stated in the Task Assignment GC914-2, Change Order Form No. 1 is hereby revised to clarify the parties' original intent to add the following:

The Department is responsible to reimburse Contractor on a cost-reimbursement basis for travel and incidental expenses particular to providing training in new technology and program management changes as necessary to the "Environmental Specialist I level or higher", and for Contractor's inspectors as it relates to such training and program management changes, which includes authorized travel cost incidental thereto as pre-approved by the Department. Cost reimbursement for travel will be reimbursed in accordance with Section 112.061, Florida Statute, Chapter 69I-42, Florida Administrative Code (F.A.C.), and/or the Reference Guide for State Expenditures compiled by the Department of Financial Services regarding allowable travel and incidental expenses.

6. **AMENDED AND RESTATED CONTRACT, Attachment B, Scope of Work, Storage Tank System Compliance Assistance AND ENFORCEMENT ACTIONS, is hereby revised to clarify the parties' original intent to the following Sections and incorporated herein:**

GUIDANCE DOCUMENTS: All references within the Contract regarding use of and issuance of the Department's various Guidance documents carry with it the original understanding and intent of the parties that the Guidance documents are subject to change over the life of this Contract, and may be updated and/or amended from time-to-time pursuant to Federal statute, Florida statute, Florida Administrative Code, and/or Department policy. The Contractor is responsible for knowing and applying the current applicable Guidance standards established at the time the work is conducted. The Contractor is responsible to provide quality services, technically accurate, and in coordination with all reports and other services required in compliance with the Guidance documents current and applicable at the time a work assignment is performed.

37. ... The Department is responsible to reimburse Contractor on a cost-reimbursement basis for travel and incidental expenses particular to providing training in new technology and program management changes as necessary to the "Environmental Specialist I level or higher", and for Contractor's inspectors as it relates to such training and program management changes, which

includes authorized travel cost incidental thereto as pre-approved by the Department. Cost reimbursement for travel will be reimbursed in accordance with Section 112.061, Florida Statute, Chapter 69I-42, Florida Administrative Code (F.A.C.), and/or the Reference Guide for State Expenditures compiled by the Department of Financial Services regarding allowable travel and incidental expenses.

7. All references within the Contract and subsequent Amended and Restated Contract regarding use of the terms "including facilities registered to the Contractor" as it relates to performance of compliance inspections is hereby deleted.

In all other respects, the Contract, as previously amended, and Attachments relative thereto, shall remain in full force and effect and are hereby ratified, approved and confirmed by the DEPARTMENT and the CONTRACTOR, as of the date of this Amendment.

In the event of a conflict between this Amendment and the Contract, incorporating by reference any and all previous Amendments (as applicable), this Amendment shall control.

It is understood and agreed by the DEPARTMENT and the CONTRACTOR that this Amendment is binding upon the DEPARTMENT and CONTRACTOR and their successors and assigns.

This Amendment may be executed in counterparts, each of which shall be deemed to be an original, but all of which taken together shall constitute one and the same Amendment.

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WHEREFORE, the parties have caused this Amendment to be duly executed the day and year last written below.

"CONTRACTOR" *

LEON COUNTY BOARD OF COUNTY COMMISSIONERS

By: Bob Bass

Title:

Date: _____

FEID Number 59-6000708

"DEPARTMENT"

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: _____

Secretary or Designee

Date: 2/13/19

Roger Ruiz Digitally signed by Roger Ruiz Date: 2019.03.05 10:03:10 -05'00'

DEP, Contract Manager

Roger Ruiz

Print Name

Approved as to form and legality:

Carolin Ciarlariello, Esq. 2/11/2019

DEP Attorney

*For Contracts with governmental boards/commissions: If someone other than the Chairman signs this Amendment, a resolution, statement, or other document authorizing that person to sign on behalf of the Contractor must accompany this Contract.

ATTACHMENTS

Attachment A — **Scope of Work, Storage Tank System Compliance Assistance, Level 1 Contractors, Task Assignment GC914-2, Change Order No. 1. (with additional updated language for Sections # 28 and # 34 as stated above)**

Leon County
Board of County Commissioners

Notes for Agenda Item #7

Leon County Board of County Commissioners

Agenda Item #7

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Proposed Resolution in Support of the Florida Department of Transportation Safe Routes to School Grant Application for the Construction of a Sidewalk on Buck Lake Road

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Nawfal Ezzagaghi, Assistant County Administrator Brent Pell, Director, Public Works Charles Wu, Director, Engineering Services
Lead Staff / Project Team:	Chris Muehlemann, Chief of Engineering Design Tim Barden, Administrative Services Manager

Statement of Issue:

The item seeks Board adoption of a Resolution in support of the Florida Department of Transportation Safe Routes to School Grant Application to construct a sidewalk on Buck Lake Road between Walden Road and Alameda Drive.

Fiscal Impact:

This item has a fiscal impact. If awarded, the grant is expected to provide $500,000 for construction with no local match required. An additional $350,000 is available in the County Sidewalk Program budget to fully fund the remaining project expenses for an estimated total project cost of $850,000.

Staff Recommendation:

Option #1: Adopt the Resolution in support of a Florida Department of Transportation Safe Routes to School Grant Application to construct a sidewalk on Buck Lake Road between Walden Road and Alameda Drive (Attachment #1).

Report and Discussion

Background:

The item seeks Board adoption of a Resolution in support of the Florida Department of Transportation (FDOT) Safe Routes to School (SRTS) Grant Application to construct a sidewalk on Buck Lake Road between Walden Road and Alameda Drive (Attachment #1).

This portion of the Buck Lake Road Sidewalk Project is essential to the following FY 2022 – FY 2026 Strategic Initiative and 5-Year Target:

- *Continue to work with the Florida Department of Transportation for safety improvements on State and County roadways to include accessibility enhancements, street lighting installations, sidewalk additions, safety audits, and intersection improvements. (2022-26)*
- *Construct 90 miles of Sidewalks, Greenways, Trails and Bike Lanes. (T3)*

This Strategic Initiative and 5-Year Target aligns with the Board's Quality of Life Strategic Priorities:

- *(Q5) Promote livability, health and sense of community by supporting strong neighborhoods, enhancing mobility, encouraging human scale development, and creating public spaces for people of all ages.*

FDOT provides grants to local governments for projects that improve the safety and accessibility of routes students use to walk or bicycle to school. The SRTS program prioritizes addressing gaps in pedestrian infrastructure—such as missing sidewalks—that affect safe student travel. In alignment with these objectives, and as part of its annual SRTS funding cycle, FDOT invited Leon County in September 2025 to submit an application. Leon County continues to prioritize investments that strengthen connectivity, enhance mobility, and improve safety for children traveling to and from school.

Board Policy No. 13-1, *Sidewalk Eligibility Criteria and Implementation*, establishes a tiered prioritization system for SRTS and Community Sidewalk Enhancement (CSE) projects. The Buck Lake Road Sidewalk Project is ranked as a Tier 2 CSE project; however, it is located within two miles of a school, making it eligible for SRTS funding.

Analysis:

Leon County Policy No. 13-1, *Sidewalk Eligibility Criteria and Implementation*, states that all projects within the same Priority Tier are treated equally for funding and development, and that Tier 1 projects must be advanced through construction before staff proceeds with Tier 2 projects. Because SRTS grant funds, if awarded, will not be available for approximately three years, staff anticipates that all Tier 1 SRTS projects will already be programmed through construction by the time FDOT releases the grant funding. Based on this timing, the Buck Lake Road Sidewalk Project from Walden Road to Alameda Drive was selected from the Tier 2 group on the Board-approved Sidewalk Program Prioritization List as the best candidate for this SRTS grant cycle.

The proposed sidewalk along Buck Lake Road, extending approximately 1,946 feet from Walden Road to Alameda Drive, continues the existing Buck Lake Road sidewalk network. This segment will enhance access to the JR Alford Greenway, Buck Lake Elementary School, and Swift Creek Middle School and will also connect to the Walden Road sidewalk (Attachment #2). The anticipated grant amount is $500,000 for construction with no local match requirement. However, due to the total estimated project cost of $850,000, $350,000 in available County Sidewalk Program funding will be used to supplement the grant funding for the project.

This item seeks Board approval of the Resolution in support of an FDOT SRTS Grant Application to construct a sidewalk on Buck Lake Road between Walden Road and Alameda Drive. The grant announcement is anticipated to be Summer 2026. If awarded, a grant agreement to accept the funds will be presented to the Board for approval.

Options:

1. Adopt the Resolution in support of a Florida Department of Transportation Safe Routes to School Grant Application to construct a sidewalk on Buck Lake Road between Walden Road and Alameda Drive (Attachment #1).
2. Do not adopt the Resolution in support of a Florida Department of Transportation Safe Routes to School Grant Application to construct a sidewalk on Buck Lake Road between Walden Road and Alameda Drive.
3. Board direction.

Recommendation:

Option #1

Attachments:

1. Draft Resolution in Support of the Florida Department of Transportation Safe Routes to School Grant Application
2. Project Location Map

LEON COUNTY RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, IN SUPPORT OF A GRANT APPLICATION TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE DESIGN AND CONSTRUCTION OF A SAFE ROUTE TO SCHOOLS (SRTS) SIDEWALK IMPROVEMENT PROJECT ON BUCK LAKE ROAD; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Leon County Board of County Commissioners seeks to increase the number of children who safely walk or bicycle to school; and

WHEREAS, Moving Ahead for Progress in the 21st Century Act (MAP-21) was signed into law on July 6, 2012 providing a funding source for Safe Routes to School (SRTS) activities; and

WHEREAS, this support is consistent with the Capital Regional Transportation Planning Agency (CRTPA), Florida Department of Transportation, and MAP-21 policies; and

WHEREAS, the proposed sidewalk along Buck Lake Road between Walden Road and Alameda Drive is a continuation of the Buck Lake Road Sidewalk to Alameda Drive providing access to the Buck Lake Elementary School.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

Section 1. Support of a Grant Application

1. The Board of County Commissioners hereby authorizes Leon County, Florida (County) to submit an application for a Florida Department of Transportation Safe Routes to School Sidewalk Construction Grant and expresses a willingness to enter into a Memorandum of Agreement between the County and the Florida Department of Transportation if said grant is awarded.

Section 2. Effective Date

This resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County, Florida, this 9th day of December, 2025.

LEON COUNTY, FLORIDA

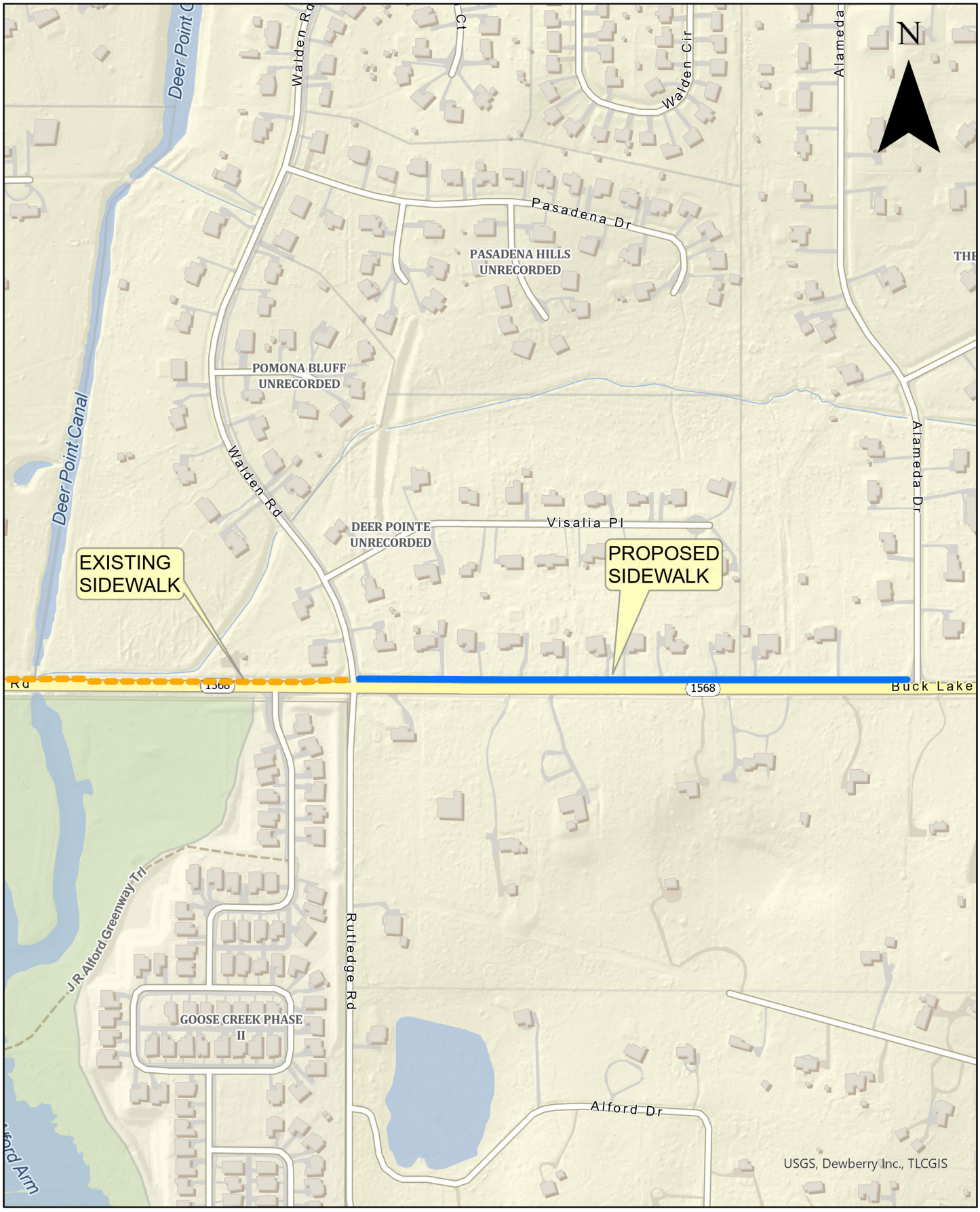
By:_____
Christian Caban, Chairman
Board of County Commissioners

ATTESTED BY:
Gwendolyn Marshall Knight, Clerk of Court
& Comptroller, Leon County, Florida

By:_____

APPROVED AS TO FORM:
Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

By:_____



BUCK LAKE ROAD SIDEWALK - LOCATION MAP

Leon County
Board of County Commissioners

Notes for Agenda Item #8

Leon County Board of County Commissioners

Agenda Item #8

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Proposed Resolution in Support of the Florida Department of Transportation Grant Application for the Design and Construction of the Shelfer Road Sidewalk Project

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Nawfal Ezzagaghi, Assistant County Administrator Brent Pell, Director, Public Works Charles Wu, Director, Engineering Services
Lead Staff / Project Team:	Chris Muehlemann, Chief of Engineering Design Tim Barden, Administrative Services Manager

Statement of Issue:

This item seeks Board adoption of a Resolution in support of the Florida Department of Transportation's (FDOT) Transportation Alternatives Set-Aside Grant application for the design and construction of the Shelfer Road Sidewalk project from US 319 (Capital Circle SW) to Crossway Road. FDOT requires a Resolution from the Board in support of the project to be included in the grant application.

Fiscal Impact:

This item has a fiscal impact. If awarded, the anticipated grant amount is $460,000 for the design and construction with no local match requirement.

Staff Recommendation:

Option #1: Adopt the Resolution in support of the Florida Department of Transportation's Transportation Alternatives Set-Side Grant Application to construct the Shelfer Road Sidewalk Project (Attachment #1).

Report and Discussion

Background:

This item seeks Board adoption of a Resolution in support of the FDOT's Transportation Alternatives Set-Aside Grant application for the design and construction of the Shelfer Road Sidewalk project from US 319 (Capital Circle SW) to Crossway Road (Attachment #1). FDOT requires a Resolution from the Board in support of the project to be included in the County's grant application package.

This Shelfer Road Sidewalk project advances the following FY 2022 – FY 2026 Strategic Initiative and 5-Year Target:

- *Continue to work with the Florida Department of Transportation for safety improvements on State and County roadways to include accessibility enhancements, street lighting installations, sidewalk additions, safety audits, and intersection improvements. (2022-26)*
- *Construct 90 miles of Sidewalks, Greenways, Trails and Bike Lanes. (T3)*

This Strategic Initiative and 5-Year Target aligns with the Board's Quality of Life Strategic Priority:

- *(Q5) Promote livability, health and sense of community by supporting strong neighborhoods, enhancing mobility, encouraging human scale development, and creating public spaces for people of all ages.*

The Transportation Alternatives (TA) Set-Aside Program funds a variety of smaller-scale transportation projects and activities that expand and integrate accessible non-motorized travel choices, and make them safer, including on- and off-road bicycle and pedestrian facilities, recreational trails, safe routes for non-drivers, safe routes to schools, and accessibility improvements to help achieve compliance with the Americans with Disabilities Act of 1990.

In accordance with the County's Sidewalk Eligibility Criteria and Implementation Policy (Policy No. 13-1), Public Works evaluated the County's Safe Route to School (SRTS) and Community Sidewalk Enhancements Prioritization Lists to identify sidewalk projects eligible for the TA Program funding. The Shelfer Road Sidewalk, a Tier 1 Community Enhancement project with an estimated cost of $460,000, is recommended because it meets the grant requirements and best positions the County to be awarded funding.

Shelfer Road is located between US 319 (Capital Circle SW) and SR 61 (Crawfordville Road). The Shelfer Road Sidewalk Project will create a 690 linear foot sidewalk between US 319 (Capital Circle SW) and Crossway Road and will complete the sidewalk gap for the Shelfer Road sidewalk network. Shelfer Road has an existing sidewalk from Crossway Road north that extends to Crawfordville Road (Attachment #2).

Analysis:

Public Works staff reviewed the County's Sidewalk Program tiered list against the TA Program eligibility requirements to determine the best County project to apply for this grant. Projects were reviewed based on program eligibility criteria which include improving safety, improving health and improving quality of life. Shelfer Road meets the grant criteria and best positions the County to be awarded funding.

Normally, the cost share for TA projects is 80% federal, with a 20% match being required from the state and/or local government entity. However, the State of Florida has elected to use toll credits, earned from toll road revenue, to satisfy the state and local match requirements. As a result, no County match is required for TA projects. For this grant cycle, the maximum dedicated TA funding for projects selected is approximately $660,000.

The grant application deadline is January 16, 2026. It is anticipated that notification of the grant award will be announced in Spring 2026. Should the County application be successful, an additional agenda item will be brought back to the Board for acceptance of the grant.

Options:

1. Adopt the Resolution in support of the Florida Department of Transportation's Transportation Alternative Set-Aside Grant Application for the design and construction of the Shelfer Road sidewalk project (Attachment #1).
2. Do not adopt the Resolution in support of the Florida Department of Transportation's Transportation Alternative Set-Aside Grant Application for the design and construction of the Shelfer Road sidewalk project.
3. Board direction

Recommendation:

Option #1

Attachments:

1. Proposed Resolution in support of the Florida Department of Transportation's Transportation Alternative Set-Aside Grant Application for the Design and Construction of the Shelfer Road Sidewalk Project
2. Location Map

LEON COUNTY RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, IN SUPPORT OF A GRANT APPLICATION TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR DESIGN AND CONSTRUCTION OF A COMMUNITY SIDEWALK ENHANCEMENT PROJECT ON SHELFER ROAD; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Leon County Board of County Commissioners seeks to provide safe routes for non-drivers; and

WHEREAS, in December 2015, the Fixing America's Surface Transportation (FAST) Act was passed, eliminating MAP-21 TAP and replacing it with "a set-aside" of Surface Transportation Block Grant (STBG) program funding for transportation alternatives (TA)"; and

WHEREAS, Leon County, Florida (County) proposes to design and construct a sidewalk on Shelfer Road between US 319 (Capital Circle SW) and Crossway Road, which will provide a connection between existing pedestrian facilities to neighborhoods; and

WHEREAS, the Board's support of this project is consistent with the Capital Regional Transportation Planning Agency (CRTPA), Florida Department of Transportation, and FAST policies.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

Section 1. Support of a Grant Application

1. The Board of County Commissioners hereby authorizes the County to submit an application for a Florida Department of Transportation Sidewalk Construction Grant and expresses a willingness to enter into a Memorandum of Agreement between the County and the Florida Department of Transportation if said grant is awarded.

Section 2. Effective Date

This resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County, Florida, this 9th day of December, 2025.

LEON COUNTY, FLORIDA

By:_____
Christian Caban, Chairman
Board of County Commissioners

ATTESTED BY:
Gwendolyn Marshall Knight, Clerk of Court
& Comptroller, Leon County, Florida

By:_____

APPROVED AS TO FORM:
Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

By:_____



SHELFER ROAD SIDEWALK - LOCATION MAP

Leon County
Board of County Commissioners

Notes for Agenda Item #9

Leon County Board of County Commissioners

Agenda Item #9

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Interlocal Agreement with the Florida Department of Transportation for Services Related to the Stormwater Element of National Pollutant Discharge Elimination System Program Requirements

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Nawfal Ezzagaghi, Assistant County Administrator Brent Pell, Director, Public Works Charles Wu, Director, Engineering Services
Lead Staff / Project Team:	Anna Padilla, Stormwater Management Coordinator Wayne Toothman, NPDES Coordinator

Statement of Issue:

This item seeks Board approval of an Interlocal Agreement between Leon County and the Florida Department of Transportation (FDOT) for services provided by the County related to the Stormwater Element requirements of the County and FDOT joint National Pollutant Discharge Elimination System (NPDES) Program, and an associated Resolution. Approval of the proposed Interlocal Agreement enables the County and FDOT to continue their unified approach to meeting permit requirements and preserves the cost-savings the County receives through shared compliance activities.

Fiscal Impact:

This item has a fiscal impact. Pursuant to the Interlocal Agreement, the FDOT will reimburse Leon County $36,000 annually for FDOT's portion of the program activities required by the joint NPDES permit. The NPDES permit compliance activities and programs are funded through various County operating budgets including Public Works, Development Support and Environmental Management, Solid Waste, and Tallahassee-Leon County Geographic Information Systems (GIS).

Staff Recommendation:

Option #1: Approve the Interlocal Agreement between Leon County and the FDOT for Services Related to the Stormwater Element of NPDES Program Requirements (Attachment #1), and authorize the County Administrator to execute the Interlocal Agreement, and to approve and execute future amendments, subject to review by the County Attorney.

Option #2: Adopt the Resolution authorizing the Interlocal Agreement with the FDOT for Services Related to the Stormwater Element of NPDES Program Requirements (Attachment #2).

Report and Discussion

Background:

This item seeks Board approval of an Interlocal Agreement between Leon County and the FDOT (Attachment #1). The item also includes adoption of an associated Resolution authorizing the Interlocal Agreement (Attachment #2). The NPDES program is implemented through the County's Water Resources program to ensure compliance with State and Federal requirements, and most importantly, to protect local waterbodies. The current interlocal agreement for these services expires December 31, 2025 (Attachment #3). Approval of the proposed Interlocal Agreement enables the County and FDOT to continue their unified approach to meeting permit requirements and preserves the cost-savings the County receives through shared compliance activities.

The Interlocal Agreement advances the following FY2022-FY2026 Strategic Initiative:

- *Ensure County's water quality and stormwater regulations, programs and projects are evaluated and implemented holistically to advance the County's adopted strategic priority: to protect the quality and supply of our water. (2022-16)*

This particular Strategic Initiative aligns with the Board's Environment Strategic Priorities:

- *(EN1) Protect the quality and supply of our water.*
- *(EN2) Conserve and protect environmentally sensitive lands and our natural ecosystems.*

The Federal Water Quality Act of 1987 required the United States Environmental Protection Agency (EPA) to develop regulations to address stormwater discharges to Waters of the United States. These regulations are implemented through the NPDES program, which allows a facility or governmental organization to discharge a pollutant into a receiving water under certain conditions. The EPA has delegated the authority to the Florida Department of Environmental Protection (FDEP) to perform the permitting, administrative, and enforcement aspects of the NPDES program. The FDEP program regulates three types of potential source pollution with a specific permit type for each activity including industrial activities, construction activities, and municipal separate storm sewer system (MS4). Of these, the MS4 permit governs local government activities and stormwater systems such as the County's.

An MS4 is a publicly owned conveyance, or system of conveyances, used to collect and transport stormwater through a political jurisdiction or to a waterbody. Leon County's MS4 includes stormwater treatment and attenuation facilities, pipes and ditches, curbs and gutters, and storm drains associated with County-maintained roadways and other public infrastructure. NPDES-MS4 Permits contain requirements and steps permittees must take to maintain their MS4, minimize or eliminate undertreated or untreated discharges, and ensure the protection of our waterbodies and natural resources.

In order to reduce costs associated with NPDES compliance, Leon County and FDOT are NPDES-MS4 co-permittees, and share the costs associated with the NPDES program requirements. The Permit requires implementation of a Stormwater Management Program (SWMP) that shall include pollution prevention measures, treatment or removal techniques, stormwater monitoring, use of legal authority, and other appropriate means to control the quality of stormwater discharged from the MS4. In Leon County, the SWMP includes water quality monitoring, geographic information systems (GIS) mapping, sediment and erosion control measures, stormwater system maintenance, stormwater inspector training, hazardous waste control, illicit discharge management and control, high-risk facility investigation, environmental permitting and regulations, code enforcement, and public outreach and education.

The NPDES-MS4 Permit is a multiyear permit issued by FDEP, with required annual recertification and reapplication by the organization prior to expiration to demonstrate the permit requirements continue to be met. The current joint Leon County and FDOT Permit became effective July 13, 2017, and will remain in effect until FDEP issues a new permit, which is still in development by FDEP. Leon County and FDOT mutually desire to remain co-permittees and have reapplied for a joint NPDES-MS4 Permit. In order for the County to continue to be reimbursed by FDOT for the services provided while the County and FDOT continue to operate under the current Permit, this item requests approval of the Interlocal Agreement prior to expiration of the existing agreement on December 31, 2025.

Analysis:

Through the Interlocal Agreement, the County will continue to realize cost savings in NPDES-MS4 Permit compliance, as FDOT reimburses Leon County $36,000 annually for FDOT's portion of the program activities required under the joint NPDES-MS4 Permit. This contract amount covers services necessary to meet several permit requirements, which are provided either by County staff or through County contracts.

Numerous programs implemented by Leon County departments, as well as with support from the City, are necessary to accomplish the goals and requirements of the NPDES permit. The Leon County Water Quality Monitoring Program monitors the health of County waterbodies through quarterly water quality sampling at 70 stations on waterbodies around the County. The County's Stormwater Program performs the necessary inspection and maintenance of the stormwater infrastructure and GIS keeps an updated inventory of the system. Permitting and code enforcement protect the environment from the impacts of new development, and Resource Stewardship ensures proper disposal of solid waste and hazardous materials. The everyday citizen interaction, as well as the targeted outreach campaigns, educate the community on the protection of our waterbodies. In addition, the City of Tallahassee provides services for illicit discharge detection, inspection of high-risk facilities, and street sweeping though separate interlocal agreements with Leon County. Approval of the proposed Interlocal Agreement enables a continued unified approach to implementing these programs in support of the permit, while also allowing the County to be reimbursed by FDOT for a portion of the program and service costs.

The proposed Interlocal Agreement continues FDOT's reimbursement to the County—$36,000 annually for water quality collection and analysis—through the term of the current joint Leon County and FDOT NPDES-MS4 Permit. This Interlocal Agreement will remain in effect until the new Permit is issued, at which time it will expire. The new Permit is expected to include additional requirements that may necessitate expanded programs and services. Once FDEP finalizes the new permit, the County and FDOT will evaluate the associated service needs and costs, and develop a new interlocal agreement that reflects the work required under the updated permit, which will be brought to the Board for approval. Until then, Leon County will continue to implement the necessary programs and activities to ensure a consistent, unified approach between both co-permittees in meeting the current NPDES-MS4 Permit requirements.

This item recommends Board approval of the Interlocal Agreement between Leon County and the FDOT for Services Related to the Stormwater Element of NPDES Program Requirements.

Options:

1. Approve the Interlocal Agreement between Leon County and the FDOT for Services Related to the Stormwater Element of NPDES Program Requirements (Attachment #1), and authorize the County Administrator to execute the Interlocal Agreement, and to approve and execute future amendments, subject to review by the County Attorney.
2. Adopt the Resolution authorizing the Interlocal Agreement with the FDOT for Services Related to the Stormwater Element of NPDES Program Requirements (Attachment #2).
3. Do not approve the Interlocal Agreement between Leon County and the FDOT for Services Related to the Stormwater Element of NPDES Program Requirements.
4. Do not adopt the Resolution authorizing the Interlocal Agreement with the FDOT for Services Related to the Stormwater Element of NPDES Program Requirements (Attachment #2).
5. Board direction.

Recommendation:

Options #1 and #2

Attachments:

1. Interlocal Agreement between Leon County and the FDOT for Services Related to the Stormwater Element of NPDES Program Requirements
2. Resolution approving the Interlocal Agreement
3. First Amendment to Interlocal Agreement between the FDOT and Leon County, Florida for Services Related to the Stormwater Element of NPDES Program Requirements

INTERLOCAL AGREEMENT
BETWEEN
LEON COUNTY
AND
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
FOR SERVICES RELATED TO
THE STORMWATER ELEMENT OF NPDES PROGRAM REQUIREMENTS

THIS INTERLOCAL AGREEMENT ("Agreement") is made and entered into this ____day of _____, 20__, by and between LEON COUNTY, a political subdivision of the State of Florida ("County"), and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, an agency of the State of Florida ("Department").

- Recitals -

A. The Department and the County have a National Pollutant Discharge Elimination System ("NPDES") Municipal Separate Storm Sewer System Phase I Permit # FLS000033-04 which includes a Monitoring Plan ("Permit"), which is hereby incorporated in and made part of this Agreement by reference.

B. The Permit requires the Department to perform certain inventory, inspection, and monitoring functions.

C. The County agrees to provide services to the Department as required by the Permit and the Monitoring Plan; and

D. Section 334.044(15), Florida Statutes, and Florida Administrative Code Rule Chapter 14-86 authorize the Department to permit drainage connections to its rights of way ("ROW"). Per Section 334.044(15)(b), Florida Statutes, the Department defers water quality assessment to "a water management district, the Department of Environmental Protection, a surface water management permit issued by a delegated local government, or a permit issued pursuant to an approved Stormwater Management Plan or Master Drainage Plan…."

E. The County has developed the capability to perform some of the required tasks specified in the Permit.

F. The County and the Department have approved the concept of intergovernmental cooperation to effectively manage stormwater runoff and to meet Permit requirements, and as provided in the provisions of the Florida Interlocal Cooperation Act of 1969 (Section163.01, Florida Statutes).

G. The County and the Department have agreed upon the fees to be paid by the Department for services provided by the County.

H. Sections 376.021, 376.30, and 403.021, Florida Statutes, provide that the preservation of surface and groundwaters is a matter of the highest urgency and priority, as these waters provide the primary source for potable water in the state.

I. The Department is authorized to enter into this Agreement pursuant to Section 334.044(7), Florida Statutes, and other applicable law.

J. The County's undersigned representative is vested with the authority to execute this Agreement on behalf of County by virtue of the County's Resolution, a copy of which is attached hereto as Exhibit "A".

FOR AND IN CONSIDERATION of the mutual covenants, obligations, and benefits set forth herein and other good and valuable consideration, the COUNTY and the DEPARTMENT agree as follows:

1. RECITALS AND EXHIBITS

The recitals set forth above and attached exhibits are incorporated in and made part of this Agreement.

2. EFFECTIVE DATE

The effective date of the Agreement shall be December 31, 2025. A fully executed copy in recordable form shall be filed with the Clerk of the Circuit Court for Leon County ("Effective Date"). Either party to this Agreement may record it, and no invoice shall be paid until proof of recordation has been furnished to the Department.

3. TERM

A. This Agreement shall begin on the Effective Date and shall remain in full force and effect until December 31, 2027 ("Initial Term"), except as otherwise provided in Paragraph 3.C. below.

B. Except as provided in Paragraph 3.C. below, this Agreement shall automatically renew on the same terms and conditions as set forth in this Agreement for no more than three (3) additional periods of one year each, unless the Department shall give notice of nonrenewal in writing more than 30 days before the expiration date of the Initial Term or current renewal period as applicable.

C. This Agreement may be canceled by the Department in whole or in part at any time the interest of the Department requires such termination. This Agreement shall automatically terminate upon the expiration of the State of Florida Municipal Separate Storm Sewer System Permit, permit number FLS00033-004, issued July 13, 2017.

4. E-VERIFY

The County shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the County during the term of the Agreement. The County shall expressly require any subcontractors performing work

or providing services pursuant to the Agreement to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the term of the Agreement.

5. SERVICES

A. The County agrees to provide the Department with applicable data, reports, records, or other documents for the Permit's required Water Quality Monitoring Program a Watershed-based Approach, amended 2022 C4Y5, Florida Department of Environmental Protection (FDEP) approval February 24, 2023. Said services include, but are not limited to, those specifically outlined in Exhibit B of the Agreement.

B. The Department agrees to pay the County $36,000.00 per year to compensate the County for water quality collection and analysis services provided during the term of the Permit, all as set forth in Exhibit B to the Agreement.

C. The County shall perform this Agreement, with reasonable care, in accordance with the terms and provisions hereof and all applicable federal, state, local, administrative, regulatory, safety and environmental laws, codes, rules, regulations, policies, manuals, procedures, processes, guidelines, standards and permits, as the same may be constituted and amended from time to time, including, without limitation, those of the Department, applicable Water Management District, FDEP, Environmental Protection Agency, Army Corps of Engineers, United States Coast Guard, and local governmental entities (collectively, "Governmental Law").

D. The County shall be responsible for performing or administering contracts to perform all services under this Agreement. The services shall include all costs, overhead, paper and electronic documents, copies, supervision, labor, materials, supplies, equipment, and transportation required to fulfill the terms and conditions of this Agreement.

6. TOTAL MAXIMUM DAILY LOAD

Nothing in this Agreement shall establish any responsibility by either party as a source of any impairment or pollution.

7. COMPENSATION AND PAYMENT

A. The County shall invoice the Department annually for services that were performed prior to the invoice date except for services previously invoiced, for the services and the compensation set forth in Exhibit B.

B. Expenditure of funds by the Department shall be made in accordance with the terms and provisions of this Agreement. The Department shall not reimburse the County for any expenditure made on items not in the approved budget unless prior written approval is obtained from the Department. The County shall invoice the Department by submitting a "Request for Funding Form" to the Department's NPDES Program Coordinator for payment as described in this Agreement. The County shall include all additional backup documentation to support the invoice. The Department shall review all invoices and determine if the invoice is in compliance with this Agreement. Payments shall be made by

the Department within twenty (20) business days of receipt of a County invoice in compliance with this Agreement.

8. INDEMNIFICATION

A. The County shall promptly defend, indemnify, hold the Department harmless from and pay all demands, claims, judgments, liabilities, damages, fines, fees, taxes, assessments, costs, losses, penalties, construction delay costs / penalties, expenses, attorneys' fees and suits of any nature or kind whatsoever caused by or resulting from the County's performance or breach of this Agreement ("Liabilities"). The term "Liabilities" shall also specifically include all environmental liability arising, directly or indirectly under any Governmental Law caused by or resulting from the County's performance or breach of this Agreement. The County's obligations under this section include, at the Department's option, to participate and associate with the Department in settlement negotiations, mediation and the defense and trial of any Liabilities. The County's duties under this section of the Agreement specifically do not encompass indemnifying the Department for its negligence, intentional or wrongful acts, omissions or breach of contract.

B. The County shall notify the Department in writing immediately upon becoming aware of any Liabilities. The County's obligations under this section shall be triggered by the Department's written notice of claim for indemnification to the County. The County's inability to evaluate liability, or its evaluation of liability, shall not excuse performance of the provisions of this section of the Agreement.

9. SOVEREIGN IMMUNITY

Nothing in this Agreement shall be deemed or otherwise interpreted as waiving the parties' sovereign immunity protections, or as increasing the limits of liability set forth in Section 768.28, Florida Statutes. The Department's liability for breach of this Agreement is specifically: (1) limited to actual damages incurred by County as a direct result of the Department's breach; and (2) further limited in amount and shall not, under any circumstances, exceed the limitations of liability for tort actions set forth in Section 768.28(5), Florida Statutes.

10. NOTICE

All notices, communications and determinations between the parties hereto and those required by the Agreement, including, without limitation, changes to the notification addresses set forth below, shall be in writing and shall be sufficient if mailed by regular United States Mail, postage prepaid, to the parties at the following addresses:

Department: Attention: District Roadway Engineer
Florida Department of Transportation
P. O. Box 607
Chipley, FL 32428

County: Attention: Stormwater Management Coordinator

Leon County Department of Public Works
2280 Miccosukee Road
Tallahassee, FL 32308

11. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

12. VENUE AND JURISDICTION

A. Venue for any and all actions arising out of or in any way related to the interpretation, validity, performance or breach of this Agreement that are not resolved to the mutual satisfaction of the parties by the Department's District Secretary shall lie exclusively in a state court of appropriate jurisdiction in Leon County, Florida.

B. The County and all persons and entities accepting an assignment of this Agreement, in whole or in part, shall be deemed as having consented to personal jurisdiction in the State of Florida and as having forever waived and relinquished all personal jurisdiction defenses with respect to any proceeding related to the interpretation, validity, performance, or breach of this Agreement.

13. JURY TRIAL

The parties hereby waive the right to trial by jury of any dispute concerning the interpretation, validity, performance, or breach of the Agreement, including, without limitation, damages allegedly flowing from the same.

14. ASSIGNMENT

The parties shall not assign, pledge or transfer any of the rights, duties and obligations provided in this Agreement without the prior written consent of the other party. Nothing herein shall prevent the County from delegating its duties hereunder, but such delegation shall not release the County from its obligation to perform the Agreement.

15. THIRD PARTY BENEFICIARIES

This Agreement shall be binding upon and inure to the benefit of the undersigned parties and their respective successors and assigns. Nothing in this Agreement is intended to confer any rights, privileges, benefits, obligations or remedies upon any other person or entity except as expressly provided for in the Agreement.

16. VOLUNTARY EXECUTION OF AGREEMENT

Each party warrants and represents to the other: (i) that it understands all of the rights and obligations set forth in the Agreement and the Agreement accurately reflects the desires of said party; (ii) each provision of the Agreement has been negotiated fairly at arm's length; (iii) it fully understands the advantages and disadvantages of the Agreement and executes the Agreement freely and voluntarily of its own accord and not as a result of any duress,

coercion, or undue influence; and (iv) it had the opportunity to have independent legal advice by counsel of its own choosing in the negotiation and execution of the Agreement.

17. ENTIRE AGREEMENT

This instrument, together with any exhibits and documents made part hereof by reference, contains the entire agreement of the parties with respect to the subject matter herein, and no representations or promises have been made except those that are specifically set out in the Agreement. All prior and contemporaneous interlocal agreements, joint participation agreements, conversations, negotiations, possible and alleged agreements and representations, covenants, and warranties with respect to the subject matter of the Agreement and any part hereof are waived, merged herein and superseded hereby. If there is any conflict between this Agreement and any prior interlocal agreement, joint participation agreement, or supplemental agreement, this Agreement shall supersede.

18. EXECUTION OF DOCUMENTS

The parties agree that they shall promptly execute and deliver to the other all documents necessary to accomplish the intent and purpose of the Agreement and shall do all other acts to effectuate the Agreement.

19. SUFFICIENCY OF CONSIDERATION

By their signature below, the parties hereby acknowledge the receipt, adequacy and sufficiency of consideration provided in the Agreement and forever waive the right to object to or otherwise challenge the same.

20. WAIVER

The failure of either party to insist on the strict performance or compliance with any term or provision of the Agreement on one or more occasions shall not constitute a waiver or relinquishment thereof and all such terms and provisions shall remain in full force and effect unless waived or relinquished in writing.

21. INTERPRETATION

No term or provision of the Agreement shall be interpreted for or against any party because that party or that party's legal representative drafted the provision.

22. CAPTIONS

Paragraph title or captions contained herein are inserted as a matter of convenience and reference and in no way define, limit, extend or describe the scope of the Agreement, or any provision hereof.

23. SEVERANCE

If any section, paragraph, clause or provision of the Agreement is adjudged by a court, agency or authority of competent jurisdiction to be invalid, illegal or otherwise unenforceable, all remaining parts of the Agreement shall remain in full force and effect,

and the parties shall be bound thereby so long as principle purposes of the Agreement remain enforceable.

24. COMPUTATION OF TIME

In computing any period of time prescribed in the Agreement, the day of the act, event, or default from which the designated period of time begins to run, shall not be included. The last day of the period shall be included unless it is a Saturday, Sunday, or legal holiday, in which event the period shall run until the end of the next day, which is not a Saturday, Sunday, or legal holiday.

25. MODIFICATION OF AGREEMENT

A modification or waiver of any of the provisions of this Agreement shall be effective only if made in writing and executed with the same formality as this Agreement.

26. PUBLIC RECORDS

The Parties understand and agree that all documents of any kind provided in connection with this Agreement are public records and are treated as such in accordance with Florida law.

27. EFFECT OF AGREEMENT

The parties shall offer this Agreement as evidence in any and all proceedings concerning any subject matter of this Agreement, and, if acceptable to the court, will cause a copy of the Agreement to be incorporated by reference in the judgment rendered. Notwithstanding incorporation in the judgment, this Agreement shall not be merged in it but shall survive the judgment and be binding on the parties for all time.

28. ANNUAL APPROPRIATION

A. The Department shall authorize services based upon priority and availability of budget. Execution of this Agreement does not guarantee that the work will be authorized.

B. The Department's obligation to pay is contingent upon the annual appropriation by the Florida Legislature. In the event this Agreement is for services in excess of $25,000.00 and a term for a period of more than 1 year, the provisions of Section 339.135(6)(a), Florida Statutes, are hereby incorporated:

> "The department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The department shall require a statement from the comptroller of the department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year,

but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the department which are for an amount in excess of $25,000 and which have a term for a period of more than 1 year."

C. The County agrees that in the event the funds are not appropriated to the Department then this Agreement may be terminated. Department shall notify the County in writing within thirty (30) days of the date Department is notified by the Legislature the funds shall not be appropriated. Upon notification by Department that funds are not appropriated and this Agreement is terminated the County shall no longer be obligated to provide services not yet rendered. Nothing in this termination clause shall exempt the County from continuing to provide services already paid for by the Department.

29. RECORDKEEPING

The County shall obtain written approval from the Department prior to the destruction of any documents related to this Agreement throughout the term of this Agreement, and for a minimum of three (3) years after the Department submits final payment to the County for services, the County shall maintain all such records and documents including but not limited to records of costs incurred by the County, general accounting and all other supporting documents. Copies of these documents shall be furnished to Department upon request. The County shall provide the Department any and all reports, technical documents, and compliance documents related to this Agreement. Upon expiration of the three (3) years and written request by the County, the Department's NPDES Administrator may approve in writing the destruction of documents.

30. INSPECTOR GENERAL

The County agrees to comply with Section 20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

The remainder of this page intentionally left blank

INTENDING TO BE BOUND, the parties have executed this Agreement by their duly authorized representatives.

State of Florida Department of Transportation

By: _____

Printed Name: Tim Smith, P.E.

Title: District Three Secretary
Date: _____

Attest:

By: _____

Printed Name: _____

Title: Executive Secretary
Date: _____

Legal Review:

_____
Office of the General Counsel

Board of County Commissioners
Leon County

By: _____

Printed Name: _____

Title: Chairman

Date: _____

Attest:
Clerk of Circuit Court

By: _____

Printed Name: _____

Title: Deputy Clerk

Date: _____

Form Approved:

_____
County Attorney

EXHIBIT A
Resolution of Board of County Commissioners

EXHIBIT B
SCOPE OF SERVICES AND AMOUNT OF COMPENSATION

A. County shall perform the services required under the following parts of the Permit:

1. Provide all applicable data, reports, records, or other documents for the Permit's required Water Quality Monitoring Program a Watershed-based Approach, amended 2022 C4Y5, FDEP approval February 24, 2023
2. Water Quality Data
3. Water Body Summaries
4. Prioritized WBIDs Documentation
5. The following items pursuant to the respective referenced sections of Permit:
    a. Table II.A.1.a. During the course of its monitoring activities, County shall inspect the stormwater outfalls it is monitoring pursuant to the monitoring plan submitted to FDEP to determine if the outfalls are operating properly.
    b. Part III.7.c. (other than activities which do not apply to FDOT District Three)
    c. Part III.8.a. (other than activities which do not apply to FDOT District Three)
    d. Part V
    e. Part VIII.B.1.
    f. Part VIII.B.2.
    g. Part VIII.B.3
    h. Part VIII.B.4

B. The Department agrees to pay the County the amount of $36,000.00 per year to compensate the County for the foregoing services to be invoiced as set forth in the Agreement.

C. The Department will provide the County with a list of locations for which the Department requests inspections. All inspections shall be conducted at locations within the Department's right of way. When performing services pursuant to this Agreement, the County will stay within the boundaries of the Department's right of way. If illicit discharges are encountered, the sole requirement under this Agreement is for the County's inspector to notify both the Department and an agency with enforcement powers under then current law.

LEON COUNTY RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AUTHORIZING INTERLOCAL AGREEMENT BETWEEN LEON COUNTY AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR SERVICES RELATED TO THE STORMWATER ELEMENT OF NPDES PROGRAM REQUIREMENTS; AUTHORIZING COUNTY ADMINISTRATOR TO EXECUTE THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the State of Florida, Department of Transportation (the "DEPARTMENT"), and Leon County, Florida, a charter county and political subdivision of the State of Florida (the "COUNTY") are desirous of having the DEPARTMENT participate in activities associated with the joint National Pollutant Discharge Elimination System (NPDES) permit, the details of which are described in the Interlocal Agreement between the DEPARTMENT and the COUNTY as presented to the Board of County Commissioners of Leon County, Florida at its regular meeting on December 9, 2025 (the "Interlocal Agreement"); and;

WHEREAS, the joint NPDES permit activities (the "PROJECT") will be conducted in Leon County, and the DEPARTMENT is prepared to contribute funds in an amount of $36,000 per year toward the PROJECT; and

WHEREAS, completion of the PROJECT is in the interest of the DEPARTMENT and the COUNTY, as the PROJECT will substantially protect the water quality of surface and ground waters within Leon County.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

Section 1. Approval and Authorization.

The Board hereby approves the Interlocal Agreement and hereby authorizes the County Administrator to execute the Interlocal Agreement in a form approved by the County Attorney.

Section 2. Effective Date.

This resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County, Florida, this 9th day of December, 2025.

LEON COUNTY, FLORIDA

By:_____
Christian Caban, Chairman
Board of County Commissioners

ATTESTED BY:
Gwendolyn Marshall Knight, Clerk of Court
& Comptroller, Leon County, Florida

By:_____

APPROVED AS TO FORM:
Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

By:_____

LEON COUNTY
CONTRACT ROUTING FORM

____ Original
____ Renewal
__X__ Amendment # 1

County Contract No. B-24-070

Contract Manager:	Wayne Toothman	Phone #:	850-606-1560
Division:	Engineering Services	Email:	ToothmanW@leoncountyfl.gov
Department Contact:	Anna Padilla	Phone #:	850-606-1539
Department:	Engineering Services	Email:	PadillaA@leoncountyfl.gov
Vendor/Contractor Name:	FDOT District 3- Chipley District Office	Contact:	Windle Tharp
Address:	1074 Highway 90	Phone#:	850-330-1649
City, State, Zip:	Chipley, FL 32428	Email:	Windle.Tharp@dot.state.fl.gov

Contract Period: From 12-31-2023 To 12-31-2024

Renewal Periods: Number ____ Term No more than three (3) additional periods of one (1) year each

Contract Total $ Amount: ____ or check if ____ Unit Price Agreement

Contract Type:
- ____ Easement
- ____ Construction
- ____ Continuing Supply
- ____ Deed
- X Interlocal Agreement
- ____ Grant
- ____ Lease
- ____ Other Services
- ____ Performance Agreement
- ____ Professional Services
- ____ Purchase
- ____ Other (Explain below)

Forms Required:
- ____ Public Entity Crimes Statement
- ____ Performance Bond
- ____ Materials & Payment Bond
- ____ Warranty Bond
- ____ Certification Regarding Debarment

Procurement Method
- ____ ITB #
- ____ RFP #
- ____ ITN #
- ____ Sole Source
- ____ Gov't Entity
- ____ Other (Explain below)

Insurance Certificates
- ____ General Liability
- ____ Professional Liability
- ____ Workers' Compensation
- ____ Errors & Omissions
- ____ Automobile Coverage

Award Authority:
- ____ Purchasing Director
- ____ County Administrator
- X Board of County Commissioners
  Agenda Date 12-12-2023 Item # 14
- ____ Pursuant to Board Policy #

Title/Description: First Amendment to Interlocal Agreement with FDOT for Services Related to the Stormwater Element of NPDES Program Requirements. (Original NPDES Interlocal Agreement is County Contract B-18-284)

Comments:

Routing:

Required	Initials	Date	
X	WT	12-14-2023	Originating Division Engineering Services
			Department Director
			Purchasing
X	DS	12/15/2023	County Attorney's Office
			Deputy or Assistant County Administrator
X	DS	12/15/2023	County Administrator
			Chairman, BCC
X	DS	12/15/2023	Clerk's Office (Finance)

Return completed documents to: Wayne Toothman or Laura Al-Kassar

PUR103 Rev. 07/19

FIRST AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND LEON COUNTY, FLORIDA FOR SERVICES RELATED TO THE STORMWATER ELEMENT OF NPDES PROGRAM REQUIREMENTS

This AMENDMENT is between the State of Florida, Department of Transportation, with offices at 1074 Highway 90, Chipley, Florida 32428 ("DEPARTMENT") and Leon County, Florida, a charter county and political subdivision of the State of Florida, with offices at 301 S. Monroe Street, Tallahassee, Florida 32301 ("COUNTY"). The DEPARTMENT and the COUNTY are sometimes referred to in this amendment as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, on April 11, 2018, the Parties entered into an Interlocal Agreement (attached hereto and collectively called the AGREEMENT) for the DEPARTMENT and the COUNTY to effectively manage stormwater runoff and to meet National Pollutant Discharge Elimination System ("NPDES") permit requirements; and

WHEREAS, pursuant to Exhibit B of the AGREEMENT, the DEPARTMENT agreed to provide funding in the amount of Thirty-Six Thousand Dollars and 00/100 ($36,000.00) per year and the COUNTY agreed to provide to the DEPARTMENT applicable data, reports, records, or other documents for the NPDES Permit's required Long Term Water Quality Monitoring Program and Stormwater Outfall Monitoring Program; and

WHEREAS, pursuant to Paragraph 3 of the AGREEMENT, the Initial Term began on the Effective Date of the AGREEMENT and remained in full force and effect until December 31, 2022, and the AGREEMENT thereafter automatically renewed with the same terms and conditions for a period of one (1) year unless the Department gave notice of non-renewal in writing; and

WHEREAS, On December 21, 2022, the DEPARTMENT renewed the AGREEMENT until and including December 31, 2023; and

WHEREAS, the Parties mutually desire to amend Paragraph 3 of the AGREEMENT to modify the number of extensions allowable under the AGREEMENT.

NOW THEREFORE, in consideration of the mutual benefits to be derived by the terms of this AMENDMENT, the Parties hereby agree as follows:

1. The recitals set forth above are true and correct and are made a part of this AMENDMENT.

2. Paragraph 3(B) of the AGREEMENT is hereby amended by the following additions (indicated by underlining) and deletions (indicated by strikethroughs):

> B. This Agreement shall automatically renew on the same terms and conditions as set forth in this Agreement for no more than three (3) additional periods of one (1) year each, unless the Department shall give notice of nonrenewal in writing more than thirty (30) days before the expiration date of the Initial Term or current renewal period, as applicable.

3. Paragraph 3(C) of the AGREEMENT is hereby amended by the following additions (indicated by underlining) and deletions (indicated by strikethroughs):

> C. This Agreement may be canceled by the Department in whole or in part at any time the interest of the Department requires such termination. This Agreement shall automatically terminate upon the expiration of the NPDES Permit.

4. Other than the funding set forth in Exhibit B to the AGREEMENT, no additional funding for this AMENDMENT or AGREEMENT will be provided by the DEPARTMENT.

5. Terms not defined herein shall have the meaning ascribed to same in the AGREEMENT.

6. Except for the changes contained in this AMENDMENT, the terms and conditions of the AGREEMENT shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have executed this AMENDMENT on the dates exhibited by the signatures below:

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: Phillip Gainer, P.E.
Title: FDOT District 3 Secretary

Date: 12/19/23

Attest: Jennifer Williams

LEON COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida

DocuSigned by:
Vincent S. Long
A8432971C746415...

By: Vincent S. Long
Title: County Administrator

Date: 12/15/2023

Attest:
Gwendolyn Marshall Knight, Clerk of the Court & Comptroller, Leon County, Florida

DocuSigned by:
Gwendolyn Marshall Knight
178D7FB5C3774F4...

DocuSigned by:

Legal Review:

Office of the General Counsel
ERIN OLIVER

Approved as to Legal Sufficiency:
Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

DocuSigned by:
Kyle Kemper
D501E6C2DB3940D...

Kyle L. Kemper
Sr. Assistant County Attorney

DocuSign Envelope ID: 4BB66FA5-C8E9-4136-A7DA-CCDBE3280889

INTERLOCAL AGREEMENT
BETWEEN
LEON COUNTY
AND
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
FOR SERVICES RELATED TO
THE STORMWATER ELEMENT OF NPDES PROGRAM REQUIREMENTS

THIS INTERLOCAL AGREEMENT ("Agreement") is made and entered into this 4 day of April, 2014 by and between LEON COUNTY, a charter county and political subdivision of the State of Florida (hereinafter called the COUNTY), and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, an agency of the State of Florida (hereinafter called the DEPARTMENT).

- Recitals –

A. The Department and the County have a National Pollutant Discharge Elimination System ("NPDES") Municipal Separate Storm Sewer System Phase I Permit # FLS000033-04 which includes a Monitoring Plan ("Permit"), which is hereby incorporated in and made part of this Agreement by reference.

B. The Permit requires the Department to perform certain inventory, inspection and monitoring functions.

C. The County agrees to provide services to the Department as required by the Permit and the Monitoring Plan; and

D. Florida Statute 334.044(15) and Florida Administrative Code 14-86 authorize the Department to permit drainage connections to its rights of way ("ROW"). Per 334.044, the Department defers water quality assessment to "a water management district, the Department of Environmental Protection, a surface water permit issued by a delegated local government, or a permit issued pursuant to an approved Stormwater Management Plan or Master Drainage Plan...."

E. The County has developed the capability to perform some of the required tasks specified in the Permit.

F. The County and the Department have approved the concept of intergovernmental cooperation to effectively manage stormwater runoff and to meet Permit requirements, and as provided in the provisions of the Florida Interlocal Cooperation Act of 1969 (§163.01, Florida Statutes).

G. The County and the Department have agreed upon the fees to be paid by the Department for services provided by the County.

H. Sections 376.021, 376.30, and 403.021, Florida Statutes, provide that the preservation of surface and groundwaters is a matter of the highest urgency and priority, as these waters provide the primary source for potable water in the state

Posted on December 1, 2025

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I. The Department is authorized to enter into this Agreement pursuant to §334.044(7). Florida Statutes, and other applicable law.

J. The County's undersigned representative is vested with the authority to execute this Agreement on behalf of County by virtue of the County's Resolution, a copy of which is attached hereto as Exhibit "A".

FOR AND IN CONSIDERATION of the mutual covenants, obligations, and benefits set forth herein and other good and valuable consideration, the COUNTY and the DEPARTMENT agree as follows:

1. RECITALS AND EXHIBITS

The recitals set forth above and attached exhibits are incorporated in and made part of this Agreement.

2. EFFECTIVE DATE

The effective date of the Agreement shall be the date upon which a fully executed copy in recordable form has been filed with the Clerk of the Circuit Court for Leon County ("Effective Date"). Either party to this Agreement may record it, and no invoice shall be paid until proof of recordation has been furnished to the Department.

3. TERM

A. This Agreement shall begin on the Effective Date and shall remain in full force and effect until December 31, 2022 ("Initial Term").

B. This Agreement shall automatically renew on the same terms and conditions as set forth in this Agreement for a period of one year, unless the Department shall give notice of nonrenewal in writing more than 30 days before the expiration date of the Initial Term.

C. This Agreement may be canceled by the Department in whole or in part at any time the interest of the Department requires such termination.

4. E-VERIFY

The County shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the County during the term of the Agreement. The County shall expressly require any subcontractors performing work or providing services pursuant to the Agreement to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the term of the Agreement.

5. SERVICES

A. The County agrees to provide the Department with applicable data, reports, records, or other documents for the Permit's required Long Term Water Quality Monitoring Program and Stormwater Outfall Monitoring Program.

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B. The Department agrees to pay the County $36,000.00 per year to compensate the County for water quality collection and analysis services provided during the term of the Permit, all as set forth in Exhibit B to the Agreement.

C. The County shall perform this Agreement, with reasonable care, in accordance with the terms and provisions hereof and all applicable federal, state, local, administrative, regulatory, safety and environmental laws, codes, rules, regulations, policies, manuals, procedures, processes, guidelines, standards and permits, as the same may be constituted and amended from time to time, including, without limitation, those of the Department, applicable Water Management District, Florida Department of Environmental Protection, Environmental Protection Agency, Army Corps of Engineers, United States Coast Guard and local governmental entities ("Governmental Law").

D. The County shall be responsible for performing or administering contracts to perform all services under this Agreement. The services shall include all costs, overhead, paper and electronic documents, copies, supervision, labor, materials, supplies, equipment and transportation required to fulfill the terms and conditions of this Agreement.

6. TOTAL MAXIMUM DAILY LOAD

Nothing in this Agreement shall establish any responsibility by either party as a source of any impairment or pollution.

7. COMPENSATION AND PAYMENT

A. The County shall invoice the Department annually for services that were performed prior to the invoice date except for services previously invoiced, for the services and at the compensation set forth in Exhibit B.

B. Expenditure of funds by the Department shall be made in accordance with the terms and provisions of this Agreement. The Department shall not reimburse the County for any expenditure made for items not in the approved budget unless prior written approval is obtained from the Department. The County shall invoice the Department by submitting a "Request for Funding Form" to the Department's NPDES Program Coordinator for payment as described in this Agreement. The County shall include all additional backup documentation to support the invoice. The Department shall review all invoices and determine if the invoice is in compliance with this Agreement. Payments shall be made by the Department within twenty (20) business days of receipt of a County invoice in compliance with this Agreement.

8. INDEMNIFICATION

To the extent provided by law, County shall indemnify, defend, and hold harmless the Department and all of its officers, agents, and employees from any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by County, its agents, or employees, during the performance of the Lease, except that neither County, its officers, agents, nor employees will be liable under this paragraph for any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by the Department or any of its officers, agents, or employees during the performance of the Lease.

Posted on December 1, 2025

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9. SOVEREIGN IMMUNITY

Nothing contained herein shall constitute a waiver by either party of its sovereign immunity and the limitations set forth in Section 768.28, Florida Statutes. Nothing herein shall be construed as consent to be sued by third parties in any manner arising out of any contract.

10. NOTICE

All notices, communications and determinations between the parties hereto and those required by the Agreement, including, without limitation, changes to the notification addresses set forth below, shall be in writing and shall be sufficient if mailed by regular United States Mail, postage prepaid, to the parties at the following addresses:

Department: Attention: District Roadway Engineer
Florida Department of Transportation
P. O. Box 607
Chipley, FL 32428

County: Attention: Stormwater Management Coordinator
Leon County Department of Public Works
2280 Miccosukee Road
Tallahassee, FL 32308

11. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

12. VENUE AND JURISDICTION

A. Venue for any and all actions arising out of or in any way related to the interpretation, validity, performance or breach of this Agreement that are not resolved to the mutual satisfaction of the parties by the Department's District Secretary shall lie exclusively in a state court of appropriate jurisdiction in Leon County, Florida.

B. The County and all persons and entities accepting an assignment of this Agreement, in whole or in part, shall be deemed as having consented to personal jurisdiction in the State of Florida and as having forever waived and relinquished all personal jurisdiction defenses with respect to any proceeding related to the interpretation, validity, performance or breach of this Agreement.

13. JURY TRIAL

The parties hereby waive the right to trial by jury of any dispute concerning the interpretation, validity, performance or breach of the Agreement, including, without limitation, damages allegedly flowing from the same.

14. ASSIGNMENT

The parties shall not assign, pledge or transfer any of the rights, duties and obligations provided in this Agreement without the prior written consent of the other party. Nothing

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herein shall prevent the County from delegating its duties hereunder, but such delegation shall not release the County from its obligation to perform the Agreement.

15. THIRD PARTY BENEFICIARIES

This Agreement shall be binding upon and inure to the benefit of the undersigned parties and their respective successors and assigns. Nothing in this Agreement is intended to confer any rights, privileges, benefits, obligations or remedies upon any other person or entity except as expressly provided for in the Agreement.

16. VOLUNTARY EXECUTION OF AGREEMENT

Each party warrants and represents to the other: (i) that it understands all of the rights and obligations set forth in the Agreement and the Agreement accurately reflects the desires of said party; (ii) each provision of the Agreement has been negotiated fairly at arm's length; (iii) it fully understands the advantages and disadvantages of the Agreement and executes the Agreement freely and voluntarily of its own accord and not as a result of any duress, coercion, or undue influence; and (iv) it had the opportunity to have independent legal advice by counsel of its own choosing in the negotiation and execution of the Agreement.

17. ENTIRE AGREEMENT

This instrument, together with any exhibits and documents made part hereof by reference, contains the entire agreement of the parties with respect to the subject matter herein, and no representations or promises have been made except those that are specifically set out in the Agreement. All prior and contemporaneous interlocal agreements, joint participation agreements, conversations, negotiations, possible and alleged agreements and representations, covenants, and warranties with respect to the subject matter of the Agreement and any part hereof are waived, merged herein and superseded hereby. If there is any conflict between this Agreement and any prior interlocal agreement, joint participation agreement, or supplemental agreement, this Agreement shall supersede.

18. EXECUTION OF DOCUMENTS

The parties agree that they shall promptly execute and deliver to the other all documents necessary to accomplish the intent and purpose of the Agreement, and shall do all other acts to effectuate the Agreement.

19. SUFFICIENCY OF CONSIDERATION

By their signature below, the parties hereby acknowledge the receipt, adequacy and sufficiency of consideration provided in the Agreement and forever waive the right to object to or otherwise challenge the same.

20. WAIVER

The failure of either party to insist on the strict performance or compliance with any term or provision of the Agreement on one or more occasions shall not constitute a waiver or relinquishment thereof and all such terms and provisions shall remain in full force and effect unless waived or relinquished in writing.

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21. INTERPRETATION

No term or provision of the Agreement shall be interpreted for or against any party because that party or that party's legal representative drafted the provision.

22. CAPTIONS

Paragraph title or captions contained herein are inserted as a matter of convenience and reference and in no way define, limit, extend or describe the scope of the Agreement, or any provision hereof.

23. SEVERANCE

If any section, paragraph, clause or provision of the Agreement is adjudged by a court, agency or authority of competent jurisdiction to be invalid, illegal or otherwise unenforceable, all remaining parts of the Agreement shall remain in full force and effect and the parties shall be bound thereby so long as principle purposes of the Agreement remain enforceable.

24. COMPUTATION OF TIME

In computing any period of time prescribed in the Agreement, the day of the act, event or default from which the designated period of time begins to run, shall not be included. The last day of the period shall be included unless it is a Saturday, Sunday or legal holiday, in which event the period shall run until the end of the next day which is not a Saturday, Sunday or legal holiday.

25. MODIFICATION OF AGREEMENT

A modification or waiver of any of the provisions of this Agreement shall be effective only if made in writing and executed with the same formality as this Agreement.

26. PUBLIC RECORDS

The Parties understand and agree that all documents of any kind provided in connection with this Agreement are public records and are treated as such in accordance with Florida law.

IF YOU HAVE ANY QUESTIONS REGARDING THE APPLICABILITY OF CHAPTER 119, FLORIDA STATUTES, TO YOUR DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, PLEASE CONTACT THERESA HEIKER, P.E. AT 850-606-1500, HEIKERT@LEONCOUNTYFL.GOV, OR LEON COUNTY PUBLIC WORKS, 2280 MICCOSUKEE ROAD, TALLAHASSEE, FL 32308.

27. EFFECT OF AGREEMENT

The parties shall offer this Agreement as evidence in any and all proceedings concerning any subject matter of this Agreement, and, if acceptable to the Court, will cause a copy of the Agreement to be incorporated by reference in the judgment rendered. Notwithstanding incorporation in the judgment, this Agreement shall not be merged in it, but shall survive the judgment and be binding on the parties for all time.

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28. ANNUAL APPROPRIATION

A. The Department shall authorize services based upon priority and availability of budget. Execution of this Agreement does not guarantee that the work will be authorized.

B. The Department's obligation to pay is contingent upon the annual appropriation by the Florida Legislature. In the event this contract is for services in excess of $25,000.00 and a term for a period of more than 1 year, the provisions of Section 339.135(6) (a), Fla. Stat., are hereby incorporated:

"The Department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The Department shall require a statement from the Comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the department which are for an amount in excess of $25,000 and which have a term for a period of more than 1 year."

C. The County agrees that in the event the funds are not appropriated to the Department then this Agreement may be terminated. Department shall notify the County in writing within thirty days of the date Department is notified by the Legislature the funds shall not be appropriated. Upon notification by Department that funds are not appropriated and this Agreement is terminated the County shall no longer be obligated to provide services not yet rendered. Nothing in this termination clause shall exempt the County from continuing to provide services already paid for by the Department.

29. RECORDKEEPING

The County shall obtain written approval from the Department prior to the destruction of any documents related to this Agreement throughout the term of this Agreement and for a minimum of three (3) years after the Department submits final payment to the County for services, the County shall maintain all such records and documents including but not limited to records of costs incurred by the County, general accounting and all other supporting documents. Copies of these documents shall be furnished to Department upon request. The County shall provide the Department any and all reports, technical documents, and compliance documents related to this Agreement Upon expiration of the three years and written request by the County, the Department's NPDES Administrator may approve in writing the destruction of documents.

30. INSPECTOR GENERAL

The County agrees to comply with Section 20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

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Posted on December 1, 2025

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INTENDING TO BE BOUND, the parties have executed this Agreement by their duly authorized representatives

State of Florida Department of Transportation

By: _____

Printed Name: Phillip Gainer, P.E.

Title: District Three Secretary

Date: 4-11-18

Legal Review:

_____
Office of the General Counsel

Attest:

By: _____

Printed Name: Barbara Strickland

Title: Executive Secretary

Date: 4-11-18

Leon County ~~Board of County Commissioners~~

By: _____
Vincent S. Long
County Administrator

Date: 3.28.18

Attest:
Gwendolyn Marshall, Clerk of Court & Comptroller, Leon County, Florida

By: _____

Printed Name: Gwendolyn Marshall

Date: 3/30/18

Approved as to Form:
Leon County Attorney's Office

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

Date: 3/26/18

Posted on December 1, 2025

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EXHIBIT "A" TO INTERLOCAL AGREEMENT BETWEEN LEON COUNTY AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR SERVICES RELATED TO THE STORMWATER ELEMENT OF NPDES PROGRAM REQUIREMENTS

Resolution of Board of County Commissioners

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RESOLUTION: 18-05

RESOLUTION AUTHORIZING INTERLOCAL AGREEMENT BETWEEN LEON COUNTY AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR SERVICES RELATED TO THE STORMWATER ELEMENT OF NPDES PROGRAM REQUIREMENTS

WHEREAS, The State of Florida, Department of Transportation (the "DEPARTMENT") and Leon County, Florida, a charter county and political subdivision of the State of Florida (the "COUNTY") are desirous of having the DEPARTMENT participate in activities associated with the joint National Pollutant Discharge Elimination System (NPDES) permit, the details of which are described in the Interlocal Agreement between the DEPARTMENT and the COUNTY as presented to the Board of County Commissioners of Leon County, Florida at its regular meeting on February 27, 2017 (the "Interlocal Agreement"; and

WHEREAS, the joint NPDES permit activities (the "PROJECT") will be conducted in Leon County, and the DEPARTMENT is prepared to contribute funds in an amount of $36,000 per year toward the PROJECT; and

WHEREAS, completion of the PROJECT is in the interest of the DEPARTMENT and the COUNTY, as the PROJECT will substantially protect the water quality of surface and ground waters within Leon County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Leon County, Florida, assembled in regular session this 27th day of February, 2018, that the Board hereby approves the Interlocal Agreement and hereby authorizes the Chairman to execute the Interlocal Agreement in a form approved by the County Attorney.

DONE AND ADOPTED by the Board of County Commissioners of Leon County, Florida this 27th day of February, 2018.

LEON COUNTY, FLORIDA

By: _____
Nick Maddox, Chairman
Board of County Commissioners

ATTEST:

Gwendolyn Marshall, Clerk of Court and
Comptroller, Leon County, Florida

By: _____

APPROVED AS TO FORM:

Office of the County Attorney
Leon County, Florida

By: _____
Herbert W. A. Thiele
County Attorney

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EXHIBIT "B" TO INTERLOCAL AGREEMENT BETWEEN LEON COUNTY AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR SERVICES RELATED TO THE STORMWATER ELEMENT OF NPDES PROGRAM REQUIREMENTS

County shall perform the services required under the following Parts of the Permit:

1. Table II.A.1.a. During the course of its monitoring activities, County shall inspect the stormwater outfalls it is monitoring pursuant to the monitoring plan submitted to FDEP to determine if the outfalls are operating properly.

2. Part III.7.e . (other than activities which do not apply to FDOT District Three)

3. Part III.8.a. (other than activities which do not apply to FDOT District Three)

4. Part V

5. Part VIII.B.1.

6. Part VIII.B.2.

7. Part VIII.B.3

8. Part VIII.B.4.

The Department agrees to pay the County the amount of $36,000.00 per year to compensate the County for the foregoing services to be invoiced as set forth in the Agreement.

The Department will provide the County with a list of locations for which the Department requests inspections. All inspections shall be conducted at locations within the Department's right of way. When performing services pursuant to this Agreement, the County will stay within the boundaries of the Department's right of way. If illicit discharges are encountered, the sole requirement under this Agreement is for the County's inspector to notify both the Department and an agency with enforcement powers under then current law.

Leon County
Board of County Commissioners

Notes for Agenda Item #10

Leon County Board of County Commissioners

Agenda Item #10

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Approval for the Purchase of Two Replacement Hardware Devices for Data Backup

---

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Michelle Taylor, Chief Information Officer
Lead Staff / Project Team:	Pamela Stalnaker, Network Systems Analyst II

Statement of Issue:

This item seeks Board approval to utilize cooperative purchasing (piggybacking) to purchase two replacement data backup hardware devices for the County's information technology data backup system to ensure the data is properly secured, backed up, and maintained. To facilitate the purchase, this item seeks to authorize a Purchase Order with Insight Public Sector, Inc., for a total amount not to exceed $486,980.

Fiscal Impact:

This item has a fiscal impact. Adequate funding is available in the Fiscal Year 2026 capital improvement program for the purchase of the two data backup hardware devices, along with a five-year service agreement, in the amount of $486,980.

Staff Recommendation:

Option #1: Approve the purchase of two data backup devices from Insight Public Sector, Inc. utilizing OMNIA/Cobb County Contract #23-6692-03 (Attachment #1), for a total amount not to exceed $486,980.

Report and Discussion

Background:

This item seeks Board approval to utilize cooperative purchasing (piggybacking) to purchase two data backup hardware devices for the County's growing information technology data retention needs and to ensure the data is properly secured, backed up, and maintained. This item seeks approval of a purchase with Insight Public Sector, Inc. for a total amount not to exceed $486,980. As required by the County Purchasing Policy (Policy No. 96-1), the utilization of cooperative purchasing agreements must be authorized by the Board when the value exceeds $250,000. Adequate funding is available in the Fiscal Year 2026 capital improvement program for the purchase of the two data backup hardware devices, along with a five-year service agreement, in the amount of $486,980.

The County's enterprise data backup system supports the virtual server and storage environment that houses applications throughout the County for email, file, and web services, as well as the Geographic Information System, Banner (HR, Finance, Payroll, and Purchasing), the Justice Information System, the Jail Management System, Work Order Management for Public Works, Document Management, the Judge Case Management system, the Medical Examiner case management system, several security-related systems and many other automation systems.

Leon County maintains primary and secondary backup sites for redundancy purposes to ensure operational capability by using multiple devices located in two separate data centers to provide data back-up for all County departments and constitutional offices such as the Sheriff, Supervisor of Elections, Courts, State Attorney, Public Defender, and Medical Examiner. Reliable verified backups allow successful recovery from disasters including fires, floods, lightning strikes, ransomware attacks, and other potential cyber security events as well as everyday accidental deletions of files by users.

In 2020, the Board approved the original purchase and installation of the backup technology and, since that time, four of the original systems are approaching the manufacturer's recommended maximum six-year usage life span and are due for replacement. The two systems in this request are larger devices and allow replacement of four end of life systems. In 2024, the same cooperative purchasing methodology and same competitively-bid OMNIA purchasing contract was utilized to grow the system by adding two additional units, bringing the total system count to 11 appliances. The solution was selected because of the reliability and the flexibility to expand the system as needed. When the system was originally purchased, the Office of Information Technology (OIT) evaluated several solutions including cloud-based and on-premise solutions. Life cycle costs of cloud-based solutions were more expensive for data backup. Ongoing annual recurring costs for the cloud model over four years were more than double the cost of the selected solution.

The existing solution provides an all-in-one backup and recovery approach for Leon County's virtual server environment that supports over 600 servers for Leon County Government and multiple constitutional agencies. Since this equipment may be considered "critical infrastructure," as defined by Section 119.0725(b), Florida Statutes, information regarding the make and model of the equipment may be considered exempt and confidential per Section 119.0725(3), Florida Statutes, and is therefore not specifically identified in this agenda item.

Analysis:

Section 6.06(D) of the County's Purchasing Policy authorizes the County to purchase goods or services from authorized vendors listed on eligible contracts of other governmental entities; a process known as "piggybacking." Piggybacking reduces transaction and administrative costs as well as processing time.

Cobb County, Georgia solicited for these services in conjunction with OMNIA Partners in order to ensure a greater economy of scale and achieve greater discounts. OMNIA Partners is a cooperative purchasing organization that provides businesses, government agencies, and educational institutions with access to pre-negotiated contracts and volume discounts from national suppliers across various industries. By leveraging their collective purchasing power, members can reduce costs, save time on procurement, and access a wide range of products and services including IT solutions. OMNIA Partners' lead agency contracting model ensures all cooperative contracts are compliant with public purchasing and are competitively solicited. Cobb County, GA is a member of OMNIA Partners and is the lead agency for the contract utilized for this purchase as well as the 2024 purchase of the County's data backup equipment.

The data backup systems can be acquired through OMNIA Partners/Cobb County Contract #23-6692-03 for Technology Products, Solutions, and Related Services (Attachment #2). In October of 2022, Cobb County, Georgia competitively procured its technology solution needs and awarded a contract to Insight Public Sector, Inc. which includes the upgrades to the existing data backup system. Insight Public Sector's contract contains cooperative purchasing language, allowing the County to utilize the contract.

Competitively bid cooperative contracts are typically based on large quantities of anticipated devices being sold. As Leon County requires only two devices at this time, it is beneficial to leverage the purchasing power of a cooperative agreement. The OMNIA/Cobb County contract was identified as the recommended purchasing vehicle and the discount pricing for Leon County through the contract represents a 38% discount from the manufacturer suggested retail price of $788,169. The next replacement cycle for the data backup system is planned for FY 2028.

Given the ability to piggyback on a competitively-bid technology contract with extensive market participation, OIT and the Purchasing Department agree that utilizing the OMNIA/Cobb County pricing is the most cost-effective and efficient way to procure the data backup system devices. If the County were to independently seek bids for just two hardware devices, the cost per unit is anticipated to be much greater than the cooperative pricing available through the OMNIA/Cobb County Contract. This item recommends utilizing cooperative purchasing to purchase the two data backup hardware devices.

The remainder of this page intentionally left blank.

Options:

1. Approve the purchase of two data backup devices from Insight Public Sector Inc. utilizing OMNIA/Cobb County Contract #23-6692-03 (Attachment #1), for a total amount not to exceed $486,980.
2. Do not approve the purchase of two data backup devices from Insight Public Sector Inc. utilizing OMNIA/Cobb County Contract #23-6692-03.
3. Board direction.

Recommendation:

Option #1

Attachments:

1. OMNIA/Cobb County Contract #23-6692-03 for Technology Products, Solutions, and Related Services
2. Insight Public Sector, Inc. Quotation #0228880909 (redacted per Section 119.0725, Florida Statutes)

Cobb County

Contract # 23-6692-03

for

Technology Product Solutions and Related Services

with

Insight Public Sector

Effective: May 1, 2023

The following documents comprise the executed contract between the Cobb County, and Insight Pubic Sector effective May 1, 2023:

I. Executed Master Agreement
II. Supplier’s Response to the RFP, incorporated by reference

Reference No. 21070

Reference Number	
Reference Depart.	**Purchasing Department**

Master Agreement

Owner: Cobb County Board of Commissioners
100 Cherokee Street
Marietta, GA 30090

Contractor: Insight Public Sector, Inc.
2701 E. Insight Way
Chandler, AZ 85286

Description: **TECHNOLOGY PRODUCT SOLUTIONS AND RELATED SERVICES:** The undersigned parties understand and agree to comply with and be bound by the entire contents of **Sealed Bid #23-6692** ("the RFP") and the Contractor's Proposal submitted October 13, 2022, which is incorporated herein by reference.

OMNIA PARTNERS, PUBLIC SECTOR: Supplier agrees to extend Goods and/or Services to public agencies (state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit) ("Public Agencies") registered with OMNIA Partners, Public Sector ("Participating Public Agencies") under the terms of this agreement ("Master Agreement").

Governing Law: This Agreement shall be governed by the laws of the State of Georgia. As to any dispute hereunder, venue shall be in the Superior Court of Cobb County, Georgia.

Term: This Agreement shall begin on May 1, 2023, the Effective Date, for a period of thirty-six months, and shall automatically terminate and renew for two (2) additional twelve (12) month periods and shall terminate absolutely on April 30, 2028, unless earlier terminated as provided herein. Pursuant to O.C.G.A. § 36-60-13, this Agreement shall terminate absolutely and without further obligation on the part of the County at the close of the calendar year in which it was executed and at the close of each succeeding calendar for which it may be renewed. The Parties reserve the right to renew, amend or extend the Agreement for additional terms. Either party may terminate this Agreement for convenience and/or due to lack of funding at the end of each annual term.

Price: Prices for services and equipment, if applicable, as stated in the Contractor's proposal

Billing: For purchases made by Cobb Count y Government, all original invoices shall be submitted directly to the Cobb County Finance Department. Invoices shall bill only for items received during the period covered by the invoice and shall clearly identify such items in accordance with invoicing guidelines in the Sealed Bid Proposal. For purchases made by participating public agencies, the Contractor shall comply with each agency' s invoicing and billing requirements outlined on the applicable order.

{SIGNATURES ON NEXT PAGE}

IN WITNESS, WHEREOF, this Agreement has been executed by Owner and accepted by Contractor to be effective as of the date first above written.

Cobb County... Expect the Best!

Cobb County Board of Commissioners
100 Cherokee Street
Marietta, GA 30090

Lisa N. Cupid, Chairwoman
Cobb County Board of Commissioners

5/5/23
Date

APPROVED
PER MINUTES OF
COBB COUNTY
BOARD OF COMMISSIONERS
3/14/23

Insight Public Sector, Inc.
2701 E. Insight Way
Chandler, AZ 85286

Authorized Signature

PRESIDENT
Title

4/4/2023
Date

FEDERAL TAX ID NUMBER

36-3949000

Approved as to form

County Attorney's Office

April 25, 2023
Date

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1. Cover Letter

The proposer shall provide a cover letter describing a brief history of the Proposer and its organization. The letter will list the Principal or Officer of the organization who will be the County's primary point of contact during clarifications or negotiations. This individual must have the authority to clarify and/or negotiate all aspects on the scope of products and services on behalf of the Proposer.
An officer authorized to bind the Proposer to the terms and conditions of this RFP must sign the cover letter.

Insight Response:

Insight provided a cover letter per RFP requirements; it can be found at the beginning of our proposal document.

2. Executive Summary

The Proposer shall provide an Executive Summary that presents in brief, concise terms a summary level description of the contents of the proposal.

Insight Response:

Insight has carefully read the RFP and we are confident in our ability to exceed the requirements. Insight approaches opportunities to provide solicited services by assigning teams of specialists whose experience and knowledge of government contracts allows them to develop complete solutions to support the entire lifespan of our clients' IT assets.

We understand that operational functionality is a critical component to the success of contracts for any organization similar to Cobb County and OMNIA Partners. As a result, we have created back-office teams dedicated to each aspect of public sector contracts, including—but not limited to—compliance, credit, invoicing, procurement, and publisher paperwork.

As Insight Public Sector is entirely focused on providing IT solutions to public sector clients, we have the resources, processes, and flexibility to provide all levels of government and education clients with equal benefits and attention. We leverage the same tools and cost-saving techniques that utilize economies of scale, which allows us to provide consistent levels of service to large and small participants alike. Furthermore, we understand that budgets represent taxpayer money, and that the responsibilities of procurement and respecting manufacturer and publisher compliancy rules are more heavily weighted as a public sector participant than in a commercial environment. Insight's compliance team assures you meet these commitments.

Experience has taught us that certain segments of our public sector client base require specialized procurement options. Our approach is to ensure that each client receives the individual attention they need; as a result, Insight has divided our resources into vertical segments to match each client (e.g., government and education). This organizational structure ensures each vertical receives maximum support from Insight resources who understand the specific needs of each vertical.

Insight uses eCommerce tools to help our clients reduce cost, increase operational efficiency, eliminate errors, and control rogue purchases. Tools such as our web portal, built-in workflow, on-demand reporting, and license proofs provide equal service levels and cost-saving opportunities regardless of the size of the contract participant, as all our tools are scalable to size. Our eCommerce solutions provide an easy and effective way for us to keep our clients up to date with technological changes.

Although operational functionality and eCommerce are critical components of our approach to providing solicited services, the most important component of Insight's overall approach to this contract is our people. We are proud of the depth of experience and knowledge we make available to Participating Public Agencies through our account teams. Each employee at Insight either supports clients directly or supports someone else who does; we are all equally committed to our clients' satisfaction and success.

Insight's nationwide presence, which includes over 50 offices and over 200 public sector-focused sales and support teammates across the country, makes us the best choice for this contract and provides the 'feet on the street' necessary to make this Master Agreement more successful than ever before. We are 100% dedicated to OMNIA Partners members' continued growth and success.

Insight is offering Cobb County, OMNIA Partners, and all Participating Public Agencies every product and service available through Insight. Our offering also includes nationwide full life-cycle service offerings that allow us to provide out-sourcing of entire IT departments as well as services that allow us to manage a client's technology assets from inception to retirement. Insight has decades of experience providing customized solutions nationally for our clients.

Insight, Cobb County, and OMNIA Partners: A Growing IT Partnership

Insight's core values of hunger, heart, and harmony emphasize a deep commitment to service across all aspects of our business. In addition, our desire to create a positive impact in the lives of our clients, partners, and teammates positions Insight as a world-class partner aligned with Cobb County's and OMNIA Partners' strategic vision.

As an industry leader, Insight will continue to invest in our people, systems, and portfolio of offerings worldwide. By combining technology hardware, software, and services, Insight will regularly offer Participating Public Agencies custom-tailored solutions designed to meet their unique requirements and changing IT goals, while streamlining IT management and reducing their total cost of ownership.

The greatest value that Insight can provide to Cobb County and OMNIA Partners is that we leverage our extensive capabilities and resources to properly evaluate requirements. Our creative thinking and optimized pricing methodologies ensure the solutions we suggest drive significant value to your organizations.

Insight appreciates the opportunity to continue to build a successful partnership with Cobb County and OMNIA Partners, and we look forward to next steps following the RFP process. In the meantime, please contact us regarding any further questions or requests for additional information.

3. Company Background / Profile

Provide information on company background to include the following:

Insight Response:

As part of a $9.4 billion global company, Insight Public Sector, Inc. ("Insight") has successfully delivered solutions to clients like Cobb County for over 34 years.

Our parent company, Insight Enterprises, Inc. now ranks No. 373 on the Fortune 500, fulfilling a mission to help clients maximize the day-to-day value of IT while pursuing more incredible business transformation. Insight is also on the Channel Futures MSP 501, ranking No. 1 of IT service providers globally.

At Insight, we believe diversity is a critical component of our success. As a Fortune 100 Best Workplaces for Diversity company, our people are our greatest strength. We work diligently to promote a culture that celebrates and rewards creative thinking, collaborative decision-making and innovative solutions. Our teammates represent a wide range of backgrounds, life experiences, and viewpoints, which we believe leads to stronger teams.

Central to fostering a rich culture of diversity at Insight is a shared set of values among teammates:

- We respect and take care of each other.
- We exist to serve our clients.
- We act with integrity in all that we do.

Notable achievements include:

- Insight President & CEO Joyce Mullen named Top Channel Influencer by Channel Futures
- Insight Named a Finalist in Fast Company's 2022 World Changing Ideas Awards (Education Category)
- Insight earned a perfect score on the Human Rights Campaign Corporate Equality Index
- ADP's Humanity at Work Award
- Insight ranked at No. 59 for Diversity on Forbes Best Employers List
- Insight ranked at No. 83 on Barron's 100 Most Sustainable Companies
- Insight ranked at No. 95 on World's Best Employers List
- 2022 Corporate Equality Index 100 out of 100
- 2022 Microsoft Partner of the Year Award for Manufacturing
- 2022 Intel North America Partner of the Year
- 2022 Aruba Partner of the Year
- 2021 Microsoft Azure Security Deployment Partner of the Year
- 2021 Veritas Technologies Top National Business Partner of the Year

An organizational chart of our proposed project team is included in **Section 9 – Appendices, Appendix A**. Relevant background and experience for the key team members is as follows:

Team Member	Background & Experience
Scott Friedlander – Senior Vice President, Public Sector	Scott will provide executive leadership and serve as the main point of contact for all executive-level discussions between Insight and OMNIA Partners leadership. He has been in public sector sales for 40 years and with Insight (by way of acquisition) for 4 years.
Erica Falchetti – Sr. SLED Market Leader, Capture & Business Development	Erica will serve as the National Account Manager for OMNIA Partners and will provide direction for the sales teams to drive consistent sales growth and oversee the contract marketing strategy. She has been with Insight for 14 years.
Kevin Hallihan – Field Sales Market Leader, East/Central	Kevin leads our field SLED sales teams in the East and Central. He has been with Insight for 23 years.
Brian Louderback – Field Sales Market Leader, West/TOLA	Brian leads our field SLED sales teams in the West and TOLA. He has been with Insight for 23 years.
Ken Richter – Inside Sales Market Leader	Ken leads our nationwide inside SLED sales teams. He has been with Insight for 23 years.
Clayton Boras – Sales Market Leader, Higher Education	Clayton leads our field and inside higher education sales teams. He has been in public sector sales for 24 years and with Insight for 6 months.
Kathy Kramer – Marketing Manager	Kathy leads our public sector marketing teams. She has been in marketing roles for over 25 years and with Insight (by way of acquisition) for 6 years.
Paul Geils – Sr. Manager, SLED Compliance	Paul and his team will be responsible for ensuring Insight remains compliant with the terms of the contract, specifically as it relates to pricing, reporting, audits, and user access. He has been with Insight for 24 years.

a. *Legal name, address, phone and fax numbers, e-mail, Federal ID#, and website address.*

Insight Response:

Insight Public Sector, Inc.
2701 E. Insight Way
Chandler, AZ 85286
480.333.3071
480.760.9488 fax

erica.falchetti@Insight.com
Federal Tax ID#: 36-3949000
www.ips.insight.com

b. *Date business was established under current name.*

Insight Response:

Insight Public Sector, Inc. was established on April 19, 1994.

On January 3, 2003, there was a reverse merger with a name change from Comark Government & Education Sales, Inc. to Insight Public Sector, Inc.

c. *Size of company including the total number of employees.*

Insight Response:

Insight Enterprises, Inc. (Insight Public Sector, Inc's parent company) has over 12,000 employees globally and earned over $9.4 Billion in revenue in 2021.

d. *Type of ownership or legal structure of business*

Insight Response:

Insight Public Sector, Inc. is an indirect wholly owned subsidiary of Insight Enterprises, Inc. and is the operational entity that conducts business with public sector clients.

e. *Has the company ever failed to complete work for which a contract was issued? If yes, explain the circumstances.*

Insight Response:

To the best of our knowledge, Insight has not defaulted on the fulfillment of any client contract for circumstances within our control.

f. *Are there any civil or criminal actions pending against the firm or any key personnel related in any way to contracting? If yes, explain in detail. Are there any current unresolved disputes/allegations?*

Insight Response:

Insight is not involved in any pending or threatened legal proceedings that we believe would reasonably be expected to have a material adverse effect on its business, financial condition, or results of operations.

From time to time, Insight is party to various legal proceedings incidental to the business, including preference payment claims asserted in client bankruptcy proceedings, indemnification claims, claims of alleged infringement of patents, trademarks, copyrights, and other intellectual property rights, employment claims, claims of alleged non-compliance with contract provisions, and claims related to alleged violations of laws and regulations.

Insight regularly evaluates the status of the legal proceedings in which we are involved to assess whether a loss is probable or there is a reasonable possibility that a loss, or an additional loss, may have been incurred to determine if accruals are appropriate. If accruals are not appropriate, we further evaluate each legal proceeding to assess whether an estimate of possible loss or range of possible loss can be made. Although litigation is inherently unpredictable, we believe that we have adequate provisions for any probable and estimable losses. It is possible, nevertheless, that our consolidated financial position, results of operations, or liquidity could be materially and adversely affected in any particular period by the work required pursuant to any legal proceedings or the resolution of any legal proceedings during such period. Legal expenses related to defense of any legal proceeding or the negotiations, settlements, rulings, and advice of outside legal counsel in connection with any legal proceedings are expensed as incurred.

g. *Has the firm ever been disqualified from working for any public entity? If yes, explain the circumstances.*

Insight Response:

Insight has never been disqualified from working for or with any public entity.

h. *If a Supplier requires additional agreements to be signed by a Participating Public Agency, include a copy of the proposed agreement(s) as part of Supplier's proposal.*

Insight Response:

Please see **Section 9 – Appendices, Appendix B** for the following sample agreement documents, which Participating Public Agencies may be asked to sign at the transaction level:

- Sample Insight Statement of Work (SOW) template
- Sample Amazon Web Services Order Form Agreement
- Sample Google Cloud Platform Order Form Agreement
- Sample Microsoft Azure Order Form

4. Experience

Include a list of the five (5) most relevant or comparable contracts completed by your firm during the past five (5) years with a public entity. For each contract, provide the following information.

a. *Scope of services/contract description.*
b. *Dollar value of contract.*
c. *Assigned project personnel.*
d. *The contracting entity's contact person, current phone number, and current e-mail address as reference information.*

Insight Response:

Contract #1: Fairfax County, Virginia / OMNIA Partners – Technology Products & Services

a. Scope: All products and services
b. Dollar value: $300M annually (includes revenue from all piggybacks)
c. Project personnel: Multiple Insight sales teammates
d. Contact information: Yong Kim, 703.324.3217, yong.kim@fairfaxcounty.gov

Contract #2: State of Iowa OCIO – Technology Products & Services (Piggyback of OMNIA)

a. Scope: All products and services
b. Dollar value: $45M annually
c. Project personnel: Multiple Insight sales teammates
d. Contact information: Pearson Skepnek, 515.414.6107 pearson.skepnek@iowa.gov

Contract #3: City of Los Angeles – Software & Related Services (Piggyback of OMNIA)

a. Scope: Software and related services
b. Dollar value: $35M annually
c. Project personnel: Multiple Insight sales teammates
d. Contact information: Kitty Pai, 909.738.0913, kitty.pai@lacity.org

Contract #4: State of Florida – Technology Products & Services (Piggyback of OMNIA)

a. Scope: Software and related services
b. Dollar value: $24M annually
c. Project personnel: Multiple Insight sales teammates
d. Contact information: Christopher McMullen, 850.922.9867, christopher.mcmullen@dms.fl.gov

Contract #5: Miami-Dade County – Technology Products & Services (Piggyback of OMNIA)

a. Scope: Software and related services
b. Dollar value: $9M annually
c. Project personnel: Multiple Insight sales teammates
d. Contact information: Guillermo Paneque, 305.596.8614, guillermo.paneque@miamidade.gov

5. Product Information / Service Capability

a. *Provide detailed information on service capability and the availability of service centers for maintenance and repairs on a national level. Indicate how many authorized service centers will be available for each state. Will pick up and delivery services be available for service of large equipment items?*

Insight Response:

Insight's manufacturer and publisher partners offer various warranty coverages that agencies have the option to purchase. Insight also partners with several third-party maintenance providers who offer a range of extended warranty options, depending on the product.

Additionally, for specific end user devices (laptops, PCs, printers, tablets), networking equipment, servers, and storage systems, Insight offers a suite of fee-based infrastructure maintenance services, which include the following coverage options:

- Flexible service levels from 24/7 to next day
- On-site, advanced exchange, and depot
- Warranty management
- End-of-life support for legacy products
- Remote diagnostics, monitoring, and call home feature

b. *Provide available payment terms and payment methods – purchase order, credit card (procurement card), etc. If credit cards are accepted, may credit card payment(s) be made online*

Insight Response:

Insight's standard payment terms are net 30 days from date of invoice.

The different payment vehicles supported by Insight include payments to the Lockbox, Credit Card, Procurement Card, and EFT/ACH payments. The preferred payment vehicle is the EFT/ACH payment. Insight accepts American Express, VISA, and MasterCard credit cards and procurement cards.

Insight supports the use of procurement cards/credit cards, with the parties understanding that cards are used for point-of-sale transactions only. Insight is unable to accept procurement cards for payment of orders placed on net terms via purchase orders. Net term payments must be paid by check, wire transfer, or ACH.

Credit card payments for point-of-sale transactions may be made online.

6. Pricing

a. *Suppliers shall provide pricing based on a discount from a manufacturer's price list or catalog. Prices listed will be used to establish the extent of a manufacturer's product lines, services, warranties, etc. that are available from Supplier and the pricing per item. Multiple percentage discounts are acceptable, if where different percentage discounts apply, different percentages are specified. Additional pricing and/or discounts may be included.*

- Include an electronic copy of the catalog from which discount is calculated. Electronic price lists must contain the following: *(if applicable)*
  - Manufacturer part #
  - Supplier's Part # (if different from manufacturer part #)
  - Description
  - Manufacturer's Suggested List Price and Net Price
  - Net price to Cobb County, GA (net price shall include freight and any additional fees that may be charged such as credit card processing, administrative fees, etc.)

Media submitted for pricing must include the Supplier's company name, solicitation name and bid #, and the bid opening date on a Flash Drive.

Insight Response:

Product Pricing Discount Structure

With a few exceptions, Insight's proposed pricing structure for products is based on a discount off the Insight list price, which is how the majority of product categories are priced on our current OMNIA Partners contract. By offering a discount from the Insight list price, we are providing Participating Public Agencies additional discounts against an already aggressive, market-driven, value-based pricing structure that is continually being benchmarked against our competitors within the industry. Our list price is publicly available on our website and is dynamically updated in real time.

The proposed discounts are as follows:

All Products (except Microsoft Software, Cisco, and AWS)		
Product Category	**Description**	**Discount %**
Accessories	Desktop Accessories	5.0%
	Display Accessories	4.0%
	Handheld Accessories	5.0%
	Keyboards & Mice	4.5%
	Mobile Phone Accessories	1.5%
	Mobile Phones	0.5%
	Networking Accessories	4.5%
	Notebook Accessories	4.0%
	Notebook Batteries	3.5%
	POS Accessories	4.0%
	Power Accessories	4.5%
	Printer Accessories	4.0%

Accessories (continued)	Projector Accessories	4.0%
	Server Accessories	3.5%
	Wireless Accessories	4.0%
	Wireless LAN Accessories	4.0%
Boards	System Components	3.0%
Cables	Cables	7.0%
	Cables Custom	7.0%
	Cables Printer	7.0%
Consumables	Printer Consumables	4.0%
Devices	Desktops	0.5%
	Handhelds	0.5%
	Notebooks	0.5%
Digital Imaging	Imaging Accessories	5.0%
	Imaging Camcorders	3.5%
	Imaging Digital Cameras	3.5%
	Imaging Scanners	3.5%
	Network Video	3.5%
Displays	Displays	1.5%
	Projectors	4.0%
Licensing	Cloud	1.0%
	Licensing Backup	2.0%
	Licensing Business Application	2.0%
	Licensing CAD/CAM	2.0%
	Licensing Cloning	2.0%
	Licensing Collaboration	2.0%
	Licensing Computer Security	2.0%
	Licensing Database	2.0%
	Licensing Development	2.0%
	Licensing Financial	2.0%
	Licensing Flow Chart	2.0%
	Licensing Graphic Design	2.0%
	Licensing Handheld	2.0%
	Licensing Network OS	2.0%
	Licensing OS	2.0%
	Licensing Personal Organization	2.0%
	Licensing Reference	2.0%

Licensing (continued)	Licensing Report Analysis	2.0%
	Licensing Spreadsheet	2.0%
	Licensing Utilities	2.0%
	Licensing Virtualization	2.0%
	Licensing Web Development	2.0%
	Licensing Word Processing	2.0%
Media	Media 4mm Tape	4.5%
	Media AIT Tape	4.5%
	Media DAT Tape	5.0%
	Media DLT Tape	4.5%
	Media LTO/Ultrium Tape	4.0%
	Media Magneto-Optical	4.5%
	Media Optical	4.5%
	Media SLR Tape	4.5%
	Media Travan Tape	4.5%
	Media VXA Tape	4.0%
	Media Zip	4.0%
Memory	Memory Desktop	4.5%
	Memory Flash	4.5%
	Memory Networking	4.0%
	Memory Notebook	4.5%
	Memory Printer/Fax	4.0%
	Memory Server	4.0%
Networking	10/100 Hubs & Switches	2.5%
	Bridges & Routers	2.5%
	Gigabit Hubs & Switches	2.5%
	Hardware Firewalls	3.0%
	Intrusion Detection	3.5%
	KVM	4.0%
	Modems	4.0%
	Network Adapters	3.5%
	Network Testing Equipment	2.0%
	Networking Communications	3.5%
	Repeaters & Transceivers	3.0%
	Telephony	4.0%

POS	POS Displays	4.0%
	POS Scanners	4.0%
	Printers Label	4.0%
Power	Power Data Center	4.0%
	Power Surge Protector	4.5%
	Power UPS	1.5%
Printers	Fax Machine	2.5%
	Multi-Function	2.5%
	Printers Dot Matrix	2.0%
	Printers Inkjet	2.0%
	Printers Laser	1.5%
	Printers Wide Format	0.5%
Servers	Servers 1 Processor	4.0%
	Servers 2 Processor	2.0%
	Servers 4+ Processor	2.5%
	Servers Blade	3.5%
	Servers Tower	2.0%
	Servers Unix	2.0%
Services	Advanced Integration	1.0%
	Asset Disposal	1.0%
	Asset Management	1.0%
	Electronic Services	1.0%
	Internal Lab Service	1.0%
	Lab Fees	1.0%
	Managed Services	1.0%
	Miscellaneous Solutions	1.0%
	PC Lab Order Service	1.0%
	Service Charge	1.0%
	Service Parts	1.0%
Software	Software Backup	2.0%
	Software Barcode/OCR	2.0%
	Software Business Application	2.0%
	Software CAD/CAM	2.0%
	Software Cloning	2.0%
	Software Collaboration	2.0%
	Software Computer Security	2.0%

Software (continued)	Software Database	2.0%
	Software Development	2.0%
	Software Financial	2.0%
	Software Flow Chart	2.0%
	Software Graphic Design	2.0%
	Software Handheld	2.0%
	Software Network OS	2.0%
	Software OS	2.0%
	Software Personal Organization	2.0%
	Software Reference	2.0%
	Software Report Analysis	2.0%
	Software Spreadsheet	2.0%
	Software Utilities	2.0%
	Software Virtualization	2.0%
	Software Web Development	2.0%
	Software Word Processing	2.0%
Storage	Adapters Fibre Channel	3.0%
	Adapters FireWire/US	4.0%
	Adapters IDE/ATA/SAT	4.0%
	Adapters RAID	2.5%
	Adapters SCSI	3.0%
	Disk Arrays	3.5%
	Disk Arrays JBOD	3.5%
	Drives Magneto-Optical	3.0%
	Drives Removable Disk	4.0%
	Hard Disks External	3.0%
	Hard Disks Fibre Channel	3.0%
	Hard Disks IDE/ATA/SAT	4.0%
	Hard Disks Notebook	3.5%
	Hard Disks SCSI	3.0%
	Optical Drives CD-ROM	3.0%
	Optical Drives CD-RW	3.5%
	Optical Drives DVD/CD	2.0%
	Optical Drives DVD-ROM	4.0%
	Optical Drives DVD-RW	3.5%
	Storage Accessories	4.0%

Storage (continued)	Storage NAS	2.0%
	Storage SAN	3.0%
	Tape Autoloaders AIT	3.5%
	Tape Autoloaders DAT	3.5%
	Tape Autoloaders DLT	2.0%
	Tape Autoloaders LTO	2.0%
	Tape Drives 4mm	3.5%
	Tape Drives 8mm/VXA	3.5%
	Tape Drives AIT	2.5%
	Tape Drives DAT	3.5%
	Tape Drives DLT	3.5%
	Tape Drives LTO/Ultra	3.5%
	Tape Drives SDLT	3.5%
	Tape Drives Travan	3.5%
Training	Training Courses	1.0%
	Training Reference Material	1.0%
Warranties	Complex Warranties	2.5%
	Licensing Warranties	2.0%
	Networking Warranties	2.5%
	Software Warranties	2.0%
	Warranties Electronic	2.5%
	Warranties Physical	2.5%

Specific to AWS and Cisco solutions, Insight's proposed pricing structure is based on a discount off the AWS and Cisco MSRP, respectively. This is consistent with how AWS and Cisco AWS solutions are typically priced within the industry.

AWS Solutions	
Product Line	**Discount off MSRP**
All (excluding Marketplace transactions)	1%

Cisco Solutions			
Product Line	**Discount off MSRP (Government)**		**Discount off MSRP (Education)**
Hardware/Software (Cisco Core & Compute)	36%		36%
Cisco Market	10%		10%
Learning Credits / Training	0%		0%
Cisco Technical and Maintenance Services (SKU Based)	8%		8%
Cisco / Insight Advanced & Technical Services (SOW based)	0%		0%
SMARTnet	**Incumbent**	**Non-Incumbent**	**All**
	16%	8%	28%

The final proposed pricing structure for products is for Microsoft software. Insight is proposing a cost plus structure, which is consistent with how Microsoft contracts are priced within the industry.

Microsoft Software	
Product Line	**Cost Plus Percentage**
Microsoft Software (including Cloud)	3.5%
Microsoft CSP /	15.0%

We have provided a list of all manufacturers, publishers, and suppliers we currently offer in **Section 9 – Appendices, Appendix C**. The corresponding discount percentages will be applied to a manufacturer's/publisher's offering based on the pricing structure outlined above. This list represents those manufacturers and publishers Insight is currently authorized to sell. As Insight continues to expand its product portfolio, additional manufacturers and publishers will be added. We will be happy to provide Cobb County, Participating Public Agencies, and OMNIA Partners with a current list at any time throughout the term of the contract.

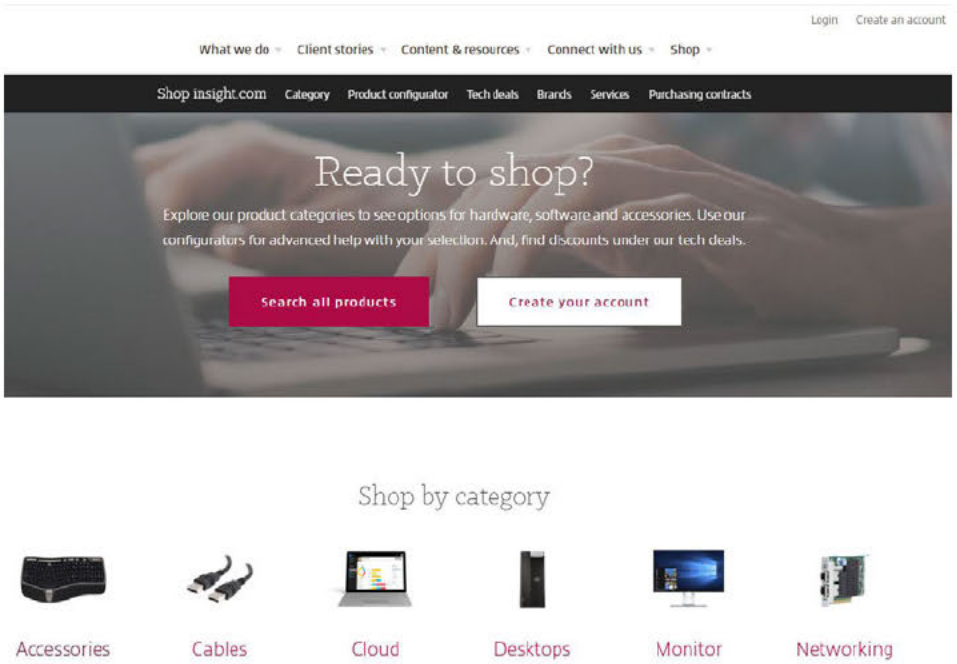
Please note that, at this time, Insight is unable to sell Apple solutions to K-12 schools, since Apple does not currently allow resellers to sell on their behalf to K-12 schools.

Insight's electronic catalog is located on our website, where customers can access manufacturer part numbers, product descriptions, Insight catalog list price, etc.:

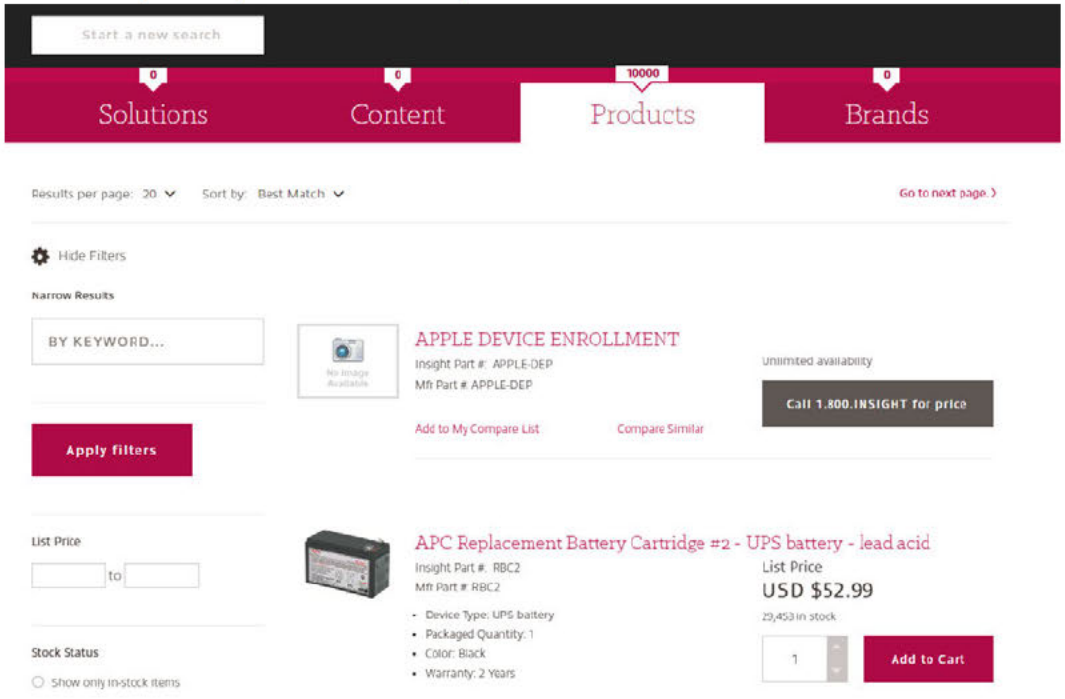
https://www.ips.insight.com/en_US/shop.html

Below, we have provided instructions detailing how to access this information.

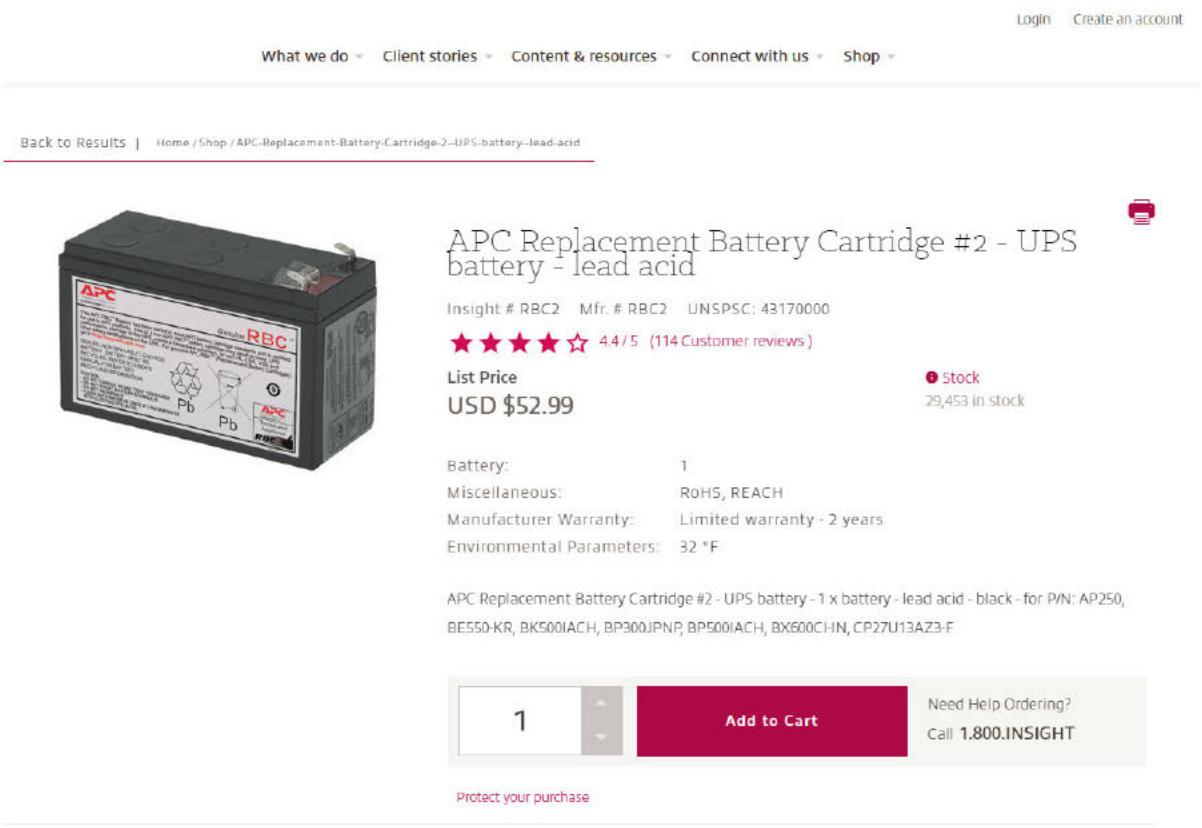
- Click on the link above, and then click "Search all products" to perform a search. (See screenshot below.)
- Customers also have the ability to "Shop by Category".



- Enter a keyword, product name, or part number in the search box, as shown below.



Below is a screenshot of a search result.



The search results presented in the screenshot above show the manufacturer part number, the Insight part number, product description and Insight's list price.

Should Insight be chosen as a successful vendor for this contract, we will update our dedicated OMNIA Partners web page (www.ips.insight.com/omnia) to show the Net Price to Cobb County (i.e., the not-to-exceed contract price).

We have provided a screenshot from our current OMNIA Partners web page for reference:



APC Replacement Battery Cartridge #2 - UPS battery - lead acid

Insight # RBC2 Mfr. # RBC2 UNSPSC: 43170000

★★★★☆ 4.4 / 5 (114 Customer reviews)

OMNIA PARTNERS PRODUCTS & SERVICES # 4400006644

USD $49.13

Stock
29,792 in stock

Battery:	1
Miscellaneous:	RoHS, REACH
Manufacturer Warranty:	Limited warranty - 2 years
Environmental Parameters:	32 °F

APC Replacement Battery Cartridge #2 - UPS battery - 1 x battery - lead acid - black - for P/N: AP250, BE550-KR, BK500IACH, BP300JPNP, BP500IACH, BX600CI-HN, CP27U13AZ3-F

1 Add to Cart Need Help Ordering? Call 1.800.INSIGHT

Protect your purchase

Services Pricing Discount Structure

With one of the deepest services portfolios in the United States, Insight is pleased to present the following as our proposed pricing structure for services and solutions.

The two components are:

- Service Category Rates
  - Cases where the work to be performed is presented to the client on a fixed fee or per unit basis.
  - Examples include per cable drop, per user, per device, and per engagement.

- Time & Material Rates
  - Cases where Insight is utilizing its internal resources to provide specific services based on contracted hourly rates.

Service category rates are as follows:

Service Category	Discount off Insight List Price
Consulting Services	10%
Consulting services drive value acrorss the entire enterprise through strategy, design, technology, and industry expertise—from guiding Agile and Scrum methodologies to leading OCM and transformation.	
Managed Services	10%
Managed services integrate with a client's operations and provide a full breadth of services ranging from reactive technical support to comprehenstive 24/7 monitoring, management, and reporting as well as services designed to cover infrastructure security.	
Professional and Lifecycle Services	10%
Professional services provide support to optimize IT environments across public, private, and hybrid infrastructure, enabling organizations to expand and evolve to meet the demands of application workloads, accelerating business transformation, and achieving strategic objectives.	
Other Services Not Listed Above	1%
As may be offered by Insight from time to time.	

Time & material rates are as follows:

Functional Role	Insight List Price (Hourly Rate)	Discount off List Price	Contract Not-to-Exceed Price (Hourly Rate)
Material Handler	$55.00	10%	$49.50
Service Desk Representative	$60.50	10%	$54.45
Services Technician – Cabling	$60.50	10%	$54.45
Deployment Coordinator	$66.00	10%	$59.40
Services Operations Specialist	$66.00	10%	$59.40
Services Technician Sr. – Cabling	$66.00	10%	$59.40
Service Desk Representative Sr.	$77.00	10%	$69.30

Systems Administrator	$88.00	10%	$79.20
Associate Consultant I	$104.50	10%	$94.05
Ops Business Analyst 2	$104.50	10%	$94.05
Supervisor Services	$104.50	10%	$94.05
Deployment Manager	$110.00	10%	$99.00
Billing Associate	$115.50	10%	$103.95
Infrastructure Technician II	$115.50	10%	$103.95
Project Coordinator	$115.50	10%	$103.95
Project Coordinator Sr.	$121.00	10%	$108.90
Business Analyst I	$132.00	10%	$118.80
Sr. Supervisor Services	$137.50	10%	$123.75
Infrastructure Technician Sr.	$143.00	10%	$128.70
Service Delivery Manager	$143.00	10%	$128.70
Associate Engineer	$154.00	10%	$138.60
Transition Manager	$159.50	10%	$143.55
Busines Analyst II	$165.00	10%	$148.50
Cabling Project Manager	$170.50	10%	$153.45
Associate Consultant II	$176.00	10%	$158.40
Consultant I	$187.00	10%	$168.30
Services Technician	$187.00	10%	$168.30
Services Technician Sr.	$187.00	10%	$168.30
Sr. Cabling Project Manager	$203.50	10%	$168.30
Client Services Manager I	$220.00	10%	$183.15
Consultant II	$220.00	10%	$198.00
Consultant	$225.50	10%	$198.00
Business Analyst Sr.	$231.00	10%	$202.95

Project Manager	$236.50	10%	$207.90
Consultant Sr.	$253.00	10%	$212.85
Engineer	$253.00	10%	$227.70
Project Manager Sr.	$269.50	10%	$227.70
Transition Manager Sr.	$269.50	10%	$242.55
Manager Programs	$275.00	10%	$247.50
Sr. Consultant	$275.00	10%	$247.50
Client Services Manager II	$286.00	10%	$257.40
Manager Services	$291.50	10%	$262.35
Engineer Sr.	$297.00	10%	$267.30
Delivery Engineer II	$302.50	10%	$272.25
Managing Consultant	$302.50	10%	$272.25
Architect I	$330.00	10%	$297.00
Sr. Managing Consultant	$335.50	10%	$301.95
Delivery Engineer III	$341.00	10%	$306.90
Principal Consultant	$363.00	10%	$326.70
Architect II	$390.50	10%	$351.45
Solutions Architect	$401.50	10%	$361.35
Sr. Principal Consultant	$423.50	10%	$381.15
Architect Sr.	$451.00	10%	$405.90
Sr. Manager Services	$605.00	10%	$544.50
Specialty	$660.00	10%	$594.00

The discount for the functional titles listed above shall remain consistent. The job titles themselves are reviewed annually and are subject to change as determined by Insight. A current price list will always be available at www.ips.insight.com/omnia.

b. *Provide details of and propose additional discounts for volume orders, special manufacturer's offers, minimum order quantity, free goods programs, total annual spend, etc. (if offered).*

Insight Response:

Insight will work closely with our manufacturer and publisher partners to provide the best possible prices for each opportunity. Clients will be highly encouraged to contact their sales teams when requesting pricing on larger volume purchases. Each manufacturer and publisher partner has different rules and offers related to large procurements. Insight will drive our internal resources and our partners to offer the best pricing available for each large volume purchase.

c. *If used, trade-ins, leasing/financing, or other offerings are available, provide applicable pricing and discounts.*

Insight Response:

Insight Global Finance (IGF) provides flexible IT financing and leasing services with flexible term lengths and repayment options to meet your organization's specific needs.

IGF offers a wide variety of cost-effective and timely IT financing options to help our clients leverage IGF financing options for hardware, software and services.

- Equipment Lease (FMV) – Allows you to return, purchase or extend at the end of your lease term.
- Capital Lease ($1.00) – Lease purchase vehicle that automatically terminates at the end of your lease term.
- Software Payment Agreement – Structured payments for software licenses and multi-year software subscriptions.
- Maintenance Payment Agreement – Structured payments for multi-year maintenance/warranty agreements.

Payment Options

- One- to Five-year Terms
- Monthly, Quarterly & Annual Payment Options
- 30, 60 & 90 day deferrals
- Custom Payment Streams (Step, Skip & Seasonal)

Leasing Value-Adds

- Small, medium & large ticket origination capabilities to handle any project size or equipment type
- Simple, transparent & fair documentation with no surprises or hidden fees
- No outsourcing. Our in-house knowledgeable, creative pre-sales team is ready to help assess and structure the right plan for your organization.
- Our dedicated, in-house operations team simplifies onboarding, order processing, and reporting.

- Vendor consolidation. Our team can help manage multiple financial solutions with a consolidated, vendor neutral approach.
- Partnership. Insight is a top tier partner with all the major manufacturer's captive financial institutions. We can assist with interactions between your organization and the captives, freeing up your employees' time and resources.

7. Financial Statements

Proposers shall submit a recent history of financial solvency and provide the following:

a. *Financial Statement: Include the most recent, independently certified financial statement. Financial statements must include a balance sheet and income statement.*

Insight Response:

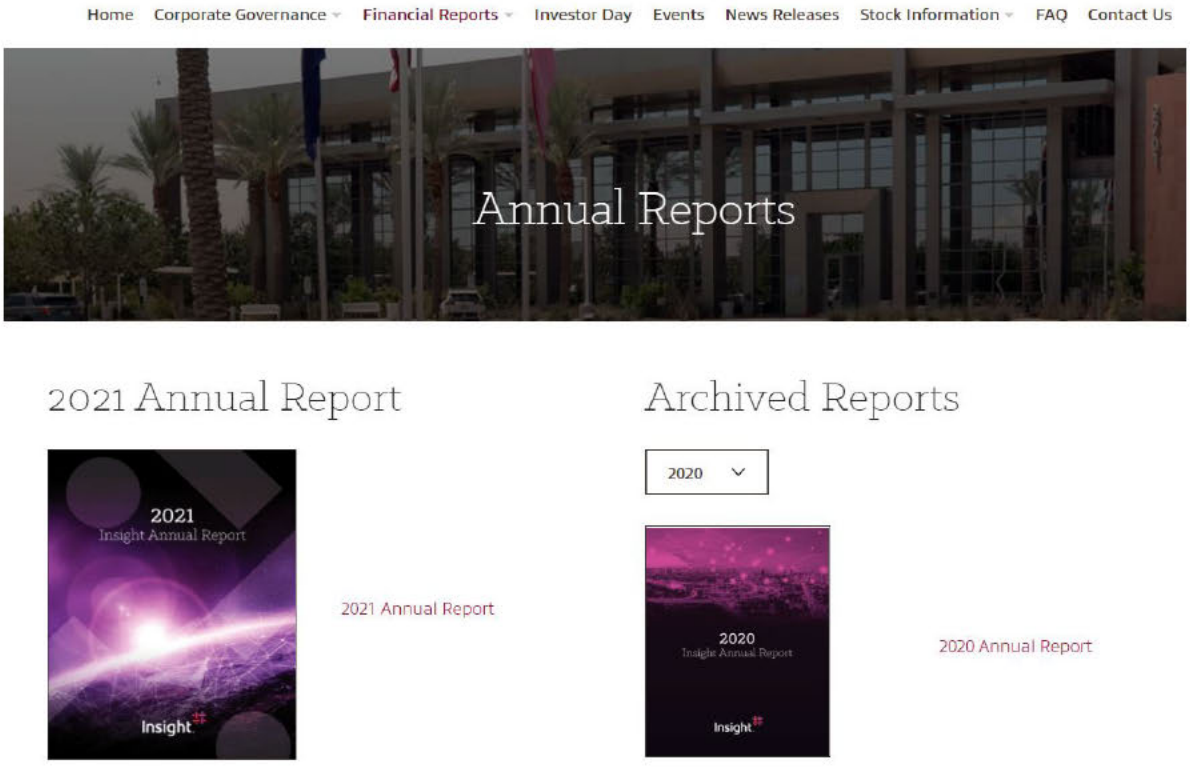
The combined Insight companies and their subsidiaries represent a $9.4 billion global enterprise and are the largest single source solution provider of computer technology and services in the U.S. While remaining small enough to service our public sector clients with personal attention, Insight Public Sector has the resources of the Insight family of companies behind us to support our efforts.

Insight Enterprises, Inc. is a publicly traded company and adheres to general accounting practices and principals. Insight Enterprises' latest Annual Report (year ending 2021) can be found on our corporate website here:

https://investor.insight.com/financial-reports/annual-reports/default.aspx

Our current Annual Report includes a total of three (3) years of the requested financial information. Cobb County can access our audited financial statements on pages 52-56 of our 2021 Annual Report.

Below is a screenshot of the Insight Investor Relations Annual Report Page.



On page 47 (page # listed at the bottom of the page), you will find the Index to Consolidated Financial Statements, identifying the pages in which to find Consolidated Balance Sheets (page 52) and Consolidated Statements of Comprehensive Income (page 54). A screenshot of the Index to Consolidated Financial Statements is below:

INSIGHT ENTERPRISES, INC.
INDEX TO CONSOLIDATED FINANCIAL STATEMENTS

Item 8. *Financial Statements and Supplementary Data*

	Page
Reports of Independent Registered Public Accounting Firm	48
Consolidated Balance Sheets – December 31, 2021 and 2020	52
Consolidated Statements of Operations – For each of the years in the three-year period ended December 31, 2021	53
Consolidated Statements of Comprehensive Income – For each of the years in the three-year period ended December 31, 2021	54
Consolidated Statements of Stockholders' Equity – For each of the years in the three-year period ended December 31, 2021	55
Consolidated Statements of Cash Flows – For each of the years in the three-year period ended December 31, 2021	56
Notes to Consolidated Financial Statements	57

b. *Name and address of firm preparing the attached financial statement including a letter stating the independent audit or review has been performed by the firm.*

Insight Response:

KPMG LLP (Phoenix, Arizona) is the firm that prepared the financial statements, and we have included a letter from KPMG LLP stating that they have audited said statements. The letter can be found on the following pages.

REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

To the Stockholders and Board of Directors
Insight Enterprises, Inc.:

Opinion on the Consolidated Financial Statements

We have audited the accompanying consolidated balance sheets of Insight Enterprises, Inc. and subsidiaries (the Company) as of December 31, 2021 and 2020, the related consolidated statements of operations, comprehensive income, stockholders' equity, and cash flows for each of the years in the three-year period ended December 31, 2021, and the related notes (collectively, the consolidated financial statements). In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2021 and 2020, and the results of its operations and its cash flows for each of the years in the three-year period ended December 31, 2021, in conformity with U.S. generally accepted accounting principles.

We also have audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) (PCAOB), the Company's internal control over financial reporting as of December 31, 2021, based on criteria established in Internal Control – Integrated Framework (2013) issued by the Committee of Sponsoring Organizations of the Treadway Commission, and our report dated February 18, 2022 expressed an unqualified opinion on the effectiveness of the Company's internal control over financial reporting.

Basis for Opinion

These consolidated financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We are a public accounting firm registered with the PCAOB and are required to be independent with respect to the Company in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audits in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement, whether due to error or fraud. Our audits included performing procedures to assess the risks of material misstatement of the consolidated financial statements, whether due to error or fraud, and performing procedures that respond to those risks. Such procedures included examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements. Our audits also included evaluating the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements. We believe that our audits provide a reasonable basis for our opinion.

Critical Audit Matter

The critical audit matter communicated below is a matter arising from the current period audit of the consolidated financial statements that was communicated or required to be communicated to the audit committee and that: (1) relates to accounts or disclosures that are material to the consolidated financial statements and (2) involved our especially challenging, subjective, or complex judgment. The communication of a critical audit matter does not alter in any way our opinion on the consolidated financial statements, taken as a whole, and we are not, by communicating the critical audit matter below, providing a separate opinion on the critical audit matter or on the accounts or disclosures to which it relates.

Evaluation of revenue recognition

As discussed in Note 1 to the consolidated financial statements, the Company recognizes revenue when it satisfies a performance obligation by transferring control of a product or service or by arranging for the sales of a vendor's product or service to a client. The Company measures

revenue based on the consideration received in a contract with a client, and excludes any sales incentives and amounts collected on behalf of third parties. The Company offers hardware and software products, as well as services. Given the number of product and service offerings, significant judgment is exercised by the Company in recognizing revenue, including the following decisions:

- Determining the point in time when a customer takes control of hardware.
- Determining the point in time when the customer acquires or renews the right to use or copy software under license and control transfers to the customer.
- Evaluating the Company as either a principal or an agent for hardware and software products and services, and the related recognition of revenue from the customer on a gross or a net basis.
- Determining an appropriate pattern of revenue recognition for service performance obligations.

We identified the evaluation of revenue recognition as a critical audit matter because the audit effort to evaluate the Company's revenue recognition judgments, including those noted above, was extensive and required a high degree of auditor judgment.

The following are the primary procedures we performed to address this critical audit matter. We evaluated the design and tested the operating effectiveness of certain internal controls over the revenue recognition process, including controls related to the timing and pattern of revenue recognition and gross versus net revenue recognition. As part of testing the Company's internal controls, we also involved information technology (IT) professionals with specialized skills and knowledge, who assisted in testing of general IT controls over significant systems and the evaluation of system interface controls and automated controls designed to determine the existence, accuracy, and completeness of revenue. We evaluated the Company's significant accounting policies related to its product and service offerings by reviewing the terms of certain vendor and customer contracts and comparing the policies to the revenue recognition standard. We selected a sample of revenue transactions and performed the following for each selection:

- Obtained evidence of a contract with the customer.
- Compared the amounts recognized and timing of revenue recognition to underlying documentation, including purchase orders, shipping documentation, and evidence of payment, if applicable.
- Evaluated the Company's application of their accounting policies to determine the timing and amount of revenue to be recognized.
- Tested the presentation of revenue as gross or net by comparing the Company's gross or net presentation to the attributes of the underlying vendor support and the Company's accounting policy.

/s/ KPMG LLP

We have served as the Company's auditor since 1990.

Phoenix, Arizona
February 18, 2022

c. *State whether the Proposer has ever had a bankruptcy petition filed in its name, voluntarily or involuntarily. If yes, specify all relevant details.*

Insight Response:

Insight has never had a bankruptcy petition filed in its name, either voluntarily or involuntarily.

8. National Contract

a. *Include a detailed response to Attachment A, Exhibit A, OMNIA Partners Response for National Cooperative Contract. Responses shall highlight experience, demonstrate a strong national presence, describe how Supplier will educate its national sales force about the contract, describe how products and services will be distributed nationwide, include a plan for marketing the products and services nationwide, and describe how volume will be tracked and report to OMNIA Partners.*

Insight Response:

Insight's response to **Attachment A, Exhibit A, OMNIA Partners Response for National Cooperative Contract** can be found below.

OMNIA Partners Response for National Cooperative Contract

Supplier must supply the following information for the Principal Procurement Agency to determine Supplier's qualifications to extend the resulting Master Agreement to Participating Public Agencies through OMNIA Partners.

COMPANY

A. *Brief history and description of Supplier to include experience providing similar products and services.*

Insight Response:

Over our 34 years in business, Insight has expanded through both organic growth and acquisitions to match the advancement of technology. Having humbly begun in 1988 out of a garage in Tempe, Arizona, Insight Enterprises is now a $9.4 billion industry-recognized solutions integrator. Founders Tim and Eric Crown established Insight Enterprises as Hard Drives International, inspired by a business plan that took root in a college assignment and using a cash advance from a credit card to act on it. Helping our clients on their digital journey is at the heart of what we do. From our original location in the United States, we expanded nationwide and entered Canada in 1997 and the United Kingdom in 1998. We now operate in 18 countries with 39 global locations.

Through acquisitions and organic growth, we continued to increase our geographic coverage and expand our technical capabilities. Our track record of innovation marks our evolution as an industry-recognized solutions integrator differentiated by end-to-end expertise to envision, develop, securely deploy, and manage our clients' modern IT solutions at scale. Insight now ranks No. 373 on the Fortune 500, fulfilling a mission to help clients maximize the day-to-day value of IT while pursuing more incredible business transformation. Insight is also on the Channel Futures MSP 501, ranking No. 1 of IT service providers globally.

Our Offerings

Our offerings in North America and certain countries in EMEA and APAC include hardware, software, and services, including cloud solutions. Our offerings in the remainder of our EMEA and APAC segments consist of powerful software and certain software-related services and cloud solutions. On a consolidated basis, hardware, software, and services represented approximately 62%, 24%, and 14% of our net sales in 2021. This compares to 61%, 25%, and 14% of our net sales in 2020 and 60%, 27%, and 13%, respectively, of our consolidated net sales in 2019.

Our Areas of Expertise

Insight developed comprehensive solutions to meet the market demand and deliver meaningful client outcomes at scale. We quickly adapt to new innovative technology trends to advance our technical expertise. Our nearly 11,500 global teammates help organizations be ambitious in their digital transformation by providing Insight Intelligent Technology Solutions in the following key areas: Modern Workplace, Modern Apps, Modern Infrastructure, Intelligent Edge, Data and AI, and Cybersecurity.



Insight Public Sector, Inc.

Insight Public Sector, Inc. is one of the largest providers of technology to Public Sector clients in the United States. Insight brings a wealth of contract experience to our Public Sector clients, holding more than 250 contracts across the federal, state, local, and education verticals. We currently hold some of the largest contracts in the industry, from federal contracts, such as GSA and NASA SEWP, to national cooperative contracts like OMNIA Partners. We also hold state-wide contracts in over 40 different states. Collectively, these contracts and our dedicated Public Sector sales and services teams allow us to provide customized products and solutions that range from initial consulting, procurement, and product delivery to maintenance and support.

Insight's purpose is to make meaningful connections that help organizations run smarter. Our value is our ability to guide, advise, implement, and manage IT solutions for our customers. Our strategy is to deliver relevant IT solutions to our customers on a scalable support and delivery platform.

Our process knowledge and technical expertise allow us to assess, design and deploy IT solutions to help our customers enable, manage, and secure their IT environments. Our product fulfillment and logistics capabilities, management tools, and technical expertise make designing, deploying, and managing IT solutions easier for our customers while helping them control their IT costs.

B. *Total number and location of salespersons employed by Supplier.*

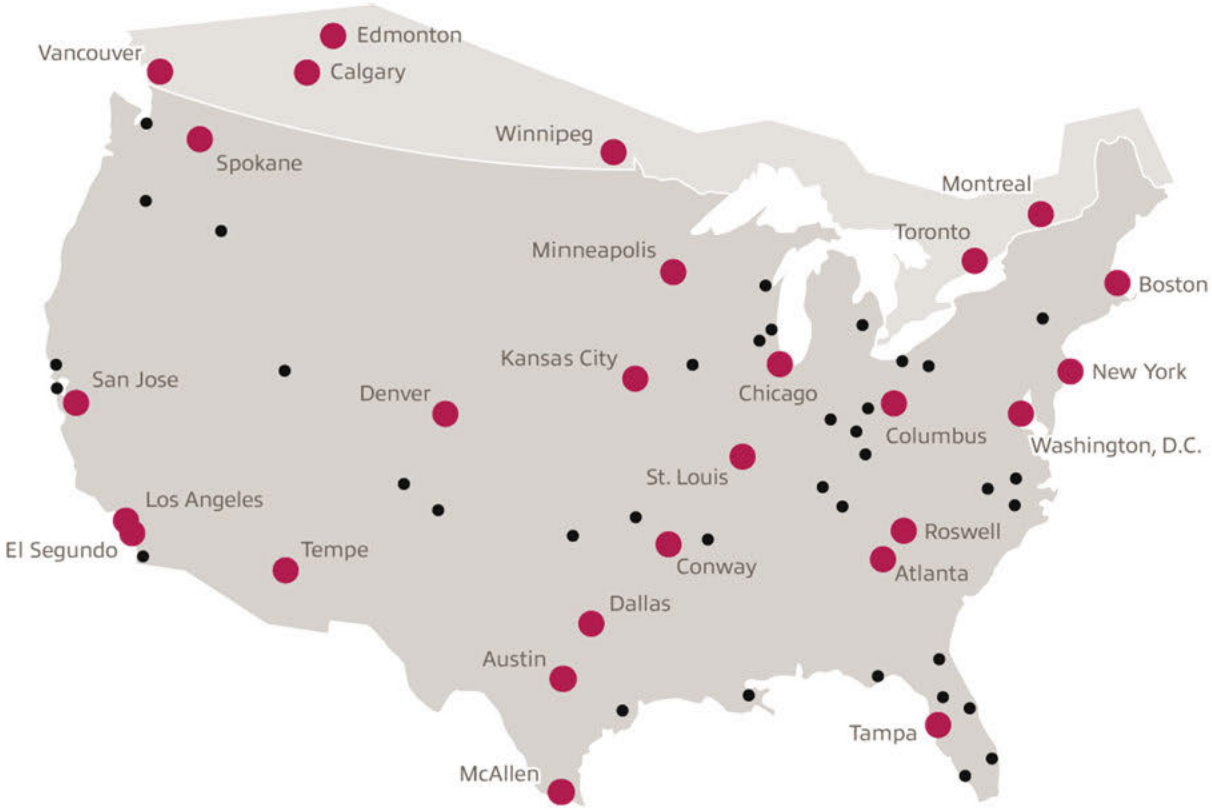
Insight Response:

Insight Enterprises, Inc.'s (Insight Public Sector's parent company) employee counts, as disclosed in our Annual Report filed for December 31, 2017-2021, are provided below.

	2021	2020	2019	2018	2017
Sales	3,670	3,380	3,193	2,455	2,512
Management; Support; Administration	2,955	2,820	3,961	2,424	2,024
Consulting and Delivery	4,612	4,410	3,822	2,384	2,007
Distribution	387	396	285	154	154
Total	**11,624**	**11,006**	**11,261**	**7,420**	**6,697**

Insight Public Sector, Inc. (Insight) has over 250 state, local, and education (SLED) sales, support, and management teammates located throughout the United States, who either work in one of our 50 North American office locations, or via a home-based office.

Insight Public Sector, Inc.
North America



C. *Number and location of support centers (if applicable) and location of corporate office.*

Insight Response:

Insight's corporate headquarter office is located in Chandler, Arizona.

Distribution Facilities and Square Footage	
• Hanover Park, IL Warehouse (380,000 ft^2) • Lewis Center, OH (84,640 ft^2) • Fontana, CA (4,000 ft^2) • Worthington, OH (126,000 ft^2) • Montreal, Quebec (28,000 ft^2)	• Edmonton, AB (20,500 ft^2) • Calgary, AB (10,750 ft^2) • Sheffield, England (55,000 ft^2) • Ginsheim-Gustavsburg, Germany (21,527 ft^2)
Service Desk Locations	
• Chandler, Arizona • Plano, Texas	• Lewis Center, Ohio • Conway, Arkansas
Insight Hybrid Cloud Data Centers	
• ATL4 – Roswell, GA (Atlanta) (5,200 ft^2) • LAX4 – El Segundo, CA (Los Angeles) (4 Rack Cage)	• CMH1 – New Albany, OH (Columbus) (10,000 ft^2)

D. *Annual sales for the three previous fiscal years.*

Insight Response:

Insight Public Sector, Inc. SLED Sales *(in thousands of US Dollars)*

	2021	2020	2019
Products	$1,362,538	$1,044,098	$617,021
Services	$187,232	$141,190	$89,351
Total	**$1,549,770**	**$1,185,288**	**$706,372**

Insight Enterprises, Inc. Sales *(in thousands of US Dollars)*

	2021	2020	2019
Products	$8,120,127	$7,172,155	$6,732,121
Services	$1,315,986	$1,168,424	$999,069
Total	**$9,436,113**	**$8,340,579**	**$7,731,190**

a. *Submit FEIN and Dun & Bradstreet report.*

Insight Response:

Insight Public Sector's FEIN number is **36-3949000**, and a copy of Insight's 2022 Dun & Bradstreet report can be found in **Appendix D – Dun & Bradstreet Report 2022** at the end of our proposal document.

E. *Describe any green or environmental initiatives or policies.*

Insight is committed to protecting the environment, including pollution prevention to reduce the adverse environmental impacts of our activities and services. Through a program of continual environmental improvement and monitoring, we look for opportunities to reduce consumption and improve efficiency, including the consumption of energy from sustainable sources, monitoring and minimizing the generation of waste at the source, and taking steps so that waste is handled in a safe, environmentally acceptable manner.

We also promote the use of suppliers and contractors who are improving their environmental performance. We involve employees in the process of setting and publishing environmental objectives, improving the working environment, and seeking individual commitments and contributions to our initiatives.

Insight North America Green Initiatives

- Flexible work: We are providing more flexible work options, which reduces commuting and decreases requirements for office space.
- Less travel: We have reduced business travel and increased use of video conferencing with partners and clients to help conserve resources and encourage hybrid work practices.
- Smart lighting: We are replacing fluorescent lighting with energy-efficient LED lighting.
- Repurposing equipment: Office chairs are recycled and old telephony is donated to charity for reuse.
- Conservation efforts: We encourage teams to conserve power and use 100% recycled paper napkins and BioPAK disposable plates and cups in staff rooms.

Corporate Citizenship

Technology is one of our greatest resources for driving progress. In the 2022 Corporate Citizenship Report, learn how Insight continues to find new ways to build meaningful connections to help those we serve work and live smarter, and how the Ten Principles of the UN Global Compact guide how we do business.

Please click the link below to navigate to our 2022 Corporate Citizenship report on Insight.com.

https://www.insight.com/en_US/about/outreach-and-partnerships.html

F. *Describe any diversity programs or partners supplier does business with and how Participating Agencies may use diverse partners through the Master Agreement. Indicate how, if at all, pricing changes when using the diversity program. If there are any diversity programs, provide a list of diversity alliances and a copy of their certifications.*

Insight Response:

While Insight is not a minority, veteran or woman-owned small business, we are committed to the development and use of small businesses, including those owned by minorities, women, and veterans, when it makes good business sense and benefits all parties.

Insight recognizes that diversity sourcing is a key business driver for many of our clients. Insight's strategic partnerships can help clients meet these goals. We also recognize that each client brings a different set of requirements as it relates to their current diversity program and procurement process.

Insight offers a variety of programs that allow clients to leverage Insight's value-added services and global buying power, while having the opportunity to work directly with one of our certified diversity partners.

- Direct, strategic partnerships with diversity companies working side-by-side to provide solid business solutions for our shared clients.
- Sourcing products through Insight's supply chain of small and diverse suppliers.
- 3rd party leasing for Insight clients seeking diversity spend.

We believe that by creating long-term relationships and providing business opportunities for minority-owned, woman-owned, and small businesses, we are better able to serve our clients and support the diverse communities in which we do business.

Insight would be happy to discuss all available options should a Participating Public Agency want to learn more about our diversity programs.

G. *Indicate if supplier holds any of the below certifications in any classified areas and include proof of such certification in the response.*

- *Minority Women Business Enterprise*
  Insight Response: No
- *Small Business Enterprise (SBE) or Disadvantaged Business Enterprise (DBE)*
  Insight Response: No
- *Historically Underutilized Business (HUB)*
  Insight Response: No
- *Historically Underutilized Business Zone Enterprise (HUBZone)*
  Insight Response: No
- *Other recognized diversity certificate holder*
  Insight Response: No

H. *List any relationships with subcontractors or affiliates intended to be used when providing services and identify if subcontractors meet minority-owned standards. If any, list which certifications subcontractors hold and certifying agency.*

Insight Response:

Insight has relationships with dozens of subcontractors, some of whom do meet minority-owned standards. At this time, since we do not know what specific services will be requested, we do not have any subcontractors to name in our response. In general, we use subcontractors to augment our services staff so that we are able to assist clients throughout the country. Subcontractors are available for such projects as Microsoft consulting services, cabling, installation of communication systems in fleet vehicles, professional services, staffing, asset disposal, break/fix, and help desk services.

Insight has a formal subcontractor selection process in place which includes an in-depth business case review of the potential subcontractor by Senior Services Management, credit and background checks and execution of a Master Subcontractor Agreement. This review includes a thorough understanding of the subcontractor's capabilities, the ability of the subcontractor to meet Insight and client requirements, and a review of business references. Periodic audits are performed to ensure subcontractors are in compliance with Insight's contract and high performance standards.

I. *Describe how supplier differentiates itself from its competitors*

Insight Response:

Our clients are our number-one priority, so our primary goal is to deliver client value, which helps us earn client loyalty. We expect our clients to achieve advantages by leveraging our unique capabilities to provide end-to-end secure digital transformation solutions and services. From IT strategy and design to implementation and management, we meet clients wherever they are now and work alongside them to get them to where they want to be. Whether implementing public cloud or as-a-service workplace solutions, designing a next-generation or hybrid cloud data center, or leveraging sophisticated Internet-of-Things ("IoT") and artificial intelligence solutions to improve our clients' experiences, we provide technical expertise and advisory services to our clients as an industry-recognized solutions integrator. Our go-to-market framework for our cloud and digital expertise is built on over 30 years of broad IT experience combined with strategic acquisitions, new cloud and digital knowledge, and deep partner relationships. We are uniquely positioned to help our clients maximize the values of their technology today – and accelerate tomorrow.

Each of our areas of expertise represents a discrete area of growth for our business. When connected, they provide a platform for our clients to leverage our breadth of knowledge to solve their most relevant challenges. Powered by Insight's legacy technology supply chain expertise, we can support our services offerings within the hardware, software, and cloud solutions from market-leading and emerging manufacturer brands. We employ centralized and field-based sales, engineering, and services resources to execute our strategy to connect with our clients. We also invested in technical engineers, architects, and software developers who create and deliver integrated IT solutions to our clients globally, a capability we believe differentiates us in the marketplace.

Insight offers the most extensive product selection in the industry and a full range of services, including enterprise consulting, high-performance systems, integration, configuration, deployment, lifecycle management, and networking design. Our status as a global provider of IT products and services with 11,000+ employees located worldwide and our stature as a Fortune 500 company makes Insight a 'Trusted Advisor.' Our breadth of capabilities provides our clients with substantial buying power while following our business model to work with our clients to perform customized services such as you would find with a smaller Value-Added Reseller (VAR).

Single Source Provider & Super Solution Integrator

When evaluating IT suppliers, it is essential to look at the entire procurement process. IT management includes more than just buying a product. The value of the reseller relationship — the ease of having one contact to handle all your IT needs, from product procurement to services to asset disposition is a key component to your success. Using Insight as your single-source provider for IT products and services means you have only one relationship to build and maintain. It eliminates the need for multiple purchase orders, invoices, and chances for error. Today, organizations are facing more challenges than ever before. Organizations are assessing how to optimize IT operations and free up funds for the innovation required to manage today and prepare for a future that could be much different than anticipated.

Manufacturer & Publisher Relationships

Insight receives the best pricing offered by the central IT hardware manufacturers and publishers, such as HP, Inc., IBM, Lenovo, VMware, and Cisco. These strong relationships allow Insight to acquire better product allocations and higher levels of support than many of our competitors. Insight is proactive and aggressive in our efforts to lower our clients' costs continuously. We will employ our extensive manufacturer and publisher relationships to negotiate on our clients' behalf to reduce costs.

J. *Describe any present or past litigation, bankruptcy or reorganization involving supplier.*

Insight Response:

Insight is not involved in any pending or threatened legal proceedings that we believe would reasonably be expected to have a material adverse effect on its business, financial condition, or results of operations. Insight has never filed for bankruptcy.

K. *Felony Conviction Notice: Indicate if the supplier:*

a. *is a publicly held corporation and this reporting requirement is not applicable;*
b. *is not owned or operated by anyone who has been convicted of a felony; or*
c. *is owned or operated by and individual(s) who has been convicted of a felony and provide the names and convictions;*

Insight Response:

Insight is a wholly-owned subsidiary of a publicly held corporation and the reporting requirement is not applicable.

L. *Describe any debarment or suspension actions taken against supplier.*

Insight Response:

Insight has not had any debarment or suspension actions taken against it.

DISTRIBUTION / LOGISTICS

A. *Each offeror awarded an item under this solicitation may offer their complete product and service offering/a balance of line. Describe the full line of products and services offered by supplier.*

Insight Response:

Insight is offering Cobb County and all Participating Public Agencies our complete portfolio of hardware, software, cloud solutions, and services, including but not limited to the following.

Hardware Product Offerings

We offer products from hundreds of manufacturers, including such industry leaders as Cisco, Dell/EMC, HP Inc., Lenovo, Hewlett Packard Enterprise Company ("HPE"), NetApp, Apple, Microsoft, and IBM. Our scale and purchasing power, combined with our efficient, high-volume, and cost-effective direct sales and marketing model, allow us to offer competitive prices. We believe that providing choices from multiple partners enables us to better serve our clients by providing various product solutions to address their specific technology needs.

In addition to our distribution facilities, we have "direct-ship" programs with many of our partners, including manufacturers and distributors, allowing us to expand our product offerings without increasing inventory, handling costs, or inventory warehousing risk exposure. As a result, we can offer billions of dollars of virtual inventory products to fulfill our performance obligations to our clients. Convenience and product options among multiple brands are vital competitive advantages compared to manufacturers' direct selling programs, which are generally limited to their brands and may not offer clients a complete or best-in-class solution across all product categories.

Our Hardware Life Cycle Services consists of sourcing, procuring, staging, configuring, integrating, testing, deploying, refurbishing, and redeploying IT products spanning endpoints to infrastructure, regionally, or across the globe via the Insight footprint and our extensive engaged network of suppliers.

Software Product Offerings

Our clients acquire software applications from us through licensing agreements with software publishers or boxed products. We offer products from hundreds of publishers, including such industry leaders as Microsoft, VMware, Adobe, IBM Software, Symantec, and Citrix. As software publishers choose different models for implementing licensing agreements, organizations must evaluate the alternatives to ensure that they select the appropriate contracts and comply with the publishers' licensing terms when purchasing and managing their software licenses. With many publishers now offering public cloud-based software solutions in place of licenses consumed on-premise, we expect to continue migration to the cloud-based software alternatives. Our software lifecycle services consist of portfolio management, compliance, integration, and adoption, on-premise or in the cloud, regionally or globally.

Solutions and Services Offerings

As a comprehensive Solutions Integrator (SI), Insight takes a client-focused approach to helping organizations identify, adopt, and manage the most appropriate solutions to drive digital transformation and modernization for innovation. Our Areas of Expertise include the Modern Workplace, Modern Apps, Modern Infrastructure, Intelligent Edge, Cybersecurity, and Data and AI. With proven methodologies and experienced teams, we help enable operational efficiencies,

gain business agility, mitigate risk, manage compliance, address spiraling data growth, and meet the demands of the modern workplace.

Our client-focused approach ensures the most appropriate solutions to drive digital transformation and modernization for innovation.



Modern Workplace

Due to the recent rapid mobilization of the workforce, a dramatic shift in the IT support needs of the landscape of the typical workplace has changed forever. We help our clients modernize essential workplace products, platforms, and workflows to create enhanced environments for secure productivity and flexibility. Insight is dedicated to steadily enhancing end-users' experience as an established leader in the industry.

For five consecutive years, Insight's Workplace Services has been distinguished in Gartner's Magic Quadrant for focusing on clients' needs, having a cost-savings approach, and providing vital support for hybrid workforce and endpoint solutions. Insight can simplify the management of our clients' IT Lifecycle and enable a fast hybrid "work anywhere" environment for their workforce. We will consistently provide comprehensive device services (including DaaS, Managed Endpoint, warehousing, and multi-media messaging) for clients through assessment and strategy engagements.

Modern Apps

The applications our clients leverage to enable workers and delight end users can be a crucial differentiator for your organization. Applications are critical to operations, but it's common to struggle with challenges, from poor user experiences to skills gaps. An underperforming application environment often forces developers to find workarounds and IT to make quick fixes while the organization experiences a significant drag.

We build modern business applications using repeatable methodologies and an agile, user-centric approach to help our clients' organizations innovate, differentiate, and grow. We future proof our clients' critical applications for increased innovation and organizational agility.

Modern Infrastructure

Technology-driven transformation is on a steep growth trajectory. Insight helps organizations modernize to drive value with proven technology architectures and flexible cloud and data solutions. The result is leveraging technology investments to create an engine of growth.

We architect and deliver modern infrastructure solutions, management, and support spanning cloud and data center platforms, modern networks, and edge technologies, to enable our clients' organizations' digital transformation. We strive to exceed our clients' demands to accelerate faster in the cloud, and our knowledgeable teams maintain essential relationships with crucial cloud partners.

Intelligent Edge

Traditional architectures are focused on the data center. Modern architectures incorporate cloud and hybrid cloud, converged solutions, and potential solutions like containers. The intelligent edge extends the perimeter to new places — factory floors, cornfields, retail stores, wind turbines, surgical units, coal mines, and nearly anywhere you could imagine. We architect and deliver edge solutions spanning network, compute, storage, and artificial intelligence ("AI") and machine learning ("ML") to drive value and deliver ongoing support for the IoT.

Although some aspects of the intelligent edge mirror traditional approaches, there are many novel considerations. Go from idea to execution with Insight. Our team can support clients using case identification, strategy, architecture and design, deployment, testing and optimization, and monitoring and management — the full spectrum of realizing your intelligent edge.

Data & Artificial Intelligence (AI)

Insight brings multidisciplinary expertise, hardened skills across all major technology partners, and a depth of vision that outperforms our competition. We modernize data platforms and architectures and build data analytics and AI solutions that transform our clients' operations and user experiences.

What Insight can deliver to our clients:

- Modern data platforms, cloud, and infrastructure.
- Data, AI, and ML solutions use case development, design, and implementation.
- Data and analytics estate development/re-development and unification.
- Security and governance for data and AI solutions.

Cybersecurity / Security and Networking

Innovation and growth are necessary. Thus, networking and security best practices must keep evolving. Our team can offer guidance and technical support at every step, focusing on aligning business and IT strategies. Insight delivers comprehensive ransomware and cyberthreat prevention and protection solutions and strategies while enhancing visibility and context with fewer manual inputs.

What we'll provide to our clients:

- Alleviate large-scale security teams through simplified security management.
- Security framework implementation (Secure Access Service Edge, Zero Trust, software-defined).
- Wireless connectivity architectures and implementations, including CBRS and standup outdoor units.
- Security for hybrid cloud and multi-cloud leveraging automation.
- Artificial Intelligence (AI), machine learning, and advanced methodologies.
- Modern data protection spans cloud, edge, and on-premises environments, encompassing data classification, governance, compliance, and disaster recovery.
- Software-defined technologies, including SD-WAN, SD-LAN, and SDDC.

B. *Describe how supplier proposes to distribute the products/service nationwide. Include any states where products and services will not be offered under the Master Agreement, including U.S. Territories and Outlying Areas.*

Insight Response:

Insight maintains a primary inventory of $70 to 80 million on hand in Hanover Park, Illinois. This inventory is not shared or divided among other geographic offices. Many of our nationwide competitors can claim to have larger inventories; however, when it is distributed to hundreds of locations or franchises across the country, the inventory is much smaller, diffused, and harder to consistently allocate to our clients. Insight works closely with our major business partners to privatize inventory and will stock additional products to meet specific project and rollout schedules.

Insight's 380,000 square foot distribution center and configuration lab is a state-of-the-art facility ensuring maximum efficiency. The latest innovations in radio frequency monitoring, bar coding, batch/zone picking, and automated product movement, allow Insight to ship over 4,500 orders per day.

Insight also can draw an additional $2 to $3 billion in inventory from several nationwide distribution centers. Insight is currently online (real time) with Ingram Micro and TD Synnex. We can access their inventories from our systems to view additional inventory. Many dealers prefer to wait and receive their own allocation of product from the manufacturer. At Insight, we view second sourcing as an intangible value added that helps us deliver product faster and make our clients more efficient. We can find any product, anywhere in North America.

Product from these locations can be drop shipped and sent via overnight carrier if requested by our clients.

As a product becomes increasingly difficult to procure, Insight will ask for and receive the distribution data history for the product and call all the companies that obtained shipments from the manufacturer.

Finally, Insight has established a network of distribution partners that we utilize on a regular basis. Our purchasing staff will call this channel of contacts and work to procure product when necessary.

C. *Describe how Participating Agencies are ensured they will receive the Master Agreement pricing; include all distribution channels such as direct ordering, retail or in-store locations, through distributors, etc. Describe how Participating Agencies verify and audit pricing to ensure its compliance with the Master Agreement.*

Insight Response:

Insight takes contract compliance very seriously, and we have a dedicated Contract Compliance team that sits under Legal to ensure we're adhering to the terms and conditions of our contracts.

From a systems perspective, Insight has a Contracts Module that is designed specifically to reduce possible human error. The system calculates the contract sell price, preventing anyone from charging more than the approved contract price. This function disallows the sales team from saving a quote or order unless the price is at or below the contracted price. Insight's Compliance team is the only team capable of assigning a contract to an account. The system, through a series of rules, automatically assigns the products to the contract. Sales cannot misrepresent that a specific product is on contract when it is not. The Compliance team audits the sales activity and reviews every new account for accuracy (so that the contracts related are accurate).

Insight does not have any retail or in-store locations, nor we do sell our products, services, and solutions through distributors. All sales will be made directly through Insight via our sales teammates.

D. *Identify all other companies that will be involved in processing, handling or shipping the products/service to the end user.*

Insight Response:

Products shipped from Insight's Distribution Facility in Hanover Park, Illinois, can be shipped via UPS, FedEx, Truckline, major air/heavy freight carriers such as Ceva, PGL, or a client-requested carrier. The number of business days for delivery after receipt of order varies based on the method in which the product was shipped (i.e., UPS, FedEx, etc.) and the priority it was shipped.

Due to our large shipping volume, Insight has negotiated some of the best rates with many of the carriers listed. Insight will ship products using the most aggressive priced carrier depending on poundage and scheduled delivery. Insight will adhere to specific client requests to use a different carrier and/or upgrade to a "Priority" shipment.

Because Insight cares about the security of our clients' shipments, we have instructed our delivery agents not to leave packages at a client location without a signature. Clients may choose to have their order delivered to an alternate location if they will not be available to receive it.

For hardware, we have "direct-ship" programs with many of our partners, including manufacturers and distributors, allowing us to expand our product offerings without increasing inventory, handling costs or inventory risk exposure. As a result, we can provide a product offering with billions of dollars of products in virtual inventory. Convenience and product options among multiple brands are key competitive advantages compared to manufacturers' direct selling

programs, which are generally limited to their own brands and may not offer clients a complete or best-in-class solution across all product categories.

Insight will provide free basic best way ground shipping for all applicable orders placed under the Master Agreement to any Participating Public Agency within the continental United States.

Should a Participating Public Agency require expedited and/or a customized shipping solution or if the product is considered heavy weight, we will provide a written quote of estimated freight charges prior to order placement. As standard business practice, shipments are delivered Monday through Friday, with no deliveries on weekends or holidays. We do offer limited Saturday delivery service; however, this service is not available for all products, from all shipping warehouses, or for all delivery locations. There is no online option for setting a shipment for Saturday delivery. In order to check on the availability of Saturday delivery for your desired product, please call us at **1.800.INSIGHT** (1.800.467.4448).

E. *Provide the number, size and location of Supplier's distribution facilities, warehouses and retail network as applicable.*

Insight Response:



Insight provides inventory management and warehousing services from our Insight-operated Distribution and Integration Facilities in the United States, Canada, UK, and Germany. Our facilities ensure maximum efficiency, boasting the latest innovations in radio frequency monitoring, bar coding, batch/zone picking, and automated product movement, allowing us to ship over 4,500 orders per day in the U.S. alone.

Insight's flagship Hanover Park facility houses our primary inventory of $70-$80 million in products from over 1,500 leading manufacturers. Our inventory is not shared or divided among other geographic offices. At 380,000 square feet, this location provides us the ability to offer our clients enhanced lifecycle services. The largest of its kind, we offer warehousing, integration, and break/fix services.

Insight's acquisition of PCM in 2019 complemented our supply chain optimization solution offering and added scale by increasing our distribution center footprint in North America. Facilities included with the acquisition include:

- Lewis Center, OH: 84,640 ft^2
- Worthington, OH: 126,000 ft^2
- Fontana, CA: 4,000 ft^2
- Edmonton, AB: 20,500 ft^2
- Calgary, AB: 10,750 ft^2

These facilities allow for a combined 594,000+ ft^2 across North America.

MARKETING AND SALES

A. *Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to immediately implement the Master Agreement as supplier's primary go to market strategy for Public Agencies to supplier's teams nationwide, to include, but not limited to.*

   i. *Executive leadership endorsement and sponsorship of the award as the public sector go-to-market strategy within first 10 days*

   ii. *Training and education of Supplier's national sales force with participation from the Supplier's executive leadership, along with the OMNIA Partners team within first 90 days*

Insight Response:

As a current OMNIA Partners Supplier who has worked with the OMNIA Partners team (and the U.S. Communities team before that) for over thirteen years, Insight has the experience and the knowledge needed to roll out and implement a new OMNIA Partners contract. As such, we fully anticipate a seamless transition from our current contract to a new contract award. As part of that transition, here are the activities we will undertake for implementation of the new Master Agreement.

90-Day Implementation Plan	
Within 10 days of award	Our Senior Vice President of Public Sector, Scott Friedlander, will provide his endorsement and sponsorship of the award as Insight's strategic go-to-market contract vehicle for our SLED customers to the following groups: • Executive senior leadership at OMNIA Partners • Executive senior leadership at Insight • Insight's extended SLED sales teams
Within 30 days of award	Our National Account Manager, Erica Falchetti, will connect with her counterparts at OMNIA Partners to have an initial kickoff call to discuss timelines and expectations. Insight's Contract Compliance Team will set up the new contract in our SAP system, ensuring that the pricing structure proposed in our response is reflected accurately in the system. A required training will be conducted by our National Account Manager and our Contract Compliance Team for all Insight SLED sales, services, and operations teammates to ensure there is a clear understanding of the deliverables, service-levels, and related information.
Within 60 days of award	Insight will reach out to all agencies who have a formal piggyback contract in place under the current contract so that a new formal piggyback contract can be created under the new contract award.
Within 90 days of award	Insight will connect with the OMNIA Partners Sales team and Member Development team to provide training on our new contract.

B. *Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to market the Master Agreement to current Participating Public Agencies, existing Public Agency customers of Supplier, as well as to prospective Public Agencies nationwide immediately upon award, to include, but not limited to.*

i. *Executive leadership endorsement and sponsorship of the award as the public sector go-to-market strategy within first 10 days*

Insight Response:

Please see the 90-Day Implementation Plan above.

ii. *Training and education of Supplier's national sales force with participation from the Supplier's executive leadership, along with the OMNIA Partners team within first 90 days*

Insight Response:

Please see the 90-Day Implementation Plan above.

iii. *Design, publication and distribution of co-branded marketing materials within first 90 days.*

Insight Response:

As a current OMNIA Partners Supplier who has worked with the OMNIA Partners team (and the U.S. Communities team before that) for over thirteen years, Insight has the experience and the knowledge needed to market a new OMNIA Partners contract. Here are the activities we will undertake to market the Master Agreement.

90-Day Marketing Plan	
Within 30 days of award	The Insight and OMNIA Partners marketing teams will meet to discuss and plan activities to promote the new contract. This will include Electronic Direct Mail, marketing collateral, and updates to both Insight's and OMNIA Partners' websites. A deadline will be set for finalizing the deliverables.
Within 60 days of award	The Insight and OMNIA Partners marketing teams will meet to review collateral and discuss any other planned marketing outreach efforts.
Within 90 days of award	All collateral will be finalized and a timeline will be created for distributing the marketing collateral to existing Insight clients and to registered members of OMNIA Partners.

iv. *Commitment to attendance and participation with OMNIA Partners at national (i.e. NIGP Annual Forum, NPI Conference, etc.), regional (i.e. Regional NIGP Chapter Meetings, Regional Cooperative Summits, etc.) and supplier-specific trade shows, conferences and meetings throughout the term of the Master Agreement*

Insight Response:

Insight commits to attend and participate with OMNIA Partners at national, regional, and supplier-specific trade shows, conferences, and meetings throughout the term of the Master Agreement.

v. *Commitment to attend, exhibit and participate at the NIGP Annual Forum in an area reserved by OMNIA Partners for partner suppliers. Booth space will be purchased and staffed by Supplier. In addition, Supplier commits to provide reasonable assistance to the overall promotion and marketing efforts for the NIGP Annual Forum, as directed by OMNIA Partners.*

Insight Response:

Insight commits to attend, exhibit at, participate in, promote, and market the NIGP Annual Forum in an area reserved by OMNIA Partners for partner suppliers. Insight has been exhibiting at the NIGP Annual Forum for over ten years.

vi. *Design and publication of national and regional advertising in trade publications throughout the term of the Master Agreement.*

Insight Response:

Insight will work with OMNIA Partners to create a national print advertising campaign for this contract. Among the possible publications for consideration are Center for Digital Government / Center for Digital Education / Government Technology, EDUCAUSE Review, and American City & County. We currently partner with OMNIA Partners on these types of advertising activities.

vii. *Ongoing marketing and promotion of the Master Agreement throughout its term (case studies, collateral pieces, presentations, promotions, etc.).*

Insight Response:

Insight will continue to work closely with OMNIA Partners in the development of a mutually agreeable marketing plan. We believe that marketing efforts should be primarily focused on decision makers in both procurement and IT, as we have found that marketing to these higher-level decision makers results in a significantly higher return on investment.

The following is a general overview of our marketing commitment.

Insight Commitment

Insight commits to spend up to 0.25% of contract revenue in marketing activities to promote the contract. These activities will include, but not be limited to, participating in tradeshows, creating co-branded marketing collateral, developing sales contests, driving awareness of the contract, and other activities as determined by Insight management.

Incremental Funding

Insight will make a coordinated effort internally to work with our manufacturer and publisher partners to provide incremental marketing funds for promotion of the contract and the manufacturer's/publisher's products and solutions.

Collateral

Insight will work with OMNIA Partners to create marketing collateral, similar to what we've done under the current contract. An example of that collateral is included in **Section 9 – Appendices, Appendix E**.

Case Studies

Insight will work with OMNIA Partners to document case studies, similar to what we've done under the current contract. An example of a case study is included in **Section 9 – Appendices, Appendix F**.

Electronic Direct Mail (EDM)

Insight will create EDMs for our "opted-in" public sector clients to make them aware of the new contract.

viii. *Dedicated OMNIA Partners internet web-based homepage on Supplier's website with:*

- *OMNIA Partners standard logo;*
- *Copy of original Request for Proposal;*
- *Copy of Master Agreement and amendments between Principal Procurement Agency and Supplier;*
- *Summary of Products and pricing;*
- *Marketing Materials*
- *Electronic link to OMNIA Partners' website including the online registration page;*
- *A dedicated toll-free number and email address for OMNIA Partners*

Insight Response:

Insight currently has a dedicated OMNIA Partners internet web-based homepage on our website, located here: www.ips.insight.com/omnia. Upon notice of an award, we will update the website with information about the new contract.

C. *Describe how Supplier will transition any existing Public Agency customers' accounts to the Master Agreement available nationally through OMNIA Partners. Include a list of current cooperative contracts (regional and national) Supplier holds and describe how the Master Agreement will be positioned among the other cooperative agreements.*

Insight Response:

As an existing contract holder with OMNIA Partners, Insight has spent the last thirteen years actively marketing and promoting our contract to Participating Public Agencies. During that time, over 5,000 registered agencies have chosen to purchase from us through our OMNIA Partners contract. Insight is completely committed to the marketing and success of this contract and will continue in our go-to-market sales strategies including:

- Insight will seek to leverage this contract with our more than 60,000 current public sector clients by utilizing our existing sales teams and processes, as well as through the marketing activities described elsewhere in this response.
- Insight sales teams will proactively engage the local vendor community to promote this contract's value proposition and its specific value to their relative local contractual situations.

The following is a list of SLED multi-state cooperative contracts held by Insight. This list does not include contracts where Insight has been named as an authorized reseller on a manufacturer-held contract, as we are not the primary contract holder for such contracts.

- NASPO ValuePoint Software VAR
- Equalis Group
- NASPO ValuePoint Cloud Solutions
- Sourcewell (Cisco & Microsoft Unified Communications Solutions)

While we understand that our existing contracts may be viewed as an obstacle to our ability to succeed in and broaden this contract, Insight believes our existing contractual relationships are actually a benefit to OMNIA Partners. We will seek to leverage the existing relationships that we have developed under these contracts to:

- Transition clients over to the OMNIA Partners contract (when possible).
- Position the OMNIA Partners contract with clients as an alternative contract vehicle for all items not covered by their existing contracts.
- Discuss the value of moving their acquisition efforts to the OMNIA Partners contract with procurement officials. Ideally this conversation should be pursued jointly with both the appropriate local vendor partners and the OMNIA Partners Regional Managers and Member Development Managers.

D. *Acknowledge Supplier agrees to provide its logo(s) to OMNIA Partners and agrees to provide permission for reproduction of such logo in marketing communications and promotions. Acknowledge that use of OMNIA Partners logo will require permission for reproduction, as well.*

Insight Response:

Insight agrees to provide our logo to OMNIA Partners and agrees to provide permission for reproductions of such logo in marketing communications and promotions. Insight also acknowledges that use of the OMNIA Partners logo will require permission for reproduction.

E. *Confirm Supplier will be proactive in direct sales of Supplier's goods and services to Public Agencies nationwide and the timely follow up to leads established by OMNIA Partners. All sales materials are to use the OMNIA Partners logo. At a minimum, the Supplier's sales initiatives should communicate:*

i. *Executive leadership endorsement and sponsorship of the award as the public sector go-to-market strategy within first 10 days*
ii. *Best government pricing*
iii. *No cost to participate*
iv. *Non-exclusive*

Insight Response:

Insight confirms that we will be proactive in our direct sales of goods and services to Public Agencies nationwide and that we will follow up on any leads established by OMNIA Partners. We have an existing email alias, OMNIA@insight.com, where leads are currently sent, and those leads are immediately forwarded to the appropriate Insight sales teammate.

Insight further confirms that all sales materials will be presented to the OMNIA Partners marketing team for review before they are distributed to Public Agencies. Insight commits that our sales materials will communicate 1) executive leadership endorsement and sponsorship, 2) best government pricing, 3) no cost to participate, and 4) the fact that our award is non-exclusive.

F. *Confirm Supplier will train its national sales force on the Master Agreement. At a minimum, sales training should include*

i. *Key features of Master Agreement*
ii. *Working knowledge of the solicitation process*
iii. *Awareness of the range of Public Agencies that can utilize the Master Agreement through OMNIA Partners*
iv. *Knowledge of benefits of the use of cooperative contracts*

Insight Response:

Insight confirms that we will train our national sales force on the Master Agreement, and that the training will include 1) key features of the Master Agreement, 2) working knowledge of the solicitation process, 3) awareness of the range of Public Agencies that can utilize the Master Agreement through OMNIA Partners, and 4) knowledge of benefits of the use of cooperative contracts.

Upon contract award, our SLED sales teams will participate in mandatory training on the new contract, including all details on our corporate, pricing, and sales commitments. On a continuing basis, extensive training on the OMNIA Partners contract will be provided to all new sales and support staff before entering the sales floor. Additionally, we will provide annual refresher trainings to our sales, services, and support teams so they remain current and focused on our primary offering.

Every Insight teammate who works with public sector clients must go through a series of specific trainings to ensure that the teammate understands not only the public sector client but also acknowledges that they will adhere to all applicable laws, regulations, and policies that are involved with providing service to a client in the public sector, including our contracts.

Training sessions are handled by Insight's Learning & Development and Compliance Teams. We drill down to the individual teammate's responsibilities and specific client base to ensure he or she understands the contracts that will be supported by the teammate.

G. *Provide the name, title, e-mail and phone number for the person(s) who will be responsible for:*

i. *Executive Support*
ii. *Marketing*
iii. *Sales*
iv. *Sales Support*
v. *Financial Reporting*
vi. *Accounts Payable*
vii. *Contracts*

Insight Response:

Insight's OMNIA team is as follows:

i. Executive Support: Scott Friedlander, Senior Vice President – Public Sector, scott.friedlander@insight.com, 703.594.8129

ii. Marketing: Kathy Kramer, Marketing Manager, katherine.kramer@insight.com, 937.415.9427

iii. Sales: Erica Falchetti, Sr. SLED Market Leader – Capture & Business Development, erica.falchetti@insight.com, 480.333.3071

iv. Sales Support: Tone Tuskan, Manager – SLED Client Operations, tone.tuskan@insight.com, 509.742.2283

v. Financial Reporting – Virginia Mace, SLED Compliance Specialist, sledreporting@insight.com, 480.333.3068

vi. Accounts Payable – Virginia Mace, SLED Compliance Specialist, sledreporting@insight.com, 480.333.3068

vii. Contracts – Brittany Dunaway, Manager – SLED Compliance, sledcontracts@insight.com, 480.366.7029

H. *Describe in detail how Supplier's national sales force is structured, including contact information for the highest-level executive in charge of the sales team.*

Insight Response:

Insight has four Sales Market Leaders who oversee all our sales teams. Kevin Hallihan leads our field sales teams in the East and Central, Brian Louderback leads our field sales teams in the West and TOLA, Ken Richter leads our national inside sales teams, and Clayton Boras leads a team dedicated to higher education entities. All told, we have over 100 dedicated sales teammates and managers who sell only into the state, local, and education space.

These sales teammates are supported by an additional 150+ dedicated SLED client operations, software, services support, business development, and contract compliance teammates. Sales and support teammates are spread throughout the U.S., both in company offices and in remote home offices. This coverage helps to ensure our clients have access to a team of people at Insight, regardless of what time zone they may be in.

We have provided an organizational chart in **Section 9 – Appendices, Appendix A**.

The highest level executive in charge of the sales team is Scott Friedlander, Senior Vice President –Public Sector. His contact information is as follows:

Scott Friedlander, SVP Public Sector
scott.friedlander@insight.com
703.594.8129

I. *Explain in detail how the sales teams will work with the OMNIA Partners team to implement, grow and service the national program.*

Insight Response:

Many of Insight's 100+ SLED sales teammates already have relationships with their OMNIA Partners counterparts, both in Sales and in Member Development. Additionally, our sales teams have years of experience in positioning and selling the value of the OMNIA Partners contract. Our commitment to growth is reflected in our contract sales, which have increased steadily over the past 13 years, and which have more than doubled since we were awarded the most recent contract back in 2016.

Additionally, Insight invests more than $500,000 annually in marketing and sales development funds specifically towards growing sales under our existing contract. Upon award of a new contract, we are fully committed to making continued large investments in this area.

Insight will continue to partner with the OMNIA Partners team through joint sales calls, tradeshow attendance, and participation in team calls.

I. *Explain in detail how Supplier will manage the overall national program throughout the term of the Master Agreement, including ongoing coordination of marketing and sales efforts, timely new Participating Public Agency account set- up, timely contract administration, etc.*

Insight Response:

As an existing Supplier with OMNIA Partners, Insight has over 13 years of experience in managing the national program. We have long-standing relationships with the OMNIA Partners team, including Marketing, Partner Development, Member Development, and Sales.

Upon award of a new contract, we will continue our regular cadence with these teams, which includes a monthly meeting between the Insight and OMNIA Partners marketing teams, regular participation on sales team calls, and consistent communication with our designated Vice President for Partner Development.

Erica Falchetti will continue to serve as Insight's National Account Manager and will be responsible for coordinating activities between Insight and OMNIA Partners. Additionally, Insight's Contract Compliance team will be responsible for the administration of the contract and will ensure that we are remaining compliant with the terms and conditions of the contract.

Any leads that come to us from either the OMNIA Partners Sales team or the Member Development team will be immediately handed over to the Insight account executive for that Participating Public Agency. If we don't have an account set up for the agency (which, in our experience, is rare), the Insight account executive will ensure one is created in a timely manner.

Insight understands that the success of our contract is dependent on clear lines of communication, and we commit to strengthening our relationships with the OMNIA Partners team to ensure the communication continues throughout the term of this Master Agreement.

J. *State the amount of Supplier's Public Agency sales for the previous fiscal year. Provide a list of Supplier's top 10 Public Agency customers, the total purchases for each for the previous fiscal year along with a key contact for each.*

Insight Response:

Insight's gross sales to SLED entities in fiscal year 2021 totaled $1,362,538,000.

Below is a list of Insight's ten largest SLED clients, along with the total purchases for fiscal year 2021. Contacts at the below agencies have not given their approval for their information to be publicly released. Should you need to contact any of these agencies, please reach out to Erica Falchetti, erica.falchetti@insight.com.

- Tennessee Department of Finance and Administration ($46,164,000)
- Washington Consolidated Technology Services ($30,331,000)
- Colorado Governor's Office of Information Technology ($25,959,000)
- Texas Health and Human Services Commission ($21,953,000)
- Mesa Unified School District ($21,089,000)
- New Jersey Judiciary Court System ($19,286,000)
- Miami-Dade County ($18,892,000)
- Kentucky Commonwealth Office of Technology ($17,671,000)
- Iowa Office of Chief Information Officer ($17,330,000)
- New Jersey Office of Information Technology ($15,012,000)

K. *Describe Supplier's information systems capabilities and limitations regarding order management through receipt of payment, including description of multiple platforms that may be used for any of these functions.*

Insight Response:

Insight's account management model integrates a deep footprint of field sales representatives and consultants with inside sales personnel in locations around the United States.

Our account management approach ensures our clients have expert support and strategic alignment of their hardware, software, cloud, and services requirements. Our clients' IT technology and procurement teams will benefit by having the advantage of working with a dedicated account team that is familiar with and adheres to their internal processes and methodologies.

Insight utilizes SAP as the internal ERP system for managing client account information. SAP also supports various order entry and inventory control functions.

Quotes and Order Placement

Quotes can be requested electronically through Insight's e-procurement portal, or via an agency's dedicated account team (via email, phone, or fax). All mediums will elicit pricing, product availability, configuration, and shipping information.

Using Insight's web portal, end users can save items in their cart as a quote for purchase later. Saved quotes can also be emailed. Should the user decide to (and have the authority to) purchase the quoted items, the saved quote can be turned into an order that will be placed online.

Insight's web purchasing portal displays an order confirmation screen after the order has been placed. The end user or user account that placed the order will also receive the following via email:

- A copy of the notification confirming the web order has been received
- Advanced Shipment Notification (ASN) when product from the order ships. Below is an example of the Advanced Ship Notification (email that Client/Buyer Receives)

ADVANCE SHIP NOTICE

Your order has been picked and packed for shipping. Please see your tracking number(s) below. If tracking information is not yet available, please check it again the following business day. We appreciate your business and are committed to delivering excellent service.

Material	Description	Order Qty	Shpd Qty	Ship Date
CHS-7080-MFF	OPTIPLEX 7080 MFF I5-10500T 8GB 256SSD B See below Delivery 0820737617	10	10	19-JAN-2021
210-AUNF-CHSPSC	DELL 22 MONITOR - E2220H See below Delivery 0820737617	27	27	19-JAN-2021

Serial #: 9DYXD73, 9F0XD73, 9F0YD73, 9F1XD73, 9F1YD73, 9F1ZD73, 9F2XD73, 9F2YD73, 9F2ZD73, 9F3XD73

For online orders, clients will receive the ASN by default. This setting can be turned off if desired. An additional email can be added at the time of order placement to also receive the ASN. This feature is unique to Insight's ASN tool. Insight's ASN is available via hard copy, verbal and/or web-based purchasing. ASNs are also available for non-web orders placed through Insight's

ordering system by the Insight Account Team. After an order has been placed, end users with appropriate permissions can add an ASN for future shipments from that order.

Tracking Orders

End users will have access to review purchase orders in detail and even track shipped orders. Multiple levels of information are built into the system to provide end users with details, which can be sorted by the following criteria:

- Invoice Number
- Order Date
- Purchase Order Number
- Ship Date
- Tracking information with direct link to shipper's website (i.e., FedEx, UPS)
- Order Numbers
- Ship to Address
- Delivery Status
- Serial Numbers (if applicable)

For added convenience, Insight has integrated our order processing, labeling, and tracking systems with the systems of major freight carriers. Order tracking numbers are hyperlinked to the freight carrier's tracking system for up-to-the-minute information regarding order status. This integration helps to ensure efficient and accurate deliveries that are traceable by both Insight and our clients.

Order Timeframes

Orders containing product available in our $70-$80 million inventory held in Hanover Park, Illinois, will ship the same day providing no configuration services are needed and the order is received by 3:00 p.m. Central Time. Insight will ship all orders missing this cutoff time the following business day as a standard operating procedure. Software orders placed by 3:00 p.m. local time will ship that day. Insight maintains a 99.998% two-business day delivery rate for such "pick and pack" products. As a reseller, product availability is based on the manufacturer, so it will vary by product line.

Should the product need to be configured in our Integration labs, the normal turnaround time is two to three working days. If Insight runs into some extenuating circumstances that would create lab backlogs, the client will be notified so schedules can be changed accordingly. Our configuration labs operate 5 days a week, 24 hours a day.

The integration between our network and our distribution partners ensures advanced levels of service for our clients. For example, our order-processing system automatically chooses the warehouse closest to a client's delivery point so that orders placed by 3:00 p.m. local time are generally shipped that day. Overnight shipment cutoff from our distributor partners is 3:00 p.m. if product is in a west coast warehouse.

Invoices

Invoices are processed and sent to the designated billing address the day following product shipment, or in the case of licensing, the day after order placement, and can be sent via hard copy, EDI, or in a summary billing statement. Maintenance is invoiced in advance of the coverage period, based on the contractual agreement with the publishers.

The current Insight invoice format for products includes purchase order number, invoice number, purchase date, bill to and ship to information, a detailed product description, serial number (if applicable), manufacturer product number, unit pricing, number of units ordered, terms of payment, method of shipment indicating both carrier and terms, cost of delivery, and any applicable sales tax. Non-standard, client-specific information can additionally be provided on Insight invoices and reports. Insight can work with our clients to mutually determine the processes for attaining and providing such information.

For services, Insight itemizes bills based on the client billing requirements and the type of services provided. Insight is willing to discuss and mutually agree upon how bills are itemized, and the level of cost detail required to meet our clients' billing requirements.

In addition to the previously listed billing options, Insight currently offers clients the ability to exchange business documents electronically using both ANSI X.12 EDI (Electronic Data Interchange) and XML B2B (Business-to-Business) standards. These processes are standard Insight functionality that provide highly reliable alternatives for manual business transactions reducing cost and improving turnaround times.

Payments

Payments sent to the retail lockbox are posted to the client's account the same day the bank deposits the check without any intervention from accounts receivable. Payments sent to the retail lockbox that cannot be scanned and posted directly to the client accounts are rejected. These checks are photocopied by the lockbox and overnighted to accounts receivable to post manually to the client's account. Manual payments are posted within 24-48 hours of the bank's deposit. Insight does not use third party partners for billing purposes.

L. *Provide the Contract Sales (as defined in Section 12 of the OMNIA Partners Administration Agreement) that Supplier will guarantee each year under the Master Agreement for the initial three years of the Master Agreement ("Guaranteed Contract Sales").*

Insight Response:

$150,000,000.00 in year one

$175,000,000.00 in year two

$200,000,000.00 in year three

M. *Even though it is anticipated many Public Agencies will be able to utilize the Master Agreement without further formal solicitation, there may be circumstances where Public Agencies will issue their own solicitations. The following options are available when responding to a solicitation for Products covered under the Master Agreement.*

i. *Respond with Master Agreement pricing (Contract Sales reported to OMNIA Partners).*
ii. *If competitive conditions require pricing lower than the standard Master Agreement not-to-exceed pricing, Supplier may respond with lower pricing through the Master Agreement. If Supplier is awarded the contract, the sales are reported as Contract Sales to OMNIA Partners under the Master Agreement.*
iii. *Respond with pricing higher than Master Agreement only in the unlikely event that the Public Agency refuses to utilize Master Agreement (Contract Sales are not reported to OMNIA Partners).*

iv. *If alternative or multiple proposals are permitted, respond with pricing higher than Master Agreement, and include Master Agreement as the alternative or additional proposal.*

Detail Supplier's strategies under these options when responding to a solicitation.

Insight Response:

As a Supplier with OMNIA Partners (and U.S. Communities before that) for over thirteen years, Insight understands the requirements and confirms our commitment to the above options for responding to a solicitation for Products covered under the Master Agreement. Our first goal is always to present the value of the Master Agreement to Public Agencies by making sure they understand that the contract was competitively-solicited and therefore a separate solicitation is not needed.

However, in those cases where a Public Agency still chooses to put out their own solicitation, Insight will either respond with pricing that is at or below the Master Agreement pricing (and report the subsequent sale to OMNIA Partners) or propose pricing that is higher than the Master Agreement. If a Public Agency allows for alternative proposals, we will include the Master Agreement as an option.

b. *The successful Supplier will be required to sign Attachment A, Exhibit B, OMNIA Partners Administration Agreement, Suppliers shall have any reviews required to sign the document prior to submitting a response. Supplier's response shall include any proposed exceptions to the OMNIA Partners Administration Agreement.*

Insight Response:

Insight requests that the following clarifications/exceptions be included in any final terms and conditions of the contract; nevertheless, if Insight is the successful bidder, Insight is amenable to negotiating mutually agreeable terms prior to the commencement of the engagement.

PAGE NUMBER	REFERENCE SECTION/ PARAGRAPH	IDENTIFIED EXCEPTION/NOTE	PROPOSED NEW LANGUAGE/COMMENT
16 (PDF P. 22)	Cobb County General Instructions for Proposers, Terms and Conditions; XIV. Delivery Failures	Supplier proposes to strike delivery penalties as Supply Chain issues are causing extreme delays in some cases, and those factors are beyond our control. Supplier will keep end users updated with expected lead times and delivery dates.	Failure of a contractor to deliver within the time specified or within reasonable time as interpreted by the Purchasing Director, or failure to make replacements of rejected articles/services when so requested, immediately or as directed by the Purchasing Director, shall constitute authority for the Purchasing Director to purchase in the open market or rebid for articles/services of comparable grade to replace the articles/services rejected or not delivered. On all such purchases, the contractor shall reimburse the County within a reasonable time specified by the Purchasing Director for any expense incurred in excess of contract prices, or the County shall have the right to deduct such an amount from monies owed the defaulting contractor. Should public necessity demand it, the County reserves the right to use or consume articles/services delivered which are substandard in quality, subject to an adjustment in price to be determined by the Purchasing Director.

19 (PDF P. 25)	Cobb County General Instructions for Proposers, Terms and Conditions; XXVIII. Indemnification/Hold Harmless, 1st Paragraph	Supplier proposes to strike the 1st 2 sentences as the reps and warranties we are providing are already stated in this agreement and goes beyond the scope of warranties we have already agreed to.	To the fullest extent permitted by law, the Contractor shall defend, indemnify and hold harmless the County and the County's elected and appointed officials, officers, boards, commissions, employees, representatives, consultants, servants, agents and volunteers (individually an "Indemnified Party" and collectively the "Indemnified Parties") from and against any and all claims, suits, actions, judgments, injuries, damages, losses, expenses, and liability of any kind whatsoever, including but not limited to attorneys' fees and other legal expenses, ("Liabilities") to the extent caused by or resulting from negligence, recklessness, or intentionally wrongful conduct arising out of the Work, performance of contracted services, or operations by Contractor, any subcontractor, anyone directly or indirectly employed by the Contractor or subcontractor or anyone for whose acts the Contractor or subcontractor may be liable, regardless of whether or not the negligent act or omission is caused in part by a party indemnified hereunder. This indemnity obligation does not include Liabilities caused by or resulting from the sole negligence of an Indemnified Party. Such obligation shall not be construed to negate, abridge or otherwise reduce other rights or obligations of indemnity which would otherwise exist as to the party or person described in this Section XXVII.
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]



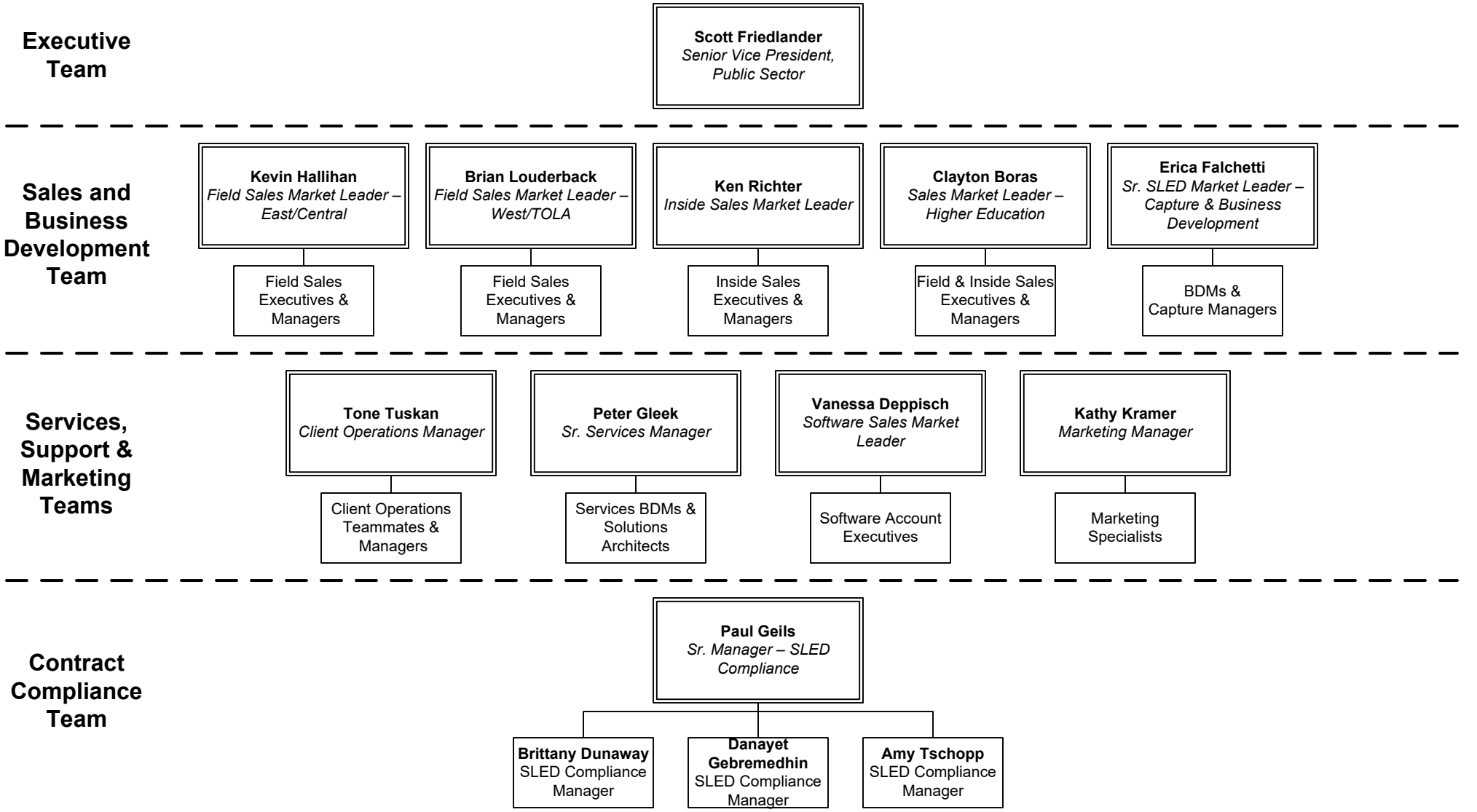
9. Appendices

Below is the list of documents included with our response.

- Appendix A – Organizational Chart
- Appendix B – Sample Agreements
  - Sample Insight Statement of Work (SOW) template
  - Sample Amazon Web Services Order Form Agreement
  - Sample Google Cloud Platform Order Form Agreement
  - Sample Microsoft Azure Order Form
- Appendix C – Manufacturers, Publishers, and Suppliers
- Appendix D – Dun & Bradstreet Report 2022
- Appendix E – Marketing Collateral
- Appendix F – Hidalgo County Case Study
- Bid Submittal Form
- RFP Form
- Exhibit A – Contractor Affidavit and Agreement
- Exhibit F – Federal Funds Certifications
- FEMA Special Conditions
- Exhibit G – New Jersey Business Compliance Forms
  - Statement of Ownership Disclosure
  - Non-Collusion Affidavit
  - Affirmative Action Affidavit
  - Political Contribution Disclosure Form
  - Stockholder Disclosure Certification
  - Certification on Non-Involvement in Prohibited Activities in Iran
  - New Jersey Business Registration Certificate
  - EEOAA Evidence with Certificate of Employee Information Report
  - MacBride Principals Form
- Addendum No. 1
- Addendum No. 2
- Addendum No. 3

Appendix A - Organization Chart

Insight Public Sector
Organization Chart
Cobb County & OMNIA Partners



Insight Client Account Number	
Statement of Work #	
State/Fed Contract	

Statement of Work

("SOW")

Parties and addresses for notice:

"Insight"	"Client"
Company name: Insight Public Sector, Inc.	Company name:
Primary contact:	Primary contact:
Address:13755 Sunrise Valley Drive, Suite 750 Herndon, VA 20171	Address:
Phone number: [update]	Phone number: [update]
Email: [update]	Email: [update]
Secondary contact: [update]	Secondary contact: [update]

Agreed and accepted:

Insight	Client
Authorized signature:	Authorized signature:
Name:	Name:
Title:	Title:
Date:	Date:

Invoicing procedures:

Method (Client MUST select ONE option below.)	PO Process (Client MUST select ONE option below.)
☐ **Mail Invoice** – Hard copy of invoice will be mailed to: Company name: Address: Attention: Accounts Payable or Accounts Payable Contact: Phone:	☐ **Client issues system-generated POs or internal reference numbers for service engagements.** Please fill in the PO number below and attach a hard copy of the PO to this signed SOW. Note: Services cannot be performed until a hard copy of the PO is received, or a billing reference is provided. PO number: PO release number (if applicable): Internal billing reference number/name:
OR ☐ **Email invoice** – Invoice copy will be sent electronically via email to:	OR ☐ Client does NOT issue system generated POs for service engagements. Accordingly, performance of and payment for any Services under this SOW do not require, and are not contingent upon, the issuance of any PO or other similar document.

This SOW is effective as of the date last signed above ("SOW Effective Date"). Client's purchase, receipt, and use of the Services defined herein are subject to: (a) the written agreement for Services executed between Insight and the Client ("Master Agreement"), or (b) if the parties do not have a Master Agreement in place for the Services, the Terms of Sale for Services located at https://www.insight.com/en_US/help/terms-of-sale-services-ips.html (collectively, the "Agreement"). Capitalized terms used but not defined in this SOW will have the meaning given in the Agreement.

1. Purpose

The purpose of this SOW is to set forth the specific Services that Insight will provide to Client in connection with the Agreement.

2. Definitions

a. "Deliverables" means the items created by Insight in connection with the Services and as specifically described in the Scope of Services and Delivery Schedule Section below.

b. "Services" has the meaning given to it in the Scope of Services and Delivery Schedule Section.

3. Scope of Services and Delivery Schedule

Insight will perform the following services ("Services") per the terms of this SOW.

3.1. Service Description

The following is a high-level description of the Services Insight will provide:

1. [update] as outlined in the Exhibit(s) of this SOW.

3.1.1. Location

Performance of the Services will be [remote and/or onsite].

- [client address]

3.2. Project Management

Insight will provide project management as detailed in the applicable Exhibit of this SOW.

3.3. How Services are Accepted

After Insight performs a Service or delivers a Deliverable to Client, if the Service or Deliverable does not meet the material requirements described in the SOW, then Client will provide Insight with a written explanation describing how the requirements were not met within 5 days following the date the Service or Deliverable was delivered to Client. If Client fails to provide the written explanation within this 5-day period, the Service and Deliverable will be deemed accepted by Client.

3.4. Business Hours

Services will be performed during normal United States business hours unless otherwise mutually agreed upon in the attached Exhibit(s). Normal business hours are defined as an 8-hour day, Monday through Friday, excluding designated Insight Holidays.

3.5. Client Responsibilities

Client is responsible for the following:

1. Client will provide a project contact with decision-making authority to support the scope of services described in this SOW and ensure the proper personnel are scheduled to review each completed Service or Deliverable upon notification of completion by Insight.

2. If applicable, Client will provide site contacts for each Client location. Each such contact will provide Insight with sufficient detail regarding his/her site, and will coordinate or perform required onsite work, as reasonably requested by Insight and Client IT, for the duration of the project.
3. Client will provide Insight the necessary access to its internal experts, location(s), critical systems, applications, workspace, and equipment required at each field location to complete the project. Access to Client systems will be provided to Insight via either onsite direct access or remote/VPN access. If Client cannot provide access or required resources under this SOW, then additional project duration, labor hours, travel expenses, and other costs may be incurred and due to Insight by Client.
4. Client will provide the necessary hardware, software, tools, and permits required for the successful completion of the project prior to Insight's arrival. Further, Client is responsible for all licensing requirements to be compliant per their own agreements.
5. Client is responsible for all product and material, including distribution and transport of Client-owned product and material, unless otherwise specified in writing. Product and material are defined as any items purchased, owned and/or provided by Client (or others) that Insight is required to use for fulfillment of any Services described herein.
6. Client is responsible for providing adequate and secure onsite storage for all Client-owned product and material unless otherwise specified in writing.
7. Client will be responsible for managing and maintaining, if applicable: (a) back-up and/or data migration of existing data and Client's information unless otherwise agreed to by Insight; (b) computer system and network designs; (c) component selection as it relates to the performance of the computer system and/or the network; (d) reasonable firewalls and if appropriate encryption; (e) least-privileged-based access controls (including provisioning, de-provisioning, authentication, authorization, and accountability controls); and (f) physical, electronic, and procedural controls to ensure the confidentiality, integrity, and availability of Client's information on all applicable Client computing systems used to store or transmit Client's information, in accordance with current applicable industry standards and best practices.
8. Client and its employees, contractors, and agents will: (a) cooperate with any reasonable request of Insight, (b) provide input throughout the project and will review progress at review meetings requested by Insight; and (c) provide Insight with access to all of Client's information, documentation, and technology, necessary for Insight to perform the Services, including a list of all Client and third-party contacts necessary for Insight to do so.
9. If applicable, Client is responsible for performance of the following OCM-related tasks:
    a. Stakeholder Engagement, including but not limited to:
        i Stakeholder analysis, use case development, and/or persona/user segmentation activities
        ii Stakeholder engagement plan including scheduling of any activities
    b. Communications, including but not limited to:
        i Creation of a communications plan, including content plans for email, online resources, and any other communications channels
        ii Execution/creation of any content outlined in the communications plan
        iii Communications T-minus schedule
    c. Training, including but not limited to:
        i Training plan and schedule
        ii Training content planning, creation and/or execution
    d. Adoption, including but not limited to:
        i Creation or execution of a governance plan
        ii Creation or execution of a post-project end-user adoption plan

3.6. Assumptions

1. If applicable, any onsite skills transfer that takes place during this project will not replace the manufacturer's formal system implementation and administration classes.

2. Outside the scope of this SOW, Insight has no obligation to mount, affix, or otherwise fasten any cable, hardware, or other product to any building or structure (inside or outside), and Insight has no obligation to run cable above, under, behind, or through any ceiling, floor, or wall of any building or structure. If such services are requested by Client, such services may be performed by Insight only to the extent permitted by applicable law and will be subject to a Change Request for additional services.
3. Each party agrees that personnel will not be asked to perform, nor volunteer to perform, engineering and/or consulting tasks that lie outside the skill sets and experience of personnel. Personnel have the right to decline a service request if the request falls outside their scope of experience and expertise.

3.7. Change Request Procedure

If either party identifies any alterations to the scope of work, specifications, or requirements in this SOW, it shall be brought to the attention of the other party's management for pre-authorization by completing and submitting a written Change Request in a manner described in this section and signed by both parties ("Change Request Form").

Without limitation, Change Request Forms are appropriate in the following examples, as well as other situations that alter the scope of work, specifications, or requirements in this SOW:

- Changes to environment, scope, management, performance of projects (regular and special), milestones, tasks, systems, service levels
- Additional resources, scope, projects, new services, tasks
- Changes to management and control of hardware and software
- Adjustments to baselines, assets, volumes, or other areas where changeover time results in the need to adjust pricing
- Additions, deletions, and/or changes to sites where services are provided, or the nature of services provided at a site

If any such change causes an increase or decrease in the cost or time required for the performance of the Services, the price and/or delivery schedule shall be equitably adjusted and identified within the Change Request Form.

If Insight believes an operational change is required and Client does not agree to the change (or the applicable Change Request), Insight will be relieved of any related service level obligations. Any additional resources or costs expended or incurred to address the failure to make the change will be treated as an additional service.

3.8. Project Kickoff

A project kickoff meeting will be held to review project expectations, discuss IT infrastructure design, discover any possible problems/risks, and formulate an appropriate plan (including a firm engagement schedule and downtimes).

3.9. Start Date

The project start date will be mutually determined upon receipt of this signed SOW and, if applicable, a valid Purchase Order (PO). A minimum lead time of at least 20 business days from receipt of both documents may be required for scheduling purposes.

If Client causes any delays to the delivery start date, which was agreed upon by both parties in writing (email is acceptable), Client may incur additional fees based upon such delay, including but not limited to, travel expenses already incurred, if any, and/or other equitable relief as a remedy for such delay. The delays and charges will be defined and communicated through the Change Request process described in this SOW.

Services will be performed over a consecutive timeframe unless otherwise provided herein. If Client requests or causes a change in the schedule that prohibits Services from being delivered in a consecutive timeline, an additional lead time of 20 business days (from written confirmation to resume Services) may be required, new resources may be assigned, and there may be additional fees.

3.10. Estimated Duration

The Services' duration will be approximately [xx] week(s).

4. Pricing and Payments

4.1. *Summary of Pricing*

The table below is a summary of the pricing for all the offerings described in this SOW. Specific information regarding each Service is listed in the Fee sections below.

Offering Name	Fee Type	Quantity or Term	Total Estimated Amount

4.2. *Fixed Fee*

Client shall pay Insight the fixed fee of $ [#.##]. The total amount paid to Insight will not exceed the total fixed fee without the prior written approval of Client. Client will reimburse Insight for travel expenses, if any are required.

The fixed fee is based on the following:

Project Description	Price
[Project Description/Milestone Phase]	[$#.##]
[Project Description/Milestone Phase]	[$#.##]

4.2.1. Invoicing

Insight will invoice Client monthly for Services performed based upon a percentage complete, plus any taxes incurred (if applicable).

4.3. *Time and Materials*

Services will be provided on a time and materials basis. Costs incurred by Client will be based on a 4-hour minimum (per day) for onsite resources, or actual time worked, whichever is greater. Client will not reimburse Insight for travel expenses if any are required.

Charges will be calculated based on the following rates:

Resource Type	Estimated Hours	Hourly Rate	Estimated Price
[Resource]	[#]	$ [$#.##]	$ 0.00
[Resource]	[#]	$ [$#.##]	$ 0.00
[Resource]	[#]	$ [$#.##]	$ 0.00
Total Estimated Amounts	**0**		**$ 0.00**

Note: With the exception of the hourly rate the table above provides budgetary estimates only.

4.3.1. Invoicing

Insight will invoice on a monthly basis for the minimum hours worked or actual hours worked, whichever is greater, plus any taxes incurred (if applicable).

4.4. Pricing Notes

1. Pricing offer is valid for 30 days from the date a copy of this SOW is first presented to Client. This SOW must be executed and returned to Insight by Client within such 30-day period or pricing will expire.
2. Travel expenses, if applicable, are not reimbursable.
3. Pricing and estimated time to complete this engagement are based upon Client providing necessary access to internal experts, location(s), all critical systems, applications, and hardware required to complete the project. Any additional requirements, including without limitation, additional screening, background check, vaccination or covid-related requests and other out-of-scope or previously undisclosed resource-related requests may result in Service commencement or completion delays and additional fees.
4. Client acknowledges that cancellation of this engagement may cause Insight to incur non-refundable pre-approved travel expenses and other costs. Accordingly, if Client cancels this engagement, Client shall pay Insight the fees set forth below. Such cancellation shall be in writing and shall be effective when received by Insight.

Cancellation Period	Cancellation Fee
Less than 3 business days prior to start of engagement	100% of total cost of engagement OR $12,500.00, whichever is less
Between 3 and 10 business days prior to start of engagement	10% of total cost of engagement OR $2,500.00, whichever is less
More than 10 business days prior to start of engagement	None

5. If an Insight resource arrives on site per an agreed-upon schedule and is unable to start or complete the project due to any Client, site, and/or equipment issues, any applicable travel expenses will be incurred.
6. Insight is not responsible for delays or repeated tasks caused by factors outside of Insight's control. These factors include, but are not limited to, availability of Client personnel, equipment, and facilities.
7. Client will compensate Insight for any out-of-scope work requested by Client on an hourly basis at Insight's standard hourly rates (unless otherwise agreed to in writing by the parties).

4.5. Client Work Product

All results of the Services described in and delivered pursuant to this SOW, including Deliverables and Client's proprietary information contained therein, authored or created by Insight specifically for Client as a Work Made for Hire, excluding any Insight IP incorporated therein ("Work Product"), will be and remain the property of Client. Insight retains all right, title, and interest in, without limitation, any intellectual property rights in works of authorship, know-how, or any invention, device, process, method, development, design, specifications, technique, apparatus, reports, schematic, or technical information (whether patentable or not), documentation, software or enhancements, improvements, alterations, interfaces, workflows, and best practices developed, invented, created, or reduced to practice by Insight and used for the Services, including any derivatives or modifications ("Insight IP"). To the extent Work Product includes any works of authorship that are Insight IP, Insight grants Client a nonexclusive and non-transferable license to use each such portion of the Work Product for its internal business purposes, provided that no Insight IP may be unbundled or separated from the Work Product or used on a stand-alone basis.

5. Exhibit – Project Management

Insight will provide the following project management and technical direction:

Project Coordinator

- Serve as the primary point of contact on all project issues, needs, and concerns
- Facilitate introduction kickoff call to review scope and project expectations
- Schedule and coordinate the necessary resources to support the project
- Complete Change Request (CR) documentation as required; and obtain signed CRs for mutually agreed upon changes
- Facilitate closeout meeting, as needed

Project Manager

- Serve as the primary point of contact on all project issues, needs, and concerns
- Provide team leadership and guidance
- Facilitate kickoff meeting to review scope and project expectations, discuss IT infrastructure design, assess Client readiness (hardware, software, infrastructure pre-requisites, etc.), discover any possible problems/risks, formulate an appropriate work breakdown structure for primary project tasks, and create project timeline/schedule (including potential downtimes and maintenance windows)
- In conjunction with Client, measure and communicate weekly progress against mutually agreed-upon milestones
- Maintain a project log proactively to identify and communicate key decisions made, action items to be completed, risks/issues that may impact scope, schedule, and lessons learned; and mitigate and/or escalate any critical risks or issues under Insight's control, as needed
- Manage Client expectations and satisfaction throughout the life of the project
- Schedule and coordinate the necessary resources to support the project
- Schedule and conduct project team update/status meetings
- Prepare written status reports for Client at mutually agreed-upon intervals
- Monitor, manage, and communicate changes to the project's scope, budget, schedule, and resources; complete Change Request (CR) documentation as required; and obtain signed CRs for mutually agreed upon changes
- Facilitate closeout meeting, as needed
- If applicable, perform the following activities related to organizational change management ("OCM") outlined in Insight's Best Practices Guide for OCM for the Services in this SOW:
    - Identify Client contacts for activities related to stakeholder engagement, communications, training, online resources/intranet, support
    - Track the following decisions and deliverables as part of the project plan:
        - Plans for stakeholder engagement, communications, content planning, training, and adoption
        - T-minus schedules for stakeholder engagement, communications, and training
        - Technical dependencies related to OCM activities
    - Where applicable, engage Insight OCM SMEs for advisory purposes, not to exceed 5 hours

Program Manager

- Provide oversite and act as the primary escalation point for the program
- Maintain contact and communication with all Insight project team members and project stakeholders to ensure conformance with requirements of project delivery and Client expectations

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- Develop a program-level governance model and work with Client to obtain endorsement for successful implementation
- Oversee program to ensure consistency of project practices (Change Requests, issue management, risk management, decision tracking, etc.); follow and contribute to standard Client implementation methodologies and best practices
- Work with Client to identify the program success criteria and document dependencies, risks, and issues associated with the successful completion of the program
- Develop program communications plan and associated documents, drive cross-project delivery consistency, and coordinate cross-project communications
- Maintain frequent program-level written and verbal communications with all program stakeholders and participants ensuring communications are understood by recipients
- Identify and manage program-level dependencies and critical paths
- Identify, escalate, and document program issues as necessary
- Provide team leadership and guidance throughout the program
- Work closely with the Insight Project Managers and key Client team members and stakeholders to ensure that the program is effectively executed
- Provide a Program Schedule highlighting Deliverables, corresponding milestones, planned project events, and timelines
- Deliver program-level summaries at agreed-upon intervals

5.1. *Project Contacts*

Contact Name	Contact Email
Client Sponsor - [update]	[update]
Client Technical Lead – [update]	[update]
Client Executive - [update]	[update]
Solutions Executive – [update]	[update]@insight.com
Additional Insight Contact – [update]	[update]@insight.com
Services Manager – [update]	[update]@insight.com
Project Manager – [update]	[update]@insight.com

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6. Exhibit – Service Offering Information

6.1. Service Description

The following is a high-level description of the Services Insight will provide:

- [Bullet 1]
    - [Bullet 2]
        - [Bullet 3]
            - [Bullet 4]

6.2. Scope and Approach

Insight will perform the following Services:

[Phase]

- [Bullet 1]
    - [Bullet 2]

[Sub-Phase]

- [Bullet 1]
    - [Bullet 2]

[Sub-Phase]

- [Bullet 1]

6.2.1. Out of Scope

1. The following are considered out-of-scope and are not part of the Services:
    a. Electrical or cabling services
    b. Formal user training
2. Services and Deliverable items not expressly described in the Scope and Approach section is considered to be out of scope. Any out-of-scope items must be pre-authorized and verified by Insight in writing through the Change Request process.

6.3. Deliverables

Overall Project

- [Bullet 1]

Project Management

Project Coordinator

- Communications/escalation contact list

Project Manager

- Communications/escalation contact list
- Weekly status reports on the progress of the project

Program Manager

- Weekly status reports on the process of the program

Deliverables, if any, will be agreed upon by both parties in writing.

DRAFT

6.4. Offering-Specific Client Responsibilities

1. [Enter offering-specific responsibilities here]

6.5. Offering-Specific Assumptions

1. [Enter offering-specific assumptions here]

DRAFT

Amazon Web Services Order Form Agreement

Client Name:		Client Acct. #	
Address		Client Contact Name:	
City, State, Zip		Account Executive:	
State/Fed Contract:		Request Date	Click or tap to enter a date.

This Amazon Web Services ("AWS") Order Form Agreement, together with any attachments or schedules (collectively referred to herein as the "Agreement") contains the terms and conditions that govern access to and use of the AWS Cloud Services provided by Amazon Web Services, Inc. (also referred to as the "Vendor" or "Amazon" or "Service Provider") and purchased through and accepted by Insight Public Sector, Inc., (also referred to as "Solution Provider" or "Insight") on behalf of itself and its affiliates and successors, and is an agreement between Insight and the entity specified in the "Customer Name" field above, on behalf of itself and its affiliates, successors, customers and end-users (hereinafter, "Customer", or "you"). The Effective Date of this Agreement will be the earlier of when this Agreement is manually or electronically signed below and accepted by Insight, the date an order is placed in the AWS customer portal (the "AWS Client Portal"), or the date Cloud Services are enabled or provisioned for use by you. You represent to Insight that the individual signing or accepting this Agreement or placing an order for Cloud Services pursuant to this Agreement, has the legal authority to bind you. FOR AWS GOV-CLOUD, PLEASE REACH OUT TO YOUR INSIGHT REP FOR MORE INFORMATION.

Scope of this Agreement: Scope of this Agreement: Scope of this Agreement: The Cloud Services included within the scope of this Agreement are consumption-based AWS Cloud Services which are ordered directly through Insight. **AWS Marketplace transactions are not covered under this Agreement; therefore, these transactions will not be subject to the terms set forth herein, nor will such transactions be priced in accordance with the underlying Terms of Sale.**

1. Definitions

1.1. **"Acceptable Use Policy"** means the policy currently available at: http://aws.amazon.com/aup as may updated from time to time.

1.2. **"Content"** means any content you upload to the Services under your account or otherwise transfer, process, use or store in connection with your account.

1.3. **"Policies"** means the AWS Acceptable Use Policy, the Site Terms, the Service Terms and all other restrictions described on the AWS site at http://aws.amazon.com.

1.4. **"Services"** means each of the AWS web services made available by AWS.

1.5. **"Service Offerings"** means the Services provided by AWS under this Agreement.

1.6. **"Service Terms"** means the rights and restrictions for particular Services located at http://aws.amazon.com/serviceterms as may be updated from time to time.

1.7. **"Third Party Content"** means content made available to you by any third party on the AWS site or Marketplace in conjunction with the Services.

2. Use of the Service Offerings

2.1. **Generally**. You may access and use the Service Offerings in accordance with this Agreement. You will adhere to all laws, rules, and regulations applicable to your use of the Service

Offerings, including Service Terms, the Acceptable Use Policy and other Policies as defined in Section 1.

2.2. **Your Account**. Once an account has been set up for you, Service Offerings may be enabled and provisioned by you via the AWS Client Portal. Use, reporting, and invoicing of the Service Offerings are based on a consumption or actual use model, as further described below. You will be invoiced for the Service Offerings you consume in accordance with usage reports provided by AWS.

2.3. **Third Party Content**. Third Party Content, such as software applications provided by third parties, may be made available directly to you by other companies or individuals under separate terms and conditions, including separate fees and charges. Because we may not have tested or screened the Third Party Content, your use of any Third Party Content is at your sole risk.

3. **Security and Data Privacy**

3.1. **Your Content**. You are solely responsible for the development, content, operation, maintenance, and use of your Content such as, but not limited to: (a) compliance of your Content with the Acceptable Use Policy, the other Policies and the law; (b) any claims relating to your Content; and (c) properly handling and processing notices sent to you (or any of your affiliates) by any person claiming that your Content violates such person's rights, including notices pursuant to the Digital Millennium Copyright Act.

3.2. **Other Security and Backup**. You are responsible for properly configuring and using the Service Offerings and taking your own steps to maintain appropriate security, protection and backup of your Content, which may include the use of encryption technology to protect your Content from unauthorized access and routine archiving your Content.

4. Fees and Invoicing

4.1. **Fees**: The unit or per seat Fees for Service Offerings payable by you will be the current AWS list price at the time such Service Offerings are consumed by you[, less a [X] percent ([X]%) discount from Insight at invoice. You will receive a discount off of the following AWS Services as set forth at: AWS AUTHORIZED SERVICES LIST, in addition to the Business and Enterprise Support Plans]. The total Fees payable by you[, with Insight's discount (if any),] will be set forth in Insight's invoice in the manner described below. Insight reserves the right to modify the Fees payable as a result of changes implemented by AWS to its partner/distributor program.

4.2. **Invoicing/Payment**: Service Offerings used or enabled by you, including without limitation, any additions, reductions, increases or decreases in the per unit quantity of the Service Offerings used, will be invoiced on an actual use or consumption basis as measured and reported to Insight by AWS. AWS's records and usage reports are taken to be correct unless proven by you to be in error. Insight will invoice you monthly in arrears for the Service Offerings consumed in each preceding monthly billing period on an actual use or consumption basis as reported by AWS. Unless otherwise agreed to in writing between the parties, you must pay all undisputed invoices in full within thirty (30) days of the invoice date.

4.3. **Cloud Service Credits/SLAs**: The Parties agree that AWS's Service Level Agreements, to the extent applicable, will apply to this purchase as set forth at https://aws.amazon.com/legal/service-level-agreements/. To the extent that a Cloud Service credit is due to Client in accordance with the AWS Service Level Agreement(s), the Parties agree that any credit due will be credited by Insight to Client's account within a reasonable time after Insight's notice from Client of the claim and following AWS's verification of Client's claim. Client expressly acknowledges and agrees that Insight is not obligated to provide any Cloud Service credit if AWS is unable to verify Client's claim. ANY CREDITS OR TERMINATION RIGHTS DESCRIBED UNDER THE SLA SHALL BE THE SOLE AND EXCLUSIVE REMEDY OF CLIENT IN CONNECTION WITH ANY UNAVAILABILITY OF THE SERVICE OFFERINGS OR BREACH OF THE SLA.

5. Term/Termination

5.1. **Term**. The term of this Agreement will commence on the Effective Date and will remain in effect until terminated by you or Insight in accordance with Section 5.2.

5.2. **Termination**. (a) Termination for Convenience. You may terminate this Agreement for any reason by: (i) providing Insight notice and (ii) closing your account for all Services for which Insight provides an account closing mechanism. Insight may terminate this Agreement for any reason by providing you 30 days advance notice. (b) Termination for Cause. (i) By Either Party. Either party may terminate this Agreement for cause upon 30 days advance notice to the other party if there is any material default or breach of this Agreement by the other party, unless the defaulting party has cured the material default or breach within the 30 day notice period. (ii) By Insight. Insight may also terminate this Agreement immediately upon notice to you (A) for cause, if any act or omission by you results in a suspension of your account by AWS, or (B) if AWS terminates or no longer provides the Service Offerings under this Agreement for any reason.

5.3. **Effect of Termination**. (a) Generally. Upon any termination of this Agreement: (i) all your rights under this Agreement immediately terminate; (ii) you remain responsible for all fees and charges you have incurred through the date of termination, including fees and charges for in-process tasks completed after the date of termination; and (iii) you will immediately return or, if instructed by Insight, destroy all AWS Content in your possession. (b) Post-Termination Assistance. Unless Insight terminates your use of the Service Offerings pursuant to Section 5.2(b), during the 30 days following termination: (i) AWS will not erase any of Your Content as a result of the termination; (ii) you may retrieve Your Content from the Service Offerings only if you have paid any charges for any post-termination use of the Service Offerings and all other amounts due; and (iii) AWS will provide you with the same post- termination data retrieval assistance that is generally made available to all customers.

6. Indemnification

You will defend, indemnify, and hold harmless Insight, its affiliates, licensors, and each of its respective employees, officers, directors, and representatives from and against any claims, damages, losses, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or relating to any third party claim concerning: (a) your use of the Service Offerings; (b) your breach of this Agreement or violation of applicable law; or (c) your Content or the combination of your Content with other applications, Content or processes, including any claim involving alleged infringement or misappropriation of third-party rights by your Content or by the use, development, design, production, advertising or marketing of your Content.

7. Limitation of Liability

INSIGHT WILL NOT BE LIABLE TO YOU FOR ANY DIRECT, INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR EXEMPLARY DAMAGES (INCLUDING DAMAGES FOR LOST PROFITS, GOODWILL, USE OR DATA), EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. FURTHER, NEITHER WILL INSIGHT BE RESPONSIBLE FOR ANY COMPENSATION, REIMBURSEMENT, OR DAMAGES ARISING IN CONNECTION WITH: (A) YOUR INABILITY TO USE THE SERVICE OFFERINGS, INCLUDING AS A RESULT OF ANY (I) TERMINATION OR SUSPENSION OF THIS AGREEMENT OR YOUR USE OF OR ACCESS TO THE SERVICE OFFERINGS; (II) DISCONTINUATION OF THE SERVICE OFFERINGS; OR (III) WITHOUT LIMITING ANY OBLIGATIONS UNDER THE SLAS, ANY UNANTICIPATED OR UNSCHEDULED DOWNTIME OF ALL OR A PORTION OF THE SERVICE OFFERINGS FOR ANY REASON, INCLUDING AS A RESULT OF POWER OUTAGES, SYSTEM FAILURES OR OTHER INTERRUPTIONS; (B) THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES; (C) ANY INVESTMENTS, EXPENDITURES, OR COMMITMENTS BY YOU IN CONNECTION WITH THIS AGREEMENT OR YOUR USE OF OR ACCESS TO THE SERVICE OFFERINGS; OR (D) ANY UNAUTHORIZED ACCESS TO, ALTERATION OF, OR THE DELETION, DESTRUCTION, DAMAGE, LOSS OR FAILURE TO STORE ANY OF YOUR CONTENT OR OTHER DATA. OUR AGGREGATE LIABILITY UNDER THIS AGREEMENT WILL BE LIMITED TO THE AMOUNT YOU ACTUALLY PAY US UNDER THIS AGREEMENT FOR THE SERVICE OFFERING THAT GAVE RISE TO THE CLAIM DURING THE 12 MONTHS PRECEDING THE CLAIM.

NOTHING IN THIS SECTION 6 WILL LIMIT YOUR OBLIGATION TO PAY US PURSUANT TO SECTION 4 (FEES AND INVOICING).

8. Insight's Terms of Sale

The purchase of AWS Cloud Services are subject to Insight's Terms of Sale for Cloud Services as set forth at https://www.Insight.com/en_US/help/terms-of-sale-cloud-ips.html ("Insight Terms of Sale"). To the extent the terms of this Agreement conflict with the Insight Terms of Sale for Cloud Services, these Agreement terms shall take precedence with respect to the purchase of Service Offerings. For the avoidance of doubt, notwithstanding the presence or acceptance of your order by Insight or Vendor, any applicable service setup information will be for administrative purposes only and subject to this Agreement. This Agreement is a Special Terms addendum to the Insight Terms of Sale, and is hereby incorporated by reference. Capitalized terms used but not defined herein will have the meaning provided in Insight's Terms of Sale.

9. Vendor's Terms of Use – AWS Agreements

By entering into this Agreement, you acknowledge that the use of the AWS Cloud Services provided through Insight is subject to the applicable AWS Public Sector Access Policy, a current version of which is located at: AWS Public Sector Access Policy.

You will be solely responsible for providing each of your affiliates, subsidiaries, customers and end-users with the aforementioned AWS Agreements governing use of the AWS Cloud Services and gain their acceptance prior to any purchase, provisioning and use of such AWS Cloud Services.

BY ENTERING YOUR MANUAL OR ELECTRONIC SIGNATURE BELOW, YOU HEREBY CERTIFY AND AGREE THAT: (1) YOU ARE DULY AUTHORIZED ON BEHALF OF CLIENT TO ACCEPT THIS AGREEMENT AND TO PROCURE, PROVISION AND USE, NOW AND IN THE FUTURE, ALL AWS CLOUD SERVICES ORDERED HEREUNDER; AND (2) YOU ARE PLACING THE ORDER DESCRIBED HEREIN AND ACCEPT THIS AGREEMENT AND ALL APPLICABLE TERMS AND CONDITIONS APPLICABLE TO SUCH ORDER ON BEHALF OF THE CLIENT.

Insight		Client	
By:	_____ *Authorized Representative*	By:	_____ *Authorized Representative*
Print Name:		Print Name:	
Title:		Title:	
Date:		Date:	

1. EXHIBIT A - SUPPLEMENTAL TERMS AND CONDITIONS FOR AWS GOVCLOUD

[Delete this exhibit if it should not be included in the contract]

These Supplemental Terms and Conditions for AWS GovCloud ("AWS GovCloud Supplemental Terms") form an addendum to the Insight AWS Agreement, and set forth the terms and conditions that are specific to the AWS GovCloud Services being purchased by Client from Insight. To the extent these terms conflict with the Insight AWS Agreement, these AWS GovCloud Supplemental Terms will govern with respect your purchase of the AWS GovCloud Services. Terms used but not defined herein will have the meaning given in the AWS Agreement.

1) Use of the AWS GovCloud (U.S.) Region Service Offerings.

You may access the AWS GovCloud (U.S.) Region if you have root level access to the relevant program account.

2) AWS GovCloud (U.S.) Region Representations & Warranties.

Should you gain access to an AWS GovCloud (U.S.) Region account, the AWS Services may not be used to process or store classified data. You are responsible for verifying that all end users accessing Your Content in the AWS GovCloud (U.S.) Region are eligible to gain access to Your Content. You represent and warrant that You: (i) are a U.S. Person, as defined by 22 CFR part 120.15 ("U.S. Person"); (ii) will only assign a U.S. Person as your account owner for the AWS GovCloud (U.S.) Region; (iii) if required by the International Traffic In Arms Regulations ("ITAR"), have and will maintain a valid Directorate of Defense Trade Controls registration; (iv) are not subject to export restrictions under U.S. export control laws and regulations (e.g., you are not a denied or debarred party or otherwise subject to sanctions); and (v) maintain an effective compliance program to ensure compliance with applicable U.S. export control laws and regulations, including the ITAR. If requested, You agree to provide additional documentation and cooperation to verify the accuracy of the foregoing representations and warranties.

3) Your Use of GovCloud Credentials.

a) **GovCloud Region**. AWS will implement reasonable and appropriate measures for the AWS Network in the GovCloud Region designed to: (i) help You secure Your Content against accidental or unlawful loss, access or disclosure; (ii) implement the in-scope Federal Risk and Authorization Management Program ("FedRAMP") controls for the Services identified as FedRAMP compliant; and (iii) maintain physical and logical access controls to limit access to the AWS Network by AWS personnel, including employees and contractors, to U.S. citizens, as defined by 8 USC §1401, et seq. ("U.S. Citizens") ((i), (ii) and (iii) collectively the "Security Objectives"). The GovCloud Region is the only AWS Region that has physical and logical access controls that limit access to the AWS Network by AWS Personnel to U.S. Citizens. (The 'AWS Network' means AWS's data center facilities, servers, networking equipment, and host software systems (e.g., virtual firewalls) that are within AWS's control and are used to provide the Services.)

b) **GovCloud Region Security Standards**.

i) **Information Security Program**. AWS will maintain an information security program (including the adoption and enforcement of internal policies and procedures) designed to: (a) satisfy the Security Objectives; (b) identify reasonably foreseeable and internal risks to security and unauthorized access to the AWS Network; and (c) minimize security risks, including through risk assessment and regular testing. AWS will designate one or more

employees to coordinate and be accountable for the information security program. The information security program will include the following measures:

(1) ***Network Security***. The AWS Network will be electronically accessible to employees, contractors and any other person as necessary to provide the Services. AWS will maintain access controls and policies to manage what access is allowed to the AWS Network from each network connection and user, including the use of firewalls or functionally equivalent technology and authentication controls. AWS will maintain corrective action and incident response plans to respond to potential security threats.

(2) ***Physical Security***.

(a) Physical Access Controls. Physical components of the AWS Network are housed in nondescript facilities (the "Facilities"). Physical barrier controls are used to prevent unauthorized entrance to the Facilities both at the perimeter and at building access points. Passage through the physical barriers at the Facilities requires either electronic access control validation (e.g., card access systems, etc.) or validation by human security personnel (e.g., contract or in-house security guard service, receptionist, etc.). Employees and certain contractors are assigned photo-ID badges that must be worn while the employees and contractors are at any of the Facilities. Visitors and any other contractors are required to sign-in with designated personnel, must show appropriate identification, are assigned a visitor ID badge that must be worn while the visitor is at any of the Facilities, and are continually escorted by authorized employees or contractors while visiting the Facilities.

(b) Limited Employee and Contractor Access. AWS provides access to the Facilities to those employees and contractors who have a legitimate business need for such access privileges. When an employee or contractor no longer has a business need for the access privileges assigned to him/her, the access privileges are promptly revoked, even if the employee or contractor continues to be an employee of AWS or its affiliates.

(c) Physical Security Protections. All access points (other than main entry doors) are maintained in a secured (locked) state. Access points to the Facilities are monitored by video surveillance cameras designed to record all individuals accessing the Facilities. AWS also maintains electronic intrusion detection systems designed to detect unauthorized access to the Facilities, including monitoring points of vulnerability (e.g., primary entry doors, emergency egress doors, roof hatches, dock bay doors, etc.) with door contacts, glass breakage devices, interior motion-detection, or other devices designed to detect individuals attempting to gain access to the Facilities. All physical access to the Facilities by employees and contractors is logged and routinely audited.

ii) **Continued Evaluation**. AWS will conduct periodic reviews of the security of its AWS Network and adequacy of its information security program as measured against industry security standards and its policies and procedures. AWS will continually evaluate the security of its AWS Network and associated Services to determine whether additional or different security measures are required to respond to new security risks or findings generated by the periodic reviews.

(1) **Your Responsibilities**. You are responsible for all physical and logical access controls beyond the AWS Network including, but not limited to, Your account access, data

transmission, encryption, and appropriate storage and processing of data within the GovCloud Region. You are responsible for verifying that all End Users accessing Your Content in the GovCloud Region are eligible to gain access to Your Content. The Services may not be used to process or store classified data. If you introduce classified data into the AWS Network, You will be responsible for all sanitization costs incurred by Insight and AWS. Your liability under this provision is exempt from any limitations of liability.

BY ENTERING YOUR MANUAL OR ELECTRONIC SIGNATURE BELOW, YOU HEREBY CERTIFY AND AGREE THAT: (1) YOU ARE DULY AUTHORIZED ON BEHALF OF CLIENT TO ACCEPT THESE AWS GOVCLOUD SUPPLEMENTAL TERMS AND TO PROCURE, PROVISION AND USE, NOW AND IN THE FUTURE, ALL AWS GOVCLOUD SERVICES ORDERED HEREUNDER; AND (2) YOU ARE PLACING THE ORDER ASSOCIATED HEREWITH AND ACCEPT THESE AWS GOVCLOUD SUPPLEMENTAL TERMS ON BEHALF OF CLIENT.

Client	
By:	_____ *Authorized Representative*
Print Name:	
Title:	
Date:	

Google Cloud Platform Order Form Agreement

Customer Name:		Customer Acct. #	
Address:		Customer Contact:	
State/Fed Contract:		Domain:	

This Order Form ("Agreement") governs access to and use by the customer named above, on behalf of itself and its affiliates, successors, customers, and end users (collectively, the "Customer", "You" or "Your") of the Google Cloud Platform Services supplied by Google, LLC (the "Supplier" or "Google") and provisioned through Insight Public Sector, Inc. ("Insight"). The individual accepting this Agreement on behalf of Customer represents and warrants that he or she: (i) has full legal authority to bind Customer to this Agreement; (ii) has read and understands this Agreement; and (iii) agrees to the Agreement on behalf of Customer. If you do not have the legal authority to bind Customer, please do not accept this Agreement, or provision or use any Services.

1. Definitions.

1.1. "Acceptable Use Policy" or "AUP" means Supplier's acceptable use policy set forth for the Services, found at https://cloud.google.com/terms/aup as modified from time to time.

1.2. "Anthos Products" means the subset of Google Cloud Platform Services described in the Google Cloud Platform suite of services listed here: https://cloud.google.com/terms/services as modified from time to time, and made available to End User through Insight as a reseller.

1.3. "Application(s)" means any web or other application Customer creates using the Google Cloud Platform Services, including any source code written by Customer to be used with the Services or hosted in an Instance.

1.4. "Committed Purchase(s)" have the meaning set forth in the Service Specific Terms.

1.5. "Content" means any content you upload to the Services under your account or otherwise transfer, process, use, or store in connection with your account.

1.6. "Customer Data" means content provided, transmitted, or displayed via the Google Cloud Platform Services by Customer, but excluding any data provided as part of the Customer's Google account (either gmail.com address or an email address provided under the "Google Apps" product line).

1.7. "Google Cloud Platform Services" means Google's Cloud Platform suite of services listed here: https://cloud.google.com/terms/services as modified from time to time, and made available to End User through Insight as a reseller.

1.8. "Google TOS" means the Google Cloud Platform Terms of Service at https://cloud.google.com/terms/.

1.9. "High Risk Activities" means uses such as the operation of nuclear facilities, air traffic control, or life support systems, where the use or failure of the Services could lead to death, personal injury, or environmental damage.

1.10. "Instance" means a virtual machine instance, configured and managed by Customer, which runs on the Google Cloud Platform Services.

1.11. "Intellectual Property Rights" means current and future worldwide rights under patent law, copyright law, trade secret law, trademark law, moral rights law, and other similar rights.

1.12. "Premium Software" means Software which Google has described as "Premium Software" within the Google Cloud Platform Services and is subject to the Service Specific Terms, including, but not limited to: Anthos Products.

1.13. "Project" means a grouping of computing, storage, and API resources for Customer, and via which Customer may use the Google Cloud Platform Services.

1.14. "Services" means the Google Cloud Platform Services.

1.15. "Service Specific Terms" means the terms which are specific to each Google Cloud Platform Service and set forth at https://cloud.google.com/terms/service-terms as modified from time to time.

1.16. "SLAs" means the service level agreements applicable to the Google Cloud Platform solutions found at https://cloud.google.com/terms/sla/.

1.17. "Software" means any downloadable tools, software development kits, or other such proprietary computer software provided by Google in connection with the Google Cloud Platform Services, including Premium Software, which may be downloaded by Customer, and any updates Google may make to such Software from time to time.

1.18. "Third Party Content" means content made available to you by any third party via Insight or the Console in conjunction with the Services.

2. Terms of Sale and Terms of Use for Cloud Services

2.1. **Terms of Sale**. The purchase of the Services will be subject to Insight's Terms of Sale for Cloud Services as set forth at https://www.Insight.com/en_US/help/terms-of-sale-cloud-ips.html ("Insight Terms of Sale"), including, but not limited to, pricing (where applicable) will be set forth in the Google Cloud Platform console, tools or platform used by You to procure Services (the "Console"). For the avoidance of doubt, notwithstanding the presence or acceptance by Insight of any separate purchase order You may provide, to the extent such purchase order contains other terms, it will be for administrative purposes only and the parties agree that the governing terms and conditions shall be those set forth in this Agreement, unless otherwise agreed to in writing by Insight and You. If there is a conflict between the Insight Terms of Sale and any of the other documents that comprise the Agreement ("Conflicting Terms"), the terms of the Agreement ("Prevailing Terms") will take precedence over the Conflicting Terms solely with respect to Your use of the Google Cloud Platform Services. Moreover, the Prevailing Terms shall be construed as narrowly as possible to resolve the conflict while preserving as much of the Agreement as possible, including, but not limited to, preserving non-conflicting provisions contained within the same paragraph, section, or sub-section as the Conflicting Terms. Capitalized terms which are not defined in this Agreement shall have the meaning ascribed to them in the Insight Terms of Sale.

2.2. **Terms of Service**. The Services are provided by the Supplier and are subject to the Google TOS. Such terms, including any additional Supplier terms provided in this Agreement, will apply to Your access to and use of the Services. By provisioning Services through the Console, you represent, warrant and covenant that you will not use the Services unless You have agreed to the Google TOS.

2.3. **Your Account**. Once an account has been set up for you, Services may be enabled and provisioned by you via the Console. Use, reporting and invoicing of the Services are based on a consumption or actual use basis, as further described below. You will be invoiced for the Services you consume in accordance with usage reports provided by the Supplier.

2.4. **Third Party Content**. Third Party Content, such as software applications provided by third parties, may be made available directly to you by other companies or individuals under separate terms and conditions, including separate fees and charges. Because we may not have tested or screened the Third-Party Content, your use of any Third-Party Content is at your sole risk.

3. Security and Data Privacy

3.1. **Your Content**. You are solely responsible for the development, content, operation, maintenance, and use of your Content such as, but not limited to: (a) compliance of your Content with the Acceptable Use Policy, the other Policies, and the law; (b) any claims relating to your Content; and (c) properly handling and processing notices sent to you (or any of your affiliates) by any person claiming that your Content violates such person's rights, including without limitation, notices pursuant to the Digital Millennium Copyright Act.

3.2. **Other Security and Backup**. You are responsible for properly configuring and using the Services and taking your own steps to maintain appropriate security, protection, and backup of your Content, which may include the use of encryption technology to protect your Content from unauthorized access and routine archiving your Content.

3.3. **Privacy Policy**. Google Cloud Platform Services are subject to Google's privacy policy located http://www.google.com/policies/privacy/ as modified from time to time.

4. Fees and Invoicing

4.1. **Fees**. If You exceed the usage limits, fee thresholds, Committed Units or any prepaid credits applicable to the Service, You agree to pay for the fees and charges for such over usage. For any extension of a Services subscription term or the provisioning of a Service upgrade, the then-current price will apply, unless otherwise mutually agreed in writing by You and Insight. Insight, may, from time to time in its sole discretion, change the fees it charges for the Service. Any increase in the fees will take effect at the beginning of the new subscription term. Insight will notify You of any such changes by updating the Console or sending notice by e-mail or regular mail.

4.2. **Invoicing/Payment**. Services used or enabled by you, including without limitation, any additions, reductions, increases or decreases in the per unit quantity of the Services used, will be invoiced on an actual use or consumption basis as measured and reported to Insight by Google. Google's records and usage reports are taken to be correct unless proven by you to be in error. Insight will invoice you monthly in arrears for the Services consumed in each preceding monthly billing period on an actual use or consumption basis as reported by Google. Unless otherwise agreed to in writing between the parties, you must pay all undisputed invoices in full within thirty (30) days of the invoice date. If You have purchased prepaid credits, You will be invoiced monthly against Your prepaid amount. You will have the option to either purchase additional increments of prepaid credits or default to consumption-based billing. Should You fail to purchase additional prepaid credits and Your usage exceeds Your prepaid credit amount, You agree to pay Insight for any and all amounts owed to Google for such over usage and You will continue to be invoiced on an actual use basis as reported to Insight by Google.

4.3. **Google Cloud Platform Service SLAs**. The Google Cloud Platform Services are more fully described at https://developers.google.com/cloud/services and are subject to the service level agreements found at https://cloud.google.com/terms/sla/. ANY CREDITS OR TERMINATION RIGHTS DESCRIBED UNDER THE SLA SHALL BE THE SOLE AND EXCLUSIVE REMEDY OF CUSTOMER IN CONNECTION WITH ANY UNAVAILABILITY OF THE SERVICES OR BREACH OF THE SLA.

5. Term/Termination

5.1. **Agreement Term**. The "Term" of this Agreement will begin on the Effective Date and continue until the Agreement is terminated as set forth in this Section 5 of the Agreement.

5.2. **Termination for Breach**. Either party may terminate this Agreement for breach if: (i) the other party is in material breach of the Agreement and fails to cure that breach within thirty days after receipt of written notice; (ii) the other party ceases its business operations or becomes subject to insolvency proceedings and the proceedings are not dismissed within ninety days; or (iii) the other party is in material breach of this

Agreement more than two times notwithstanding any cure of such breaches. In addition, Insight may terminate any, all, or any portion of the Services or Projects, if Customer meets any of the conditions in Section 9.2(i), (ii), and/or (iii).

5.3. **Termination for Inactivity**. Insight or Google reserves the right to terminate the provision of the Service(s) to a Project upon 30 days advance notice if, for a period of 60 days (i) Customer has not accessed the Admin Console or the Project has had no network activity; and (ii) such Project has not incurred any Fees for such Service(s).

5.4. **Termination for Convenience**. Customer may stop using the Services at any time. Customer may terminate this Agreement for its convenience at any time on prior written notice and upon termination, must cease use of the applicable Services. Insight may terminate this Agreement for its convenience at any time without liability to Customer.

5.5. **Effect of Termination**. If the Agreement is terminated, then: (i) the rights granted by one party to the other will immediately cease; (ii) all Fees owed by Customer to Insight are immediately due upon receipt of the final electronic bill; (iii) Customer will delete the Software, any Application, Instance, Project, and any Customer Data or Customer will transfer billing account direct to Google or a new service provider; and (iv) upon request, each party will use commercially reasonable efforts to return or destroy all Confidential Information of the other party.

6. Additional Required Terms

6.1. **Liability for Breach/Indemnity**. In addition to any liability Customer may have to Insight, Customer agrees that Customer will also be legally responsible directly to Google for any breach of these terms and conditions. Unless prohibited by applicable law, Customer will indemnify, defend, and hold harmless Google from and against all liabilities, damages, and costs (including settlement costs and reasonable attorneys' fees) arising out of a third party claim: (a) regarding any Application, Project, Instance, Customer Data, or Customer trademark; or (b) regarding Customer's, or its end users', use of the Google Cloud Platform Services in violation of the Acceptable Use Policy. Google is a third party beneficiary to this Agreement with respect to the terms and conditions set forth herein.

6.2. **No Warranties**. EXCEPT AS EXPRESSLY SET FORTH IN THE SERVICE SPECIFIC TERMS FOR PREMIUM SOFTWARE, GOOGLE AND ITS SUPPLIERS DO NOT MAKE ANY WARRANTY OF ANY KIND, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING WITHOUT LIMITATION WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR USE AND NON-INFRINGEMENT.

6.3. **Intellectual Property Rights**. As between the parties, Customer owns all Intellectual Property Rights in Customer Data and the Application or Project (if applicable), and Google owns all Intellectual Property Rights in the Google Cloud Platform Services and Software.

6.4. **Other Restrictions**. Customer will not, and will not allow third parties under its control to: (a) copy, modify, create a derivative work of, reverse engineer, decompile, translate, disassemble, or otherwise attempt to extract the source code of the Google Cloud Platform Services or any component thereof (except to the extent such restriction is expressly prohibited by applicable law); (b) use the Google Cloud Platform Services for High Risk Activities; (c) sublicense, resell, or distribute the Google Cloud Platform Services or any component thereof separate from any integrated Application; (d) use the Google Cloud Platform Services to create, train, or improve (directly or indirectly) a substantially similar product or service, including any other machine translation engine; (e) unless otherwise set forth in the Service Specific Terms, use the Services to operate or enable any telecommunications service or in connection with any Application that allows its end users to place calls or to receive calls from any public switched telephone network; (f) process or store any Customer Data that is subject to the International Traffic in Arms Regulations maintained by the Department of State; or (g) unless expressly permitted to, use the Services for any purpose or in any manner involving Protected Health Information (as defined in HIPAA).

6.5. **Google Cloud Platform Terms of Use for Public Sector**. Customer acknowledges that use of the Google Cloud Platform Services provided through Insight is subject to the applicable Google Cloud Computing End User License Agreement for Public Sector, a current version of which is located at: https://www.carahsoft.com/application/files/3415/7685/7848/Google_Cloud_Master_General_Terms_US_Gov_GCP_12-20-2019.pdf.

6.6. **Acceptable Use Policy**. Customer will comply with the Acceptable Use Policy and ensure that its Applications, Projects, and Customer Data, and use thereof by its end users comply with the Acceptable Use Policy. Google reserves the right to review the Application, Project, and Customer Data to ensure Customer's compliance with the Acceptable Use Policy.

6.7. **Service Specific Terms**. Customer will comply with the Service Specific Terms.

6.8. **Terms Related to Anthos Products**. If Customer is purchasing Anthos Products, the following terms shall apply:

6.8.1. During the Term, or so long as Customer is purchasing Anthos Products under the pay-as-you-go model, Customer must purchase and maintain Google technical support in order to receive technical support for the Anthos Product directly from Google;

6.8.2. Customer may not, on behalf of a hyperscale public cloud provider, without Google's prior written consent, (a) conduct (directly or through a third party) any comparative or compatibility testing, benchmarking, or evaluation (each, a "Test") of the Anthos Products, or (b) disclose the results of any such Test.

BY SIGNING THIS AGREEMENT (OR ISSUING A PO IN LIEU OF SIGNATURE), YOU HEREBY CERTIFY THE FOLLOWING:

THAT (1) YOU ARE DULY AUTHORIZED ON BEHALF OF CLIENT TO ACCEPT THIS ORDER, (2) THAT YOU ACCEPT THIS ORDER AND ALL APPLICABLE TERMS AND CONDITIONS ON BEHALF OF CLIENT, AND (3) THAT YOU AGREE TO PAY FOR ALL ORDERS, CHANGES, AND/OR INCREASES IN USAGE SUBSEQUENTLY PROVISIONED BY YOU UNDER YOUR ACCOUNT.

Client	
By:	_____ *Authorized Representative*
Print Name:	
Title:	
Date:	

1. SCHEDULE A - FEES AND ADDITIONAL ORDER DETAILS

Fees:

All prices set forth in this Schedule A are estimates of monthly Services usage only. Customer is responsible for all actual Services charges accrued in accordance with Sections 4.1 and 4.2 of this Agreement.

Services Order Details:

Type or Description of Services	Price (based on estimated usage)	Notes

MICROSOFT AZURE ORDER FORM

Client Name: Client Account No:

Address:

Address:

Client Contact: Insight Contact:

THIS ORDER IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH ON THIS ORDER FORM

- **PROVISIONING AND USE OF CLOUD SERVICES.** Insight performs the initial tenant set-up for Client, including adding Client's subscription and configuring Client's owner rights. Once a subscription has been created for Client, Cloud Services may be enabled and consumed by Client via the Microsoft Azure Services Portal. Use, reporting and invoicing of Cloud Services are based on a consumption or actual use model, as further described below. Client will be invoiced for Cloud Services consumed in accordance with usage reports provided by Microsoft.

- **TERM/TERMINATION.** Cloud Services start once provisioned by Insight on Client's behalf. Cloud Services are available on a month-to-month basis. Client can cancel the Cloud Services at any time by providing written notice. If Client terminates its use of Cloud Services, Client will remain responsible to Insight for the prior month's consumption and all accrued charges for such Cloud Services which will be billed in the next scheduled invoice.

- **FEES AND INVOICING.** Client agrees to pay the fees and charges for the Cloud Services as set forth in the provided price list at purchase, as may be amended from time to time. All future quantities used, enabled or consumed for purchased Cloud Services will be invoiced monthly in arrears on an actual use basis (i.e. "pay-as-you-go") as measured and reported to Insight by Microsoft. The unit purchase price (consumption rate) for each of the Cloud Services available to the Client will be made available for Client's review on a monthly basis. For any extension of a subscription term or the provisioning of a Cloud Service upgrade, the then-current price will apply, unless otherwise mutually agreed in writing by Insight and Client. Notwithstanding the foregoing, Insight may, from time to time and in its sole discretion, change the fees it charges all clients for the Cloud Service for reasons including, but not limited to, changes in Microsoft's pricing and changes to its channel partner programs.

- **AZURE RESERVATIONS (Azure Reserved VM Instances)(*Optional).** Client agrees that Azure Reservations purchases will be invoiced up-front, in full, for the entire term. All Azure Reservations have their own unique coverage period (not coterminous to any previous Azure Reservation purchase). No refunds will be granted once the Azure Reservations are provisioned and in use. *By executing this Order Form, Client agrees to pay the Azure Reservations fees listed below up-front on Client's first issued invoice*:

Ver. 1/2019

- **FORM OF PAYMENT.** Form of payment must be on file before Insight will provision the Cloud Services. All Cloud Services consumed leveraging this Agreement will automatically be billed to the selected form of payment. If a form of payment change is required, please call Insight Credit Card Services Department for assistance.

Net 30 Payment Terms unless You have a separate purchase agreement signed by both your company and Insight, in which case , the net terms of that separate agreement will govern

Credit Card Payment. Please provide last 4 digits of credit card

*Due to security and compliance standards we require clients to call our Credit Card Services Department at 800-INSIGHT and requesting the Credit Card Services department between the hours of 7:00 and 4:00 MST Monday – Friday to provide the full credit card information.

BY CHECKING THIS BOX, YOU CERTIFY THAT YOU HAVE READ AND AGREE TO INSIGHT'S "MICROSOFT CLOUD SOLUTION PROVIDER (CSP) AGREEMENT" WHICH IS INCORPORATED HEREIN BY REFERENCE AND GOVERNS YOUR ORDER FROM INSIGHT, LOCATED AT THE FOLLOWING URL:
https://www.insight.com/microsoft-csp-agreement-for-us-gov-community

BY CHECKING THIS BOX, YOU CERTIFY THAT YOU HAVE READ AND AGREE TO MICROSOFT'S TERMS OF USE (COLLECTIVELY, THE "MICROSOFT AGREEMENTS"). YOU SHALL BE SOLELY RESPONSIBLE FOR PERIODICALLY REVIEWING DESIGNATED URLS OR SUCCESSOR URLS OF MICROSOFT TO UNDERSTAND AND PERFORM IN ACCORDANCE WITH SUCH AMENDED OR OTHERWISE UPDATED MICROSOFT TERMS.

1. The Microsoft Online Services Terms can found at:
https://www.microsoft.com/en-us/licensing/product-licensing/products.aspx

2. The Microsoft Customer Agreement is available from Client's tenant accessed through the Microsoft Online Services Portal; OR Client accepts the current applicable regional version of the Microsoft Customer Agreement available at:
https://www.microsoft.com/licensing/docs/customeragreement

3. The Microsoft Azure Service Level Agreement can be found at: https://azure.microsoft.com/en-us/support/legal/sla

BY CHECKING THE ABOVE-REFERENCED BOXES, YOU UNDERSTAND AND AGREE TO EACH AND ALL OF THE TERMS AND CONDITIONS OF THIS AGREEMENT THAT ARE LEGALLY BINDING. YOU FURTHER AGREE THAT YOUR SIGNATURE ON THIS DOCUMENT IS AS VALID AS IF YOU SIGNED THE DOCUMENT IN WRITING.

By:	**By:**
Name:	**Name:**
Title:	**Title:**
Date:	**Date:**
Email:	
PO Number (Optional):	

Appendix C - Manufacturers, Publishers and Suppliers

Manufacturers, Publishers and Suppliers

#1 PC DIAGNOSTICS COMPANY
.COM SOLUTIONS
.VANTRONIX
/n software, inc.
@COMM
@XI COMPUTER
02 SOLUTIONS
0XDATA INC
1 BEYOND, INC
1 EDI SOURCE
1 Source Metrology Corp
1 TRIPPLITE
10000ft
101 AUDIO VIDEO INC
1099 EXPRESS.COM
1099 PRO, INC
10by8
10GEN INC
10GTEK TRANSCEIVERS
10TEC COMPANY
10to8
10ZIG TECHNOLOGY/BOSANOVA
123 SYNCHRONIZER
123PROPOSAL AUTOMATION SOFTWARE INC
128 CONSULTING LLC
12GHOSTS INC
16 SOFTWARE
1776 SOFTWARE
17a-4
1-800-BATTERIES/IGO
1E LTD
1PASSWORD
1SPATIAL INC
1STVISION INC
1VISION SOFTWARE
1WORLDSYNC INC
2 TECHNOLOGY PLACE
200
2020 TECHNOLOGIES
203 Trading - Acer Refurbs
203 Trading - Dell Refurbs
203 Trading - HPI Refurbs
203 Trading - Lenovo Refurbs
203 Trading - Microsoft Refurbs
203 Trading - Samsung Refurbs
203 Trading - Viewsonic Refurbs
22 CASES
22 MILES, INC (PENDING)
24U SOFTWARE
2BRIGHTSPARKS PTE LTD
2BrightSparks Pte. Ltd.
2conciliate Business Solutions AB
2D3 LIMITED
2E2
DigiDNA SARL
DigiEffects LLC
DIGIGRAM
DIGIKEY
DIGI-KEY CORPORATION
DIGILENT
DIGILIANT
DIGIMATION
DIGIMIND
DIGINEX
DIGIPEDE TECHNOLOGIES LLC
DIGIPORT
DIGIPOS SYSTEMS
DIGIPOWER
DIGISHUO
DIGISIGNER
DIGISTORE SOLUTIONS
DIGITAL ACCESSORIES CORPORATION
DIGITAL ACOUSTICS CORPORATION
DIGITAL AIRWARE
DIGITAL ANARCHY
DIGITAL ANTENNA, INC.
DIGITAL ATLANTIC CORP
Digital Audio Corp
DIGITAL BLUE INC.
DIGITAL CANAL
DIGITAL CHECK CORP
DIGITAL COMBUSTION INC
DIGITAL CONCEPT
DIGITAL CONFIDENCE LTD
DIGITAL CREATION
Digital Data Services, Inc.
DIGITAL DECK COVERS
DIGITAL DETECTIVE GROUP
DIGITAL DETECTIVE GROUP LTD
DIGITAL DISPLAY SYSTEMS, INC.
DIGITAL ELEMENT
DIGITAL FILM TOOLS
DIGITAL FILMWORKS
Digital Fuel SV LLC
DIGITAL GUARDIAN INC
DIGITAL IMAGE SOLUTIONS SINGAPORE
DIGITAL INNOVATIONS
DIGITAL INTELLIGENCE INC.
DIGITAL JUICE
DIGITAL LIFESTYLE OUTFITTERS
DIGITAL LOGGERS INC
DIGITAL METAPHORS
DIGITAL METROLOGY SOLUTIONS
DIGITAL NETRIX
DIGITAL NETWORKS
DIGITAL PERIPHERAL SOLUTIONS, INC.
DIGITAL PERSONA
DIGITAL PRODUCT
LANGSDOM
LANGUAGE ENGINEERING COMPANY
LANGUAGE LINE SOLUTIONS
LANIER
LANNER INC
LANPARTE
LANSA INC
LAN-SECURE NETWORKS
LANSHACK
Lansweeper
LANSYST LTD
LANTERIA LLC
LANTRONIX
LAPCABBY
LAPLINK SOFTWARE
LAPLINK.COM
LAPP TANNEHILL
LAPTOP CHARGER FACTORY
LAPTOP SERVICE CENTER LLC
LAPWORKS
LARCOM & YOUNG
LARS SAMS
LARSCOM
LARSEN ANTENNAS
LARSON SOFTWARE TECHNOLOGY
LARSON SOFTWARE TECHNOLOGY 2002
LASALLE TECHNOLOGIES
LASCAR ELECTRONICS
LASCO
LASER RECHARGE
LASERFICHE
LaserPecker
LASERSOFT IMAGING, INC.
LASITU
LASKO PRODUCTS
LASTAR, INC.
LASTBIT CORP
LASTPASS
LASUNEY
LATENIGHT SOFTWARE LTD
LATERALWORKS
Latest Solutions USA
LATITUDE GEOGRAPHICS
LATITUDE LEARNING
LATTICE SEMICONDUCTOR
LATTIX INC
LAUBLAB KG
LAUBRASS INC
LAUDONTECH SOLUTIONS INC
LAUNCH 3 VENTURES LLC COMPANY
LAUNCHDARKLY
LAUNSBY CONSULTING
Laurel Bridge Software, Inc.
Lauren Innovations
SAALFELD
Saba Software
SABERLOGIC INC
SABRENT
SACHLTER
SACRAMENTO COMPUTER POWER INC
SADA SYSTEMS INC
SAE
SAFARI BOOKS ONLINE LLC
SAFCO
SAFE HARBOR COMPUTERS
SAFE SECURITIES INC
SAFE SOFTWARE
SAFE TREK INC
SAFE TYPE, INC
SAFECONSOLE
SAFECORE, INC.
SAFEGUARD
SAFEND
SAFENET, INC.
Safepass.me
SAFER NETWORKING LTD
Safe-T Data
SAFETY INNOVATIONS
SAFETY INSPECTION SOLUTIONS LLC
SAFETY SOFTWORKS
SAFETY TECHNOLOGY INTERNATIONAL
SAFETY TECHNOLOGY INTERNATIONAL INC
Safety Videos
SAFEWARE THE INSURANCE AGENCY INC
Safran Software Solutions AS
Saft
SAGAXSOFT
SAGE GROUP
SAGE PUBLICATIONS
SAGE SOFTWARE
SAGEKEY SOFTWARE
SAGELAMP SOLUTIONS INC
SageMath
SAGEM-INTERSTAR
SAGER NOTEBOOK COMPUTER
SAGITTA HPC
SAHARA CASES LLC
SAICOO
SAILPOINT TECHNOLOGIES
SainSmart
SAINT CORPORATION
SAISON INFORMATION SYSTEMS CO.,LTD
SAITECH IT PRIVATE LIMITED
SAITEK INDUSTRIES
SAKAR
SAKETA
SAL JOHNSON & ASSOCIATES INC
SALAMANDER DESIGNS LTD

Manufacturers, Publishers and Suppliers

2FA, INC.
2FLYER
2N USA LLC
2ND QUADRANT INC
2POINT
2Ring
2-SEC LTD
2X SOFTWARE LLC
2X SOFTWARE LTD
3 LEGGED THING
3000AD SYSTEMS PTY LTD
321DONE
352 INC
360WORKS
37 SIGNALS LLC
3AM SYSTEMS LTD
3C CAD INC
3COM
3CORE SOFTWARE
3CX
3D CONTROL SYSTEMS INC
3D IO GMBH
3D ISSUE
3D LASER ADVANTAGE INC
3D NATURE LLC
3D RAPID PRINTS
3D SYSTEMS, INC.
3D To All
3D3 SOLUTIONS LTD.
3DBear Inc
3DCADCO INC
3D-COAT
3DCONNEXION
3DI INC
3D-KSTUDIO.COM
3DLABS
3DQUAKERS.com
3DStudio.nl
3D-TOOL
3DVISTA ESPANA SL
3EYE TECHNOLOGIES
3I'S INC
3M COMPANY
3M TOUCH SYSTEMS
3P Learning Inc.
3PAR
3RP
3SL
3T SOFTWARE LABS GmbH
3WARE
3XLOGIC
4 DEGREES
42GEARS MOBILITY SYSTEMS
45 DRIVES MANUFACTURING
Digital Projection, Inc.
DIGITAL PROTOTYPE SYSTEMS INC
DIGITAL RAPIDS CORPORATION
Digital Reasoning
DIGITAL RIVER
Digital Science & Research
DIGITAL SECURITY CONTROLS
Digital Shadows Inc
Digital Signature Software
DIGITAL SPECTRUM SOLUTIONS, INC.
DIGITAL SPEECH SYSTEMS
DIGITAL STORAGE
Digital Storm
DIGITAL SURF
DIGITAL TIGERS
Digital Transforms
DIGITAL TRANSITIONS
DIGITAL WATCHDOG
Digital Workplace Forum Group
DIGITAL.AI SOFTWARE, INC.
DIGITALINX
DIGITALLINK
DIGITALML USA INC
DIGITALOFFICEPRO INC
DIGITALSTORAGE
DIGITALVOLCANO SOFTWARE LTD
DIGITALVOLCANO SOFTWARE LTD.
Digite Inc.
DIGITECH SYSTEMS
DIGITEK COMPUTER PRODUCTS
DIGITIZE DESIGNS LLC
DIGITIZEIT
DIGITTRADE GMBH
Digitus Biometrics, Inc.
DIGITZONE
DIGIUM
DIGSELL
DIGSILENT GMBH
DILIGENT CORPORATION
DIMASTR
DIMENSION 5
DIMENSIONAL SOLUTIONS INC
DIMPLE SOFTWARE
Dinamenta
DINAMO GMBH
DINCLOUD
DINKUMWARE
DINO SOFTWARE
DINOLITE
DINSPACE
DI-O-MATIC
DIPL-ING. MARTIN AIGNESBERGER
DIRAD TECHNOLOGIES INC
DIRECT BUSINESS TECHNOLOGIES LLC
LAUTERBACH INC
LAVA COMPUTER MANUFACTURING
LAVALIER
LAVASOFT
LAVASTORM ANALYTICS INC
LAVIEW EAGLE EYE TECHNOLOGY
LAVKOW
LAW ENFORCEMENT SUPPLY
LAWVU LIMITED
LAYER 2 GMBH
LAYERED SOLUTIONS
Layout Editor
LAYOUT LIMITED
LAYTON TECHNOLOGY
LAZA WIRELESS LLC
LBM SYSTEMS
LC TECHNOLOGY INTERNATIONAL
L-COM, INC.
LCPtracker
LD PRODUCTS
LDAP SERVICES *USE LDAPSOFT
LDAPSOFT
LDAPSOFT CORPORATION
LDRA SOFTWARE TECHNOLOGY
LE CROZZ
LEA Professional
LEAD TECHNOLOGIES INC
LEADER TECHNOLOGY
LEADERSHIP INFUSION LLC
LEADING MARKET TECHNOLOGIES INC
LEADS ONLINE LLC
LEADTEK
LEADTHEM CONSULTING , LLC
LEAN ENTERPRISE SOFTWARE SOLUTIONS
LEAN SOFTWARE LTD
LEANIX INC
LEANKIT INC
LEAP MOTION, INC.
LEAPFROGBI
LEAPWORK
LEARN IT INC
LEARNING A-Z LLC
LEARNING COMPANY
LEARNING SEED
Learning Tree International
LEARNINGWARE, INC
LEARNITURE FURNITURE
LEARNKEY
LEARNPORT INC.
LEARNPULSE SAS
LEARNQUEST
LEASE ACCELERATOR INC
LEASEQUERY LLC
LEATHERMAN TOOL GROUP INC
SALARY.COM
SALEAE LLC.
SALES BEACON
SALESEDGE LLC
SALESFORCE
SALFORD SYSTEMS
SALIENT PROCESS INC
SALIENT STILLS INC
SALT
SALTED SERVICES
SALTER BRECKNELL
SALTSTACK HEADQUARTERS
SALTY BRINE SOFTWARE
SAM R REDDY DBA EVAP CONSULTING INC
SAMANAGE USA INC
SAMDESK
SAMETOP
SAMLEX AMERICA, INC.
SAMPLE MAGIC LTD
SAMPO
SAMS PUBLISHING
SAMSARA NETWORKS
SAMSILL CORPORATION
SAMSON TECHNOLOGIES CORP.
SAMSONITE
SAMSUNG
SAMSUNG ELEC
SAMSYS TECHNOLOGIES
SAMYS CAMERA INC
SAN DIEGO CAD CAM
SAN JAMAR
SANA SECURITY
SANBOLIC INC
SANDBOXIE
SANDERSON FORENSICS LTD
SANDHILL CONSULTANTS USA LTD
SANDISK
SANDSTORM
SANDUSKY CABINETS
SANDY KNOLL SOFTWARE
SANDY LISA
SANFACE SOFTWARE
SANFORD
SANGEAN
SANGOMA
SANHO
SANITECH
SANKEN MICROPHONE CO. LTD.
SANMAR CORP
SANMINA CORPORATION
SANNET SOLUCIONES LLC
SANOXY
SANRAD, INC.
SANS DIGITAL

Manufacturers, Publishers and Suppliers

4BITS
4CABLING.COM.AU
4CLICKS SOLUTIONS, LLC
4D PAYMENTS INC
4D Systems
4D TECHNOLOGIES
4D, INC
4IMPRINT INC
4M
4N6 FANATICS.COM LLC
4N6XPRT
4TEAM
4TOPS
4URPC
4WHAT INTERACTIVE
4WinKey.
4XEM CORP.
5000FISH INC
508 SOFTWARE LLC
51 DEGREES.MOBI LTD
52 Stairs Studio Inc
5G AUTOMATIKA
5NINE SOFTWARE INC
5S SUPPLY
5SPICE
5TOUCH SOLUTIONS INC
5X TECHNOLOGY LLC
6 WUNDERKINDER GMBH
65BIT SOFTWARE LIMITED
74MPH SOLUTIONS
7EDIT
7PACE
7Signal
84 CODES AB
8E6 TECHNOLOGIES
8TH WALL, INC.
8X8 INC.
90 METER INC
911inform
919LABS
986 LABS INC
9LINE SOFTWARE LLC
9RAYS.NET
A B SCIEX
A BETTER SOLUTION INC
A Cloud Guru
A TO B SOLUTIONS
A!K RESEARCH LABS
A&B
A&B SOFTWARE LLC
A&H SOFTWARE HOUSE
A&I SOLUTIONS INC
A.I. SOLUTIONS INC
A.V. SIMULATION SAS
DIRECT TECHNOLOGY GROUP
DIRECTIONS ON MICROSOFT
DIRECTORY SOLUTIONS GROUP
DIRECTORY WIZARDS
DIRECTV, LLC
DISC MAKERS
DISC SOFT
DISCMASTERS
DISCOURSE ANALYTICS
Discover Headsets
DISCOVER TECHNOLOGIES
DISCREETFX
DISCUS SOFTWARE COMPANY
DISKINTERNALS RESEARCH
DISKOLOGY
DISPATCHING SOLUTIONS INC
DISPLAY IMPORTER
DISPLAY WERKS
DISPLAYMATE TECHNOLOGIES
DISPLAYPORT SOURCE
DISPLAYS2GO
DISPLAYTEN
Dissertation Editor
DISTAT
DISTI
DISTINCT
DISTINCTIVE VOICE AND DATA
DISTINOW
DISTRIBUTION MANAGEMENT CORP
DISTRIBUTIVE MANAGEMENT LLC
DISTRIBUTORX INC
DITEK
DIVELEMENTS LTD
DIVERSE COMPUTING INC
DiverseNet
DIVERSIFIED COMPUTER SYSTEMS, INC.
Diversified Labeling Solutions
DIVERSIFIED MATERIAL SPECIALIST INC
DIVERSIFIED SERVICES NETWORK INC
DIVERSITRACK
Diversity IT LLC
Diversity Resources
DIVEX TURISMO SL
DIVI SPACE
DIVISION M
DIVLOCSOFT
DIVXNETWORKS
DIYATECH
DIYIFE
DIYMALLS
DJ TECHTOOLS
DJI
DJMIXERSOFT
DLI.TOOLS
LECTRA
LECTROFAN
LECTROSONICS INC.
LEDABOUR INC
LEDCO
LEDETECH
LEDNICEKER
LEDTRONICS
LEDwholesalers
LEE FILTERS
LEE HARTMAN & SONS, INC.
LEET CYBER SECURITY
LEEUEE
LEFTA SYSTEMS
LEFTHAND NETWORKS
LEGALSUITE
LEGATO SYSTEM
LEGRAND
LEICA GEOSYSTEMS
LEICA-GEOSYSTEMS
LEIDOS INC
LEIHONG
LEIMBERG & ASSOCIATES
LEIMBERG & LECLAIR, INC.
LEITCH
LEITNER
LEM SOLUTIONS
LEMKESOFT
LEMON MOJO
LeMotech
Lenel
LENEXPO
LENKENG TECHNOLOGY
LENMAR
LENOVO
LENOVO X86
LENOX SOFTWORKS INC
Lenses.io Ltd
LENTE DESIGNS
LENTION
LEOCH BATTERY CORPORATION
LEONARDO
LEORA SOFTWARE COMPANY
LEOSTREAM CORPORATION
LEPA TECHNOLOGY CORP
LEPEI - XOOL
LEPIDE SOFTWARE PVT LTD.
LEPY
LETOUR
LET'S THINK WIRELESS, LLC
LETSIGNIT CORP
LETTER OPENER GMBH
LEVEL 3 AUDIO VISUAL LLC
LEVEL 3 COMMUNICATIONS
SANSPOT
SANSUI
SANSUN
SANTA FE GROUP
SANTESOFT
SANUS SYSTEMS
SANYO
SAP AMERICA, INC.
SAPIEN TECHNOLOGIES
SAPIENCE ANALYTICS
SapiensIT Consulting GmbH
SAPIENT CORP
SAPPHIRE
SAPRO SYSTEMS
Saramonic
SARATECH
SARITASA LLC
SARTORIUS STEDIM DATA ANALYTICS AB
SAS
SAS INSTITUTE
SASE SHAM INC
SASSAFRAS SOFTWARE INC
SATECHI
SATELLITEFORMS
SATINIOR
SATMAXIMUM
SATOAMERICA
SATORI SOFTWARE
SAUCE LABS
SAUNDERS GROUP INC
SAUNDERS MANUFACTURING
SAUTINSOFT
SAVAGE UNIVERSAL
SAVANCE LLC
SAVANT PROTECTION INC
SAVARI INC
SAVIGENT SOFTWARE INC
SAVIN
SAVISION
SAVOX COMMUNICATIONS INC
Savvius Inc
SAVVY LEARNING SYSTEMS
SAWMILL
SAWTOOTH SOFTWARE INC
SAXONICA
SAXONY
SAYHIRED
SB2 SOFTWARE / MATRIZ SB2
SBE
SBE VISION INC
SBOWER INC
SC ACID MEDIA SRL
SC JOHNSON PROFESSIONAL
SC PIXELMACHINE SRL

Manufacturers, Publishers and Suppliers

Â¿Extreme Broadband Engineering
Â¿GOKU STORE
Â¿VZOBLUESTOP
Â¿Yide Machinery Co. Ltd.
A10 NETWORKS INC.
A1A Software LLC
A2MAC1 LLC
A2Z SUPPLIES LLC
A3J GROUP LLC
A4TECH CO LTD
A7SOFT
a9t9 software GmbH
AA PORTABLE POWER CORP
AACS LA LLC
AADS WORLDWIDE LTD
AAEON ELECTRONICS INC
AAOTOKK
AAP
AAPC
AAR INNOVATIONS
AASTRA TELECOM
AAVID
AAXA TECHNOLOGIES, INC
AAXEON TECHNOLOGIES LLC.
AB DISTRIBUTING
AB SCIEX
AB4D d o o.
ABA MORIAH CORPORATION
ABACO SYSTEM
ABACRE
ABACUS SOFTWARE
ABARCODE SOFTWARE
ABATRON AG
ABB
ABB ENTERPRISE SOFTWARE INC
ABBA TECHNOLOGIES
ABBVIE INC
ABBYY
ABCGOODEFG
ABEAM ANALYTICS PTE LTD
ABEL CINE TECH INC
ABERDEEN
ABILITY ENGINEERING LTD
ABILITYONE
ABIT
ABIWAZY
ABL ELECTRONICS
ABLEBITS
ABLEBRIDGE
AbleCine
ABLECONN
ABLEGRID.COM
ABLENET INC
ABLETON
D-LINE
D-LINK SYSTEMS
DLT SOLUTIONS
DLT SOLUTIONS (ADEPT ONLY)
DLT SOLUTIONS, INC.
DM SOLUTIONS INC
Dmarcian
DMC
DMD AMERICA INC
DME Forensics
DMG MORI USA INC
DMH Software
DMITRIY PRIMOCHENKO
DMITRY STREBLECHENKO, USA
DMOOSE
DMSI INTERNATIONAL
DMSOFT TECHNOLOGIES
DMSUITE
DNASTAR
DNC SOFTWARE LTD
DN-COMPUTING
DNN CORPORATION
DNP IMS AMERICA CORPORATION
DNS MADE EASY
DNSFILTER INC
DNSIMPLE CORPORATION
DNSOFT RESEARCH GROUP
DNSSTUFF.COM
DNU - CISCO PRESS
DNU - EMC INSIGNIA (Use EMC)
DNU - INSTALLAWARE
DNU - Jabra
DNU - LG
DNU - Plantronics
DNU ADD-ON COMPUTER PERIPHERALS
DNU Add-On Products
DNU CALENDLY
DNU GEMALTO
DNU HARMAN
DNU HARMAN INTERNATIONAL
DNU HUAWEI
DNU HUAWEI SYMANTEC TECHNOLOGIES
DNU KASPERSKY LAB, INC.
DNU MICROFOCUS
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KONETIX,INC
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ZAP TECHNOLOGY
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Zapproved
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ZappySys com
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ZAR (Zero Assumption Recovery)
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ROSS VIDEO
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ROVTOP
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ZEPHYR CORP
Zeplin, Inc.
ZEPOL PRODUCTIONS INC
ZEPOL PRODUCTIONS INC.
ZERENE SYSTEMS
ZERO CONNECT
ZERO FOX INC
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ZERO GRAVITY
ZERO HEIGHT
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KYASI
KYE INTERNATIONAL
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LABEL ACCESSORIES, INC.
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Laguna 2 - Belkin Refurbs
Laguna 2 - NETGEAR Refurbs
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Laird Digital Cinema
LAIRD PLASTICS
ROWBYTE
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RUNDECK
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ZIPKORD SOLUTIONS
ZippSlip
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Zipstorm
ZIVARO
ZIVELO INC
ZIX CORP
ZIX CORPORATION
ZIZO
ZJ BOX
ZJMEDIA DIGITAL TECHNOLOGY LTD
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Zkteco
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ZL
Z-Lock
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ZOOM
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ZOOM INTERNATIONAL
ZOOM TELEPHONICS
Zoom Video Communications Inc
ZOOMASH LTD
ZOOMCHARTS
ZOOMDATA
ZOOMER ANALYTICS GMBH
ZOOMERANG
ZOOMIFY
ZOOMSWITCH
ZOOMTEXT
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ZPLANE.DEVELOPMENT
ZS ASSOCIATES

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DICOTA
DICTAPHONE
DICTRAN
DIDISOFT
Diffblue
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DiffPlug LLC
DIFFRACTION LIMITED
DIGDB
DIGI EFFECTS
DIGI INTERNATIONAL
DIGIARTY SOFTWARE
DIGIBOARD
DIGICARD SVCS ID PRODUCT SOLUTIONS
DIGICERT INC
DIGICON
DIGI-DATA CORPORATION - COLORADO
DIGIDESIGN
LAIRD TECHNOLOGIES
Laiya Consulting
LAKES ENVIRONMENTAL CONSULTANTS INC
LAKES ENVIRONMENTAL SOFTWARE
LAKESIDE SOFTWARE
LAKESIDE SOFTWARE INC
LALKONS
LAMBDA LABS INC
LAMBDA RESEARCH
LAMICALL
LAMINAR RESEARCH
LAMINEX
Lamprey LLC
LAN CABLES DIRECT
LAN POWER
LANCAST NETWORKS
LANCHER
LANCOPE INC
Land Seismic Noise Specialists
LandAirSea Systems
LANDESK
LANDGUARD SOLAR EQUIPMENT SOLUTIONS
LANDING ZONE
LANDIS COMPUTERS
LANDLORDMAX
LANDMARK GRAPHICS CORPORATION
LANDMARK METALS
LANERGY SOLUTIONS
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RUNSCOPE INC
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Rycote Microphone Windshields Ltd
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RYOBI SYSTEMS SOLUTIONS
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S.C. EVERCODER SOFTWARE SRL
S.I. TECH
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S2 SOLUTIONS
S3 BROWSER
S4I SYSTEMS INC
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ZSCALER INC
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zSpace, Inc.
ZSXP
ZTE CORPORATION
ZTHY TECH INC
ZTOTOPCASES
ZUGU CASE
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ZZZ PROJECTS INC

Appendix D - Dun and Bradstreet Report 2022

D&B Finance Analytics

Printed By: Cameo Peralta

Date Printed:04/26/2022

LIVE REPORT

INSIGHT ENTERPRISES, INC.

Tradestyle(s): INSIGHT

ACTIVE HEADQUARTERS

D-U-N-S Number: 87-638-3589
Phone: +1 (480) 333-3000

Address: 2701 E Insight Way, Moved From: 6820 S Harl Ave, Tempe, Az, Chandler, AZ, 85286, United States Of America
Web: www.insight.com
Endorsement: cxperalt@insight.com
Exclude from Portfolio Insight:

Summary

KEY DATA ELEMENTS (Formerly: SCORE BAR)

KDE Name	Current Status	Details
PAYDEX®	78	3 days beyond terms
Delinquency Score	79	Low to Moderate Risk of severe payment delinquency.
Failure Score	44	Moderate Risk of severe financial stress.
D&B Viability Rating	1 2 A A	View More Details
Bankruptcy Found	N	
D&B Rating	5A3	5A indicates 50 million and over, Credit appraisal of 3 is fair

DETAILED TRADE RISK INSIGHT™

Days Beyond Terms
1 Days

3 Months
From Feb-22 to Apr-22

1

High Risk (120+) Low Risk (0)

Days Beyond Terms Past 3 months : 1

Low Risk:0 ; High Risk:120+

Dollar-weighted average of 36 payment experiences reported from 13 companies.

PAYDEX® TREND CHART

This Company Industry Benchmark

ALERTS

There are no alerts for this D-U-N-S Number.

OWNERSHIP

Subsidiaries	Branches	Total Members
34	15	250

This company is a Global Ultimate, Domestic Ultimate, Headquarters, Parent.

	Global Ultimate	Domestic Ultimate
Name	INSIGHT ENTERPRISES, INC.	INSIGHT ENTERPRISES, INC.
Country	UNITED STATES	UNITED STATES
D-U-N-S	87-638-3589	87-638-3589
Others	-	-

DELINQUENCY SCORE (Formerly Commercial Credit Score)

Company's Risk Level
LOW-MODERATE

Probability of delinquency over the next 12 months
2.69 %



Past 12 Months

Low Risk

High Risk

D&B PAYDEX - 3 MONTHS



3 days beyond terms

VIABILITY RATING SUMMARY

Viability Score



Data Depth Indicator



Portfolio Comparison



Financial Data	Available
Trade Payments	Available: 3+Trade
Company Size	Large: Employees:50+ or Sales: $500K+
Years in Business	Established

COMPANY PROFILE

D-U-N-S 87-638-3589	**Mailing Address** UNITED STATES	**Annual Sales** 9,436,113,000
Legal Form Corporation (US)	**Telephone** +1 (480) 333-3000	**Net Worth** 1,509,227,000
History Record Clear	**Website** www.insight.com	**Employees** 11,006
Date Incorporated 06/04/1991	**Present Control Succeeded** 1988	**Age (Year Started)** 34 Years (1988)
State of Incorporation DELAWARE		**Named Principal** Kenneth T Lamneck, PRES-CEO
Ownership		**Line of Business**

Public: NSIT(NGS)

Computer related services

SIC

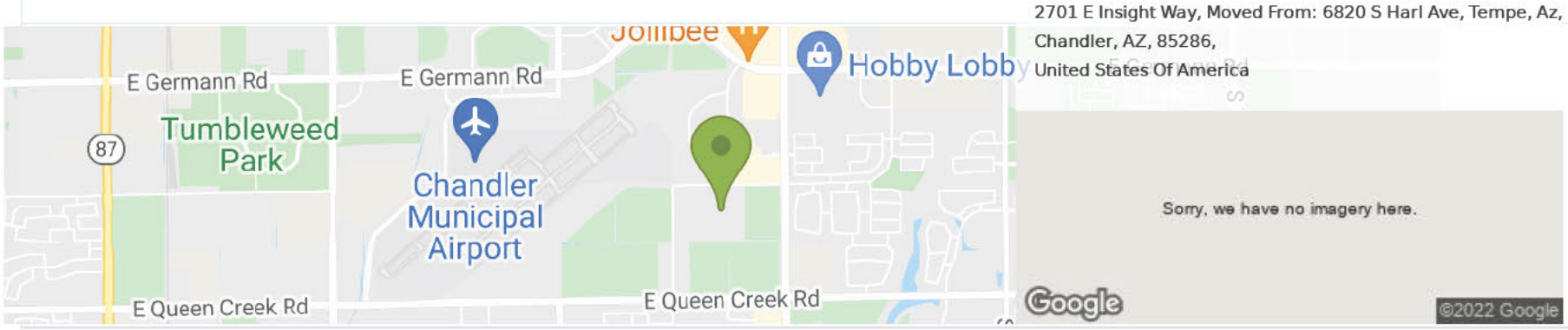
73790200

NAICS

541512

Street Address:

2701 E Insight Way, Moved From: 6820 S Harl Ave, Tempe, Az,
Chandler, AZ, 85286,
United States Of America



STOCK PERFORMANCE

Symbol	Last Price	Change	% Change
NSIT	**98.82**	**-2.66 ↓**	**-2.62%**

History		Performance	
Daily High	101.28	Market Cap	3,465,855,062
Daily Low	98.81	P/E:	16.60
52-Week High	111.02	EPS:	5.95
52-Week Low	88.28	Div/Yield	5.95

WEB & SOCIAL POWERED BY FIRSTRAIN

- Royce & Associates LP Has $15.75 Million Holdings in Insight Enterprises, Inc. (NASDAQ:NSIT) MR Modern Readers 23-Apr-2022
- Insight Enterprises, Inc. to Report First Quarter 2022 Financial Results on May 5, 2022 Business Wire, Inc. 21-Apr-2022
- Auckland Council group-buy rattles Microsoft license market Reseller News 19-Apr-2022
- Insight appoints Sumana Nallapati as Chief Information Officer IT Business 18-Apr-2022
- Insight Enterprises, Inc. (NASDAQ:NSIT) Expected to Post Quarterly Sales of $2.41 Billion ETF Daily News 17-Apr-2022
- $2.41 Billion in Sales Expected for Insight Enterprises, Inc. (NASDAQ:NSIT) This Quarter Defenseworld.net 17-Apr-2022
- Insight Enterprises, Inc. (NASDAQ:NSIT) Expected to Post Earnings of $1.60 Per Share WKRB Financial News 15-Apr-2022
- Insight Wins VMware North America 2022 Partner Value Award Business Wire, Inc. 14-Apr-2022
- Zacks Investment Research Downgrades Insight Enterprises (NASDAQ:NSIT) to Hold Defenseworld.net 14-Apr-2022
- Insight Enterprises, Inc. (NASDAQ:NSIT) Expected to Announce Earnings of $1.60 Per Share ETF Daily News 13-Apr-2022

Load More

NOTES

Add Note

No notes is available for this D-U-N-S Number.

The scores and ratings included in this report are designed as a tool to assist the user in making their own credit related decisions, and should be used as part of a balanced and complete assessment relying on the knowledge and expertise of the reader, and where appropriate on other information sources. The score and rating models are developed using statistical analysis in order to generate a prediction of future events. Dun & Bradstreet monitors the performance of thousands of businesses in order to identify characteristics common to specific business events. These characteristics are weighted by significance to form rules within its models that identify other businesses with similar characteristics in order to provide a score or rating.

Dun & Bradstreet's scores and ratings are not a statement of what will happen, but an indication of what is more likely to happen based on previous experience. Though Dun & Bradstreet uses extensive procedures to maintain the quality of its information, Dun & Bradstreet cannot guarantee that it is accurate, complete or timely, and this may affect the included scores and ratings. Your use of this report is subject to applicable law, and to the terms of your agreement with Dun & Bradstreet.

Small Business Risk Insight

ACCOUNT SUMMARIES

Total Current Balance

Total Past Due

Total Past Due Cycle 1

Total Past Due Cycle 2

Total Past Due Cycle 3

Total Past Due Cycle 4

Total Past Due Cycle 5

Total Charge Off Amount

Type	Lender	Date Reported	Open Date	Closed Date	Total Payments	Original Amount/Current Credit Line	Current Balance	Total Current Balance	Total Past Due	Past Due Cycle 1	Past Due Cycle 2	Past Due Cycle 3	Past Due Cycle 4	Past Due Cycle 5	Charge-Off Amount
No data found															

Risk Assessment

D&B RISK ASSESSMENT

OVERALL BUSINESS RISK

HIGH	MODERATE-HIGH	MODERATE	LOW-MODERATE	LOW

Dun & Bradstreet thinks...

- Overall assessment of this organization over the next 12 months: **STABLE CONDITION**
- Based on the predicted risk of business discontinuation: **LIKELIHOOD-OF-CONTINUED-OPERATIONS**
- Based on the predicted risk of severely delinquent payments: **LOW POTENTIAL FOR SEVERELY DELINQUENT PAYMENTS**

MAXIMUM CREDIT RECOMMENDATION

US$ 5,300,000

The recommended limit is based on a moderately low probability of severe delinquency.

D&B VIABILITY RATING SUMMARY

The D&B Viability Rating uses D&B's proprietary analytics to compare the most predictive business risk indicators and deliver a highly reliable assessment of the probability that a company will go out of business, become dormant/inactive, or file for bankruptcy/insolvency within the next 12 months. The D&B Viability Rating is made up of 4 components:

Viability Score
Compared to All US Businesses within the D&B Database:

- Level of Risk:**Low Risk**
- Businesses ranked **1** have a probability of becoming no longer viable: **0.2 %**
- Percentage of businesses ranked **1: 0.3 %**
- Across all US businesses, the average probability of becoming no longer viable:**14 %**

Portfolio Comparison
Compared to All US Businesses within the same MODEL SEGMENT:

- Model Segment :**Available Financial Data**
- Level of Risk:**Low Risk**
- Businesses ranked **2** within this model segment have a probability of becoming no longer viable: **0.2 %**
- Percentage of businesses ranked **2** with this model segment: **14 %**
- Within this model segment, the average probability of becoming no longer viable:**0.6 %**

Data Depth Indicator
Data Depth Indicator:

- ✓ Rich Firmographics
- ✓ Extensive Commercial Trading Activity
- ✓ Comprehensive Financial Attributes

Greater data depth can increase the precision of the D&B Viability Rating assessment.
To help improve the current data depth of this company, you can ask D&B to make a personalized request to this company on your behalf to obtain its latest financial information. To make the request, click the link below. Note, the company must be saved to a folder before the request can be made.

Request Financial Statements

Reference the FINANCIALS tab for this company to monitor the status of your request.

Company Profile:
Company Profile Details:

- Financial Data: **True**
- Trade Payments: **Available: 3+Trade**
- Company Size: **Large: Employees:50+ or Sales: $500K+**
- Years in Business: **Established: 5+**

A

Financial Data	Trade Payments	Company Size	Years in Business
True	Available: 3+Trade	Large	Established

FAILURE SCORE FORMERLY FINANCIAL STRESS SCORE



- Low proportion of satisfactory payment experiences to total payment experiences
- High proportion of slow payment experiences to total number of payment experiences
- UCC Filings reported
- High number of enquiries to D&B over last 12 months
- Evidence of open judgments

Level of Risk	Raw Score	Probability of Failure	Average Probability of Failure for Businesses in D&B Database	Class
Moderate	**1471**	**0.27 %**	**0.48**	**3**

Business and Industry Trends

△ FAILURE SCORE ⬚ Industry Median Quartile

BUSINESS AND INDUSTRY COMPARISON

Selected Segments of Business Attributes

Norms	National %
This Business	44
Region:(MOUNTAIN)	33
Industry:BUSINESS, LEGAL AND ENGINEERING SERVICES	37
Employee range:(500-2300000)	53
Years in Business:(26+)	81

DELINQUENCY SCORE FORMERLY COMMERCIAL CREDIT SCORE



- Higher risk industry based on delinquency rates for this industry
- Proportion of slow payments in recent months
- Proportion of past due balances to total amount owing
- Evidence of open judgments

Level of Risk	Raw Score	Probability of Delinquency	Compared to Businesses in D&B Database	Class
Low-Moderate	**546**	**2.69 %**	**10.2 %**	**2**

Business and Industry Trends

△ DELINQUENCY SCORE ⬚ Industry Median Quartile

BUSINESS AND INDUSTRY COMPARISON

Selected Segments of Business Attributes

Norms	National %
This Business	79
Region:(MOUNTAIN)	29

Norms	National %
Industry:BUSINESS, LEGAL AND ENGINEERING SERVICES	37
Employee range:(500-2768886)	76
Years in Business:(26+)	69

D&B PAYDEX

78

High Risk (1) Low Risk (100)

When weighted by amount, Payments to suppliers average 3 days beyond terms

- High risk of late payment (Average 30 to 120 days beyond terms)
- Medium risk of late payment (Average 30 days or less beyond terms)
- Low risk of late payment (Average prompt to 30+ days sooner)

Industry Median 78
Equals 3 Days Beyond Terms

D&B 3 MONTH PAYDEX

78

High Risk (1) Low Risk (100)

Based on payments collected 3 months ago.
When weighted by amount, Payments to suppliers average 3 days beyond terms

- High risk of late payment (Average 30 to 120 days beyond terms)
- Medium risk of late payment (Average 30 days or less beyond terms)
- Low risk of late payment (Average prompt to 30+ days sooner)

Industry Median 78
Equals 3 Days Beyond Terms

Business and Industry Trends

7379 - Computer related services

△ PAYDEX ⬚ Industry Lower Quartile ◔ Industry Median Quartile ✳ Industry Upper Quartile

Equals

D&B RATING

Current Rating as of 02/26/2019

Financial Strength
5A : USD 50,000,000 and over in Net Worth or Equity

Risk Indicator
3 : Moderate Risk

Previous Rating

Financial Strength
5A : US$ 50,000,000 and over in Net Worth or Equity

Risk Indicator
2 : Low Risk

History since 02/26/2010

Date Applied	D&B Rating
11/09/2018	5A2
08/15/2018	5A3
08/03/2018	5A2
05/07/2018	5A3
03/02/2018	5A2

Trade Payments

TRADE PAYMENTS SUMMARY (Based on 24 months of data)

Overall Payment Behaviour
3
Days Beyond Terms

Highest Now Owing:
US$ 30,000,000

% of Trade Within Terms
62%

Total Trade Experiences:
90
Largest High Credit:
US$ 30,000,000
Average High Credit:
US$ 701,116

Highest Past Due
US$ 1,000,000

Total Unfavorable Comments :
0
Largest High Credit:
US$ 0

Total Placed in Collections:
0
Largest High Credit:
US$ 0

D&B PAYDEX

78

High Risk (1) Low Risk (100)

When weighted by amount, Payments to suppliers average 3 days beyond terms

- High risk of late payment (Average 30 to 120 days beyond terms)
- Medium risk of late payment (Average 30 days or less beyond terms)
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D&B 3 MONTH PAYDEX

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Equals 3 Days Beyond Terms

BUSINESS AND INDUSTRY TRENDS

Based on 24 months of data

7379 - Computer related services

△ PAYDEX ⬚ Industry Lower Quartile ◔ Industry Median Quartile ✳ Industry Upper Quartile

	5/20	6/20	7/20	8/20	9/20	10/20	11/20	12/20	1/21	2/21	3/21	4/21	5/21	6/21	7/21	8/21	9/21	10/21	11/21	12/21	1/22	2/22	3/22	Current 2022
This Business	77	76	77	77	77	78	77	77	78	78	78	78	78	78	78	78	78	78	78	77	77	78	78	78
Industry Quartile																								
Upper	-	80	-	-	80	-	-	80	-	-	80	-	-	80	-	-	80	-	-	80	-	-	80	-
Median	-	78	-	-	79	-	-	78	-	-	78	-	-	78	-	-	78	-	-	78	-	-	78	-
Lower	-	70	-	-	70	-	-	69	-	-	69	-	-	69	-	-	70	-	-	70	-	-	70	-

TRADE PAYMENTS BY CREDIT EXTENDED (Based on 12 months of data)

Range of Credit Extended (US$)	Number of Payment Experiences	Total Value	% Within Terms
100,000 & over	18	US$ 47,850,000	95
50,000 - 99,999	2	US$ 120,000	50
15,000 - 49,999	10	US$ 275,000	63
5,000 - 14,999	13	US$ 105,000	62
1,000 - 4,999	11	US$ 23,000	72
Less than 1,000	15	US$ 4,050	47

TRADE PAYMENTS BY INDUSTRY (BASED ON 24 MONTHS OF DATA)

Collapse All | Expand All

Industry Category	Number of Payment Experiences	Largest High Credit (US$)	% Within Terms (Expand to View)	1 - 30 Days Late (%)	31 - 60 Days Late (%)	61 - 90 Days Late (%)	91 + Days Late (%)
▾27 - Printing, Publishing and Allied Industries	1	10,000	100	0	0	0	0
2711 - Newspaper-print/publ	1	10,000	100	0	0	0	0
▾35 - Industrial and Commercial Machinery and Computer Equipment	4	2,500	93	7	0	0	0
3579 - Mfg misc office eqpt	3	750	86	14	0	0	0
3585 - Mfg refrig/heat equip	1	2,500	100	0	0	0	0
▾36 - Electronic and other electrical equipment and components except computer equipment	2	10,000	50	0	0	0	50
3629 - Mfg elect indus equip	1	10,000	0	0	0	0	100
3674 - Mfg semiconductors	1	50	100	0	0	0	0
▾45 - Transportation by Air	1	100	0	0	0	0	100
4513 - Air courier service	1	100	0	0	0	0	100
▾47 - Transportation	2	1,000	17	0	33	17	33

Services							
4731 - Arrange cargo transpt	2	1,000	17	0	33	17	33
48 - Communications	7	40,000	59	0	0	41	0
4813 - Telephone communictns	7	40,000	59	0	0	41	0
50 - Wholesale Trade - Durable Goods	16	30,000,000	78	0	7	2	13
5045 - Whol computers/softwr	9	2,000,000	63	0	27	9	1
5065 - Whol electronic parts	5	30,000,000	99	1	0	0	0
5064 - Whol appliances	1	8,000,000	100	0	0	0	0
5063 - Whol electrical equip	1	30,000	50	0	0	0	50
51 - Wholesale Trade - Nondurable Goods	2	10,000	55	0	45	0	0
5113 - Whol service paper	2	10,000	55	0	45	0	0
60 - Depository Institutions	7	1,000,000	100	0	0	0	0
6021 - Natnl commercial bank	7	1,000,000	100	0	0	0	0
61 - Nondepository Credit Institutions	2	750,000	100	0	0	0	0
6153 - Short-trm busn credit	1	750,000	100	0	0	0	0
6159 - Misc business credit	1	20,000	100	0	0	0	0
73 - Business Services	10	1,000,000	26	19	0	0	39
7372 - Prepackaged software	5	250,000	7	61	1	0	31
7373 - Computer system desgn	1	1,000,000	50	50	0	0	0
7374 - Data processing svcs	1	100,000	0	0	0	0	100
7371 - Custom programming	1	100,000	100	0	0	0	0
7359 - Misc equipment rental	1	250	0	0	0	0	100
7389 - Misc business service	1	0	0	0	0	0	0
75 - Automotive Repair, Services and Parking	2	10,000	25	25	25	0	25
7514 - Passenger car rental	2	10,000	25	25	25	0	25
87 - Engineering Accounting Research Management and Related Services	2	50,000	25	0	0	25	0
8734 - Testing laboratory	1	50,000	50	0	0	50	0
8748 - Business consulting	1	0	0	0	0	0	0
91 - Executive Legislative and	2	5,000	100	0	0	0	0

General Government except Finance						
9111 - Executive office	2	5,000	100	0	0	0
93 - Public Finance Taxation and Monetary Policy	6	5,000	100	0	0	0
9311 - Public finance	6	5,000	100	0	0	0
96 - Administration of Economic Programs	1	100	100	0	0	0
9611 - Admin economic prgm	1	100	100	0	0	0
99 - Nonclassifiable Establishments	4	15,000	100	0	0	0
9999 - Nonclassified	4	15,000	100	0	0	0

TRADE LINES

Date of Experience	Payment Status	Selling Terms	High Credit (US$)	Now Owes (US$)	Past Due (US$)	Months Since Last Sale
04/22	Pays Promptly	N30	10,000	0	0	1
03/22	Pays Promptly	-	30,000,000	30,000,000	1,000,000	1
03/22	Pays Promptly	-	8,000,000	8,000,000	400,000	1
03/22	Pays Promptly	-	900,000	600,000	0	1
03/22	Pays Promptly	N30	100,000	35,000	0	1
03/22	Pays Promptly	-	100,000	0	0	Between 4 and 5 Months
03/22	Pays Promptly	-	20,000	7,500	100	1
03/22	Pays Promptly	-	15,000	0	0	Between 6 and 12 Months
03/22	Pays Promptly	-	15,000	0	0	Between 6 and 12 Months
03/22	Pays Promptly	-	7,500	7,500	0	1
03/22	Pays Promptly	-	1,000	0	0	Between 4 and 5 Months
03/22	Pays Promptly	-	750	750	0	1
03/22	Pays Promptly	-	250	0	0	Between 6 and 12 Months
03/22	Pays Promptly	N30	50	0	0	Between 4 and 5 Months
03/22	Pays Promptly	-	0	0	0	1
03/22	Pays Prompt to Slow 30+	-	600,000	0	0	1
03/22	Pays Prompt to Slow 30+	-	25,000	10,000	0	1
03/22	Pays Prompt to Slow 30+	-	50	0	0	1
03/22	Pays Prompt to Slow 60+		2,000,000	30,000	30,000	1
03/22	Pays Prompt to Slow 60+	-	10,000	10,000	0	1
03/22	Pays Prompt to Slow 60+	-	10,000	5,000	100	1
03/22	Pays Prompt to Slow 60+	-	500	500	100	1
03/22	Pays Prompt to Slow 90+	N30	700,000	400,000	400,000	Between 2 and 3 Months
03/22	Pays Prompt to Slow 90+	-	25,000	0	0	1
03/22	Pays Prompt to Slow 120+	-	70,000	35,000	30,000	1
03/22	Pays Prompt to Slow 120+	-	30,000	0	0	Between 6 and 12 Months
03/22	Pays Slow 30+	-	100,000	100,000	100,000	1
03/22	Pays Slow 60+	-	2,500	0	0	Between 6 and 12 Months
03/22	Pays Slow 120+	-	100,000	100,000	100,000	-
03/22	Pays Slow 30 120+		10,000	1,000	50	1
03/22	Pays Slow 120+	-	250	250	250	-

Date of Experience	Payment Status	Selling Terms	High Credit (US$)	Now Owes (US$)	Past Due (US$)	Months Since Last Sale
03/22	Pays Slow 120+	-	100	0	0	Between 6 and 12 Months
03/22	-	Cash account	250	0	0	1
03/22	-	Cash account	250	0	0	Between 6 and 12 Months
03/22	-	Cash account	100	0	0	Between 2 and 3 Months
03/22	-	Cash account	100	0	0	1
03/22	-	Cash account	50	0	0	Between 6 and 12 Months
03/22	-	Cash account	50	0	0	1
03/22	-	Cash account	50	0	0	1
03/22	-	Cash account	0	0	0	Between 6 and 12 Months
02/22	Pays Promptly	-	1,000,000	1,000,000	0	1
02/22	Pays Promptly	-	750,000	300,000	0	1
02/22	Pays Promptly	-	500,000	500,000	0	1
02/22	Pays Promptly	-	500,000	500,000	0	1
02/22	Pays Promptly	-	500,000	500,000	0	1
02/22	Pays Promptly	-	100	0	0	Between 6 and 12 Months
02/22	Pays Prompt to Slow 60+	-	40,000	0	0	Between 4 and 5 Months
02/22	Pays Prompt to Slow 90+	-	50,000	50,000	45,000	1
02/22	Pays Prompt to Slow 90+	-	500	0	0	Between 6 and 12 Months
01/22	Pays Promptly	-	5,000	0	0	1
01/22	Pays Promptly	-	2,500	0	0	1
01/22	Pays Slow 60-120+	-	1,000	0	0	Between 6 and 12 Months
12/21	Pays Promptly	-	100	0	0	Between 6 and 12 Months
12/21	-	Cash account	50	0	0	1
11/21	-	Cash account	50	0	0	Between 6 and 12 Months
10/21	-	Cash account	50	0	0	1
09/21	-	Cash account	50	0	0	Between 2 and 3 Months
09/21	-	Cash account	50	0	0	Between 2 and 3 Months
08/21	Pays Promptly	-	20,000	0	0	Between 6 and 12 Months
08/21	Pays Promptly	-	0	0	0	Between 4 and 5 Months
07/21	Pays Promptly	-	5,000	0	0	1
07/21	Pays Promptly	-	5,000	0	0	1
07/21	Pays Promptly	-	2,500	0	0	1
07/21	Pays Promptly	-	2,500	0	0	1
07/21	Pays Slow 60+	-	250	0	0	Between 6 and 12 Months
05/21	Pays Promptly	-	10,000	0	0	Between 2 and 3 Months
05/21	Pays Prompt to Slow 90+	-	40,000	0	0	Between 2 and 3 Months
05/21	Pays Prompt to Slow 90+	-	2,500	0	0	Between 2 and 3 Months
05/21	Pays Prompt to Slow 90+	-	1,000	0	0	Between 2 and 3 Months
05/21	Pays Slow 120+	-	10,000	0	0	Between 6 and 12 Months
05/21	-	Cash account	50	0	0	1
04/21	-	Cash account	50	0	0	1
02/21	Pays Slow 90+	-	100	100	100	-
12/20	Pays Promptly	-	7,500	0	0	Between 6 and 12 Months
12/20	Pays Prompt to Slow 30+	-	45,000	0	0	1
12/20	Pays Slow 30-120+	-	250,000	30,000	20,000	1
09/20	Pays Slow 60+	N30	10,000	0	0	Between 6 and 12 Months
07/20	Pays Promptly	-	2,500	2,500	0	1
05/20	Pays Prompt to Slow 30+	-	1,000,000	0	0	Between 2 and 3 Months
04/20	Pays Promptly	-	2,500	0	0	1

OTHER PAYMENT CATEGORIES

Other Payment Categories	Experience	Total Amount
Cash experiences	18	US$ 1,350
Payment record unknown	1	US$ 1,000
Unfavorable comments	0	US$ 0
Placed for collections	0	US$ 0
Total in D&B's file	90	US$ 48,379,400

Corporate Linkage

Increase your understanding of the links and risks between your customers and suppliers with D&B's Interactive Global Family Tree

SUBSIDIARIES (DOMESTIC)

Company	City , State	D-U-N-S® NUMBER
ENSYNCH, INCORPORATED	TEMPE , Arizona	05-165-4379
INSIGHT NORTH AMERICA, INC.	TEMPE , Arizona	09-473-3862
SOFTWARE SPECTRUM, INC.	PLANO , Texas	10-259-5865
INSIGHT DIRECT USA, INC.	CHANDLER , Arizona	15-755-2118
PCM, INC.	EL SEGUNDO , California	18-108-7842
INSIGHT TECHNOLOGY SOLUTIONS, LLC	BOWIE , Maryland	05-231-1607
BLUEMETAL ARCHITECTS, INC.	WATERTOWN , Massachusetts	96-586-9675
INSIGHT RECEIVABLES, LLC	BLOOMINGDALE , Illinois	07-849-4005
INSIGHT DIRECT USA, INC.	HANOVER PARK , Illinois	08-113-2421
CALENCE, LLC	TEMPE , Arizona	07-095-9459
INSIGHT DIRECT WORLDWIDE, INC.	TEMPE , Arizona	07-869-3931
INSIGHT GLOBAL FINANCE, INC.	TEMPE , Arizona	82-869-3478
DATALINK HOLDING LLC	TEMPE , Arizona	11-726-0326
DATALINK NEVADA LLC	TEMPE , Arizona	11-726-0329
INSIGHT STADIUM SERVICES, LLC	TEMPE , Arizona	11-727-3767
CALENCE PHYSICAL SECURITY SOLUTIONS, LLC	TEMPE , Arizona	11-726-9176
INSIGHT CONSULTING SERVICES, LLC	MEDFORD , New Jersey	04-749-3391
MV SUB, INC.	TEMPE , Arizona	11-731-3941
CARDINAL SOLUTIONS GROUP-FLORIDA, LLC	TEMPE , Arizona	11-732-0088
CARDINAL SOLUTIONS GROUP-TENNESSEE, LLC	TEMPE , Arizona	11-732-0091
CARDINAL SOLUTIONS GROUP-GEORGIA, LLC	TEMPE , Arizona	11-732-0090
STI ACQUISITION	TEMPE , Arizona	11-731-6884
INSIGHT RECEIVABLES HOLDING, LLC	ADDISON , Illinois	11-739-3170

EN POINTE TECHNOLOGY SALES, LLC	TEMPE , Arizona	11-821-8102
INSIGHT DIRECT PHILIPPINES, LLC	TEMPE , Arizona	11-837-7108

This list is limited to the first 25 subsidiaries.

SUBSIDIARIES (INTERNATIONAL)

Company	City , Country or Region	D-U-N-S® NUMBER
INSIGHT ENTERPRISES UK LIMITED	SHEFFIELD , UNITED KINGDOM	22-049-5803
Insight Holding (Deutschland) GmbH	Garching b. München , GERMANY	32-983-1940
SSI (BRITAIN) LIMITED.	SHEFFIELD , UNITED KINGDOM	37-894-5612
Insight Technology Solutions AG	WALLISELLEN , SWITZERLAND	48-091-3982
INSIGHT TECHNOLOGY SOLUTIONS SAS	VELIZY VILLACOUBLAY , FRANCE	77-614-7852

BRANCHES (DOMESTIC)

Company	City , State	D-U-N-S® NUMBER
INSIGHT ENTERPRISES, INC.	ADDISON , Illinois	80-674-6983
INSIGHT ENTERPRISES, INC.	EASTON , Connecticut	79-766-8824
INSIGHT ENTERPRISES, INC.	ARVADA , Colorado	80-130-8235
INSIGHT ENTERPRISES, INC.	NEW YORK , New York	86-106-4413
INSIGHT ENTERPRISES, INC.	TEMPE , Arizona	07-869-2460
INSIGHT ENTERPRISES, INC.	EDINA , Minnesota	03-670-7575
INSIGHT ENTERPRISES, INC.	COLUMBUS , Ohio	11-655-7789
INSIGHT ENTERPRISES, INC.	EDEN PRAIRIE , Minnesota	11-676-1884
INSIGHT ENTERPRISES, INC.	BAYTOWN , Texas	06-403-5147
INSIGHT ENTERPRISES, INC.	WELLINGTON , Florida	03-451-6918
INSIGHT ENTERPRISES, INC.	MCALLEN , Texas	07-498-1005
INSIGHT ENTERPRISES, INC.	VERNON , Connecticut	01-534-3486
INSIGHT ENTERPRISES, INC.	RALEIGH , North Carolina	11-717-4661
INSIGHT ENTERPRISES, INC.	TAMPA , Florida	11-850-8206
INSIGHT ENTERPRISES, INC.	LEWIS CENTER , Ohio	11-777-4946

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Legal Events

The following Public Filing data is for information purposes only and is not the official record. Certified copies can only be obtained from the official source.

Bankruptcies	Judgements	Liens	Suits	UCCs
No	1	0	0	60

	Latest Filing: 12/18/2019	Latest Filing: -	Latest Filing: -	Latest Filing: 04/28/2020

EVENTS

Judgement - Court Judgement

Filing Date	12/18/2019
Filing Number	201911700048CE
Status	Unsatisfied
Date Status Attained	12/18/2019
Received Date	04/24/2020
Award	US$ 12,000
Debtors	INSIGHT ENTERPRISES, INC
Creditors	CITY OF PHILADELPHIA, PHILADELPHIA, PA
Court	PHILADELPHIA MUNICIPAL COURT, PHILADELPHIA, PA

UCC Filing - Continuation

Filing Date	04/28/2020
Filing Number	1156399501214
Received Date	05/04/2020
Original Filing Date	07/10/2015
Original Filing Number	832869600786
Secured Party	KEY EQUIPMENT FINANCE, A DIVISION OF KEYBANK NA, SUPERIOR, CO
Debtors	DATALINK CORPORATION, EDEN PRAIRIE, MN
Filing Office	SECRETARY OF STATE/UCC DIVISION, SAINT PAUL, MN

UCC Filing - Original

Filing Date	08/30/2019
Filing Number	2019 6053479
Received Date	09/27/2019
Collateral	All Assets and proceeds
Secured Party	JPMORGAN CHASE BANK, N. A., AS ADMINISTRATIVE AGENT, CHICAGO, IL
Debtors	INSIGHT ENTERPRISES, INC.
Filing Office	SECRETARY OF STATE/UCC DIVISION, DOVER, DE

UCC Filing - Original

Filing Date	05/02/2019
Filing Number	2019 3062739
Received Date	06/04/2019
Collateral	Leased Computer equipment and proceeds
Secured Party	DELL FINANCIAL SERVICES L.L.C., ROUND ROCK, TX
Debtors	INSIGHT ENTERPRISES, INC.
Filing Office	SECRETARY OF STATE/UCC DIVISION, DOVER, DE

UCC Filing - Continuation

Filing Date	03/12/2019
Filing Number	1074128301790
Received Date	03/18/2019
Original Filing Date	06/05/2014
Original Filing Number	201436858067
Secured Party	INSIGHT INVESTMENTS, LLC, COSTA MESA, CA
Secured Party	MB FINANCIAL BANK NA, ROSEMONT, IL
Secured Party	US BANK EQUIPMENT FINANCE A DIVISION OF US BANK NATIONAL ASSOCIATION, MARSHALL, MN
Secured Party	US BANK EQUIPMENT FINANCE A DIVISION OF US BANK NATIONAL ASSOCIATION, MARSHALL, MN
Secured Party	WELLS FARGO EQUIPMENT FINANCE INC, MINNEAPOLIS, MN
Debtors	DATALINK CORPORATION, EDEN PRAIRIE, MN
Filing Office	SECRETARY OF STATE/UCC DIVISION, SAINT PAUL, MN

UCC Filing - Continuation

Filing Date	08/10/2017
Filing Number	2017 5301145
Received Date	09/21/2017
Original Filing Date	01/22/2013
Original Filing Number	2013 0262627
Secured Party	BANK ONE, NA, AS AGENT, CHICAGO, IL
Debtors	INSIGHT ENTERPRISES, INC., TEMPE, AZ
Filing Office	SECRETARY OF STATE/UCC DIVISION, DOVER, DE

UCC Filing - Continuation

Filing Date	11/21/2016
Filing Number	20167206244
Received Date	01/19/2017
Original Filing Date	04/30/2012
Original Filing Number	2012 1663311
Secured Party	WELLS FARGO CAPITAL FINANCE, LLC, AS COLLATERAL AGENT, ENGLEWOOD, CO
Debtors	INSIGHT ENTERPRISES, INC.
Filing Office	SECRETARY OF STATE/UCC DIVISION, DOVER, DE

UCC Filing - Continuation

Filing Date	06/08/2016
Filing Number	200614290252
Received Date	07/14/2016
Original Filing Date	07/06/2006
Original Filing Number	200614290252
Secured Party	HEWLETT-PACKARD COMPANY, PALO ALTO, CA

Debtors	INSIGHT CANADA, INC., TEMPE, AZ
Filing Office	SECRETARY OF STATE UCC DIVISION, PHOENIX, AZ

UCC Filing - Original

Filing Date	01/22/2013
Filing Number	2013 0262627
Received Date	02/14/2013
Collateral	Assets including proceeds and products
Secured Party	BANK ONE, NA, AS AGENT, CHICAGO, IL
Debtors	INSIGHT ENTERPRISES, INC., TEMPE, AZ
Filing Office	SECRETARY OF STATE/UCC DIVISION, DOVER, DE

UCC Filing - Original

Filing Date	04/30/2012
Filing Number	2012 1663311
Received Date	05/24/2012
Collateral	All Assets including proceeds and products
Secured Party	WELLS FARGO CAPITAL FINANCE, LLC, AS COLLATERAL AGENT, ENGLEWOOD, CO
Debtors	INSIGHT ENTERPRISES, INC.
Filing Office	SECRETARY OF STATE/UCC DIVISION, DOVER, DE

UCC Filing - Continuation

Filing Date	01/25/2011
Filing Number	200614290252
Received Date	02/08/2011
Original Filing Date	07/06/2006
Original Filing Number	200614290252
Secured Party	HEWLETT-PACKARD COMPANY, PALO ALTO, CA
Debtors	INSIGHT CANADA, INC., TEMPE, AZ
Filing Office	SECRETARY OF STATE UCC DIVISION, PHOENIX, AZ

UCC Filing - Amendment

Filing Date	10/02/2008
Filing Number	200614290252
Received Date	11/10/2008
Collateral	Inventory including proceeds and products - Account(s) including proceeds and products - Chattel paper including proceeds and products - General intangibles(s) including proceeds and products - and OTHERS
Original Filing Date	07/06/2006
Original Filing Number	200614290252
Secured Party	HEWLETT-PACKARD COMPANY, PALO ALTO, CA
Debtors	INSIGHT CANADA, INC.
Filing Office	SECRETARY OF STATE UCC DIVISION, PHOENIX, AZ

UCC Filing - Original

Filing Date	06/02/2006
Filing Number	011021891
Received Date	06/21/2006
Collateral	Account(s) and proceeds - Computer equipment and proceeds - Business machinery/equipment and proceeds - General intangibles(s) and proceeds - Chattel paper and proceeds
Secured Party	BAL GLOBAL FINANCE, LLC, TROY, MI
Secured Party	BANC OF AMERICA LEASING & CAPITAL, LLC, TROY, MI
Debtors	INSIGHT DIRECT USA, INC.
Filing Office	SECRETARY OF STATE/UCC DIVISION, SPRINGFIELD, IL

UCC Filing - Original

Filing Date	06/01/2006
Filing Number	011016448
Received Date	06/21/2006
Collateral	Leased Unspecified
Secured Party	BAL GLOBAL FINANCE, LLC, TROY, MI
Secured Party	BANC OF AMERICA LEASING & CAPITAL, LLC, TROY, MI
Debtors	INSIGHT DIRECT USA, INC.
Filing Office	SECRETARY OF STATE/UCC DIVISION, SPRINGFIELD, IL

UCC Filing - Original

Filing Date	01/10/2006
Filing Number	200614038234
Received Date	02/14/2006
Collateral	AGREEMENTS
Secured Party	WELLS FARGO FINANCIAL LEASING, INC., NEWPORT BEACH, CA
Debtors	INSIGHT DIRECT USA, INC.
Filing Office	SECRETARY OF STATE UCC DIVISION, PHOENIX, AZ

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There may be additional UCC Filings in D&Bs file on this company available by contacting 1-800-234-3867.

There may be additional suits, liens, or judgments in D&B's file on this company available in the U.S. Public Records Database, also covered under your contract. If you would like more information on this database, please contact the Customer Resource Center at 1-800-234-3867.

Special Events

SPECIAL EVENTS

Date	Event Description
04/11/2022	**OFFICER CHANGE: According to published reports, Insight Enterprises announced the appointment of Sumana Nallapati as chief information officer replacing Jeff Shumway.**
04/05/2022	**Business address has changed from 6820 S Harl Ave, Tempe, AZ, 85283 to 2701 E Insight Way, Chandler, AZ, 85286.**

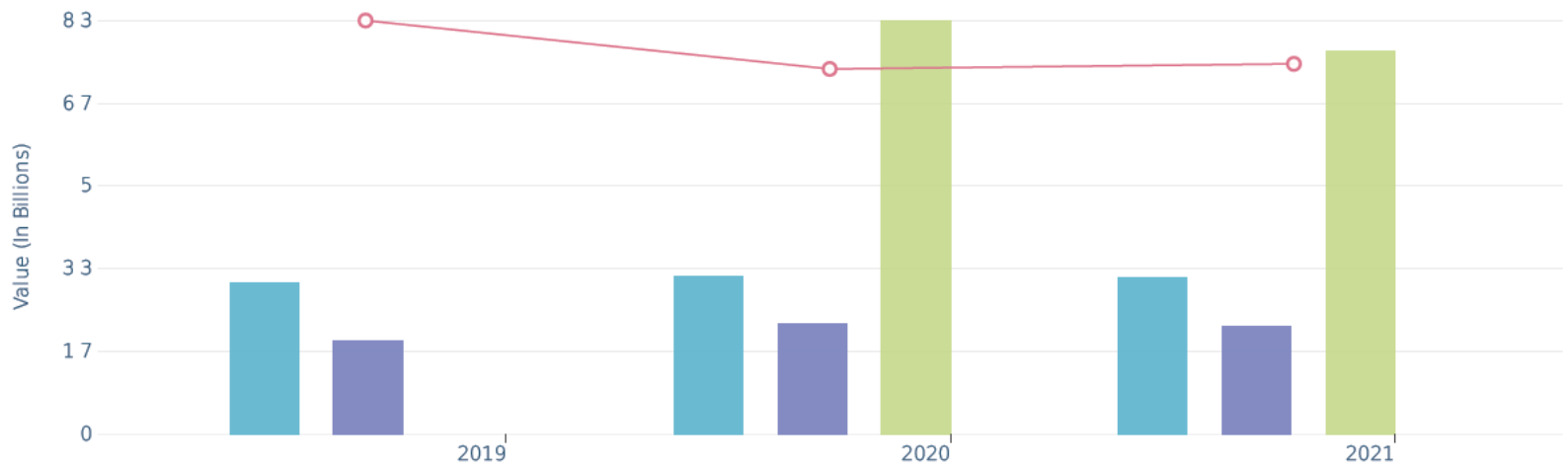
Date	Event Description
02/21/2022	BOARD OF DIRECTORS UPDATE: According to published reports, Insight Enterprises, Inc. announced that it has named Alexander L. Baum as an independent director to its board.
02/10/2022	EARNINGS UPDATE: According to published reports, comparative operating results for the 12 months ended December 31, 2021: Sales of $9,436,113,000, Net Income of $219,345,000; compared to Sales of $8,340,579,000, Net Income of $172,640,000 for the comparable period in the prior year.
11/13/2021	EARNINGS UPDATE: According to published reports, comparative operating results for the 9 months ended September 30, 2021: Sales of $6,870,090,000, Net Income of $157,212,000; compared to Sales of $6,049,264,000, Net Income of $119,252,000 for the comparable period in the prior year.

Financials - D&B

Financials

Source: D&B | Currency: All figures shown in USD unless otherwise stated

FINANCIAL STATEMENT COMPARISON



	Interim Consolidated 03/31/2021	Fiscal Consolidated 12/31/2020	Fiscal Consolidated 12/31/2019	Last 3 years
Current Assets	3,153,693,000	3,176,450,000	3,048,032,000	
Current Liabilities	2,175,072,000	2,227,464,000	1,883,528,000	
Tangible Net Worth	1,383,166,000	1,342,429,000	1,160,318,000	
Sales	-	8,340,579,000	7,731,190,000	
Net Income	-	172,640,000	159,407,000	
Current Ratio	1.45	1.43	1.62	
Working Capital	978,621,000	948,986,000	1,164,504,000	
Other Assets	1,100,914,000	1,134,282,000	1,130,147,000	
Long Term Liabilities	696,369,000	740,839,000	1,134,333,000	

STATEMENT INFORMATION

Source Information	Statement obtained in outside quarters. Statement obtained from Securities and Exchange Commission. Prepared from statement(s) by Accountant: KPMG LLP, Phoenix, Arizona.
Statement Explanation	Explanations: The net worth of this company includes intangibles.

Financials

Source: D&B | Currency: All figures shown in USD unless otherwise stated

BALANCE SHEET

Balance Sheet

Assets

Current Assets	Fiscal 12/31/2021	Fiscal 12/31/2020	Last 2 years
Accounts Receivable	USD 2,936,732,000	USD 2,583,716,000	
Cash	USD 103,840,000	USD 138,753,000	
Other Current Assets	USD 199,638,000	USD 177,927,000	
Inventory	USD 328,101,000	USD 253,297,000	
Total Current Assets	USD 3,568,311,000		

Long Term Assets	Fiscal 12/31/2021	Fiscal 12/31/2020	Last 2 years
Intangible Assets-Net	USD 214,788,000	USD 239,833,000	
Property, Plant, Fixtures & Equipment	USD 176,263,000	USD 148,531,000	
Goodwill	USD 428,346,000	USD 429,757,000	
Other long term assets	USD 301,372,000	USD 282,793,000	
Total Assets	USD 4,689,080,000		

Liabilities

Total Current Liabilities	Fiscal 12/31/2021	Fiscal 12/31/2020	Last 2 years
Accounts Payable-Inventory Fin	USD 311,878,000	-	
Accruals	USD 423,489,000	USD 404,995,000	
Current Portion Of Long Term Debt	USD 36,000	USD 830,000	
Accounts Payable	USD 1,779,854,000	USD 1,460,172,000	
Total Current Liabilities	USD 2,515,257,000		

Long Term Liabilities	Fiscal 12/31/2021	Fiscal 12/31/2020	Last 2 years
ACCUM OTHER COMPREHENSIVE LOSS	(USD 27,094,000)	(USD 15,535,000)	
Other Long Term Liabilities	USD 255,953,000	USD 246,005,000	
Preferred Stock	USD 349,000	-	
Long-Term Debt	USD 361,570,000	USD 416,401,000	
Retained Earnings	USD 1,167,690,000	USD 1,036,413,000	
Additional Paid In Capital / Capital Surplus	USD 368,282,000	USD 361,935,000	
Deferred Income Taxes	USD 47,073,000	USD 33,963,000	
Total Liabilities & Net Worth	USD 4,689,080,000		

PROFIT AND LOSS INFORMATION

Date	Description
12/31/2021	From JAN 01 2021 to DEC 31 2021 annual sales $9,436,113,000; cost of goods sold $7,988,556,000. Gross profit $1,447,557,000; operating expenses $1,115,496,000. Operating income $332,061,000; other income $1,012,000; other expenses $40,516,000; net income before taxes $292,557,000; Federal income tax $73,212,000; net income $219,345,000.
12/31/2020	From JAN 01 2021 to MAR 31 2021 sales $2,193,068,000; cost of goods sold $1,861,594,000. Gross profit $331,474,000; operating expenses $264,450,000. Operating income $67,024,000; other expenses $10,357,000; net income before taxes $56,667,000; Federal income tax $13,499,000. Net income $43,168,000.

Financial Ratios

Source: Edgar | Currency: All figures shown in USD unless otherwise stated

BALANCE SHEET

Solvency Ratios	Fiscal Consolidated 12/31/2021	Fiscal Consolidated 12/31/2020	Fiscal Consolidated 12/31/2019
Current Ratio	1.42	1.43	1.62
Quick Ratio	1.21	1.26	1.39
Current Liabilities to Net Worth (%)	166.66	165.93	162.33

Total Liabilities/Net Worth (%)	210.69	221.11	260.09
Current Liabilities to Inventory (%)	766.61	1,199.82	987
Fixed Assets to Net Worth (%)	11.68	10.88	11.28
Cash Ratio	0.04	0.06	0.06

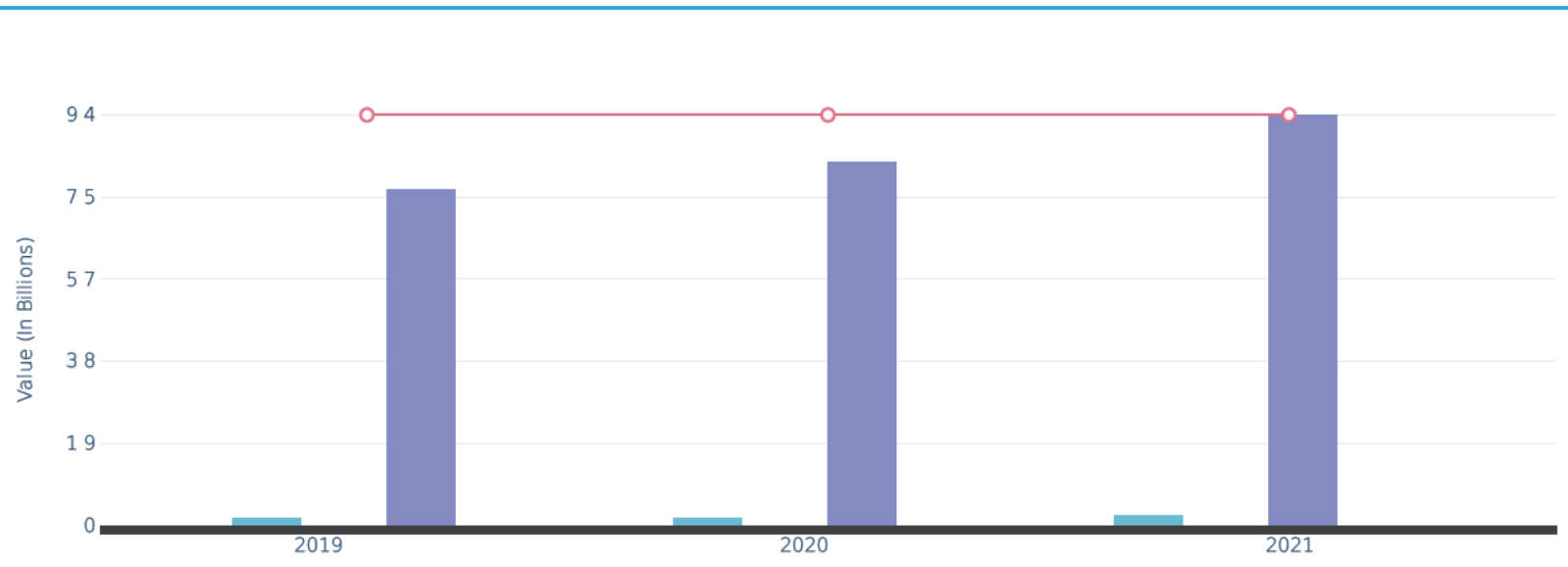
Efficiency Ratios	Fiscal Consolidated 12/31/2021	Fiscal Consolidated 12/31/2020	Fiscal Consolidated 12/31/2019
Accounts Payable to Sales Ratio	0.27	0.27	0.24
Sales to Working Capital Ratio	8.96	8.79	6.64
Sales To Inventory (%)	2,875.98	4,492.64	4,051.29
Assets/Sales	49.69	51.68	54.04
ROCE (%)	15.32	12.96	10.47

Profitability Ratios	Fiscal Consolidated 12/31/2021	Fiscal Consolidated 12/31/2020	Fiscal Consolidated 12/31/2019
Return On Net Worth (%)	14.53	12.86	13.74
Return on Assets (%)	4.68	4	3.82
Return on Sales (%)	3.53	3.24	3.11
Gross Profit Margin (%)	15.34	15.59	14.72
Operating Margin (%)	3.52	3.26	3.11
Pre-Tax Profit Margin (%)	3.1	2.74	2.74
Profit Margin (%)	2.32	2.07	2.06
Pre-Tax Return on Equity (%)	19.38	17.02	18.25
After Tax Return on Equity (%)	14.53	12.86	13.74
Operating Income to Interest Ratio	8.2	6.53	8.45

Leverage Ratios	Fiscal Consolidated 12/31/2021	Fiscal Consolidated 12/31/2020	Fiscal Consolidated 12/31/2019
EBITDA to EBIT Ratio	1.22	1.3	1.22
Debt to Income Ratio	14.5	17.19	18.93
Debt to Equity Ratio	2.11	2.21	2.6
Equity Ratio (%)	32.19	31.14	27.77
Interest Coverage Ratio	8.22	6.49	8.43
Interest Coverage to EBITDA Ratio	10.01	8.46	10.29

Income Statement

Source: Edgar | Currency: All figures shown in USD unless otherwise stated



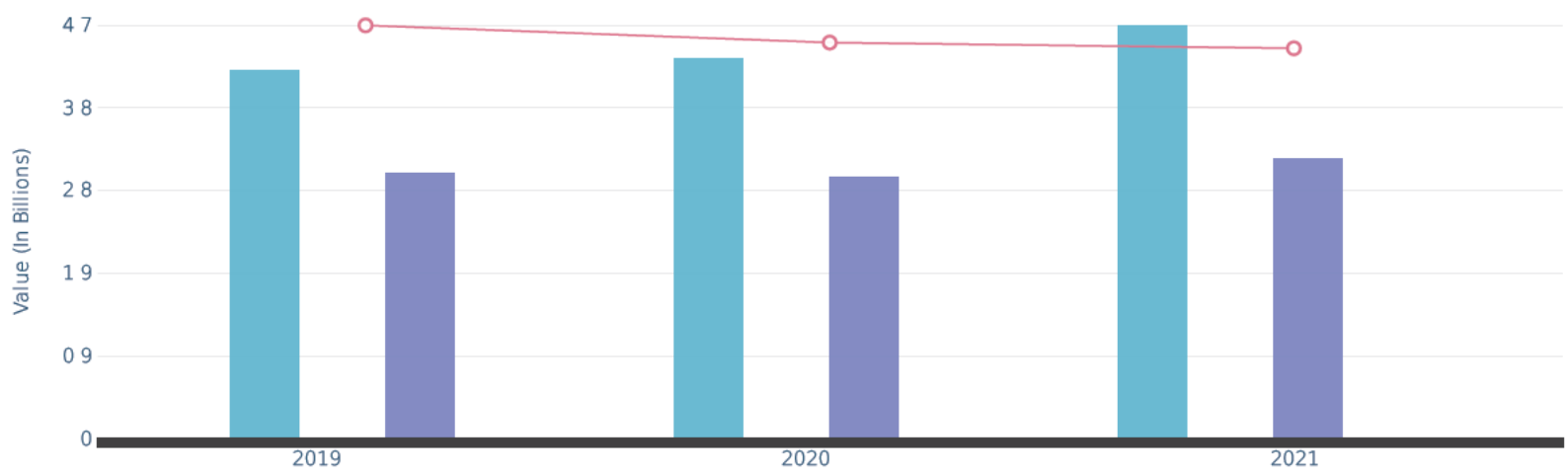
	Interim 12/31/2021	Interim 12/31/2020	Interim 12/31/2019	Last 3 years
Sales (Revenue)	9,436,113,000	8,340,579,000	7,731,190,000	
Cost of Revenue	7,988,556,000	7,040,637,000	6,593,092,000	
Gross Profit	1,447,557,000	1,299,942,000	1,138,098,000	
Sales and General Admin	1,117,130,000	1,013,765,000	880,737,000	
Research and Development Expense	-	-	-	-
Non-Recurring Expenses	(1,634,000)	14,602,000	16,767,000	
Other Operating Items	-	-	-	-

Operating Income	332,061,000	271,575,000	240,594,000	
Net Total Other Income and Expenses	1,012,000	(1,529,000)	(400,000)	
Earnings Before Interest and Taxes	333,073,000	270,046,000	240,194,000	
Interest Expense	40,516,000	41,594,000	28,478,000	
Earnings Before Tax	292,557,000	228,452,000	211,716,000	
Income Tax Expense	73,212,000	55,812,000	52,309,000	
Equity Earnings or Loss	-	-	-	-
Minority Interest Expense	-	-	-	-
Net Income from Continuing Operations	219,345,000	172,640,000	159,407,000	
Discontinued Operations	-	-	-	-
Effect of Accounting Changes	-	-	-	-
Extraordinary Items	-	-	-	-
Net Income	219,345,000	172,640,000	159,407,000	
Preferred Stocks & Other Adjustments	-	-	-	-
Net Income Applicable to Common Shares	219,345,000	172,640,000	159,407,000	

Balance Sheet

Source: Edgar | Currency: All figures shown in USD unless otherwise stated

FINANCIAL STATEMENT COMPARISON



Assets	Interim 12/31/2021	Interim 12/31/2020	Interim 12/31/2019	Trends
Cash and Cash Equivalents	103,840,000	128,313,000	114,668,000	
Short Term Investments	-	-	-	-
Net Trade Receivables	2,936,732,000	2,685,448,000	2,511,383,000	
Inventory	328,101,000	185,650,000	190,833,000	
Other Current Assets	199,638,000	177,039,000	231,148,000	
Total Current Assets	3,568,311,000	3,176,450,000	3,048,032,000	
Fixed Assets	176,263,000	146,016,000	130,907,000	
Long Term Investments	-	-	-	-
Deferred Long Term Asset Charges	-	-	-	-
Other Assets	301,372,000	311,983,000	305,507,000	
Goodwill	428,346,000	429,368,000	415,149,000	
Total Assets	4,689,080,000	4,310,732,000	4,178,179,000	
Accumulated Amortization	-	-	-	-
Intangible Assets	214,788,000	246,915,000	278,584,000	

Liabilites	Interim 12/31/2021	Interim 12/31/2020	Interim 12/31/2019	Trends
Accounts Payable	2,515,221,000	2,226,359,000	1,881,837,000	
Short Term and Current Long Term Debt	36,000	1,105,000	1,691,000	
Other Current Liabilities	-	-	-	-
Total Current Liabilities	2,515,257,000	2,227,464,000	1,883,528,000	
Long Term Debt	361,570,000	437,581,000	857,673,000	
Deferred Long Term Liability	47,073,000	33,209,000	44,633,000	

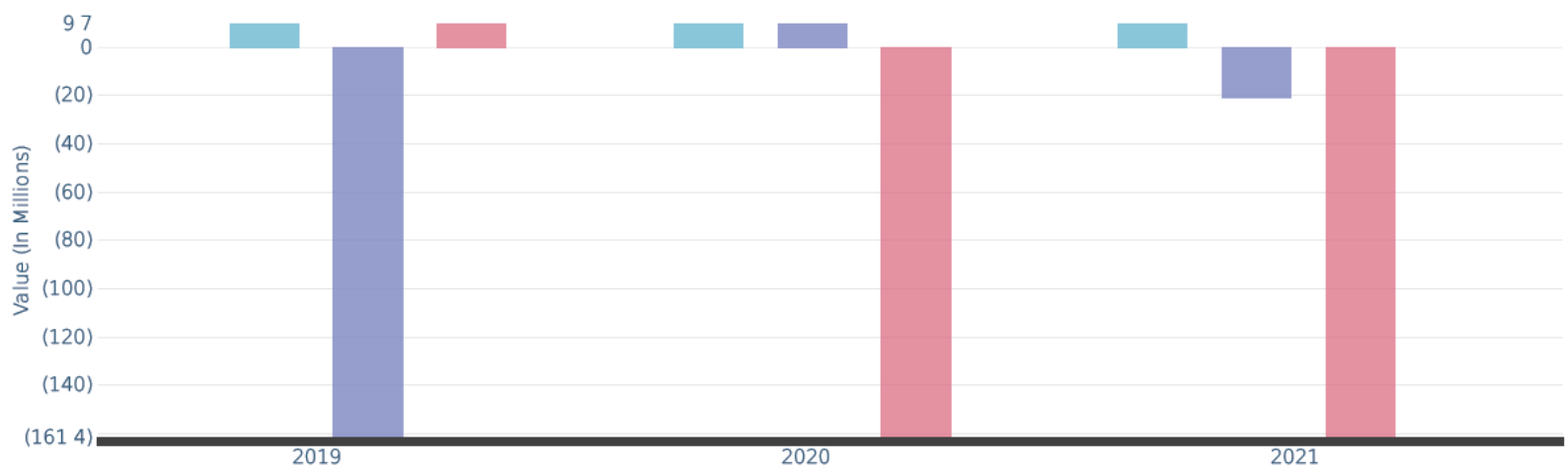
Charges				
Negative Goodwill	-	-	-	-
Minority Interest	-	-	-	-
Other Liabilities	255,953,000	270,049,000	232,027,000	
Misc Stocks, Options & Warrants	-	-	-	-
Total Liabilities	3,179,853,000	2,968,303,000	3,017,861,000	

Shareholder's Equity	Interim 12/31/2021	Interim 12/31/2020	Interim 12/31/2019	Trends
Preferred Stocks	0	0	0	-
Common Stocks	349,000	351,000	353,000	
Retained Earnings	1,167,690,000	993,245,000	841,097,000	
Treasury Stocks	-	-	-	-
Capital Surplus	368,282,000	364,288,000	357,032,000	
Other Equity	(27,094,000)	(15,455,000)	(38,164,000)	
Total Equity	1,509,227,000	1,342,429,000	1,160,318,000	

Cash Flow

Source: Edgar | Currency: All figures shown in USD unless otherwise stated

CASH FLOW



	Interim 12/31/2021	Interim 12/31/2020	Interim 12/31/2019	Last 3 years
Depreciation	72,296,000	81,777,000	52,861,000	
Net Income Adjustments	34,662,000	20,916,000	33,402,000	
Changes in Liabilities	293,458,000	204,452,000	118,978,000	
Changes in Accounts Receivables	289,009,000	132,599,000	118,971,000	
Changes in Inventories	148,941,000	(1,029,000)	(11,944,000)	
Changes in Other Operating Activities	18,100,000	(7,367,000)	129,745,000	
Net Cash Flows - Operating Activities	163,711,000	355,582,000	127,876,000	
Capital Expenditures	52,079,000	24,184,000	69,086,000	
Investments	-	-	-	-
Other Cash Flows from Investing Activities	31,005,000	33,890,000	(664,287,000)	
Net Cash Flows - Investing Activities	(21,074,000)	9,706,000	(733,373,000)	
Dividends Paid	-	-	-	-
Sale and Purchase of Stock	(50,000,000)	(25,000,000)	6,541,000	
Net Borrowings	(87,000,000)	(431,384,000)	697,221,000	
Other Cash Flows from Financing Activities	(10,030,000)	(8,661,000)	(9,396,000)	
Net Cash Flows - Financing Activities	(161,385,000)	(361,791,000)	577,587,000	
Effect of Exchange Rate	(5,857,000)	10,788,000	(86,000)	
Change in Cash and Cash Equivalents	(24,605,000)	14,285,000	(27,996,000)	

Company Profile

COMPANY OVERVIEW

D-U-N-S
87-638-3589

Legal Form
Corporation (US)

History Record
Clear

Date Incorporated
06/04/1991

Business Commenced On
1988

State of Incorporation
DELAWARE

Ownership
Public: NSIT(NGS)

Mailing Address
UNITED STATES

Telephone
+1 (480) 333-3000

Website
www.insight.com

Present Control Succeeded
1988

SIC
73790200

NAICS
541512

Annual Sales
US$ 9,436,113,000

Net Worth
US$ 1,509,227,000

Employees
11,006

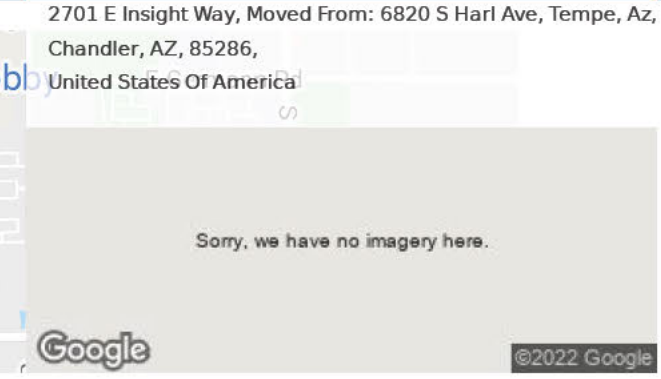
Age (Year Started)
34 Years(1988)

Named Principal
Kenneth T Lamneck, PRES-CEO

Line of Business
Computer related services



Street Address:
2701 E Insight Way, Moved From: 6820 S Harl Ave, Tempe, Az,
Chandler, AZ, 85286,
United States Of America



BUSINESS REGISTRATION

Corporate and business registrations reported by the secretary of state or other official source as of: 2012-04-21
This data is for informational purposes only, certification can only be obtained through the Office of the Secretary of State.

Registered Name	INSIGHT ENTERPRISES, INC.
Corporation Type	Corporation (US)
State of Incorporation	DELAWARE
Date Incorporated	06/04/1991
Registration ID	2264818
Registration Status	STATUS NOT AVAILABLE
Filing Date	06/04/1991
Where Filed	SECRETARY OF STATE/CORPORATIONS DIVISION

Registered Agent

Name	CORPORATION SERVICE COMPANY
Address	2711 CENTERVILLE ROAD SUITE 400, WILMINGTON, DE, 198080000

PRINCIPALS

Officers

KENNETH T LAMNECK, PRES-CEO+
TIMOTHY A CROWN, NON EXEC CHB+
GLYNIS A BRYAN, CFO
RACHAEL BERTRANDT, CAO-GLOBAL CORP CONTRL
SAMUEL C COWLEY, SR V PRES-GENERAL COUNSEL-SEC
SUMANA NALLAPATI, CIO

Directors

DIRECTOR(S): The officers identified by (+) and Richard E Allen, Bruce W Armstrong, Linda M Breard, Catherine Courage, Anthony A Ibarguen, Kathleen S Pushor, Girish Rishi and Alexander L Baum.

COMPANY EVENTS

The following information was reported on: 04/11/2022

The Delaware Secretary of State's business registrations file showed that Insight Enterprises, Inc. was registered as a Corporation on June 4, 1991, under the file registration number 2264818.

Business started 1988.

The company (Insight) began operations in Arizona in 1988, incorporated in Delaware in 1991 and completed its initial public offering (IPO) in 1995. The company was formerly known as Insight Distribution Network, Inc.

The company's common stock is traded on The NASDAQ Global Select Market under the symbol "NSIT". As of February 12, 2021, there were 46 stockholders of record. As of March 15, 2021, those shareholders identified by the company as beneficially owning 5% or more of the outstanding shares were: BlackRock, Inc. (16.50%); FMR LLC (15.00%); The Vanguard Group (10.63%); and Dimensional Fund Advisors LP (7.30%). As of the same date, officers and directors as a group beneficially owns 1.94% of the outstanding shares.

RECENT EVENT.

On August 30, 2019, the company completed its acquisition of PCM, Inc. acquiring 100% of the issued and outstanding shares of PCM for a cash purchase price of $745,562,000, which included cash and cash equivalents acquired of $84,637,000 and the payment of PCM's outstanding debt.

KENNETH T LAMNECK. Director since 2010. He was appointed President and CEO of the company effective January 2010.

TIMOTHY A CROWN. Director since 1994. He assumed the position of Non-Executive Chair of the Board in November 2004. He is a co-founder of the company.

GLYNIS A BRYAN. She joined the company in December 2007 as the company's CFO.

JEFFERY SHUMWAY. He served as the company's Chief Information Officer (CIO). He joined the company September 2005 as a consulting information systems analyst. He held various positions of increasing responsibility at the company including Vice President of Application Development from August 2010 to September 2017 and Senior Vice President of Global IT Operations from October 2017 until May 2019, when he was promoted to Global CIO.

RACHAEL A BERTRANDT CRUMP. She joined Insight in December 2016 as Vice President of Finance, Controller - North America and was appointed Principal Accounting Officer (CAO) and Global Corporate Controller in September 2018. She is a CPA. Prior to joining Insight, she served as the Senior Director Controller, Global Accounting at Amkor Technology, Inc. from 2006 to 2016.

SAMUEL C COWLEY. He joined the company in June 2016 as Senior Vice President and General Counsel. Prior to joining Insight, he served as General Counsel and Vice President, Business Development of Prestige Brands Holdings, Inc. from February 2012 to June 2016. He previously served as Executive Vice President, Business Development and General Counsel of Matrixx Initiatives, Inc. and Executive Vice President and General Counsel of Swift Transportation Co., Inc.

RICHARD E ALLEN. Director since 2012. He served at J.D. Edwards & Company from 1985 to 2004, most recently as the Executive Vice President, Finance and Administration.

BRUCE W ARMSTRONG. Director since 2016. Since 2015, he has served as an Operating Partner at Khosla Ventures.

LINDA M BREARD. Director since 2018. She is a CPA. From February 2017 to July 2017, she served as the Executive Vice President and CFO of Kaiser Foundation Health Plan of Washington.

CATHERINE COURAGE. Director since 2016. Since October 2016, she has served as the Vice President of Experience for Ads and Commerce at Google.

ANTHONY A IBARGUEN. Director since 2008. He has served as CEO of Quench USA, Inc., since October 2010.

KATHLEEN S PUSHOR. Director since 2005. She has operated an independent consulting practice since June 2009.

GIRISH RISHI. Director since 2017. He is CEO of Blue Yonder.

ALEXANDER L BAUM. Antecedents are unknown.

SUMANA NALLAPATI. Antecedents are unknown.

ANNOUNCED BUSINESS MOVE: On November 1, 2019, the company completed the purchase of real estate in Chandler, Arizona for approximately $48,000,000 that it intends to use as its global corporate headquarters. The property contains a building and some infrastructure in place that the company expects will be ready for its use in 2022.

Business address has changed from 6820 S Harl Ave, Tempe, AZ, 85283 to 2701 E Insight Way, Chandler, AZ, 85286.

BUSINESS ACTIVITIES AND EMPLOYEES

The following information was reported on: 04/11/2022

Business Information

Trade Names	INSIGHT
Description	The company provides information technology hardware, software, and services solutions. It provides solutions to gain insights to network enabled devices, and spots patterns and trends through mass analysis; custom applications to help clients create disruption; custom-developed mobile, cloud, and IoT applications; and custom-developed solutions to help clients review actionable insights within their data, including artificial intelligence for prediction, optimization, cognitive, and vision services. The company also offers various services, such as hybrid cloud, migration and consolidation, workload-platform alignment, converged/hyper converged solutions, and software-defined data center; data platform modernization services; integrated network and security solutions; and consulting, professional, managed, and support services. In addition, it sources, procures, stages, configures, integrates, tests, refurbishes, and redeploys IT products spanning endpoints to infrastructure; and offers software life cycle, and hardware warranty and software maintenance services. Further, the company provides desktop, notebook, tablet, and mobile devices coupled with cloud-based productivity solutions; workplace services, including virtual technical support, remote service desk and automated self-service solutions; and procures, stages, provides, manages, and disposes hardware assets. Additionally, it sells hardware and software products. Terms are cash and Net 30 days. Sells to commercial concerns. Territory : International.
Employees	11,006 which includes officer(s). Undetermined employed here.

Business Information

Financing Status	Secured
Financial Condition	Fair
Seasonality	The company experience some seasonal trends in its sales of IT hardware, software and services. For example: software sales are typically higher in the company's second and fourth quarters, particularly the second quarter. Business clients, particularly larger enterprise businesses in the United States, tend to spend more in the company's fourth quarter and less in the first quarter; sales to the federal government in the United States are often stronger in the company's third quarter, while sales in the state and local government and education markets are stronger in the company's second quarter. Sales to public sector clients in the United Kingdom are often stronger in the company's first quarter. These trends create overall seasonality in its consolidated results such that sales and profitability are expected to be higher in the second and fourth quarters of the year.
Facilities	Occupies premises in a building.

Related Concerns

SIC/NAICS Information

Industry Code	Description	Percentage of Business
7379	Computer related services	-
73790200	Computer related consulting services	-
50650202	Electronic tubes: receiving and transmitting, or industrial	-
50650200	Communication equipment	-
50450100	Computer peripheral equipment	-

NAICS Codes	NAICS Description
541512	Computer Systems Design Services
423690	Other Electronic Parts and Equipment Merchant Wholesalers
423690	Other Electronic Parts and Equipment Merchant Wholesalers
423430	Computer and Computer Peripheral Equipment and Software Merchant Wholesalers

GOVERNMENT ACTIVITY

Activity Summary

Borrower(Dir/Guar)	No
Administrative Debt	No
Contractor	No
Grantee	No
Party excluded from federal program(s)	No

Your Information

Record additional information about this company to supplement the D&B information.

> Note: Information entered in this section will not be added to D&B's central repository and will be kept private under your user ID. Only you will be able to view the information.

In Folders: View

Account Number	Endorsement/Billing Reference *	Sales Representatives
	robert.yellowhair@insight.com	
Credit Limit	**Total Outstanding**	
0	0	

Last Login : 04/26/2022 07:07:01 AM

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OMNIA Partners, Public Sector Cooperative Purchasing Organization

Insight PUBLIC SECTOR

Appendix E - Marketing Collateral



Why Insight and OMNIA Partners?

At Insight Public Sector, we define, architect, implement and manage Insight Intelligent Technology Solutions™ that help your organization run smarter. Our strong supply chain optimization and workplace solutions combined with our data center transformation expertise and modernized applications keep business running, foster flexible work environments and put you at the forefront of innovation.

- Exclusive access to low pricing through the public sector contracts
- Experienced IT specialists ready to help
- Strong client relationships that support your entire IT lifecycle
- Customized solutions that drive efficiency and reduce costs
- Flexible, convenient ways to manage technology through leasing

Official contract:

Technology Products, Services, Solutions, and Related Products and Services

Contract number:

4400006644

Start date:

May 1, 2016

Current end date:

April 30, 2023

Competitively solicited through Fairfax County, VA (Lead Public Agency)

How our OMNIA Partners contract helps your organization

As a contract holder in the OMNIA Partners (formerly U.S. Communities) portfolio, Insight is uniquely positioned to sell both technology products and IT services, including solutions from Apple, Cisco, Citrix, Commvalut, Dell EMC, Hewlett Packard Enterprise, HP Inc., Microsoft, Lenovo, NetApp, Panasonic, Symantec, Veritas and VMware.

By taking advantage of our competitively solicited contract for Technology Products, Services, Solutions, and Related Products and Services available through OMNIA Partners, you're assured our best available price on our full portfolio of products and solutions.

- Save time and money with no user fees or comparison shopping.
- Eliminate duplicated efforts by countless agencies.
- Leverage economies of scale with no minimum purchase requirements.

Insight Public Sector: The perfect partner for government

Modern Work-place	Intelligent Edge	Modern Apps	Data and AI	Modern Infrastructure	Cybersecurity
Modern endpoint provisioning & management	Artificial intelligence	Align business with defined framework	AI-enhanced workflow management	Automation management	Carrier and connectivity services
Product Lifecycle services	Internet of Things (IoT)	Agile development cycle	Automate repetitive work	As a Service and Storage	Community wireless broadband
End user support	Insight Connected Platform	Optimize operations	Onboard data	Converged and Hyperconverged infrastructure (CI/HCI)	Digital architecture acceleration program
Adoption & employee experience	Computer vision		Reduce waste with real-time analytics	Hybrid Cloud	Software-defined data center
UCaaS & CCaaS				Platform migration and consolidation	Selling security toolkit

About OMNIA Partners

OMNIA Partners, Public Sector, is the nation's largest and most experienced cooperative purchasing organization dedicated to public sector procurement. Its immense purchasing power and world-class suppliers have produced a comprehensive portfolio of cooperative contracts and partnerships, making OMNIA Partners the most valued and trusted resource for organizations nationwide.

Through the economies of scale created by OMNIA Partners, participants now have access to an extensive portfolio of competitively solicited and publicly awarded agreements. The lead agency contracting process continues to be the foundation on which the organization is founded. OMNIA Partners is proud to offer more value and resources to state and local government, higher education and K–12 education organizations, as well as nonprofits.

For more information, visit omniapartners.com/publicsector.

About Insight Public Sector

Insight Public Sector is proud to have served public entities for more than 20 years. We offer hardware and software from the world's leading manufacturers and publishers, in addition to advanced IT services and solutions.

Our mission is simple: to assist state, local and federal government agencies, educational institutions, public safety entities and nonprofit organizations in leveraging technology to cost-effectively deliver on their mission to the public.

To learn more ways Insight can help you deliver on your mission to the public, contact us at 800.546.0578 or omnia@insight.com.
You can also visit IPS.insight.com/omnia.



Case Study

U.S. County Brings Free Public Wi-Fi to More Than 30,000+ Rural, Low-Income Students and Workers

The client

A county government in a Southern U.S. state was facing extreme pressure to complete a Wi–Fi project by Dec. 31, 2020 (the deadline for CARES Act Funds spending). The county shortened the procurement cycle by avoiding a full RFP, and instead, they leveraged Insight Public Sector's existing OMNIA Partners contract — saving an estimated four weeks of time.

The challenge: Narrowing the digital divide at a critical time

As the COVID-19 pandemic has swept through the country, various regions and demographics have been hit harder than others. The county had received critical funding as a part of federal government aid and needed to apply these funds strategically to navigate its most pressing challenges.

Each city within the county had claimed its portion of the federal aid to support its citizens; however, residents located outside of city limits had a different set of challenges. Unlike city dwellers, the county's rural population lacked internet access and is generally living on the less privileged side of the so-called digital divide.

As a result of the pandemic and social distancing guidelines, the county needed to embrace both remote work and distance education. But without proper internet access at home, launching these initiatives proved to be a daunting challenge.

Industry:

Government

Insight provided:

- Multilayered network design
- Planning and deployment of a reliable wireless network
- Electrical remediation services and tower construction
- Ongoing network monitoring and maintenance
- Professional services

Three layer network approach:

1. Fiber and wireless pointto-point (PTP) equipment connects base stations
2. Wireless Point-to-MultiPoint (PTMP) extends connectivity to the street level.
3. Wi-Fi mesh nodes with rooftop mesh access points (RAPs) and mesh access points (MAPs) extend to the client level.

The solution: A multiphased approach and multilayered network with ongoing expert support

The county requested Insight propose a solution for strategy, design and deployment of a free public internet access Wi-Fi network across several precincts. The Insight Cloud + Data Center Transformation (CDCT) team, in collaboration with SmartWAVE, was selected to help the county with this large-scale and time-sensitive project.

As of August 2020, the Insight services team is in the process of multiphased project delivery planned to occur over a couple of months. This includes planning, design, electrical remediation, and tower construction and installation. Each phase addresses the core and access network and wireless network, including radio frequency (RF) analysis and field site surveying. The new multivendor network is comprised of Cisco, Palo Alto Networks and Ruckus® wireless mesh.

Our team is also providing the county with three years of ongoing support services to respond to issues as they arise and maintain the network for peak performance. This includes monitoring, data analytics, optimization, software updates and engineering support.

The result: Broad, free internet access to support education and remote work

Through working with Insight and SmartWAVE, the county can provide free public Wi-Fi internet access to more than 30,000 students and teleworkers. The network design has built-in safety and compliance features to ensure user and business data and privacy are protected.

Our three-layer network design leveraged as much existing infrastructure as possible — water tanks, light and telephone poles — to expedite services delivery and control costs. Insight's engineering services will help the county continue to deliver reliable, secure internet access to residents in need for years to come.

About Insight Public Sector

At Insight Public Sector, we help organizations of all sizes navigate complex challenges through our four key solution areas: Digital Innovation, Cloud + Data Center Transformation, Connected Workforce and Supply Chain Optimization. With deep expertise and end-to-end capabilities, we'll help you manage today's priorities and prepare for tomorrow's needs.

About OMNIA Partners

OMNIA Partners is a leading group purchasing organization (GPO) in procurement and supply chain management. Comprised of four subsidiaries: Corporate United, Prime Advantage, National IPA and U.S. Communities, OMNIA Partners serves over 35 industries in both the private and public sector.

Benefits:

Free public Wi-Fi access to
30,000+
students and remote workers



Secure, wireless network design

Cost-effective solution leveraging existing infrastructure

Eliminates aspects of the growing digital divide at an important time

Well-maintained and optimized network through an expert support team



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BID SUBMITTAL FORM

SUBMIT BID/PROPOSAL TO:
Cobb County Purchasing Department
122 Waddell Street NE
Marietta, GA 30060

BID/PROJECT NUMBER: 23-6692
Request for Proposals
Technology Product Solutions and Related Services
Cobb County Purchasing Department

DELIVERY DEADLINE: OCTOBER 13, 2022 BEFORE 12:00 (NOON) EST
(NO BIDS/PROPOSALS WILL BE ACCEPTED AFTER THIS DEADLINE).

Bid Opening Date: October 13, 2022 @ 2:00 P.M. in the Cobb County Purchasing Department, 122 Waddell Street NE, Marietta, Georgia, 30060.

BUSINESS NAME AND ADDRESS INFORMATION:

Company name: Insight Public Sector, Inc.

Contact name: Erica Falchetti

Company address: 13755 Sunrise Valley Drive, Suite #750, Herndon, VA 20171

E-mail address: Erica.Falchetti@Insight.com

Phone number: 480.333.3071 **Fax number:** 480.760.9488

NAME AND OFFICIAL TITLE OF OFFICER GUARANTEEING THIS QUOTATION:

Lisanne Steinheiser — Global Compliance Officer
(PLEASE PRINT/TYPE) NAME — TITLE

SIGNATURE OF OFFICER ABOVE: _____
(SIGNATURE)

TELEPHONE: 480.333.3012 FAX: 480.760.9488

BIDDER WILL INDICATE TIME PAYMENT DISCOUNT: Not Applicable

BIDDER SHALL INDICATE MAXIMUM DELIVERY DATE (UNLESS OTHERWISE SPECIFIED IN BID SPECIFICATIONS)
Will be communicated to end user at time of order placement.

Bids received after the date and time indicated will not be considered. Cobb County reserves the right to reject any and all bids, to waive informalities, to reject portions of the bid, to waive technicalities and to award contracts in a manner consistent with the county and the laws governing the state of Georgia.

The enclosed (or attached) bid is in response to Bid Number **23-6692**; is a firm offer, **as defined by section O.C.G.A. (s) 11-2-205 of the code of Georgia (Georgia laws 1962 pages 156-178),** by the undersigned bidder. This offer shall remain open for acceptance for a period of 90 calendar days from the bid opening date, as set forth in this invitation to bid unless otherwise specified in the bid documents.

Cobb County...Expect the Best!

REQUEST FOR PROPOSALS

Sealed Bid # 23-6692
Technology Product Solutions and Related Services
Cobb County Purchasing Department

Bid Opening Date: October 13, 2022

Pre-Proposal Meeting via WebEx: September 14, 2022 at 3:00 PM Eastern
Join from meeting link
https://cobbcounty.webex.com/cobbcounty/j.php?MTID=m6334e0c9e0f46364cc2157383bc375a6
Meeting number (access code): 2317 292 4027
Meeting password: fxZKmmi3p93
Join by phone
+1-415-655-0004 US Toll

Proposals Are Received in the Cobb County Purchasing Department
122 Waddell Street NE
Marietta, GA 30060

Before 12:00 (Noon) By the Bid Opening Date

Proposal Will Be Opened in the Cobb County Purchasing Department at 2:00 pm
122 Waddell Street NE
Marietta, GA 30060

VENDORS ARE REQUIRED TO SUBMIT THE ORIGINAL, TWO (2) COPIES & TEN (10) FLASH DRIVES OF BID
(UNLESS OTHERWISE SPECIFIED IN BID SPECIFICATIONS)

NAME: Insight Public Sector, Inc.

ADDRESS: 13755 Sunrise Valley Drive, Suite #750, Herndon, VA 20171

REPRESENTATIVE: Erica Falchetti

PHONE: 480.333.3071 FAX: 480-760.9488

E-MAIL Erica.Falchetti@Insight.com

NOTE: The Cobb County Purchasing Department will not be responsible for the accuracy or completeness of the content of any Cobb County Invitation to Bid or Request for Proposal or subsequent addenda thereto received from a source other than the Cobb County Purchasing Department.

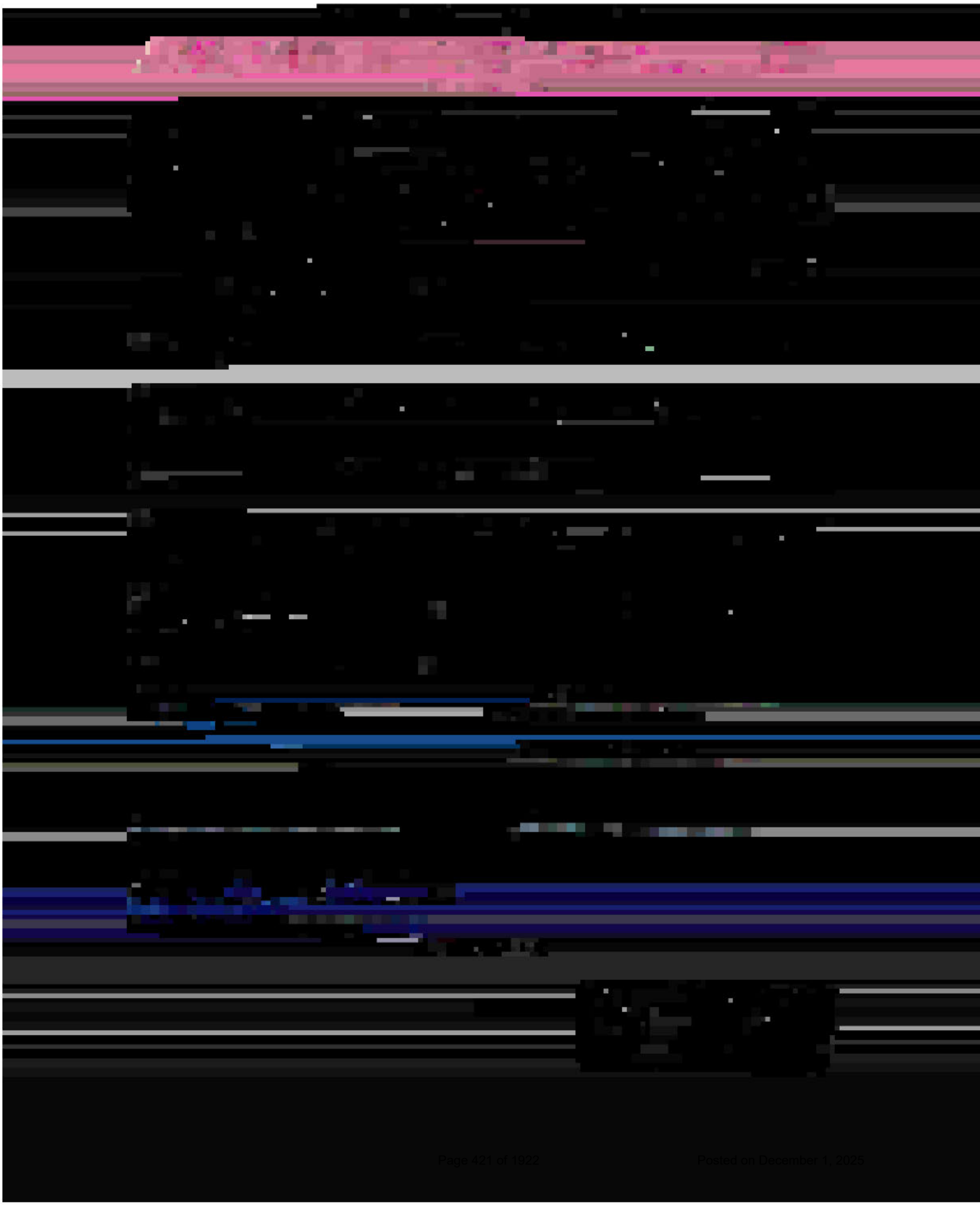

Exhibit F
Federal Funds Certifications

FEDERAL CERTIFICATIONS
ADDENDUM FOR AGREEMENT FUNDED BY U.S. FEDERAL GRANT

TO WHOM IT MAY CONCERN:

Participating Agencies may elect to use federal funds to purchase under the Master Agreement. This form should be completed and returned.

DEFINITIONS

Contract means a legal instrument by which a non–Federal entity purchases property or services needed to carry out the project or program under a Federal award. The term as used in this part does not include a legal instrument, even if the non–Federal entity considers it a contract, when the substance of the transaction meets the definition of a Federal award or subaward

Contractor means an entity that receives a contract as defined in Contract.

Cooperative agreement means a legal instrument of financial assistance between a Federal awarding agency or pass-through entity and a non–Federal entity that, consistent with 31 U.S.C. 6302–6305:

(a) Is used to enter into a relationship the principal purpose of which is to transfer anything of value from the Federal awarding agency or pass-through entity to the non–Federal entity to carry out a public purpose authorized by a law of the United States (see 31 U.S.C. 6101(3)); and not to acquire property or services for the Federal government or pass-through entity's direct benefit or use;

(b) Is distinguished from a grant in that it provides for substantial involvement between the Federal awarding agency or pass-through entity and the non–Federal entity in carrying out the activity contemplated by the Federal award.

(c) The term does not include:

(1) A cooperative research and development agreement as defined in 15 U.S.C. 3710a; or

(2) An agreement that provides only:

(i) Direct United States Government cash assistance to an individual;

(ii) A subsidy;

(iii) A loan;

(iv) A loan guarantee; or

(v) Insurance.

Federal awarding agency means the Federal agency that provides a Federal award directly to a non–Federal entity

Federal award has the meaning, depending on the context, in either paragraph (a) or (b) of this section:

(a)(1) The Federal financial assistance that a non–Federal entity receives directly from a Federal awarding agency or indirectly from a pass-through entity, as described in § 200.101 Applicability; or

(2) The cost-reimbursement contract under the Federal Acquisition Regulations that a non–Federal entity receives directly from a Federal awarding agency or indirectly from a pass-through entity, as described in § 200.101 Applicability.

(b) The instrument setting forth the terms and conditions. The instrument is the grant agreement, cooperative agreement, other agreement for assistance covered in paragraph (b) of § 200.40 Federal financial assistance, or the cost-reimbursement contract awarded under the Federal Acquisition Regulations.

(c) Federal award does not include other contracts that a Federal agency uses to buy goods or services from a contractor or a contract to operate Federal government owned, contractor operated facilities (GOCOs).

(d) See also definitions of Federal financial assistance, grant agreement, and cooperative agreement.

Non–Federal entity means a state, local government, Indian tribe, institution of higher education (IHE), or nonprofit organization that carries out a Federal award as a recipient or subrecipient.

Version August 19, 2022

Nonprofit organization means any corporation, trust, association, cooperative, or other organization, not including IHEs, that:
(a) Is operated primarily for scientific, educational, service, charitable, or similar purposes in the public interest;
(b) Is not organized primarily for profit; and
(c) Uses net proceeds to maintain, improve, or expand the operations of the organization.

Obligations means, when used in connection with a non–Federal entity's utilization of funds under a Federal award, orders placed for property and services, contracts and subawards made, and similar transactions during a given period that require payment by the non–Federal entity during the same or a future period.

Pass-through entity means a non–Federal entity that provides a subaward to a subrecipient to carry out part of a Federal program.

Recipient means a non–Federal entity that receives a Federal award directly from a Federal awarding agency to carry out an activity under a Federal program. The term recipient does not include subrecipients.

Simplified acquisition threshold means the dollar amount below which a non–Federal entity may purchase property or services using small purchase methods. Non–Federal entities adopt small purchase procedures in order to expedite the purchase of items costing less than the simplified acquisition threshold. The simplified acquisition threshold is set by the Federal Acquisition Regulation at 48 CFR Subpart 2.1 (Definitions) and in accordance with 41 U.S.C. 1908. As of the publication of this part, the simplified acquisition threshold is $250,000, but this threshold is periodically adjusted for inflation. (Also see definition of § 200.67 Micro-purchase.)

Subaward means an award provided by a pass-through entity to a subrecipient for the subrecipient to carry out part of a Federal award received by the pass-through entity. It does not include payments to a contractor or payments to an individual that is a beneficiary of a Federal program. A subaward may be provided through any form of legal agreement, including an agreement that the pass-through entity considers a contract.

Subrecipient means a non–Federal entity that receives a subaward from a pass-through entity to carry out part of a Federal program; but does not include an individual that is a beneficiary of such program. A subrecipient may also be a recipient of other Federal awards directly from a Federal awarding agency.

Termination means the ending of a Federal award, in whole or in part at any time prior to the planned end of period of performance.

The following provisions may be required and apply when Participating Agency expends federal funds for any purchase resulting from this procurement process. Per FAR 52.204-24 and FAR 52.204-25, solicitations and resultant contracts shall contain the following provisions.

52.204-24 Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment (Oct 2020)

The Offeror shall not complete the representation at paragraph (d)(1) of this provision if the Offeror has represented that it "does not provide covered telecommunications equipment or services as a part of its offered products or services to the Government in the performance of any contract, subcontract, or other contractual instrument" in paragraph (c)(1) in the provision at 52.204-26, Covered Telecommunications Equipment or Services—Representation, or in paragraph (v)(2)(i) of the provision at 52.212-3, Offeror Representations and Certifications-Commercial Items. The Offeror shall not complete the representation in paragraph (d)(2) of this provision if the Offeror has represented that it "does not use covered telecommunications equipment or services, or any equipment, system, or service that uses covered telecommunications equipment or services" in paragraph (c)(2) of the provision at 52.204-26, or in paragraph (v)(2)(ii) of the provision at 52.212-3.

(a) *Definitions.* As used in this provision—
Backhaul, covered telecommunications equipment or services, critical technology, interconnection arrangements, reasonable inquiry, roaming, and substantial or essential component have the meanings provided in the clause 52.204-25, Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment.

(b) *Prohibition.*

(1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. Nothing in the prohibition shall be construed to—

(i) Prohibit the head of an executive agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020, from entering into a contract or extending or renewing a contract with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. This prohibition applies to the use of covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract. Nothing in the prohibition shall be construed to—

(i) Prohibit the head of an executive agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(c) *Procedures.* The Offeror shall review the list of excluded parties in the System for Award Management (SAM) (https://www.sam.gov) for entities excluded from receiving federal awards for "covered telecommunications equipment or services".

(d) *Representation.* The Offeror represents that—

(1) It □ will, □ will not provide covered telecommunications equipment or services to the Government in the performance of any contract, subcontract or other contractual instrument resulting from this solicitation. The Offeror shall provide the additional disclosure information required at paragraph (e)(1) of this section if the Offeror responds "will" in paragraph (d)(1) of this section; and

(2) After conducting a reasonable inquiry, for purposes of this representation, the Offeror represents that—

It □ does, □ does not use covered telecommunications equipment or services, or use any equipment, system, or service that uses covered telecommunications equipment or services. The Offeror shall provide the additional disclosure information required at paragraph (e)(2) of this section if the Offeror responds "does" in paragraph (d)(2) of this section.

(e) *Disclosures.*

(1) Disclosure for the representation in paragraph (d)(1) of this provision. If the Offeror has responded "will" in the representation in paragraph (d)(1) of this provision, the Offeror shall provide the following information as part of the offer.

(i) For covered equipment—

(A) The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the original equipment manufacturer (OEM) or a distributor, if known);

(B) A description of all covered telecommunications equipment offered (include brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); and

(C) Explanation of the proposed use of covered telecommunications equipment and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(1) of this provision.

(ii) For covered services—

(A) If the service is related to item maintenance: A description of all covered telecommunications services offered (include on the item being maintained: Brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); or

(B) If not associated with maintenance, the Product Service Code (PSC) of the service being provided; and explanation of the proposed use of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(1) of this provision.

(2) Disclosure for the representation in paragraph (d)(2) of this provision. If the Offeror has responded "does" in the representation in paragraph (d)(2) of this provision, the Offeror shall provide the following information as part of the offer:

(i) For covered equipment—

(A) The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the OEM or a distributor, if known);

(B) A description of all covered telecommunications equipment offered (include brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); and

(C) Explanation of the proposed use of covered telecommunications equipment and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(2) of this provision.

(ii) For covered services—

(A) If the service is related to item maintenance: A description of all covered telecommunications services offered (include on the item being maintained: Brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); or

(B) If not associated with maintenance, the PSC of the service being provided; and explanation of the proposed use of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(2) of this provision.

52.204-25 Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment (Aug 2020).

(a) *Definitions.* As used in this clause—

Backhaul means intermediate links between the core network, or backbone network, and the small subnetworks at the edge of the network (*e.g.*, connecting cell phones/towers to the core telephone network). Backhaul can be wireless (e.g., microwave) or wired (*e.g.*, fiber optic, coaxial cable, Ethernet).

Covered foreign country means The People's Republic of China.

Covered telecommunications equipment or services means–

(1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);

(2) For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);

(3) Telecommunications or video surveillance services provided by such entities or using such equipment; or

(4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Critical technology means–

(1) Defense articles or defense services included on the United States Munitions List set forth in the International Traffic in Arms Regulations under subchapter M of chapter I of title 22, Code of Federal Regulations;

(2) Items included on the Commerce Control List set forth in Supplement No. 1 to part 774 of the Export Administration Regulations under subchapter C of chapter VII of title 15, Code of Federal Regulations, and controlled-

(i) Pursuant to multilateral regimes, including for reasons relating to national security, chemical and biological weapons proliferation, nuclear nonproliferation, or missile technology; or

(ii) For reasons relating to regional stability or surreptitious listening;

(3) Specially designed and prepared nuclear equipment, parts and components, materials, software, and technology covered by part 810 of title 10, Code of Federal Regulations (relating to assistance to foreign atomic energy activities);

(4) Nuclear facilities, equipment, and material covered by part 110 of title 10, Code of Federal Regulations (relating to export and import of nuclear equipment and material);

(5) Select agents and toxins covered by part 331 of title 7, Code of Federal Regulations, part 121 of title 9 of such Code, or part 73 of title 42 of such Code; or

(6) Emerging and foundational technologies controlled pursuant to section 1758 of the Export Control Reform Act of 2018 (50 U.S.C. 4817).

Interconnection arrangements means arrangements governing the physical connection of two or more networks to allow the use of another's network to hand off traffic where it is ultimately delivered (*e.g.*, connection of a customer of telephone provider A to a customer of telephone company B) or sharing data and other information resources.

Reasonable inquiry means an inquiry designed to uncover any information in the entity's possession about the identity of the producer or provider of covered telecommunications equipment or services used by the entity that excludes the need to include an internal or third-party audit.

Roaming means cellular communications services (*e.g.*, voice, video, data) received from a visited network when unable to connect to the facilities of the home network either because signal coverage is too weak or because traffic is too high.

Substantial or essential component means any component necessary for the proper function or performance of a piece of equipment, system, or service.

(b) *Prohibition*.

(1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. The Contractor is prohibited from providing to the Government any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR 4.2104.

(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020, from entering into a contract, or extending or renewing a contract, with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR 4.2104. This prohibition applies to the use of covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract.

(c) *Exceptions.* This clause does not prohibit contractors from providing—

(1) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(2) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(d) Reporting requirement.

(1) In the event the Contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the Contractor is notified of such by a subcontractor at any tier or by any other source, the Contractor shall report the information in paragraph (d)(2) of this clause to the Contracting Officer, unless elsewhere in this contract are established procedures for reporting the information; in the case of the Department of Defense, the Contractor shall report to the website at https://dibnet.dod.mil. For indefinite delivery contracts, the Contractor shall report to the Contracting Officer for the indefinite delivery contract and the Contracting Officer(s) for any affected order or, in the case of the Department of Defense, identify both the indefinite delivery contract and any affected orders in the report provided at https://dibnet.dod.mil.

(2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause

(i) Within one business day from the date of such identification or notification: the contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

(ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: any further available information about mitigation actions undertaken or recommended. In addition, the Contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) *Subcontracts.* The Contractor shall insert the substance of this clause, including this paragraph (e) and excluding paragraph (b)(2), in all subcontracts and other contractual instruments, including subcontracts for the acquisition of commercial items.

The following certifications and provisions may be required and apply when Participating Agency expends federal funds for any purchase resulting from this procurement process. Pursuant to 2 C.F.R. § 200.326, all contracts, including small purchases, awarded by the Participating Agency and the Participating Agency's subcontractors shall contain the procurement provisions of

Appendix II to Part 200, as applicable.

APPENDIX II TO 2 CFR PART 200

(A) Contracts for more than the simplified acquisition threshold currently set at $250,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

Pursuant to Federal Rule (A) above, when a Participating Agency expends federal funds, the Participating Agency reserves all rights and privileges under the applicable laws and regulations with respect to this procurement in the event of breach of contract by either party.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(B) Termination for cause and for convenience by the grantee or subgrantee including the manner by which it will be effected and the basis for settlement. (All contracts in excess of $10,000)

Pursuant to Federal Rule (B) above, when a Participating Agency expends federal funds, the Participating Agency reserves the right to immediately terminate any agreement in excess of $10,000 resulting from this procurement process in the event of a breach or default of the agreement by Offeror as detailed in the terms of the contract.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(C) Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 CFR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

Pursuant to Federal Rule (C) above, when a Participating Agency expends federal funds on any federally assisted construction contract, the equal opportunity clause is incorporated by reference herein.

Does offeror agree to abide by the above? YES _____ Initials of Authorized Representative of offeror

(D) Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non - Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

Pursuant to Federal Rule (D) above, when a Participating Agency expends federal funds during the term of an award for all contracts and subgrants for construction or repair, offeror will be in compliance with all applicable Davis-Bacon Act provisions.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

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(E) Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

Pursuant to Federal Rule (E) above, when a Participating Agency expends federal funds, offeror certifies that offeror will be in compliance with all applicable provisions of the Contract Work Hours and Safety Standards Act during the term of an award for all contracts by Participating Agency resulting from this procurement process.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(F) Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

Pursuant to Federal Rule (F) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror agrees to comply with all applicable requirements as referenced in Federal Rule (F) above.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(G) Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA)

Pursuant to Federal Rule (G) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency member resulting from this procurement process, the offeror agrees to comply with all applicable requirements as referenced in Federal Rule (G) above.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(H) Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the Executive Office of the President Office of Management and Budget (OMB) guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Pursuant to Federal Rule (H) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror certifies that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency. If at any time during the term of an award the offeror or its principals becomes debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any

federal department or agency, the offeror will notify the Participating Agency.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(l) Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

Pursuant to Federal Rule (l) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term and after the awarded term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror certifies that it is in compliance with all applicable provisions of the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). The undersigned further certifies that:

(1) No Federal appropriated funds have been paid or will be paid for on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with the awarding of a Federal contract, the making of a Federal grant, the making of a Federal loan, the entering into a cooperative agreement, and the extension, continuation, renewal, amendment, or modification of a Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all covered sub-awards exceeding $100,000 in Federal funds at all appropriate tiers and that all subrecipients shall certify and disclose accordingly.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

RECORD RETENTION REQUIREMENTS FOR CONTRACTS INVOLVING FEDERAL FUNDS

When federal funds are expended by Participating Agency for any contract resulting from this procurement process, offeror certifies that it will comply with the record retention requirements detailed in 2 CFR § 200.333. The offeror further certifies that offeror will retain all records as required by 2 CFR § 200.333 for a period of three years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

CERTIFICATION OF COMPLIANCE WITH THE ENERGY POLICY AND CONSERVATION ACT

When Participating Agency expends federal funds for any contract resulting from this procurement process, offeror certifies that it will comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6321 et seq.; 49 C.F.R. Part 18).

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

CERTIFICATION OF COMPLIANCE WITH BUY AMERICA PROVISIONS

To the extent purchases are made with Federal Highway Administration, Federal Railroad Administration, or Federal Transit Administration funds, offeror certifies that its products comply with all applicable provisions of the Buy America Act and agrees to provide such certification or applicable waiver with respect to specific products to any Participating Agency upon request. Purchases made in accordance with the Buy America Act must still follow the applicable procurement rules calling for free and open competition.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

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CERTIFICATION OF COMPLIANCE WITH BUY AMERICAN PROVISIONS

Unless Supplier is exempt *(See FAR 25.103)*, when authorized by statute or explicitly indicated by Participating Public Agency, Buy American requirements will apply where only unmanufactured construction material mined or produced in the United States shall be used *(see Subpart 25.6 – American Recovery and Reinvestment Act-Buy American statute for additional details)*.

CERTIFICATION OF ACCESS TO RECORDS – 2 C.F.R. § 200.336

Offeror agrees that the Inspector General of the Agency or any of their duly authorized representatives shall have access to any documents, papers, or other records of offeror that are pertinent to offeror's discharge of its obligations under the Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to offeror's personnel for the purpose of interview and discussion relating to such documents.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

CERTIFICATION OF APPLICABILITY TO SUBCONTRACTORS

Offeror agrees that all contracts it awards pursuant to the Contract shall be bound by the foregoing terms and conditions.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

Offeror agrees to comply with all federal, state, and local laws, rules, regulations and ordinances, as applicable. It is further acknowledged that offeror certifies compliance with all provisions, laws, acts, regulations, etc. as specifically noted above.

Offeror's Name: Insight Public Sector, Inc.

Address, City, State, and Zip Code: 13755 Sunrise Valley Drive, Suite #750, Herndon, VA 20171

Phone Number: 480.333.3012 Fax Number: 480.760.9488

Printed Name and Title of Authorized Representative: Lisanne Steinheiser, Global Compliance Officer

Email Address: Lisanne.Steinheiser@Insight.com

Signature of Authorized Representative: _____ Date: October 10, 2022

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FEMA SPECIAL CONDITIONS

Awarded Supplier(s) may need to respond to events and losses where products and services are needed for the immediate and initial response to emergency situations such as, but not limited to, water damage, fire damage, vandalism cleanup, biohazard cleanup, sewage decontamination, deodorization, and/or wind damage during a disaster or emergency situation. By submitting a proposal, the Supplier is accepted these FEMA Special Conditions required by the Federal Emergency Management Agency (FEMA).

"Contract" in the below pages under FEMA SPECIAL CONDITIONS is also referred to and defined as the "Master Agreement".

"Contractor" in the below pages under FEMA SPECIAL CONDITIONS is also referred to and defined as "Supplier" or "Awarded Supplier".

Conflicts of Interest

No employee, officer, or agent may participate in the selection, award, or administration of a contract supported by a FEMA award if he or she has a real or apparent conflict of interest. Such a conflict would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of these parties, has a financial or other interest in or a tangible personal benefit from a firm considered for award. 2 C.F.R. § 200.318(c)(1); See also Standard Form 424D, ¶ 7; Standard Form 424B, ¶ 3. i. FEMA considers a "financial interest" to be the potential for gain or loss to the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of these parties as a result of the particular procurement. The prohibited financial interest may arise from ownership of certain financial instruments or investments such as stock, bonds, or real estate, or from a salary, indebtedness, job offer, or similar interest that might be affected by the particular procurement. ii. FEMA considers an "apparent" conflict of interest to exist where an actual conflict does not exist, but where a reasonable person with knowledge of the relevant facts would question the impartiality of the employee, officer, or agent participating in the procurement. c. Gifts. The officers, employees, and agents of the Participating Public Agency nor the Participating Public Agency ("NFE") must neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts. However, NFE's may set standards for situations in which the financial interest is de minimus, not substantial, or the gift is an unsolicited item of nominal value. 2 C.F.R. § 200.318(c)(1). d. Violations. The NFE's written standards of conduct must provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of the NFE. 2 C.F.R. § 200.318(c)(1). For example, the penalty for a NFE's employee may be dismissal, and the penalty for a contractor might be the termination of the contract.

Contractor Integrity

A contractor must have a satisfactory record of integrity and business ethics. Contractors that are debarred or suspended, as described in and subject to the debarment and suspension regulations implementing Executive Order 12549, *Debarment and Suspension* (1986) and Executive Order 12689, *Debarment and Suspension* (1989) at 2 C.F.R. Part 180 and the Department of Homeland Security's regulations at 2 C.F.R. Part 3000 (Non-procurement Debarment and Suspension), must be rejected and cannot receive contract awards at any level.

Public Policy

A contractor must comply with the public policies of the Federal Government and state, local government, or tribal government. This includes, among other things, past and current compliance with the:
a. Equal opportunity and nondiscrimination laws
b. Five affirmative steps described at 2 C.F.R. § 200.321(b) for all subcontracting under contracts supported by FEMA financial assistance; and FEMA Procurement Guidance June 21, 2016 Page IV- 7
c. Applicable prevailing wage laws, regulations, and executive orders

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Affirmative Steps

For any subcontracting opportunities, Contractor must take the following Affirmative steps:

1. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
2. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
4. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; and
5. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

Prevailing Wage Requirements

When applicable, the awarded Contractor (s) and any and all subcontractor(s) agree to comply with all laws regarding prevailing wage rates including the Davis-Bacon Act, applicable to this solicitation and/or Participating Public Agencies. The Participating Public Agency shall notify the Contractor of the applicable pricing/prevailing wage rates and must apply any local wage rates requested. The Contractor and any subcontractor(s) shall comply with the prevailing wage rates set by the Participating Public Agency.

Federal Requirements

If products and services are issued in response to an emergency or disaster recovery the items below, located in this FEMA Special Conditions section of the Federal Funds Certifications, are activated and required when federal funding may be utilized.

2 C.F.R. § 200.326 and 2 C.F.R. Part 200, Appendix II, Required Contract Clauses

1. CONTRACT REMEDIES

Contracts for more than the federal simplified acquisition threshold (SAT), the dollar amount below which an NFE may purchase property or services using small purchase methods, currently set at $250,000 for procurements made on or after June 20, 2018,4 must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms and must provide for sanctions and penalties as appropriate.

1.1 Applicability

This contract provision is required for contracts over the SAT, currently set at $250,000 for procurements made on or after June 20, 2018. Although not required for contracts at or below the SAT, FEMA suggests including a remedies provision.

1.2 Additional Considerations

For FEMA's Assistance to Firefighters Grant (AFG) Program, recipients must include a penalty clause in all contracts for any AFG-funded vehicle, regardless of dollar amount. In that situation, the contract must include a clause addressing that non-delivery by the contract's specified date or other vendor nonperformance will require a penalty of no less than $100 per day until such time that the vehicle, compliant with the terms of the contract, has been accepted by the recipient. This penalty clause should, however, account for force majeure or acts of God. AFG recipients should refer to the applicable year's Notice of Funding Opportunity (NOFO) for additional information, which can be accessed at FEMA.gov.

2. TERMINATION FOR CAUSE AND CONVENIENCE

a. Standard. All contracts in excess of $10,000 must address termination for cause and for convenience by the non-Federal entity, including the manner by which it will be effected and the basis for settlement. See 2 C.F.R. Part 200, Appendix II(B).

b. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs.

3. EQUAL EMPLOYMENT OPPORTUNITY

When applicable:

a. Standard. Except as otherwise provided under 41 C.F.R. Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. § 60- 1.4(b), in accordance with Executive Order 11246, *Equal Employment Opportunity* (30 Fed. Reg. 12319, 12935, 3 C.F.R. Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, *Amending Executive Order 11246 Relating to Equal Employment Opportunity*, and implementing regulations at 41 C.F.R. Part 60 (Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor). See 2 C.F.R. Part 200, Appendix II(C).

b. Key Definitions.

i. Federally Assisted Construction Contract. The regulation at 41 C.F.R. § 60-1.3 defines a "federally assisted construction contract" as any agreement or modification thereof between any applicant and a person for construction work which is paid for in whole or in part with funds obtained from the Government or borrowed on the credit of the Government pursuant to any Federal program involving a grant, contract, loan, insurance, or guarantee, or undertaken pursuant to any Federal program involving such grant, contract, loan, insurance, or guarantee, or any application or modification thereof approved by the Government for a grant, contract, loan, insurance, or guarantee under which the applicant itself participates in the construction work.

ii. Construction Work. The regulation at 41 C.F.R. § 60-1.3 defines "construction work" as the construction, rehabilitation, alteration, conversion, extension, demolition or repair of buildings, highways, or other changes or improvements to real property, including facilities providing utility services. The term also includes the supervision, inspection, and other onsite functions incidental to the actual construction.

c. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs.

d. Required Language. The regulation at 41 C.F.R. Part 60-1.4(b) requires the insertion of the following contract clause.

During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or

purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: *Provided,* That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

4. DAVIS-BACON ACT

a. Standard. All prime construction contracts in excess of $2,000 awarded by non- Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. §§ 3141-3144 and 3146-3148) as supplemented by Department of Labor regulations at 29 C.F.R. Part 5 (Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction). See 2 C.F.R. Part 200, Appendix II(D). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week.

b. Applicability. The Davis-Bacon Act applies to the Emergency Management Preparedness Grant Program, Homeland Security Grant Program, Nonprofit Security Grant Program, Tribal Homeland Security Grant Program, Port Security Grant Program, and Transit Security Grant

Program.

c. Requirements. If applicable, the non-federal entity must do the following:

i. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

ii. Additionally, pursuant 2 C.F.R. Part 200, Appendix II(D), contracts subject to the Davis-Bacon Act, must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations at 29 C.F.R. Part 3 (Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States). The Copeland Anti- Kickback Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to FEMA.

iii. Include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction").

Suggested Language. The following provides a sample contract clause:

Compliance with the Davis-Bacon Act.

a. All transactions regarding this contract shall be done in compliance with the Davis-Bacon Act (40 U.S.C. 3141- 3144, and 3146-3148) and the requirements of 29 C.F.R. pt. 5 as may be applicable. The contractor shall comply with 40 U.S.C. 3141-3144, and 3146-3148 and the requirements of 29 C.F.R. pt. 5 as applicable.

b. Contractors are required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor.

c. Additionally, contractors are required to pay wages not less than once a week.

5. COPELAND ANTI-KICKBACK ACT

a. Standard. Recipient and subrecipient contracts must include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States").

b. Applicability. This requirement applies to all contracts for construction or repair work above $2,000 in situations where the Davis-Bacon Act also applies. It DOES NOT apply to the FEMA Public Assistance Program.

c. Requirements. If applicable, the non-federal entity must include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations at 29 C.F.R. Part 3 (Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States). Each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to FEMA. Additionally, in accordance with the regulation, each contractor and subcontractor must furnish each week a statement with respect to the wages paid each of its employees engaged in work covered by the Copeland Anti-Kickback Act and the Davis Bacon Act during the preceding weekly payroll period. The report shall be delivered by the contractor or subcontractor, within seven days after the regular payment date of the payroll period, to a representative of a Federal or State agency in charge at the site of the building or work.

Sample Language. The following provides a sample contract clause:

Compliance with the Copeland "Anti-Kickback" Act.

a. Contractor. The contractor shall comply with 18 U.S.C. §874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

b. Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

c. Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. §5.12."

6. CONTRACT WORK HOURS AND SAFETY STANDARDSACT

a. Standard. Where applicable (see 40 U.S.C. §§ 3701-3708), all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations at 29 C.F.R. Part 5. See 2 C.F.R. Part 200, Appendix II(E). Under 40 U.S.C. § 3702, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. Further, no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous.

b. Applicability. This requirement applies to all FEMA contracts awarded by the non- federal entity in excess of $100,000 under grant and cooperative agreement programs that involve the employment of mechanics or laborers. It is applicable to construction work. These requirements do not apply to the purchase of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of

intelligence.

c. Suggested Language. The regulation at 29 C.F.R. § 5.5(b) provides contract clause language concerning compliance with the Contract Work Hours and Safety Standards Act. FEMA suggests including the following contract clause:

Compliance with the Contract Work Hours and Safety Standards Act.

(1) *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in paragraph (b)(1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (b)(1) of this section, in the sum of
$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (b)(1) of this section.

(3) *Withholding for unpaid wages and liquidated damages.* The Federal agency or loan/grant recipient shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b)(2) of this section.

(4) *Subcontracts.* The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (b)(1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (b)(1) through (4) of this section.

7. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT ORAGREEMENT

a. Standard. If the FEMA award meets the definition of "funding agreement" under 37C.F.R. § 401.2(a) and the non-Federal entity wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the non- Federal entity must comply with the requirements of 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements), and any

implementing regulations issued by FEMA. See 2 C.F.R. Part 200, Appendix II(F).

b. Applicability. This requirement applies to "*funding agreements*," but it DOES NOT apply to the Public Assistance, Hazard Mitigation Grant Program, Fire Management Assistance Grant Program, Crisis Counseling Assistance and Training Grant Program, Disaster Case Management Grant Program, and Federal Assistance to Individuals and Households – Other Needs Assistance Grant Program, as FEMA awards under these programs do not meet the definition of "funding agreement."

c. Funding Agreements Definition. The regulation at 37 C.F.R. § 401.2(a) defines "funding agreement" as any contract, grant, or cooperative agreement entered into between any Federal agency, other than the Tennessee Valley Authority, and any contractor for the performance of experimental, developmental, or research work funded in whole or in part by the Federal government. This term also includes any assignment, substitution of parties, or subcontract of any type entered into for the performance of experimental, developmental, or research work under a funding agreement as defined in the first sentence of this paragraph.

8. CLEAN AIR ACT AND THE FEDERAL WATER POLLUTION CONTROL ACT

a. Standard. If applicable, contracts must contain a provision that requires the contractor to agree to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act (42 U.S.C. §§ 7401-7671q.) and the Federal Water Pollution Control Act as amended (33 U.S.C. §§ 1251-1387). Violations must be reported to FEMA and the Regional Office of the Environmental Protection Agency. See 2 C.F.R. Part 200, Appendix II(G).

b. Applicability. This requirement applies to contracts awarded by a non-federal entity of amounts in excess of $150,000 under a federal grant.

c. Suggested Language. The following provides a sample contract clause.

Clean Air Act

1. The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

2. The contractor agrees to report each violation to the Participating Public Agency and understands and agrees that the Participating Public Agency will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

Federal Water Pollution Control Act

1. The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as

amended, 33 U.S.C. 1251 et seq.

2. The contractor agrees to report each violation to the Participating Public Agency and understands and agrees that the Participating Public Agency will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

9. DEBARMENT AND SUSPENSION

a. Standard. Non-Federal entities and contractors are subject to the debarment and suspension regulations implementing Executive Order 12549, *Debarment and Suspension* (1986) and Executive Order 12689, *Debarment and Suspension* (1989) at 2 C.F.R. Part 180 and the Department of Homeland Security's regulations at 2 C.F.R. Part 3000 (Non-procurement Debarment and Suspension).

b. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs.

c. Requirements.

i. These regulations restrict awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs and activities. See 2 C.F.R. Part 200, Appendix II(H); and 2 C.F.R. § 200.213. A contract award must not be made to parties listed in the SAM Exclusions. SAM Exclusions is the list maintained by the General Services Administration that contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. SAM exclusions can be accessed at www.sam.gov. See 2 C.F.R. § 180.530.

ii. In general, an "excluded" party cannot receive a Federal grant award or a contract within the meaning of a "covered transaction," to include subawards and subcontracts. This includes parties that receive Federal funding indirectly, such as contractors to recipients and subrecipients. The key to the exclusion is whether there is a "covered transaction," which is any non-procurement transaction (unless excepted) at either a "primary" or "secondary" tier. Although "covered transactions" do not include contracts awarded by the Federal Government for purposes of the non-procurement common rule and DHS's implementing regulations, it does include some contracts awarded by recipients and subrecipients.

iii. Specifically, a covered transaction includes the following contracts for goods or services:

1. The contract is awarded by a recipient or subrecipient in the amount of at least $25,000.

2. The contract requires the approval of FEMA, regardless of amount.

3. The contract is for federally-required auditservices.

4. A subcontract is also a covered transaction if it is awarded by the contractor of a recipient or subrecipient and requires either the approval of FEMA or is in excess of$25,000.

d. Suggested Language. The following provides a debarment and suspension clause. It incorporates an optional method of verifying that contractors are not excluded or disqualified.

Suspension and Debarment

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by the Participating Public Agency. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the Participating Public Agency, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

10. BYRD ANTI-LOBBYING AMENDMENT

a. Standard. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. § 1352. FEMA's regulation at 44 C.F.R. Part 18 implements the requirements of 31 U.S.C. § 1352 and provides, in Appendix A to Part 18, a copy of the certification that is required to be completed by each entity as described in 31 U.S.C. § 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the Federal awarding agency.

b. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs. Contractors that apply or bid for a contract of $100,000 or more under a federal grant must file the required certification. See 2 C.F.R. Part 200, Appendix II(I); 31 U.S.C. § 1352; and 44 C.F.R. Part 18.

c. Suggested Language.

Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended)

Contractors who apply or bid for an award of $100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

d. Required Certification. If applicable, contractors must sign and submit to the non-federal entity the following certification.

APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor, Insight Public Sector, Inc., certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Signature of Contractor's Authorized Official

Lisanne Steinheiser, Global Compliance Officer

Name and Title of Contractor's Authorized Official

October 10, 2022

Date

Version August 19, 2022

11. PROCUREMENT OF RECOVERED MATERIALS

a. Standard. A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. See 2 C.F.R. Part 200, Appendix II(J); and 2 C.F.R. §200.322.

b. Applicability. This requirement applies to all contracts awarded by a non- federal entity under FEMA grant and cooperative agreement programs.

c. Requirements. The requirements of Section 6002 include procuring only items designated in guidelines of the EPA at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds
$10,000 or the value of the quantity acquired by the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

d. Suggested Language.

i. In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired—

1. Competitively within a timeframe providing for compliance with the contract performance schedule;
2. Meeting contract performance requirements; or
3. At a reasonable price.

ii. Information about this requirement, along with the list of EPA- designated items, is available at EPA's Comprehensive Procurement Guidelines web site, https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program.

iii. The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act."

12. DOMESTIC PREFERENCES FOR PROCUREMENTS

As appropriate, and to the extent consistent with law, CONTRACTOR should, to the greatest extent practicable under a federal award, provide a preference for the purchase, acquisition, or use of goods, products or materials produced in the United States. This includes, but is not limited to, iron, aluminum, steel, cement, and other manufactured products.

Applicability For purchases in support of FEMA declarations and awards issued on or after November 12, 2020, all FEMA recipients and subrecipients are required to include in all contracts and purchase orders for work or products a contract provision encouraging domestic preference for procurements.

Domestic Preference for Procurements As appropriate, and to the extent consistent with law, the contractor should, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. This includes, but is not limited to iron, aluminum, steel, cement, and other manufactured products. For purposes of this clause: Produced in the United States means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States. Manufactured products mean items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber."

13. ACCESS TO RECORDS

a. Standard. All recipients, subrecipients, successors, transferees, and assignees must acknowledge and agree to comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff. Recipients must give DHS/FEMA access to, and the right to examine and copy, records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities, personnel, and other individuals and information as may be necessary, as required by DHS regulations *and* other applicable laws or program guidance. See DHS Standard Terms and Conditions: Version 8.1 (2018). Additionally, Section 1225 of the Disaster Recovery Reform Act of 2018 prohibits FEMA from providing reimbursement to any state, local, tribal, or territorial government, or private non-profit for activities made pursuant to a contract that purports to prohibit audits or internal reviews by the FEMA administrator or Comptroller General.

Access to Records. The following access to records requirements apply to this contract:

i. The Contractor agrees to provide Participating Public Agency, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

ii. The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

iii. The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

iv. In compliance with the Disaster Recovery Act of 2018, the Participating Public Agency and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

14. CHANGES

a. Standard. To be eligible for FEMA assistance under the non-Federal entity's FEMA grant or cooperative agreement, the cost of the change, modification, change order, or constructive change must be allowable, allocable, within the scope of its grant or cooperative agreement, and reasonable for the completion of project scope.

b. Applicability. FEMA recommends, therefore, that a non-Federal entity include a changes clause in its contract that describes how, if at all, changes can be made by either party to alter the method, price, or schedule of the work without breaching the contract. The language of the clause may differ depending on the nature of the contract and the end-item procured.

15. DHS SEAL, LOGO, AND FLAGS

a. Standard. Recipients must obtain permission prior to using the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials. See DHS Standard Terms and Conditions: Version 8.1 (2018).

b. Applicability. FEMA recommends that all non-Federal entities place in their contracts a provision that a contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

c. "The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

16. COMPLIANCE WITH FEDERAL LAW, REGULATIONS, AND EXECUTIVE ORDERS

a. Standard. The recipient and its contractors are required to comply with all Federal laws, regulations, and executive orders.

b. Applicability. FEMA recommends that all non-Federal entities place into their contracts an acknowledgement that FEMA financial assistance will be used to fund the contract along with the requirement that the contractor will comply with all applicable Federal law, regulations, executive orders, and FEMA policies, procedures, and directives.

c. "This is an acknowledgement that FEMA financial assistance will be used to fund all or a portion of the contract. The contractor will comply with all applicable Federal law, regulations, executive orders, FEMA policies, procedures, and directives."

17. NO OBLIGATION BY FEDERAL GOVERNMENT

a. Standard. FEMA is not a party to any transaction between the recipient and its contractor. FEMA is not subject to any obligations or liable to any party for any matter relating to the contract.

b. Applicability. FEMA recommends that the non-Federal entity include a provision in its contract that states that the Federal Government is not a party to the contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

c. "The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract."

18. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS

a. Standard. Recipients must comply with the requirements of The False Claims Act (31 U.S.C. §§ 3729-3733) which prohibits the submission of false or fraudulent claims for payment to the federal government. See DHS Standard Terms and Conditions: Version 8.1 (2018); and 31 U.S.C. §§ 3801-3812, which details the administrative remedies for false claims and statements made. The non-Federal entity must include a provision in its contract that the contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to its actions pertaining to the contract.

b. Applicability. FEMA recommends that the non-Federal entity include a provision in its contract that the contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to its actions pertaining to the contract.

c. "The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract."

Offeror agrees to comply with all terms and conditions outlined in the FEMA Special Conditions section of this solicitation.

Offeror's Name: Insight Public Sector, Inc.

Address, City, State, and Zip Code: 13755 Sunrise Valley Drive, Suite #750, Herndon, VA 20171

Phone Number: 480.333.3012 Fax Number: 480.760.9488

Printed Name and Title of Authorized Representative:
Lisanne Steinheiser, Global Compliance Officer

Email Address: Lisanne.Steinheiser@Insight.com

Signature of Authorized Representative:

Date: October 10, 2022

DOC #1

STATEMENT OF OWNERSHIP DISCLOSURE

N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.

Name of Organization: Insight Public Sector, Inc.

Organization Address: 2701 E. Insight Way, Chandler, AZ 85286

Part I Check the box that represents the type of business organization:

☐ Sole Proprietorship (skip Parts II and III, execute certification in Part IV)

☐ Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)

☒ For-Profit Corporation (any type) ☐ Limited Liability Company (LLC)

☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership (LLP)

☐ Other (be specific): _____

Part II

☒ The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. (**COMPLETE THE LIST BELOW IN THIS SECTION**)

OR

☐ No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. (**SKIP TO PART IV**)

(Please attach additional sheets if more space is needed):

Name of Individual or Business Entity	Home Address (for Individuals) or Business Address
Insight Enterprises, Inc.	2701 E. Insight Way, Chandler, AZ 85286

Version August 19, 2022

Part III DISCLOSURE OF 10% OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II

If a bidder has a direct or indirect parent entity which is publicly traded, and any person holds a 10 percent or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a 10% or greater beneficial interest in the publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. **Attach additional sheets if more space is needed**.

Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s
https://investor.insight.com/financial-reports/sec-filings/sec-filings-details/default.aspx?FilingId=15584698	82
https://investor.insight.com/financial-reports/proxy-statements/default.aspx	31

Please list the names and addresses of each stockholder, partner or member owning a 10 percent or greater interest in any corresponding corporation, partnership and/or limited liability company (LLC) listed in Part II **other than for any publicly traded parent entities referenced above**. The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member exceeding the 10 percent ownership criteria established pursuant to N.J.S.A. 52:25-24.2 has been listed. **Attach additional sheets if more space is needed.**

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Home Address (for Individuals) or Business Address
N/A	

Part IV Certification

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the bidder/proposer; that the ***<name of contracting unit>*** is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with ***<type of contracting unit>*** to notify the ***<type of contracting unit>*** in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the, permitting the ***<type of contracting unit>*** to declare any contract(s) resulting from this certification void and unenforceable.

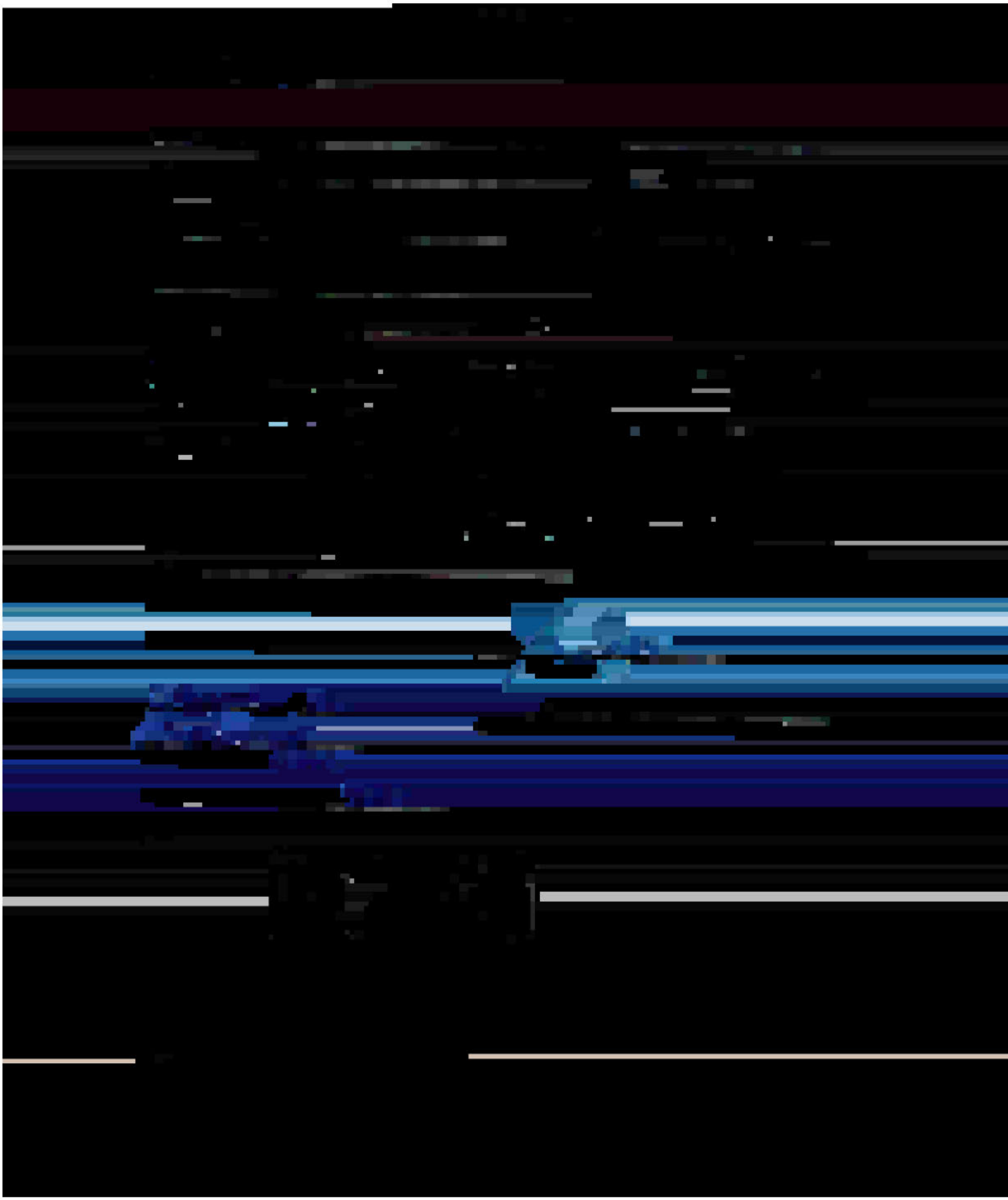
Full Name (Print):	Lisanne Steinheiser	Title:	Global Compliance Officer
Signature:		Date:	October 5, 2022

Version August 19, 2022

DOC #2

NON-COLLUSION AFFIDAVIT

STANDARD BID DOCUMENT REFERENCE	
	Reference: VII-H
Name of Form:	**NON-COLLUSION AFFIDAVIT**
Statutory Reference:	No specific statutory reference State Statutory Reference N.J.S.A. 52:34-15
Instructions Reference:	Statutory and Other Requirements VII-H
Description:	The Owner's use of this form is optional. It is used to ensure that the bidder has not participated in any collusion with any other bidder or Owner representative or otherwise taken any action in restraint of free and competitive bidding.



DOC #3

AFFIRMATIVE ACTION AFFIDAVIT
(P.L. 1975, C.127)

Company Name: Insight Public Sector, Inc.

Street: 2701 E. Insight Way

City, State, Zip Code: Chandler, AZ 85286

Proposal Certification:

Indicate below company's compliance with New Jersey Affirmative Action regulations. Company's proposal will be accepted even if company is not in compliance at this time. No contract and/or purchase order may be issued, however, until all Affirmative Action requirements are met.

Required Affirmative Action Evidence:

Procurement, Professional & Service Contracts (Exhibit A)

Vendors must submit with proposal:

1. A photocopy of a valid letter that the contractor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter);

   OR

2. A photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4;

   OR

3. A photocopy of an Employee Information Report (Form AA302) provided by the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts and distributed to the public agency to be completed by the contractor in accordance with N.J.A.C. 17:27-4.

Public Work – Over $50,000 Total Project Cost:

A. No approved Federal or New Jersey Affirmative Action Plan. We will complete Report Form AA201. A project contract ID number will be assigned to your firm upon receipt of the completed Initial Project Workforce Report (AA201) for this contract.

B. Approved Federal or New Jersey Plan – certificate enclosed

I further certify that the statements and information contained herein, are complete and correct to the best of my knowledge and belief.

10/5/2022
Date

Global Compliance Officer
Authorized Signature and Title

Version August 19, 2022

DOC #3, continued

P.L. 1995, c. 127 (N.J.A.C. 17:27)
MANDATORY AFFIRMATIVE ACTION LANGUAGE

PROCUREMENT, PROFESSIONAL AND SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. The contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this non-discrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisement for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation.

The contractor or subcontractor, where applicable, will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to attempt in good faith to employ minority and female workers trade consistent with the applicable county employment goal prescribed by N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, C.127, as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the Affirmative Action Office pursuant to N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, C.127, as amended and supplemented from time to time.

The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of it testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the state of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

The contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and lay-off to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor and its subcontractors shall furnish such reports or other documents to the Affirmative Action Office as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (NJAC 17:27).



Signature of Procurement Agent

Version August 19, 2022

DOC #4

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Public Agency Instructions

This page provides guidance to public agencies entering into contracts with business entities that are required to file Political Contribution Disclosure forms with the agency. **It is not intended to be provided to contractors.** What follows are instructions on the use of form local units can provide to contractors that are required to disclose political contributions pursuant to N.J.S.A. 19:44A-20.26 (P.L. 2005, c. 271, s.2). Additional information on the process is available in Local Finance Notice 2006-1 (http://www.nj.gov/dca/divisions/dlgs/resources/lfns_2006.html). Please refer back to these instructions for the appropriate links, as the Local Finance Notices include links that are no longer operational.

1. The disclosure is required for all contracts in excess of $17,500 that are **not awarded** pursuant to a "fair and open" process (N.J.S.A. 19:44A-20.7).
2. Due to the potential length of some contractor submissions, the public agency should consider allowing data to be submitted in electronic form (i.e., spreadsheet, pdf file, etc.). Submissions must be kept with the contract documents or in an appropriate computer file and be available for public access. **The form is worded to accept this alternate submission.** The text should be amended if electronic submission will not be allowed.
3. The submission must be **received from the contractor and** on file at least 10 days prior to award of the contract. Resolutions of award should reflect that the disclosure has been received and is on file.
4. The contractor must disclose contributions made to candidate and party committees covering a wide range of public agencies, including all public agencies that have elected officials in the county of the public agency, state legislative positions, and various state entities. The Division of Local Government Services recommends that contractors be provided a list of the affected agencies. This will assist contractors in determining the campaign and political committees of the officials and candidates affected by the disclosure.
    a. The Division has prepared model disclosure forms for each county. They can be downloaded from the "County PCD Forms" link on the Pay-to-Play web site at http://www.nj.gov/dca/divisions/dlgs/programs/lpcl.html#12. They will be updated from time-to-time as necessary.
    b. A public agency using these forms **should edit them to properly reflect the correct legislative district**(s). As the forms are county-based, **they list all legislative districts** in each county. **Districts that do not represent the public agency should be removed from the lists.**
    c. Some contractors may find it easier to provide a single list that covers all contributions, regardless of the county. These submissions are appropriate and should be accepted.
    d. The form may be used "as-is", subject to edits as described herein.
    e. The "Contractor Instructions" sheet is intended to be provided with the form. It is recommended that the Instructions and the form be printed on the same piece of paper. The form notes that the Instructions are printed on the back of the form; where that is not the case, the text should be edited accordingly.
    f. The form is a Word document and can be edited to meet local needs, and posted for download on web sites, used as an e-mail attachment, or provided as a printed document.
5. It is recommended that the contractor also complete a "Stockholder Disclosure Certification." This will assist the local unit in its obligation to ensure that contractor did not make any prohibited contributions to the committees listed on the Business Entity Disclosure Certification in the 12 months prior to the contract (See Local Finance Notice 2006-7 for additional information on this obligation at http://www.nj.gov/dca/divisions/dlgs/resources/lfns_2006.html). A sample Certification form is part of this package and the instruction to complete it is included in the Contractor Instructions. NOTE: This section is not applicable to Boards of Education.

DOC #4, continued

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Contractor Instructions

Business entities (contractors) receiving contracts from a public agency that are NOT awarded pursuant to a "fair and open" process (defined at N.J.S.A. 19:44A-20.7) are subject to the provisions of P.L. 2005, c. 271, s.2 (N.J.S.A. 19:44A-20.26). This law provides that 10 days prior to the award of such a contract, the contractor shall disclose contributions to:

- any State, county, or municipal committee of a political party
- any legislative leadership committee*
- any continuing political committee (a.k.a., political action committee)
- any candidate committee of a candidate for, or holder of, an elective office:
    - of the public entity awarding the contract
    - of that county in which that public entity is located
    - of another public entity within that county
    - or of a legislative district in which that public entity is located or, when the public entity is a county, of any legislative district which includes all or part of the county

The disclosure must list reportable contributions to any of the committees that exceed $300 per election cycle that were made during the 12 months prior to award of the contract. See N.J.S.A. 19:44A-8 and 19:44A-16 for more details on reportable contributions.

N.J.S.A. 19:44A-20.26 itemizes the parties from whom contributions must be disclosed when a business entity is not a natural person. This includes the following:

- individuals with an "interest" ownership or control of more than 10% of the profits or assets of a business entity or 10% of the stock in the case of a business entity that is a corporation for profit
- all principals, partners, officers, or directors of the business entity or their spouses
- any subsidiaries directly or indirectly controlled by the business entity
- IRS Code Section 527 New Jersey based organizations, directly or indirectly controlled by the business entity and filing as continuing political committees, (PACs).

When the business entity is a natural person, "a contribution by that person's spouse or child, residing therewith, shall be deemed to be a contribution by the business entity." [N.J.S.A. 19:44A-20.26(b)] The contributor must be listed on the disclosure.

Any business entity that fails to comply with the disclosure provisions shall be subject to a fine imposed by ELEC in an amount to be determined by the Commission which may be based upon the amount that the business entity failed to report.

The enclosed list of agencies is provided to assist the contractor in identifying those public agencies whose elected official and/or candidate campaign committees are affected by the disclosure requirement. It is the contractor's responsibility to identify the specific committees to which contributions may have been made and need to be disclosed. The disclosed information may exceed the minimum requirement.

The enclosed form, a content-consistent facsimile, or an electronic data file containing the required details (along with a signed cover sheet) may be used as the contractor's submission and is disclosable to the public under the Open Public Records Act.

The contractor must also complete the attached Stockholder Disclosure Certification. This will assist the agency in meeting its obligations under the law. **NOTE: This section does not apply to Board of Education contracts.**

* N.J.S.A. 19:44A-3(s): "The term "legislative leadership committee" means a committee established, authorized to be established, or designated by the President of the Senate, the Minority Leader of the Senate, the Speaker of the General Assembly or the Minority Leader of the General Assembly pursuant to section 16 of P.L.1993, c.65 (C.19:44A-10.1) for the purpose of receiving contributions and making expenditures."

DOC #4, continued

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Required Pursuant to N.J.S.A. 19:44A-20.26

This form or its permitted facsimile must be submitted to the local unit no later than 10 days prior to the award of the contract.

Part I – Vendor Information

Vendor Name:	Insight Public Sector, Inc.		
Address:	2701 E. Insight Way		
City:	Chandler	State: AZ	Zip: 85286

The undersigned being authorized to certify, hereby certifies that the submission provided herein represents compliance with the provisions of N.J.S.A. 19:44A-20.26 and as represented by the Instructions accompanying this form.

Signature	Lisanne Steinheiser Printed Name	Global Compliance Officer Title

Part II – Contribution Disclosure

Disclosure requirement: Pursuant to N.J.S.A. 19:44A-20.26 this disclosure must include all reportable political contributions (more than $300 per election cycle) over the 12 months prior to submission to the committees of the government entities listed on the form provided by the local unit.

☐ Check here if disclosure is provided in electronic form

Contributor Name	Recipient Name	Date	Dollar Amount
None			$

☐ Check here if the information is continued on subsequent page(s)

Version August 19, 2022

DOC #4, continued

List of Agencies with Elected Officials Required for Political Contribution Disclosure
N.J.S.A. 19:44A-20.26

County Name:
State: Governor, and Legislative Leadership Committees
Legislative District #s:
State Senator and two members of the General Assembly per district.

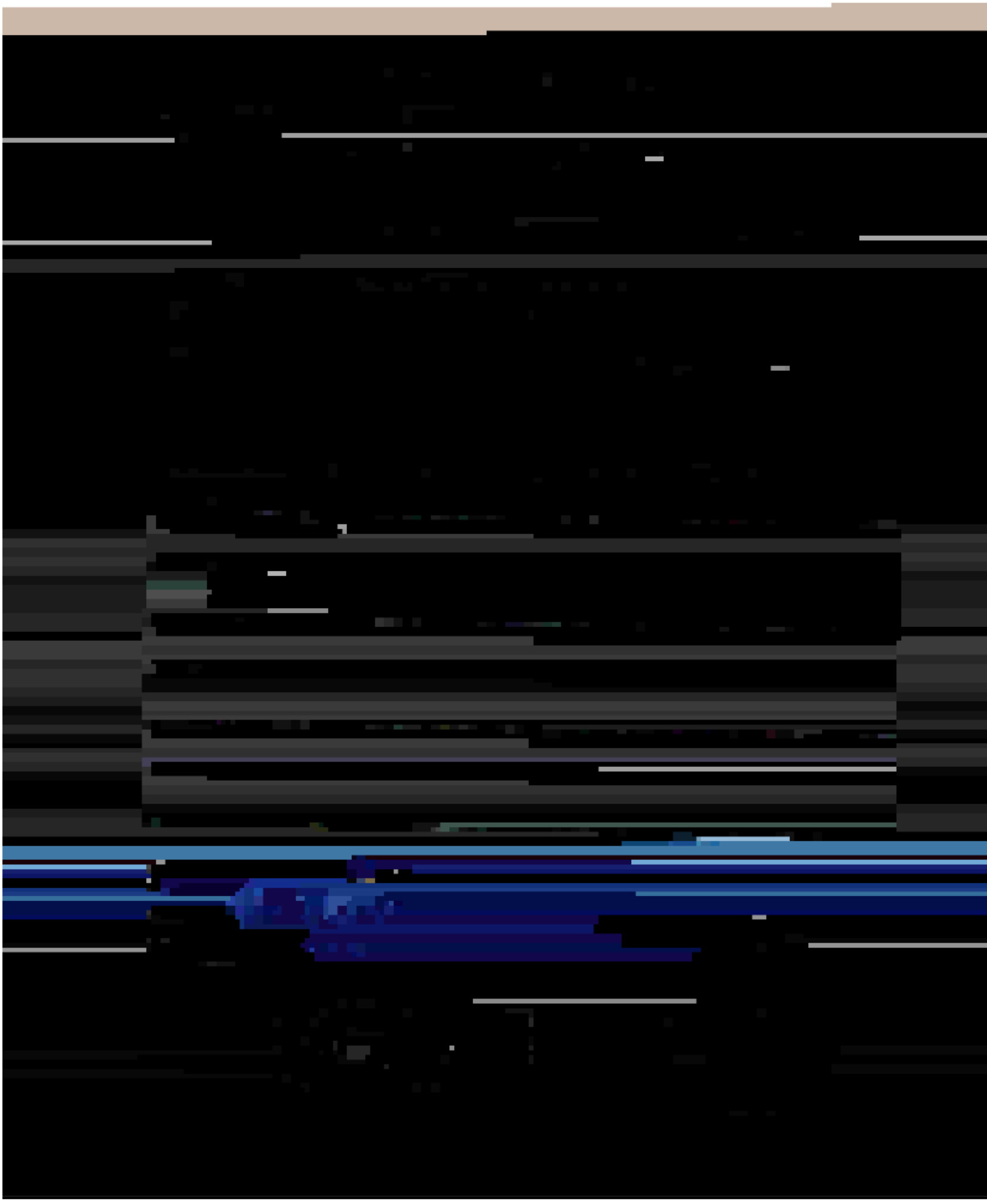
County:

Freeholders	County Clerk	Sheriff
{County Executive}	Surrogate	

Municipalities (Mayor and members of governing body, regardless of title):

USERS SHOULD CREATE THEIR OWN FORM, OR DOWNLOAD FROM THE PAY TO PLAY SECTION OF THE DLGS WEBSITE A COUNTY-BASED, CUSTOMIZABLE FORM.

Version August 19, 2022



DOC #6

Certification of Non-Involvement in Prohibited Activities in Iran

Pursuant to N.J.S.A. 52:32-58, Offerors must certify that neither the Offeror, nor any of its parents, subsidiaries, and/or affiliates (as defined in N.J.S.A. 52:32 – 56(e) (3)), is listed on the Department of the Treasury's List of Persons or Entities Engaging in Prohibited Investment Activities in Iran and that neither is involved in any of the investment activities set forth in N.J.S.A. 52:32 – 56(f).

Offerors wishing to do business in New Jersey through this contract must fill out the Certification of Non-Involvement in Prohibited Activities in Iran here:
http://www.state.nj.us/humanservices/dfd/info/standard/fdc/disclosure_investmentact.pdf.

Offerors should submit the above form completed with their proposal.

DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN FORM

STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY - DIVISION OF PURCHASE AND PROPERTY
33 WEST STATE STREET, P.O. BOX 230 TRENTON, NEW JERSEY 08625-0230

BID SOLICITATION # AND TITLE: 23-6692

VENDOR NAME: Insight Public Sector, Inc.

Pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must certify that neither the person nor entity, nor any of its parents, subsidiaries, or affiliates, is identified on the New Jersey Department of the Treasury's Chapter 25 List as a person or entity engaged in investment activities in Iran. The Chapter 25 list is found on the Division's website at https://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf. Vendors/Bidders must review this list prior to completing the below certification. If the Director of the Division of Purchase and Property finds a person or entity to be in violation of the law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

CHECK THE APPROPRIATE BOX

☑ I certify, pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4), that neither the Vendor/Bidder listed above nor any of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List of entities determined to be engaged in prohibited activities in Iran.

OR

☐ I am unable to certify as above because the Vendor/Bidder and/or one or more of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List. I will provide a detailed, accurate and precise description of the activities of the Vendor/Bidder, or one of its parents, subsidiaries or affiliates, has engaged in regarding investment activities in Iran by completing the information requested below.

Entity Engaged in Investment Activities _____
Relationship to Vendor/ Bidder _____
Description of Activities _____

Duration of Engagement _____
Anticipated Cessation Date _____
**Attach Additional Sheets If Necessary.*

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I may be subject to criminal prosecution under the law, and it will constitute a material breach of my contract(s) with the State, permitting the State to declare any contract(s) resulting from this certification void and unenforceable.

Signature

10/05/2022
Date

Lisanne Steinheiser, Global Compliance Officer
Print Name and Title

DPP Rev. 12.13.2021

DOC #7

NEW JERSEY BUSINESS REGISTRATION CERTIFICATE
(N.J.S.A. 52:32-44)

Offerors wishing to do business in New Jersey must submit their State Division of Revenue issued Business Registration Certificate with their proposal here. Failure to do so will disqualify the Offeror from offering products or services in New Jersey through any resulting contract.

https://www.njportal.com/DOR/BusinessRegistration/

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name:	INSIGHT PUBLIC SECTOR, INC.
Trade Name:	INSIGHT PUBLIC SECTOR, INC.
Address:	6820 S. HARL AVE. TEMPE, AZ 85283
Certificate Number:	1002602
Effective Date:	July 15, 2003
Date of Issuance:	October 04, 2022

For Office Use Only:

20221004125800006

DOC #8

EEOAA EVIDENCE

Equal Employment Opportunity/Affirmative Action
Goods, Professional Services & General Service Projects

EEO/AA Evidence

Vendors are required to submit evidence of compliance with N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 in order to be considered a responsible vendor.

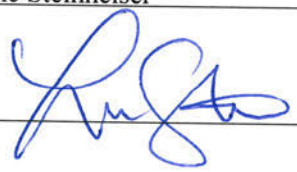
One of the following must be included with submission:

- Copy of Letter of Federal Approval
- Certificate of Employee Information Report
- Fully Executed Form AA302
- Fully Executed EEO-1 Report

See the guidelines at:
https://www.state.nj.us/treasury/contract_compliance/documents/pdf/guidelines/pa.pdf
for further information.

I certify that my bid package includes the required evidence per the above list and State website.

Name: Lisanne Steinheiser Title: Global Compliance Officer

Signature:  Date: October 5, 2022



DOC #9
MACBRIDE-PRINCIPLES

STATE OF NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF PURCHASE AND PROPERTY

33 WEST STATE STREET, P.O. BOX 230
TRENTON, NEW JERSEY 08625-0230

MACBRIDE PRINCIPALS FORM

BID SOLICITATION #: 23-6692 **VENDOR/BIDDER:** Insight Public Sector, Inc.

VENDOR'S/BIDDER'S REQUIREMENT
TO PROVIDE A CERTIFICATION IN COMPLIANCE WITH THE MACBRIDE PRINCIPALS AND NORTHERN IRELAND ACT OF 1989

Pursuant to Public Law 1995, c. 134, a responsible Vendor/Bidder selected, after public bidding, by the Director of the Division of Purchase and Property, pursuant to N.J.S.A. 52:34-12, must complete the certification below by checking one of the two options listed below and signing where indicated. If a Vendor/Bidder that would otherwise be awarded a purchase, contract or agreement does not complete the certification, then the Director may determine, in accordance with applicable law and rules, that it is in the best interest of the State to award the purchase, contract or agreement to another Vendor/Bidder that has completed the certification and has submitted a bid within five (5) percent of the most advantageous bid. If the Director finds contractors to be in violation of the principals that are the subject of this law, he/she shall take such action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

I, the undersigned, on behalf the Vendor/Bidder, certify pursuant to N.J.S.A. 52:34-12.2 that:

CHECK THE APPROPRIATE BOX

[X] The Vendor/Bidder has no business operations in Northern Ireland; or

OR

[ ] The Vendor/Bidder will take lawful steps in good faith to conduct any business operations it has in Northern Ireland in accordance with the MacBride principals of nondiscrimination in employment as set forth in section 2 of P.L. 1987, c. 177 (N.J.S.A. 52:18A-89.5) and in conformance with the United Kingdom's Fair Employment (Northern Ireland) Act of 1989, and permit independent monitoring of its compliance with those principals.

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor/Bidder, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor/Bidder is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I will be subject to criminal prosecution under the law, and it will constitute a material breach of **my** agreement(s) with the State, permitting the State to declare any contract(s) resulting from this certification to be void and unenforceable.

Signature — October 5, 2022 Date

Lisanne Steinheiser, Global Compliance Officer
Print Name and Title

Version August 19, 2022

COBB COUNTY
Purchasing Department

122 Waddell Street NE
Marietta, Georgia 30060
(770) 528-8400• fax: (770) 528-8428
purchasing@cobbcounty.org

Roger Ball
Purchasing Director

ADDENDUM No. 1

Sealed Bid # 23-6692
Request for Proposals
Technology Product Solutions and Related Services
Cobb County Purchasing Department

Date: September 19, 2022

The following addendum hereby amends and/or modifies the Proposal Documents and specifications as originally issued for this project. All proposers are subject to the provisions of this Addendum.

This Addendum consists of:

- **Minutes, Questions and Clarifications from Pre-Proposal Meeting held via Webex on September 14, 2022**
- **Sign-In Sheet(s) from Pre-Proposal Meeting**
- **Questions Submitted in Writing**
- **Attachment - Financial Ratio Evaluation Excel Spreadsheet**

Receipt of addendum MUST be acknowledged in the submitted proposal. It is the Proposer's ultimate responsibility to ensure that they have all applicable addenda prior to bid submittal.

This acknowledgment form must be signed, dated, and included with your submitted proposal

Insight Public Sector, Inc.
Company Name

October 4, 2022
Date

Signature

Lisanne Steinheiser, Global Compliance Officer
Please Print Name

All bids must be received before 12:00 (noon) by the Bid Opening date. Bids shall be delivered to Cobb County Purchasing Department, 122 Waddell Street NE, Marietta, GA 30060.

COBB COUNTY
Purchasing Department
122 Waddell Street NE
Marietta, Georgia 30060
(770) 528-8400• fax: (770) 528-8428
purchasing@cobbcounty.org

Roger Ball
Purchasing Director

ADDENDUM No. 2

Sealed Bid # 23-6692
Request for Proposals
Technology Product Solutions and Related Services
Cobb County Purchasing Department

Date: September 30, 2022

The following addendum hereby amends and/or modifies the Proposal Documents and specifications as originally issued for this project. All proposers are subject to the provisions of this Addendum.

This Addendum consists of:

- **Questions Submitted in Writing**

Receipt of addendum MUST be acknowledged in the submitted proposal. It is the Proposer's ultimate responsibility to ensure that they have all applicable addenda prior to bid submittal.

This acknowledgment form must be signed, dated, and included with your submitted proposal

Insight Public Sector, Inc.
Company Name

October 4, 2022
Date

Signature

Lisanne Steinheiser, Global Compliance Officer
Please Print Name

All bids must be received before 12:00 (noon) by the Bid Opening date. Bids shall be delivered to Cobb County Purchasing Department, 122 Waddell Street NE, Marietta, GA 30060.

COBB COUNTY
Purchasing Department
122 Waddell Street NE
Marietta, Georgia 30060
(770) 528-8400• fax: (770) 528-8428
purchasing@cobbcounty.org

Roger Ball
Purchasing Director

ADDENDUM No. 3

Sealed Bid # 23-6692
Request for Proposals
Technology Product Solutions and Related Services
Cobb County Purchasing Department

Date: October 5, 2022

Page 1 of 5

The following addendum hereby amends and/or modifies the Proposal Documents and specifications as originally issued for this project. All proposers are subject to the provisions of this Addendum.

This Addendum consists of:

- **Questions Submitted in Writing**

Receipt of addendum MUST be acknowledged in the submitted proposal. It is the Proposer's ultimate responsibility to ensure that they have all applicable addenda prior to bid submittal.

This acknowledgment form must be signed, dated, and included with your submitted proposal

Insight Public Sector, Inc.
Company Name

October 5, 2022
Date

Signature

Lisanne Steinheiser, Global Compliance Officer
Please Print Name

All bids must be received before 12:00 (noon) by the Bid Opening date. Bids shall be delivered to Cobb County Purchasing Department, 122 Waddell Street NE, Marietta, GA 30060.

INSIGHT PUBLIC SECTOR, INC.
2701 E INSIGHT WAY
CHANDLER AZ 85286-1930
Tel: 800-467-4448

Account name: 10979958

LEON COUNTY, FLORIDA
301 S MONROE ST
TALLAHASSEE FL 32301-1861

SHIP-TO

LEON COUNTY, FLORIDA
ATTN: INFORMATION TECHNOLOGY
301 S MONROE ST
TALLAHASSEE FL 32301-1861

We deliver according to the following terms:

Payment Terms	: Net 30 days
Ship Via	: Insight Assigned Carrier/Ground
Terms of Delivery	: FOB DESTINATION
Currency	: USD

Quotation

Quotation Number	: 0228880909
Document Date	: 18-NOV-2025
PO Number	:
PO Release	:
Sales Rep	: Andrew Lawrence
Email	: ANDREW.LAWRENCE@INSIGHT.COM
Phone	: +18704809791
Sales Rep 2	: Lea Santos
Email	: LEA.SANTOS@INSIGHT.COM
Phone	: +632135327842

Quote Expires: 12/23/2025
Insight Note: Quote includes end of year promotion pricing that is expiring on 12/23/2025

Material	Material Description	Quantity	Unit Price	Extended Price
[redacted]	[redacted] OMNIA PARTNERS (COBB COUNTY) IT PRODUCTS AND SERVICES(# 23-6692-03) List Price: 256000.00 Discount: 38.637%	2	157,090.00	314,180.00
[redacted]	[redacted] OMNIA PARTNERS (COBB COUNTY) IT PRODUCTS AND SERVICES(# 23-6692-03) List Price: 1600.00 Discount: 100.000%	4	0.00	0.00
[redacted]	[redacted] OMNIA PARTNERS (COBB COUNTY) IT PRODUCTS AND SERVICES(# 23-6692-03) List Price: 285120.00 Discount: 39.393% **Maintenance and Support** Point releases Full version [redacted] Insight Note: Maintenance and support is for the (2) appliances on line item 1.	1	172,800.00	172,800.00

Per the OMNIA RFP, Page 38 of 112, Paragraph 1.4: "All signed Supplemental Agreements and purchase orders issued and accepted by the Supplier may survive expiration or termination of the Master Agreement. Participating Agencies' purchase orders may exceed the term of the Master Agreement if the purchase order is issued prior to the expiration of the Master Agreement."

https://www.omniapartners.com/suppliers/insight-public-sector/public-sector/contract-documents#c7094

Insight PUBLIC SECTOR

Quotation Number 228880909
Document Date 18-NOV-2025

Product Subtotal	314,180.00
Services Subtotal	172,800.00
TAX	0.00
Total	486,980.00

Thank you for choosing Insight. Please contact us with any questions or for additional information about Insight's complete IT solution offering.

Sincerely,

Andrew Lawrence
+18704809791
ANDREW.LAWRENCE@INSIGHT.COM

Lea Santos
+632135327842
LEA.SANTOS@INSIGHT.COM

To purchase under this contract, your agency must be registered with OMNIA Partners Public Sector.

Insight Global Finance has a wide variety of flexible financing options and technology refresh solutions. Contact your Insight representative for an innovative approach to maximizing your technology and developing a strategy to manage your financial options.

This purchase is subject to Insight's online Terms of Sale unless you are purchasing under an Insight Public Sector, Inc. contract vehicle, in which case, that agreement will govern.

SOFTWARE AND CLOUD SERVICES PURCHASES: If your purchase contains any software or cloud computing offerings ("Software and Cloud Offerings"), each offering will be subject to the applicable supplier's end user license and use terms ("Supplier Terms") made available by the supplier or which can be found at the "terms-and-policies" link below. By ordering, paying for, receiving or using Software and Cloud Offerings, you agree to be bound by and accept the Supplier Terms unless you and the applicable supplier have a separate agreement which governs.

Insight's online Terms of Sale can be found at the "terms-and-policies" link below.

https://www.insight.com/terms-and-policies

This purchase is subject to the Terms and Conditions of the OMNIA (Cobb County) IT PRODUCTS AND SERVICES #23-6692-03. The Parties agree that the Terms and Conditions of the OMNIA (Cobb County) IT PRODUCTS AND SERVICES #23-6692-03 shall apply to all products and services purchased under this Quotation number 28880909; including the [redacted] [redacted] Support and Maintenance Services extended service agreement - 5 years."

Leon County
Board of County Commissioners

Notes for Agenda Item #11

Leon County Board of County Commissioners

Agenda Item #11

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Fiscal Year 2026 Insurance Coverages

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Roshaunda Bradley, Director, Office of Management & Budget
Lead Staff / Project Team:	Shelley Cason, Risk Manager

Statement of Issue:

This item seeks Board approval for the placement of necessary insurance coverages for Fiscal Year (FY) 2026.

Fiscal Impact:

This item has a fiscal impact. The overall cost of the recommended insurance premiums (exclusive of health) for FY 2026 will be $2,762,799. This is a $227,572 (7.61%) decrease over the expiring coverage of 2025. Adequate funding is included in the FY 2026 budget for these costs.

Staff Recommendation:

Option #1: Approve the FY 2026 insurance coverages and authorize the County Administrator to place insurance coverages for Property and Excess Workers' Compensation, and General Liability as specified in Renewal Option 1 (Attachment #1):

- Property and Flood Insurance: Zurich American Insurance Company, $720,008 with flood insurance; and Wright National Flood Insurance Company, $2,768 for Woodville Community Center and Branch Library, which has a small portion of the parcel within a FEMA mapped flood zone.
- Inland Marine Insurance: XL Specialty Insurance Company, $115,520.
- General Liability (including Public Official, Employment Practices Liability, Umbrella, Auto and Medical Malpractice): The Phoenix Insurance Company (Travelers), $1,198,060 and Lloyds of London, $10,710.
- Excess Workers' Compensation: Safety National Casualty Corp, $217,443 and Fortegra Specialty Ins. Co. $149,536.
- Cyber Security Insurance: Chubb, ACE American Insurance Company, $57,826.
- As the broker of record, authorize Brown & Brown to place Pollution, Accidental Death & Dismemberment, Aviation, Crime and Drone liability coverages, $176,579.

Report and Discussion

Background:

This item seeks Board approval for FY 2026 insurance coverages (exclusive of health) for Property, General Liability, Excess Workers' Compensation, and others (Attachment #1).

Leon County annually purchases insurance to protect the County's fixed assets (i.e., buildings and equipment) in the event of natural or manmade disasters. The County is committed to the overall safety of its employees and provides extensive workplace safety training, unfortunately it is inevitable that employees are still sometimes injured while working and require medical treatment. The County is self-insured for workers' compensation claims up to $500,000. To alleviate costs above this threshold, the County purchases excess workers' compensation insurance. Also, given the diverse nature of County operations, other specific insurances are purchased for areas such as aviation, medical malpractice, and pollution.

As detailed in the analysis, the total cost for FY 2026 insurance is $2,762,799 or a decrease of $227,572 (7.61%). This decrease is primarily due to a national decline in property insurance rates because of increased capacity and competition with new entrants attracting carriers back to Florida. Annually, based on historic trends and market conditions, the County's insurance costs increased approximately 10-12% per year. For FY 2026, the decline in property insurance costs is offset mostly by increases associated with the County's auto/liability insurances. Florida continues to have some of the highest auto insurance rates in the country and is ranked within the top five states for claims. The auto increase continues to be a direct result of several factors including, high traffic density, high percentage of uninsured drivers, natural disasters, and a higher number of claims. Similarly, according to the County's broker, the increase in auto/liability coverage is driven by current market conditions, increased exposure from County growth and historical loss impact from previous years. Most of the remaining County's insurances have increased slightly as projected.

To obtain insurance, an RFP (Request for Proposal) was advertised in February 2021 for Insurance Broker Services, and a new broker services agreement (Agreement) was established with Brown & Brown of Florida, Inc. (Brown & Brown) as of October 1, 2021, in the amount of $24,500 annually. The Agreement established a broker services agreement to place coverage for three years (with two one-year renewal options at the County's sole discretion). The County is currently in the final year of the two one-year renewal options of the Agreement.

The County's current insurance coverages expire December 15, 2025. As part of the renewal process, it is acknowledged that the County's existing insurers (Zurich, Travelers, and the Florida Municipal Insurance Trust) should be the minimum standard for any other bids that are considered. Brown & Brown sought quotes using the same deductibles and limits currently maintained by the County.

Prior to 2001, the County obtained its insurance coverages (exclusive of health insurance) through a competitive bid process. The result was that the County purchased each line of insurance independent of the other (i.e., property separate from general liability, separate from automobile etc.) Each purchase had a fee or commission associated with it and therefore the County paid

multiple fees or commissions. To avoid multiple commissions, the County procured a broker services agreement in 2016, and more recently in 2021, and under the Agreement, now pays one service fee to a single broker for obtaining the necessary insurance. The County benefits in using this approach by mitigating costs through the annual competitive procurement of insurances and validating that the current levels of insurance coverage are adequate in the changing insurance market.

Analysis:

The County purchases three main lines of insurance (property, general liability, and excess workers' compensation) and then a series of smaller coverages. Annually, Brown & Brown is required to obtain quotes from the County's current carriers for property and general liability (Zurich and Travelers, respectively) and at least two additional quotes (or proof of effort) for each line of coverage from A.M. Best "A+" XV rated carriers to ensure competitive pricing (Attachment #2).

During the annual budget process, the Office of Management and Budget forecasts anticipated increases in insurance costs. The cost of most commercial lines of insurance premiums have continued to increase over the past five years. Insurance premiums are driven by numerous factors, such as: increased frequency and severity of natural catastrophes; and economic inflation and claims histories for the entity requesting insurance. In general, the County's insurance costs have increased consistent with overall market conditions. This year, the current property market has seen a marginal decrease in premiums. Adequate funds are available in the FY 2026 Budget to cover this year's insurance premium costs.

Workers' compensation costs increases are based on the total increase in the amount of the payroll for the insured employees. Although the County's claims have started to trend down, the cost of medical services have steadily increased over the past three years. A discussion of the distinct categories of insurance and changes in premiums follows.

Property Insurance:

After years of double-digit rate hikes, property insurance rates decreased by 34% for FY 2026. This is primarily due to increased capacity and competition with new entrants attracting carriers back to Florida. This line of coverage is critical and provides insurance for the County's most expensive fixed assets, its buildings. To purchase "TIV" (total insurable value) insurance is extremely difficult, and often comes with reduced coverage on other perils. Having adequate insurance coverage assists the County when applying for FEMA reimbursement for building damages. While FEMA will not reimburse costs paid from insurance claims, FEMA can deny project reimbursements if adequate insurance is not maintained on the County's property.

Brown & Brown contacted multiple insurance providers to provide quotes for property insurance. Exclusive of named storm events which were capped at $50 million, last year's property insurance provided for full replacement coverage insurance which, according to Brown & Brown, is now considered almost non-existent in the property insurance market. Zurich, the County's current property insurance provider, provided full replacement coverage, with a $50 million aggregate for named storm events. Additionally, Zurich has offered to include flood insurance up to $10 million with their quote this year.

Several other insurance companies provided quotes but had much higher premiums and deductibles, or required a combination package of two or more lines of coverage. Given the favorable pricing, terms, and conditions offered by Zurich, the County's insurance broker recommends continued property insurance placement with Zurich.

Also, Brown & Brown recommends that the County maintain the one additional flood insurance policy for the Woodville Community Center and Branch Library, which has a small portion of the parcel within a FEMA mapped flood zone. This is a low-cost policy in the amount of $2,768 that was purchased three years ago, and the premium remains consistent (Attachment #3).

Inland Marine:

Inland marine insurance provides a very broad coverage against loss such as theft, vandalism or damages to the County's combined tools and equipment inventory valued at $19.6 million. Brown & Brown approached multiple providers that resulted in limited options, some requiring "bundling" with other lines of coverage that resulted in substantial cost increases.

XL Specialty Insurance Company provides a very broad coverage against loss such as theft, vandalism or damages to the County's combined tools and equipment inventory valued at $19.6 million and scheduled property floater valued at $2.9 million for EDP (electronic data processing) and voter equipment. XL Specialty Insurance Company continues to be the best option for coverage on the County's combined tools and equipment inventory. The premium this year remains consistent. Brown & Brown is recommending that Leon County continue with XL Specialty Insurance Company for their inland marine insurance.

General/Public Official Liability and Automobile:

General Liability and Automobile quotes were obtained from the incumbent carrier, Travelers. Multiple other carriers were approached, but they either declined to provide quotes or required "bundling" with other lines of coverage that resulted in substantial cost increases.

In 2025, Travelers maintained all deductibles at $25,000, except for Employee Benefits Liability which remained at $1,000. Last year, Travelers also changed the tier automobile deductible: $1,000 on any auto under $100,000 and $5,000 on any vehicle over $100,000 for comp/collision. The automobile deductible this year has changed to a flat $5,000 deductible on all vehicles. Brown & Brown is recommending continued insurance placement with Travelers.

According to Brown & Brown, the increase in the cost for this line of coverage by $104,406, or 9.6%, is driven mostly by current market conditions, increased exposure from County growth and historical loss impact from previous years. The automobile claims have slightly increased, as the cost to settle the claims has continued to increase moderately. Florida has some of the highest auto insurance rates and is ranked within the top five states for auto claims. The auto increase continues to be a direct result of several factors including; high traffic density; high percentage of uninsured drivers; natural disasters; and a higher number of claims.

Workers Compensation:

The County maintains a self-insured retention of $500,000 per claim for Workers' Compensation, and Excess insurance is triggered only when an individual claim exceeds this retention. Brown & Brown reached out to multiple carriers to provide quotes for excess workers compensation. The quote from National Safety Casualty Corp and Fortegra Specialty Ins. Co. was $366,979, which reflects a 9.55% increase in the premium from FY 2025. The quote from the current carrier, Florida Municipal Insurance Trust, was $429,109 at the current self-insured retention, which reflects a 28.2% increase in the premium. Brown & Brown is recommending insurance placement with National Safety Casualty Corp and Fortegra Specialty Ins. Co.

Cyber Security:

Section 282.3186, Florida Statutes, prohibits local government entities who experience ransomware incidents from paying ransoms or otherwise complying with ransom demands. Cyber security insurance coverage will pay for damages caused by extortion efforts including the costs of determining the extent of the network damage and correcting the problem. Cyber liability is an extremely difficult line of insurance to purchase for local governments, due to the increase in cyberattacks and the length of time it takes to fund and procure additional security measures in an ever-changing digital environment. With new artificial intelligence threats and data demands emerging, breaches remain commonplace, even among the most secure network systems. Maintaining cyber security insurance is a highly recommended best practice.

Brown & Brown approached multiple insurance providers to request quotes for cyber security insurance, but they either declined to quote or offered the County reduced coverage with higher premiums. The current cybersecurity insurance carrier, ACE American Insurance, Chubb, is the best option of coverage and has provided a slight reduction in premium as well as a reduced deductible. Coverage limits and deductible amounts of cyber security insurance is confidential and exempt from public record per Chapter 119.0725, Florida Statutes.

Other insurance coverages:

In addition to the large categories of coverage, the County is also insured for Pollution Liability, Accidental Death and Dismemberment (AD&D), Crime (employee dishonesty), Aviation, Drone, and Medical Malpractice. As part of the Agreement, Brown & Brown provides the County the best pricing for these categories and obtains the necessary coverages for the County.

The increase in insurance premiums is within the amount forecasted in the FY 2026 budget.

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Table #1: Summary of County Insurance Premiums and Recommendations as Provided by the Broker of Service

Coverage Type	2025 Coverage Cost	Recommended 2026 Renewal Cost	$ Change (+/-)	% Change (+/-)
Property/Flood Insurance	$1,087,883	$720,008	($367,875)	(33.82%)
NFIP Flood Coverage	$2,764	$2,768	$4	0.14%
Inland Marine	$115,800	$115,520	$280	(0.24%)
General Liability, Public Official & Auto	$1,093,654	$1,198,060	$104,406	9.55%
Med/Malpractice	$10,526	$10,710	$184	1.75%
Excess Workers' Comp	$334,653	$366,979	$32,627	9.66%
Third Party Admin.	$89,850	$89,850	$0	0%
Pollution	$59,268	$59,430	$162	0.27%
AD&D	$3,375	$3,375	$0	0%
AD&D – Law Enforcement	$19,481	$19,481	$0	0%
Aviation	$80,374	$79,237	($1,137)	(1.41%)
Crime	$6,521	$6,521	$0	0%
Cyber Security	$55,264	$57,826	$2,561	4.63%
Drone Liability	$6,458	$8,535	$2,077	32.15%
Broker Fee	$24,500	$24,500	$0	0%
Total	**$2,990,371**	**$2,762,799**	**($227,571)**	**(7.61%)**

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Options:

1. Approve the FY 2026 insurance coverages and authorize the County Administrator to place insurance coverages for Property and Excess Workers' Compensation, and General Liability as specified in Renewal Option 1 (Attachment #1):
    - Property and Flood Insurance: Zurich American Insurance Company, $720,008 with flood insurance; and Wright National Flood Insurance Company, $2,768 for Woodville Community Center and Branch Library, which has a small portion of the parcel within a FEMA mapped flood zone.
    - Inland and Marine Insurance: XL Specialty Insurance Company, $115,520.
    - General Liability (including Public Official, Employment Practices Liability, Umbrella, Auto and Medical Malpractice): The Phoenix Insurance Company (Travelers), $1,198,060 and Lloyds of London, $10,710.
    - Excess Workers' Compensation: Safety National Casualty Corp, $217,443 and Fortegra $149,536.
    - Cyber Security Insurance: Chubb, ACE American Insurance Company, $57,826.
    - As the broker of record, authorize Brown & Brown to place Pollution, Accidental Death & Dismemberment, Aviation, Crime and Drone liability coverages, $176,579.
2. Do not authorize the County Administrator to place insurance coverages for Property and Excess Workers' Compensation and General Liability as specified in Renewal Option #1.
3. Board direction.

Recommendation:

Option #1

Attachments:

1. Summary of options provided by Brown & Brown
2. Quotation Market Summary
3. Quotation by Wright National Flood Insurance Company

LEON COUNTY BOARD OF COUNTY COMISSIONERS 2025 - 2026 RENEWAL PREMIUMS

2025 - 2026 RENEWAL PREMIUMS

Coverage Description	PROPOSED COVERAGES - 12/15/2025-2026						
	Carriers	Limits	Deductible / SIR	Expiring Premium 2024 - 2025	Renewal Premium 2025-2026	Premium Difference Exp vs Renewal	Premium Percentage Difference
Property Premium Includes Terrorism Premium - $5,788.00 FIGA Surcharges of - $7,800.60	Zurich American Ins Co	**Property - $495,809,720** **Includes - Blanket Building Limit $429,076,244; Blanket Contents Limit $46,266,528; Blanket EDP Equipment $18,566,948;** **Blanket Business Income & Extra Expense Values of $1,900,000** Named Storm Loss Limit - $50,000,000 All Other Wind & Covered Perils - Covered Up to Policy Limits Flood - Up to $10,000,000 - Varies by Location Accounts Receivable Limit - $2,000,000; Valuable Papers Limit - $2,000,000	**Named Storm: Approx - 3% of the Scheduled Values Per Location with a Minimum of $50,000.** All Other Perils: $50,000 Per Occ. Transit: $75,000 Utility Service Interruption Waiting Period: 72 Hours	***$ 1,087,882.84***	***$ 720,007.60***	***($ 367,875.24)***	***-33.82%***
NFIP Flood Coverage - Eff. 1/16/25 - 1/16/26 8000 Old Woodville Rd., Tallahassee, FL. 32305-1105	Wright Flood	Building Value - $1,287,346 Building Flood Limit - $250,000 Contents Value - $47,000 Contents Flood Limit - $47,000	Building Deductible - $25,000 Contents Deductible - $25,000	***$ 2,764.00***	***$ 2,768.00***	***$ 4.00***	***0.14%***
Inland Marine - Optional Terrorism Premium Additional $1,155.44 FIGA Surcharges of $1,143.76	XL Specialty Ins. Co	Scheduled Contractor's Equipment - $19,655,189 Unscheduled Tools & Equipment - $425,000 Unscheduled - Leased, Rented or Borrowed Equipment - $50,000 Scheduled Property Floater - EDP Equipment - & Voting Machines -$3,079,861 Scheduled Property In Transit - $315,000	Contractor's Equipment - Flood - $25,000 ; All Other Covered Perils - $15,000 Voting Machines & Equip - Windstorm Ded. 5% with a Min. $25,000 ; All Other Covered Perils - $5,000	***$ 115,799.53***	***$ 115,519.76***	***($ 279.77)***	***-0.24%***
General Liability / Employee Benefits / Public Entity Mgmt Liability / Public Entity EPLI *Including Terrorism* Automobile Liability & Auto Physical Damage (423 Vehicles) Umbrella Includes Surcharges of $8,194.00	GL, EBL, PE Mgmt Liability, Auto - The Travelers Indemnity Co. Umbrella - Travelers Property Casualty Company of America	GL: $1,000,000/$3,000,000 Abuse & Molestation - $1,000,000/$2,000,000 Employee Benefits - $1,000,000/$3,000,000 Management Liability - $1,000,000/$3,000,000 EPLI - $1,000,000/$3,000,000 Auto Liability CSL : $1,000,000; Auto Medical Payments: $10,000 Umb: $2,000,000	GL: $25,000 Abuse & Molestation: $25,000 Employee Benefits Liability: $1,000 Public Entity Mgmt Liability: $25,000 Public Entity EPLI: $25,000 Auto Liability BI & PD: $25,000 Physical Damage Ded. - Comp/Coll: $5,000/$5,000 Hired Auto Phys Damage: Comp/Coll: $1,000/$1,000 Umbrella: $10,000 SIR	***$ 1,093,654.00***	***$ 1,198,060.00***	***$ 104,406.00***	***9.55%***
Med/Malpractice - Dr. Kim Landry	Lloyds of London/Beazley *CRC Insurance*	$1,000,000/ $3,000,000	Each Claim - $2,500	***$ 10,526.26***	***$ 10,710.00***	***$ 183.74***	***1.75%***
Excess Workers' Comp Excess Workers' Comp Buffer Layer	Safety National Casualty Corp. Fortegra Specialty Ins. Co.	$1,000,000 $1,000,000	$1,500,000 $500,000	***$ 334,653.00*** ***N/A***	***$ 217,443.00*** ***$ 149,536.00***	***$ 32,326.00***	***9.66%***
Third Party Admin.	TPA			***$ 89,850.00***	***$ 89,850.00***	***$ -***	***0.00%***
Pollution - Site / Tank (Terrorism Premium: Additional $2,972.00)	Illinois Union Ins Co *Chubb*	Site Pollution Limits - $5,000,000 Per Event / $7,000,000 Aggregate Tank Financial Responsibility Limit - $1,000,000/$2,000,000 5 Underground Tanks & 12 Above Ground Tanks Indoor Environmental Conditions - at 311 & 315 Calhoun St. Only Sublimit $2,000,000 (SIR $50,000)	Site Pollution - $10,000 Per Pollution Condition Tank Pollution - $10,000 Per Pollution Condition **EXCEPT:** 2 AST Tanks Installed in 1986 at 301 S. Monroe St. - $50,000 Per Pollution Condition **1 UST** Tank installed in 1991 at 535 Appleyard Dr. (Detention Facility) Deductible is $100,000 Due to Age of the Tank	***$ 59,268.00***	***$ 59,430.00***	***$ 162.00***	***0.27%***
AD&D - Court Mandated Work Program (Rate: $1.75/Person) Based on 2,500 Participants	ACE American Ins Co *Chubb*	$250,000	$0	***$ 3,375.00***	***$ 3,375.00***	***$ -***	***0.00%***
AD&D - Law Enforcement ***2 Year Policy - Effective Until 12/15/2026 Annual Installment s***	Hartford Life & Accident Ins Co	In the Line of Duty - $75,000 Fresh Pursuit Coverage - $75,000 Unlawful & Intentional Benefit - $225,000 24 Hour Acc Protection on Policyholder Aircraft - $375,000	$0	***$ 19,481.00***	***$ 19,481.00***	***$ -***	***0.00%***
Aircraft Liability & Hull Coverage: 1995 Bell (N308LC), 1995 Bell (N762LC), 2019 Bell (N347CS) *Additional Premium to Include War & Terrorism - $1,166.55* Premium Includes Surcharges of $974.00	Old Republic Ins. Co.	Aircraft Liability - $1,000,000; Medical Payments - $10,000 Hull Values - $3,400,000 Additional Equipment - $2,001,000 Hangarkeepers Liability - $1,000,000	Aircraft - In Motion: $0.00 ; Not in Motion: $0.00 Additional Equipment - In Motion: $1,000 ; Not In Motion: $1,000 Hangarkeepers Liability - $5,000 Ea. Aircraft	***$ 80,373.63***	***$ 79,237.00***	***($ 1,136.63)***	***-1.41%***
Crime ***3-yr policy effective until 12/15/2027*** **Annual Installments**	Travelers Casualty & Surety Co	$1,000,000	$10,000	***$ 6,521.01***	***$ 6,521.01***	***$ -***	***0.00%***
Cyber Liability Premium Includes FIGA Surcharges of $572.53	ACE American Ins. Co. *Chubb*	[redacted]	[redacted]	***$ 55,264.17***	***$ 57,825.53***	***$ 2,561.36***	***4.63%***
Drone Liability & Equipment Coverage 5 Drones Additional Premium to Include War & Terrorism - $377.74 Premium Includes Surcharges of $83.00	Old Republic Aeropspace, Inc.	Liability Limit - $1,000,000	**Drones - In Motion: 10% ; Not in Motion: 10%**	***$ 6,458.33***	***$ 8,535.00***	***$ 2,076.67***	***32.15%***
Broker Fee	Brown & Brown			***$ 24,500.00***	***$ 24,500.00***	***$ -***	***0.00%***
			Total Premium:	***$ 2,990,370.77***	***$ 2,762,798.90***	***($ 227,571.87)***	***-7.61%***

MARKET SUMMARY

MARKET:	LINE OF COVERAGE:	RESPONSE:
Incumbent: Zurich American Ins. Co.	Property Coverage & Equipment Breakdown Included –	**Quoted** – $720,007.60 - Named Storm Loss Limit of $50MM & Flood Limit Loss Limit of $10MM. Flood Limit Varies for Each Location
Incumbent: Wright Flood – NFIP	8000 Old Woodville Rd., Tallahassee, FL	**Policy Issued Effective 01/16/25 to 01/16/26** - $2,768.00
Incumbent: XL Specialty Ins. Co.	Inland Marine – Equipment and EDP	**Quoted** - $115,519.76
Incumbent: Travelers Insurance	General Liability / Employee Benefits Liability / Public Entity Management Liability / Public Entity EPLI; Automobile Liability & Automobile Physical Damage; Umbrella	**Quoted** – Total Premium $1,198.60.00 (Includes Surcharges of $8,194.00) **General Liability & EBL -** $180,936.00 **Public Officials Management Liability -** $136,890.00 **Employment Practices Liability** - $75,116.00 **Automobile Liability & Physical Damage** - $722,582.00 **Umbrella/Excess Liability** – $74,342.00
Incumbent: FMIT	Excess Workers' Compensation Written With Property Monoline Excess Workers' Compensation	**Quoted –** XSWC $373,138.00 : Property $805,947.00 **Quoted –** $429,109.00
Incumbent: Lloyd's London	Med/Malpractice - Dr. Kim Landry	**Quoted** – $10,710.00
Incumbent: Chubb Group	Pollution - Site / Tanks – Includes New Tank at 15011 Cromartie Rd.	**Quoted** –$59,430.00
Incumbent: Chubb Group	AD&D - Court Mandated Work Program	**Quoted** – $3,375.00
Incumbent: Hartford Insurance	AD&D - Law Enforcement - 2 year policy - Effective 12/15/2024 to 12/15/2026	Entering Second Year of a 2 Year Policy
Incumbent: Travelers	Crime Coverage - 3 year policy - Effective 12/15/2024 to 12/15/2027	Entering Second Year of a 3 Year Policy
Incumbent: Chubb Group	Cyber Liability With Added Coverages	**Quoted** – $57,825.53
Incumbent: Old Republic Aerospace, Inc.	Aircraft Hull & Liability / Drone Physical Damage & Liability	**Quoted** – Aircraft - $79,237.00 **Quoted** – Drones - $8,535.00
Safety National Casualty Corp.	Excess Workers' Compensation - $1,000,000 SIR Excess Workers' Compensation - $1,500,000 SIR	**Quoted -** $317,769.00 **Quoted** - $217,443.00
Fortegra Specialty Ins. Co.	Excess Workers' Compensation SIR Buffer Layer - $1,000,000 Excess of $500,000	**Quoted** - $149,536.00
Preferred Governmental Insurance Trust (PGIT)	Property & IM, General Liability / Employee Benefits Liability /Public Entity Management Liability / Public Entity EPLI; Automobile Liability & Automobile Physical Damage; Umbrella	**Declined** – Even Though Losses Have Slightly Improved From Last Year, There have not Been Significant Improvements That Would Allow for More Competitive Pricing.
Gemini Ins. Co.	General Liability / Employee Benefits Liability / Public Entity Management Liability / Public Entity EPLI Automobile Liability	**Declined -** Would Only be Able to Offer Casualty Quotes on an Excess Basis with a minimum SIR of $500,000

MARKET SUMMARY

MARKET:	LINE OF COVERAGE:	RESPONSE:
Glatfelter Insurance Group	General Liability / Employee Benefits Liability / Public Entity Management Liability / Public Entity EPLI Automobile Liability	**Declined –** Program Only Allows Municipalities With a Population of 30,000 or Less.
Wright Specialty Insurance	General Liability / Employee Benefits Liability / Public Entity Management Liability / Public Entity EPLI Automobile Liability	**Declined –** Program Only Allows Municipalities With a Population of 70,000 or Less.
Travelers National Property	Property & Inland Marine	**Declined –** Not Able to Offer Blanket Coverages or Match the 3% NS Deductibles.
Chubb Group	Property & Inland Marine	**Declined** – Same as Last Year. They are not a Market for 100% CAT Exposure in Florida
Hartford Ins. Co.	Property & Inland Marine	**Declined –** Not Writing 100% Florida Exposed Public Entity Property
Bridge Specialty – Broker	Property Only	**Declined –** Does not Have a Market or Group of Markets That are Able to Provide any Improvement on Zurich's Rates or Deductibles. Also Would not be Able to Provide Blanket Coverage.
Coalition.	Cyber Liability	**Declined –** Not a Market due to Individual Characteristics of the Risk
Chubb Group	Aviation Hull & Liability and Aviation – Drones	**Declined –** Would Not be Able to Improve on Current Pricing

Wright National Flood Insurance Company
A Stock Company
P.O. Box 33003
St. Petersburg, FL 33733-8003
Customer Service: 1-800-820-3242
Claims: 1-800-725-9472

WFL 99.023 0424
0702836
11/21/25

2000 11523 FLD RGLR

Policy Number	Expiration Date	Date of Notice
09 1152127362 04	1/16/26 12:01 a.m. S.T.	11/21/25

Insured
LEON COUNTY BOARD OFCOUNTY COMMISS
301 S MONROE ST STE 201
TALLAHASSEE FL 32301-1861

BROWN & BROWN INSURANCE
SERVICES INC
PO BOX 2412
DAYTONA BEACH FL 32115-2412

RENEWAL NOTICE

Your flood insurance policy is about to expire.
Renewal premium is required to renew your policy.

Payor: Agent
Property Address:
8000 OLD WOODVILLE RD,
TALLAHASSEE, FL 32305-1105

NFIP Policy Number 1152127362

Thank you for being a valued Wright Flood policyholder!

Please make your renewal payment on or before the expiration date shown above.
**See page 2 of this notice for important information regarding the impacts of a lapse in coverage.*

Renewing your policy is easy. Submit your payment to Wright Flood by credit card or electronic funds online through the website: https://www.myfloodpayment.com. If paying by check, see the instructions on the remittance coupon below.

Your coverage options are provided below. You may keep your current coverage amounts or adjust your coverage for additional protection. If you have questions about your coverage options or your flood policy, please contact your insurance agent.

Please indicate one of the following options when submitting your payment:

Coverage Options	Coverages		Deductibles		Premium
	Building	Contents	Building	Contents	
A: CURRENT COVERAGE	$250,000	$47,000	$25,000	$25,000	$2,768.00
B: INCREASED COVERAGE	$275,000	$50,000	$25,000	$25,000	$2,869.00

Please RETURN BOTTOM PORTION along with your payment to the mailing address below.

Please WRITE POLICY NUMBER ON CHECK

And make payable to: **Wright National Flood Insurance Company**

Insured: LEON COUNTY BOARD OFCOUNTY COMMISSIONER
To be paid by: Agent

Renewal Date: 1/16/26

Option A ☐ **$2,768.00**
Option B ☐ **$2,869.00**

PO. Box 33070
St. Petersburg, FL 33733-8070

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Posted on December 1, 2025

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IMPORTANT MESSAGES

1. Maintaining flood Insurance is the most important thing you can do to protect against the devastating cost of flooding. You've taken the first step by purchasing a flood insurance policy, but to maintain coverage you must renew your policy each year. More renewal information is available at www.floodsmart.gov/how-renew-your-policy.

2. Payments received 30 days or more after the expiration date (i.e., expiration date +29 days) will result in a lapse of coverage. Please note that weekends and holidays do not extend this deadline. If your policy lapses, a new application for coverage is required and you may no longer be eligible for certain premium discounts. Additionally, your new coverage will be subject to a 30-day wait which may hinder your ability to file a claim.

3. If the payor submits a payment by certified mail, the payment receipt date is the certified mail date. This also includes reputable third-party delivery services that provide proof of the actual mailing and delivery date to the insurer. Using this method can reduce the likelihood of a lapse and ensures the earliest receipt date possible. Payments mailed via USPS certified mail can be tracked by going to www.usps.com/shipping/trackandconfirm.htm.

4. If you have already submitted payment, please disregard this notice. If your mortgage lender pays your policy premium from an escrow account, we recommend that you confirm payment has been received. If the mortgagee listed is not the current lender, please forward this notice to the new financial institution and work with your insurance agent to correct the policy.

5. You are encouraged to insure your property for at least 80% of the structure's replacement cost to ensure adequate coverage in the event of a loss. Contact your insurance agent for details.

6. Carefully review the renewal offer being provided for accuracy. The renewal offer will expire 30 days from the effective date (i.e., expiration date +29 days) shown on this form at 12:01 a.m. Price and terms associated with this renewal offer are subject to underwriting review and may not be available after expiration of this renewal offer. Please refer to the policy for complete terms, conditions, and exclusions. Please refer to www.ambest.com for rating, financial size category and additional information on the company shown on this renewal offer.

7. Eligibility for all policy discounts are subject to rules and regulations set forth by the National Flood Insurance Program. For questions regarding your flood insurance policy rating, contact your agent.

8. Option B is the next-higher coverage combination available and generally increases the current coverage by an inflation factor of 10% for building coverage and 5% for contents coverage. The current deductible may be used. Increases in coverage above the Option B will be subject to 30-day waiting period.

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Leon County
Board of County Commissioners

Notes for Agenda Item #12

Leon County Board of County Commissioners

Agenda Item #12

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: 2026 Citizen Engagement Series, Club of Honest Citizens, and The Village Square Events

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Mathieu Cavell, Director, Community Relations and Resilience
Lead Staff / Project Team:	Kianna Gilley, Public Information and Communications Manager Danielle Woods, Community Engagement Coordinator Ross Brand, Public Information Specialist

Statement of Issue:

This item seeks Board approval for the 2026 Citizen Engagement Series, Club of Honest Citizens, and To the Village Square, Inc. (The Village Square), events. The item also recommends continuing the partnership with The Village Square as part of the County's ongoing engagement efforts.

Fiscal Impact:

This item has a fiscal impact. Funding to organize the Village Square events ($26,500) and sponsor The Big Event ($1,500) is included in the FY 2026 budget.

Staff Recommendation:

Option #1: Approve the 2026 Citizen Engagement Series, Club of Honest Citizens, and The Village Square proposed tentative events.

Report and Discussion

Background:

This item seeks approval for the 2026 Citizen Engagement Series, Club of Honest Citizens, and The Village Square events. In addition, the item recommends continuing the arrangement with The Village Square as a component of the County's significant ongoing engagement efforts.

These engagement efforts advance the following FY 2022 – FY 2026 Strategic Initiative:

- *Alongside The Village Square, the Knight Creative Communities Institute (KCCI), and other community partners, continue to engage citizens of diverse backgrounds with innovative programs like Created Equal, the Citizen Engagement Series, Build Your Bucket, and so much more. (2022-34)*

This particular Strategic Initiative aligns with the Board's Governance Strategic Priorities:

- *(G1) Sustain a culture of transparency, accessibility, accountability, civility, and the highest standards of public service.*
- *(G3) Inform and engage citizens through multiple outreach platforms to ensure consistent, high-value, transparent communication on our most important issues.*

Leon County has a nationally recognized history of engaging citizens and creating meaningful opportunities for public input. In partnership with The Village Square, the County offers innovative programs throughout the year, including the Created Equal series, Our Town series, and Club of Honest Citizens. These events have engaged thousands of citizens on issues that matter to the community. Recently, the Our Town series expanded its reach through broadcasts on radio, television, and social media platforms.

In FY 2024–2025, the County partnered with local organizations to deliver dynamic programming, including with KCCI on the Crosswalks to Courthouse initiative along Calhoun Street, which installed three artistic crosswalks linking the Calhoun Eastside Parking Garage and the Judge Augustus D. Aikens, Jr. Leon County Courthouse. Although FDOT has determined these treatments do not meet current standards, the County will coordinate with FDOT and community partners to pursue compliant right-of-way designs and expand placemaking in other public spaces.

Events such as the 2025 Tallahassee Town Hall gave citizens direct access to their elected officials, while the Citizen Engagement Series offered opportunities for public discussion and input. Additionally, the County hosted the Library Lecture Series, partnered with KCCI on featuring public art projects, and organized a disaster-focused Citizen Engagement Series, among other initiatives. These efforts positioned citizens as co-creators, empowering them to contribute their talents to important community decisions.

Over the past year, Leon County hosted or co-hosted more than 15 citizen engagement events, drawing nearly 4,000 participants. Beyond these activities, the County continues to offer multiple ways for citizens to provide input throughout the year via the County's website, social media channels, citizen advisory committees, and other engagement platforms.

Analysis:

Outlined below are key events planned for the upcoming year, along with a summary of last year's successes and how Leon County will build on that momentum. Throughout 2026, the County will continue to explore opportunities to leverage community events, speakers, and programs to engage citizens on timely and relevant topics.

I. Created Equal – The Soul of Food

Leon County Government and The Village Square will host the 11th Annual Created Equal event titled *Created Equal: The Soul of Food* in Spring 2026. The 2026 program will explore how food tells the story of survival, adaptation, and celebration across generations. From recipes carried across oceans to dishes created out of ingenuity and resilience, food has long served as a living record of the Black and Brown experience, preserving history, strengthening community, and feeding both body and soul.

Food is more than nourishment; it is history on a plate. In kitchens, around dinner tables, and at community gatherings, food has passed down the traditions, memories, and values that define families and cultures. The soul of food lies not just in what we eat, but in the stories behind every meal—stories of migration, creativity, and connection that continue to shape America's culinary and cultural landscape.

Through a discussion-based panel, attendees will explore how the culinary traditions of Black and Brown communities have evolved and how personal stories of food reveal deeper truths about history, belonging, and resilience. The evening will celebrate food as a powerful expression of love, memory, and community.

Created Equal's 2026 program will build on the success of 2025's Created Equal event titled *Created Equal: The Rhythm and Resilience of Black Music*, which explored how Black music evolved alongside the Black experience and served as a living chronicle of the Black experience. Through a discussion-based panel, featuring professors, historians, and community leaders, and musical timeline, attendees dove into the genres, movements, and pivotal moments that highlight the evolution of Black music and its cultural impact.

II. Citizen Engagement

Since 2011, the Citizen Engagement Series has fostered meaningful public engagement and strengthened community partnerships.

In FY 2024-2025, the County hosted four youth employment information sessions, providing teens and families with information on local youth programs, application deadlines, and access to valuable community resources. Additionally, the County hosted two Master Recycler events, empowering Leon County residents to reduce waste, recycle effectively, and become leaders in their community. Through hands-on learning and local insights, participants gained the skills and knowledge to guide others in creating a cleaner, healthier, and more sustainable community.

In addition to these initiatives, the Let's Balance! Budget Game and disaster preparedness workshops were held in FY 2024-2025 as part of the Citizen Engagement Series.

Let's Balance! offers participants an inside look at the County's budgeting process. Attendees, including groups like Leadership Tallahassee, Youth Leadership Tallahassee, and the Florida Association of Counties, work in teams to balance a simulated budget while addressing real-world challenges such as revenue reductions and unfunded mandates.

The disaster preparedness workshop was held at the start of hurricane season to help citizens stay informed and resilient. The sessions featured interactive demonstrations, preparedness planning activities, and engagement with Emergency Management staff, nonprofits, and local partners. Participants learned how to build disaster supply kits and practical tools to stay safe before, during, and after a disaster.

The County will continue this series in 2026 with interactive events such as the Let's Balance! budget simulation game and disaster preparedness workshops.

III. Neighborhood Outreach and Community Engagement

Leon County has actively focused on strengthening relationships with local neighborhoods and community partners. Through in-person engagements at neighborhood meetings, participation in County and community events, volunteer and tabling opportunities, and digital engagement, the County has promoted civic participation and fostered resilient community connections.

Event Participation

- *Total Events:* Leon County participated in 40 community events, including neighborhood meetings, tabling events, County initiatives, and partnership gatherings.
- *Attendance Impact:* Reached over 7,000 community members through these engagements.

Event Highlights

- *Springtime Tallahassee:* Engaged with over 2,000 attendees.
- *Veterans Stand Down (2-day event):* Served over 1,000 participants.
- *Betton Hills Fall Festival*: Drew over 300 attendees.
- *Killearn Estates Fall Festival:* Drew over 400 attendees.
- *Neighborhood Recognition Program:* Participation of 20 neighborhood applicants—driven by continued consistent in-person and digital engagement efforts.

Neighborhood Engagement

- *Neighborhood Meetings:* Attended four neighborhood meetings, connecting with approximately 100 residents.
- *Neighborhood Events:* Supported 13 neighborhood-centered gatherings, reinforcing local ties.

County Initiatives and Events

- *Volunteer Fire Truck Round-Up:* Engaged over 500 attendees.
- *Leon Works Expo:* Connected with over 1,000 youth and community members focused on workforce development.
- *Created Equal:* Brought together more than 500 participants.
- *Citizens Engagement Series:* Reached 150 attendees, fostering public involvement in County programs.

Tabling Events

- *Total Tabled Events:* Set up informational tables at 21 County and community events, providing resources and information to a broad audience.

Through these ongoing efforts, Leon County continues to expand its community presence and strengthen relationships within the community, supporting the County's mission to serve and collaborate with all residents. These activities contribute to a more engaged, informed, and resilient Leon County.

IV. The Village Square Events

In partnership with The Village Square, the County will continue hosting events like the Our Town Series, which features in-depth discussions between citizens and local officials on pressing community issues. Signature programs include the Town Hall event, Fast Forward Tallahassee, and Speed Date Your Local Leaders, providing residents with unique opportunities to engage directly with elected officials.

The 2025 Town Hall event, held at WFSU studios, was broadcast live on television, radio, and social media, significantly expanding its audience. Building on that success, in 2026, the County and The Village Square will continue to engage citizens on emerging topics, ensuring that discussions remain timely and impactful.

Between the Citizen Engagement Series, Our Town Series, and other public events, The Village Square anticipates hosting five to seven community programs in 2026, engaging approximately 1,500 to 2,000 participants.

Funding for these initiatives is included in the approved FY 2026 budget with $26,500 allocated to support The Village Square's work. Staff recommends the Board approve the 2026 schedule of citizen engagement events, continuing the County's longstanding commitment to fostering meaningful community dialogue through interactive programming.

V. Knight Creative Communities Institute (KCCI) Projects

Through its partnership with KCCI, Leon County will continue to engage citizens in creative placemaking projects that enhance public spaces and showcase local artists.

- *Crosswalks to Courthouse:* This initiative integrated public art with pedestrian safety at crosswalks along Calhoun Street, from the Calhoun Eastside Parking Garage to the Judge Augustus D. Aikens, Jr. Leon County Courthouse.
- *Crosswalks to Classrooms:* This initiative integrated public art with pedestrian safety at crosswalks near W.T. Moore Elementary and the Westminster Oaks Retirement Community.
- *Fully Booked Placemaking Project:* Visitors can explore nature through the Wander and Wonder Trail, which weaves storytelling and outdoor exploration across multiple County parks and libraries.
- *Art of the Box:* Utility boxes at key County locations, including the Apalachee Regional Park and LeRoy Collins Main Library, have been transformed into public art.
- *Brushstrokes for Books:* A community mural project that brought together over 100 volunteers to beautify a 285-foot retaining wall at the Main Library.

VI. Leon County Library Lecture Series

The Library Lecture Series will continue to feature thought-provoking talks by national, regional, and local speakers throughout 2026, encouraging learning, dialogue, and community connection. In FY 2024-2025, the County hosted four well-attended lectures, each exploring a unique aspect of culture, history, and personal growth:

- *Dr. Beth Coggeshall*, Associate Professor at Florida State University, offered a modern reflection on Dante Alighieri's insights into human nature, justice, and meaningful connection.
- *Heather Fuselier*, National Board-Certified Health and Wellness Coach, shared practical strategies for setting boundaries and creating a healthier, more balanced life.
- *Marcus Curtis*, GIS Specialist for Tallahassee-Leon County GIS, provided an interactive look at local history through StoryMaps that reveal the people and places behind Tallahassee and Leon County's landmarks.
- *Edward Randall Ornstein*, Deputy General Counsel for the Miccosukee Tribe of Indians of Florida, traced the Native voices and histories of the Apalachee Region and highlighted the Tribe's enduring environmental and cultural stewardship.

Building on the success of these 2025 events, the 2026 Library Lecture Series will continue to spark curiosity, celebrate diverse perspectives, and foster lifelong learning across the community.

VII. The Big Event: Engaging FAMU, TSC, and FSU Students in Service

The Big Event at Florida State University is one of the largest one-day, student-led service initiatives in the country, bringing together students from FSU, Florida A&M University (FAMU), and Tallahassee State College (TSC). For more than 13 years, Leon County Government has collaborated with FSU to coordinate volunteers, manage logistics, and identify service project locations, ensuring the event's success each year. This event promotes community cohesion by offering students an opportunity to give back to the residents, nonprofits, and businesses that support them.

Volunteers participate in a variety of service projects, such as gardening, painting, cleanup efforts, and maintenance at nonprofit facilities and private residences across the region. Originating from Texas A&M University, the Big Event has become a celebrated tradition and serves as FSU's premier community service initiative. While the focus extends beyond the number of tasks completed, the event emphasizes unity and meaningful interactions between students and the community.

In 2026, Leon County will continue its support by sponsoring the event in the amount of $1,500 as well as helping to promote volunteer efforts and coordinate service sites to maximize community impact. Together with FSU, Leon County strives to strengthen the relationship between students and the broader Leon County community through these impactful service experiences

VIII. The Longest Table

Since 2015, Leon County has hosted The Longest Table, an event designed to break down barriers and foster community connections through shared meals and conversation. This initiative has expanded over the years, including student-led versions that bring together high school students from across the county to engage in meaningful discussions about issues that matter to them and their communities.

Looking ahead to 2026, Leon County staff will continue to explore opportunities to collaborate with partners and support Longest Table events, creating even more opportunities for dialogue and relationship-building. Through these events, the County remains committed to promoting unity, understanding, and stronger connections across diverse groups within the community.

Options:

1. Approve the 2026 Citizen Engagement Series, Club of Honest Citizens, and The Village Square proposed tentative events.
2. Do not approve the 2026 Citizen Engagement Series, Club of Honest Citizens, and The Village Square proposed tentative events.
3. Board direction.

Recommendation:

Option #1

Leon County
Board of County Commissioners

Notes for Agenda Item #13

Leon County Board of County Commissioners

Agenda Item #13

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: 2025 Annual Affordable Housing Advisory Committee Report of Recommendations

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Shington Lamy, Assistant County Administrator Abigail Thomas, Director, Human Services & Community Partnerships
Lead Staff / Project Team:	Jelani Marks, Housing Services Manager

Statement of Issue:

As required by Florida Statutes, this item seeks Board acceptance of the 2025 Annual Affordable Housing Advisory Committee Report of Recommendations, and adoption of the Resolution in support of the proposed revisions to the County's State Housing Initiatives Partnership Local Housing Assistance Plan.

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Option #1: Accept the 2025 Annual Affordable Housing Advisory Committee Report of Recommendations (Attachment #1).

Option #2: Adopt the Resolution approving the proposed revisions to FY 2024 – 2026 Leon County State Housing Initiatives Partnership Local Housing Assistance Plan (Attachment #2).

Report and Discussion

Background:

This item seeks Board acceptance of the 2025 Annual Affordable Housing Advisory Committee (AHAC) Report of Recommendations (Attachment #1), and adoption of the Resolution in support of the proposed revisions to the County's State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (Attachment #2).

This item would advance the following FY 2022 – FY 2026 Strategic Initiative:

- *Continue to leverage County funding in partnership with local stakeholders to secure state and federal funding to build affordable rental housing for very low- and low-income families. (2023-18)*

This Strategic Initiative aligns with the Board's Quality of Life Strategic Priority:

- *(Q4) Support and promote access to basic healthcare, mental health, affordable housing, and homeless prevention services to our community members most in need.*

SHIP is administered by the Florida Housing Finance Corporation and is the primary source of funding for Leon County's Housing programs which serve to increase and preserve the stock of affordable housing in Leon County. The SHIP program funds a variety of the County's housing programs, such as Down Payment Assistance, Emergency Home Repair, Home Rehabilitation, Home Replacement, Rental Development and Homeownership Development. Section 420.9072, Florida Statutes, requires each jurisdiction that receives SHIP funding to create an AHAC that shall submit an annual report of recommendations.

As established in Florida Statutes, the AHAC is comprised of at least eight but no more than 11 Leon County citizens appointed by the Board that represent various organizations and industries. In order to foster additional community engagement in the County's affordable housing programs, on September 17, 2024, the Board created a new membership category for AHAC appointments specifically for an individual who currently benefits from a rental housing assistance program, has benefitted from an affordable homeownership program, or experienced an eviction within the last 10 years. In February 2025, the Board appointed an eligible resident to the new membership category.

The AHAC's main responsibility is to review the established policies and procedures, ordinances, land development regulations, and the comprehensive plan, and to recommend specific actions or initiatives which encourage or facilitate development of affordable housing, while protecting the ability of property to appreciate in value. The Leon County AHAC is required to submit an annual report to the Board that includes recommendations on the implementation of affordable housing incentives found in Section 420.9076 (4)(a) - (k), Florida Statutes. Recommendations may also include modification or repeal of existing policies and procedures. Policy recommendations often include amendments to the Leon County SHIP Local Housing Assistance Plan (SHIP-LHAP), which governs the provision of SHIP-funded affordable housing programs and must be adopted by the Board.

The following Analysis section outlines the AHAC's 2025 Annual Report which includes recommendations on statutorily required incentives and recommendations for amendments to the SHIP-LHAP. The recommendations to the SHIP-LHAP will enhance the County's efforts to increase the stock of affordable rental housing development in the community.

Analysis:

During 2025, the Leon County AHAC held five public meetings to produce recommendations included in the Annual Report, including two joint meetings with the City of Tallahassee AHAC. On November 5, 2025, the County AHAC conducted a public hearing, as required by Florida Statutes, to adopt its 2025 Annual Report of Recommendations.

As previously stated, Florida Statutes require that the AHAC Annual Report address the affordable housing incentives identified in Section 420.9076 (4)(a)-(k). These incentives include expedited permitting for affordable housing projects, the allowance of affordable accessory dwelling units in residential zoning districts, the allowance of flexible lot configurations, and the support of development near transportation hubs and major employment centers, all of which the County currently has in place. The AHAC also makes recommendations on County policy and procedures related to affordable housing.

As detailed in the 2025 Annual Report, the AHAC recommendations include:

- Maintaining the current practices on incentives identified in Section 420.9076 (4)(a)-(k).
- Continuing to fund gap financing efforts as established by the Board this year to build more rental units for very low and extremely low-income households.
- Continuing to partner with the City of Tallahassee on the coordination and adoption of an inclusionary housing ordinance (an item will be brought to the Board in Spring 2026).
- Amending the Couty's SHIP-LHAP to revise the Rental Development program as further described in the next section.

Recommended Revision to the Leon County SHIP-LHAP

The AHAC Report recommends revisions to the County's SHIP-LHAP that would align the SHIP Rental Development with current funding opportunities for such projects. The County's SHIP-LHAP governs the provision of SHIP-funded affordable housing programs. As mentioned in previous agenda items, the County's Rental Development Program addresses the highest affordable housing need in the community by providing gap financing (funding required to complete a project) to developers to build new affordable rental units for low, very low, and extremely low-income renters. Under this program, developers are required to set aside units for very low- and/or extremely low-income households, earning 50% or less of the AMI ($46,150 for a household of four). In addition to the SHIP funds dedicated to the County's Rental Development Program, during the FY 2026 Budget Workshop the Board increased the County's annual investment in rental development projects with the approval of $250,000 in general revenue for gap financing of affordable housing projects for very low- and extremely low-income households. Additionally, the Blueprint Intergovernmental Agency (IA) Board, which is comprised of the Board and City Commission, established and funded an affordable housing gap financing program

in the amount of $250,000 annually through the Office of Economic Vitality (OEV). As a result of the Board's actions, the County invests $500,000 annually in gap financing with the combination of SHIP, general revenue, and the County's share of OEV funds.

Projects are required to set aside units for very low and extremely low-income households for County gap financing. Consistent with Board direction, the Housing Finance Authority of Leon County (HFA) evaluates applications and makes recommendations to the Board on proposed projects that request gap financing from the County. The HFA, which was established by the Board to alleviate the shortage of affordable housing, regularly provides capital investment and bond financing for rental development projects that set aside units for low-income households. In addition to County gap financing, proposed projects also typically seek bond financing from the HFA that have established criteria for operational and financial evaluation.

The AHAC Report recommends revisions to the County's SHIP-LHAP that would align the SHIP Rental Development criteria for funding with the HFA's criteria for bond financing to include:

- Consideration of the proposed project's feasibility and the developer's compliance with other funding sources.
- Consideration of factors such as amenities; energy efficiency; and proximity to employment opportunities and public transportation as part of the selection criteria.

Additionally, the loan terms for County funding provided through the SHIP Rental Development Program would be updated to be consistent with the loan terms of the first mortgage of a project which is typically bond financing or tax credits. Board approval is required and recommended to effectuate the revisions to the SHIP-LHAP.

Options:

1. Accept the 2025 Annual Affordable Housing Advisory Committee Report of Recommendations (Attachment #1).
2. Adopt the Resolution approving the proposed revisions to FY 2024 – 2026 Leon County State Housing Initiatives Partnership Local Housing Assistance Plan (Attachment #2).
3. Board direction.

Recommendation:

Option #1

Attachments:

1. 2025 Affordable Housing Advisory Committee Report of Recommendations
2. Resolution approving the proposed revisions to FY 2024 – 2026 Leon County State Housing Initiatives Partnership Local Housing Assistance Plan

Affordable Housing Advisory Committee

2025 Report of Recommendations

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EXHIBIT A: NOTICE OF PUBLIC HEARING

AFFORDABLE HOUSING ADVISORY COMMITTEE

November 5, 2025

Dear County Commissioners,

It is with immense honor that I submit the Leon County Affordable Housing Advisory Committee's 2025 housing policy recommendations for your consideration and acceptance.

During 2025, our Committee received presentations and considered invaluable input from County staff and community organizations, hosted two joint meetings with the City of Tallahassee Affordable Housing Advisory Committee and held hours of deliberation and discussion. Through these processes, we crafted the recommendations in this report, which the Committee feels strongly will enable the County to continue to address housing affordability issues within our community and as such the Committee approved all recommendations unanimously.

On behalf of the Committee, please accept our gratitude for allowing us to serve our fellow citizens in this capacity. We are deeply appreciative of the continuing commitment this Board has toward ensuring all citizens of Leon County have affordable housing options.

Sincerely,

Sean Morgan

Affordable Housing Advisory Committee Chair

Executive Summary

Section 420.9076, Florida Statutes, requires that each jurisdiction in Florida receiving State Housing Initiatives Partnership (SHIP) funds shall appoint an eight- to eleven-member Affordable Housing Advisory Committee (AHAC). Each member represents a different role in the affordable housing industry. The AHAC is mandated to review Comprehensive Plan Elements, County Ordinances, Land Development Regulations, and County Policies and Procedures to identify regulatory barriers to affordable housing and to recommend incentives to create more affordable housing. Section 420.9076, Florida Statutes (F.S.), requires the Committee to produce a report to submit to the County Commission and to the Florida Housing Finance Corporation (FHFC) annually by December 31st or risk the forfeiture of annual allocations of SHIP funds.

The Committee met three (3) times in 2025 and met jointly with the City of Tallahassee (City) AHAC two (2) times. Committee members reviewed various County documents as required by law as well as the *2024 County Affordable Housing Advisory Committee Report of Recommendations*. The Leon County AHAC, from its review, consideration, evaluation, and recommendations, drafts and submits this report, which details the scope of the Committee's work and the resulting recommendations, to the Board of County Commissioners, Florida Housing Finance Corporation, and the Florida Housing Coalition as required by Florida Statutes. The final report was also sent to the Directors of the Tallahassee-Leon County Planning Department, Development Services and Environmental Management Department, County Attorney's Office, Real Estate Management Division, and the City of Tallahassee Housing and Community Resilience Department for review.

Summary Table of Recommendations

All AHAC recommendations were discussed and voted upon by members. Table #1 provides a summary of 2025 AHAC Recommendations. As reflected in Table #1, the AHAC recommends the continued practice of statutorily required incentives. Over the past year, the AHAC has been working to maximize the efficiency and effectiveness of the County's affordable housing programs and policies.

Table #1: Summary of 2025 Affordable Housing Advisory Committee Recommendations Table

Subject	Committee Recommendation
Section 420.9076 (4) (a) Expedited Permitting	**Recommendation:** Maintain the current practice.
Section 420.9076 (4) (b) No Impact Fees	**Recommendation:** Maintain the current practice.
Section 420.9076 (4) (c) Flexible Densities	**Recommendation:** None.
Section 420.9076 (4) (d) No Special Capacity Provisions	**Recommendation:** Maintain the current practice.
Section 420.9076 (4) (e) Allowance of Affordable Accessory Units	**Recommendation:** Maintain the current practice.
Section 420.9076 (4) (f) Reduction of Parking Requirements	**Recommendation:** Maintain the current practice.
Section 420.9076 (4) (g) Flexible Lot Configurations	**Recommendation:** Maintain the current practice.
Section 420.9076 (4) (h) No Modified Street Requirements	**Recommendation:** Maintain the current practice.
Section 420.9076 (4) (i) Collaborative Policy Evaluation	**Recommendation:** Maintain the current practice.
Section 420.9076 (4) (j) Inventory of Locally Owned Public Lands	**Recommendation:** Maintain the current practice.
Section 420.9076 (4) (k) Support of Development Near Transportation Hubs	**Recommendation:** Maintain the current practice.

BACKGROUND

In 1992, the Florida Legislature enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Session Laws (the "Sadowski Act"), allocating to local governments a portion of documentary stamp taxes on deeds for the development and maintenance of affordable housing. In addition, the Sadowski Act created the State Housing Initiatives Partnership Act, codified at F Sections 420.907-420.9079, F.S. (SHIP Statutes). The SHIP Statutes require participating local governments to establish an Affordable Housing Advisory Committee (AHAC) which is responsible for reviewing and evaluating all aspects of the County's housing activities that impact the production of affordable housing and is specifically directed to consider and evaluate the implementation of the incentives set forth at Section 420.9076(4).

In 1993, the Board of County Commissioners (Board) incorporated SHIP Act provisions by adopting Ordinance No. 93-2, which was codified in Chapter 8, Article V, Sections 8-151 through 8-156, Leon County Code of Laws (LCC), entitled Affordable Housing Assistance. Since its establishment, the Board has adopted ordinances in 2007, 2016, and 2020 amending the Code of Laws, to align its provision with amendments to the SHIP.

Most recently, in 2020 the Florida Legislature adopted House Bill 1339, further amending Sections 420.907-420.9079, F.S. (SHIP Statutes). The SHIP Statutes, as amended, require a County Commissioner to serve on the AHAC and require the AHAC to provide an annual, rather than triennial, report to the Board. Also, a copy of the report must be submitted to the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program, currently the Florida Housing Coalition, in addition to providing the report to the Florida Housing Finance Corporation (FHFC) which administers the State Housing Initiatives Partnership (SHIP) program.

Composition of the Affordable Housing Advisory Committee

The Office of Human Services and Community Partnerships' Division of Housing Services serves as Staff for the AHAC. SHIP Statutes require that there be at least eight (8) but not more than 11 committee members, including one locally elected official, with representation from at least six categories a through k listed below. In line with Leon County's culture of community engagement, the Board of County Commissioners created a new membership category (l) for AHAC appointment on September 17, 2024, specifically for an individual who currently benefits from a rental housing assistance program (such as the Housing Choice Voucher Program), has benefitted from an affordable homeownership program (such as local or state government income-based purchase assistance or home rehabilitation programs), or experienced an eviction within the last 10 years. The new seat on the AHAC was filled in February 2025.

Table #2 lists the appointed Committee members, along with their category affiliation and appointment date, who participated in the production of this report.

(a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.

(b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.

(c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.

(d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.

(e) A citizen who is actively engaged as a for-profit provider of affordable housing.

(f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.

(g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.

(h) A citizen who actively serves on the local planning agency pursuant to Section 163.3174, F.S. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.

(i) A citizen who resides within the jurisdiction of the local governing body making the appointments.

(j) A citizen who represents employers within the jurisdiction.

(k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

(l) A citizen who currently benefits from a rental housing assistance program, has benefited from an affordable homeownership program, or has experienced an eviction within the 10 years preceding their appointment.

Table #2: Affordable Housing Advisory Committee Membership

Name	Category Represented	Begin Term
1. Nick Maddox	County Commissioner	01/01/2025
2. Lawrence Tobe	Resident Within the Jurisdiction Making Appointment	02/01/2025
3. Oral Payne	Engaged in Residential Homebuilding	04/01/2023
4. Bruce Strouble	Advocate for Low-Income Persons	03/21/2023
5. Micheal K. Parker	Resident Within the Jurisdiction Making Appointment	02/01/2025
6. Sean William Morgan	Home Building Industry	01/23/2024
7. Danielle Iman Andrews	Real Estate Professional	02/01/2025
8. Will Shepherd	Planning Commission Member	09/17/2024
9. Christie Droz Perkins	Real Estate Professional	02/01/2025
10. Tee Thompson	For-profit Provider of Affordable Housing	07/10/2024
11. Kenisha Y. James	Benefitted from an affordable homeownership program	02/11/2025

Affordable Housing Advisory Committee Recommendations

As established in the SHIP Statute, the Committee is responsible for annually reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of the County housing activities that impact the production of affordable housing. Further, the AHAC has specifically considered and evaluated the strategies set out in Section 420.9076(4)(a)-(k), F.S. Based on the Committee's evaluation, it may recommend to the Board of County Commissioners that it modify, provide exceptions, and/or create new plans, policies, procedures, and other governing authority documents that would encourage production of affordable housing which must be approved at a public hearing by affirmative vote of a majority of the membership in accordance with the SHIP Statute.

The Committee conducted a public hearing, held three (3) public meetings, and met jointly with the City AHAC during two (2) additional public meetings in 2025 to produce this report and the recommendations herein. The Committee has specifically considered and evaluated the strategies set forth in Section 420.9076(4), F.S., to formulate the following recommendations and submits them to the Board for possible incorporation into its housing strategy:

(a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in Section 163.3177(6)(f)3, F.S.

Current Practice: Expedited permitting of affordable housing projects is accomplished by administrative direction, close coordination, and teamwork, which include:

1) Using pre-permitting review to determine project status, identify and resolve potential legal problems that might preempt permitting, and otherwise expedite affordable housing.

2) Obtain assistance and cross-training from Building Inspection with the initial inspection of rehabilitation projects to ensure all code compliance issues are addressed in write-ups and permit applications. This expedites plan review and minimizes changes that delay permitting and project completion.

3) The Director of the Office of Human Services & Community Partnerships and staff are the designated liaisons with the Affordable Housing Program and assist with the resolution of difficult permitting issues.

AHAC Recommendation: Maintain the current practice.

(b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

Current Practice: Leon County does not impose impact fees. Impact fees were eliminated in 1995.

AHAC Recommendation: Maintain the current practice.

(c) The allowance of flexibility in densities for affordable housing.

Current Practice: Although the Land Development Code (LDC) does not specifically address density flexibility for affordable housing, it does provide incentives for affordable housing regarding the required review level. For example, projects with 50% or more affordable housing units can have their review threshold increased by 50% thereby potentially allowing a lower review level and reducing permitting costs. [Section 10-7.402(4) of the LDC]

AHAC Recommendation: None at this time. Currently, County and City staff continue to work with the Florida Housing Coalition (FHC) to refine its Inclusionary Housing policy recommendations based on feedback received during multiple public engagement events held throughout 2022 and 2023. These recommendations are expected to address density bonuses for affordable housing projects. Staff anticipates bringing back final recommendations on inclusionary housing in 2026.

(d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

Current Practice: The concurrency management system treats all projects the same and does not provide special provisions for affordable housing projects. (Article III of the LDC)

AHAC Recommendation: Maintain the current practice.

(e) The allowance of affordable accessory residential units in residential zoning districts.

Current Practice: The LDC allows accessory dwelling units in conjunction with the following principal structures: single-family detached dwellings; retail establishments; offices; and principal industrial structures. [Section 10-6.803(b)(2) of the LDC]

AHAC Recommendation: Maintain the current practice.

(f) The reduction of parking and setback requirements for affordable housing.

Current Practice: The LDC allows a permit applicant the ability to file a request of the Parking Standards Committee for reduction to the parking requirements based upon data supporting such a request (Article VII, Division 5, Subdivision III of the LDC – Parking and Loading Standards; Section 10-1.106 of the LDC).

AHAC Recommendation: Maintain the current practice.

(g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

Current Practice: Many zoning districts already provide for zero-lot-line development patterns. The Department of Development Support & Environmental Management staff provides flexibility in design in order to reduce impervious surface area consistent with Low Impact Design ordinance and to identify other efficiencies (Sections 10-7.502 and 10-4.308 of the LDC).

AHAC Recommendation: Maintain the current practice.

(h) The modification of street requirements for affordable housing.

Current Practice: Street requirements for affordable housing are not different than for other types of housing development. Uniformity of roadways can help to minimize negative views of affordable housing. Emergency vehicles require the same mobility in affordable housing developments as in others.

AHAC Recommendation: Maintain the current practice.

(i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Current Practice: County staff conducts collaborative evaluation (Department of Development Services & Environmental Management, Human Services and Community Partnerships & Public Works) of potential impactful policies, procedures, ordinances, regulations, or plans.

AHAC Recommendation: Maintain the current practice.

(j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Current Practice: County staff prepares, and makes available to the public, a printable inventory of County-owned lands suitable for affordable housing.

AHAC Recommendation: Maintain the current practice.

(k) The support of development near transportation hubs and major employment centers and mixed-use developments.

Current Practice: Applicable zoning districts such as the Mahan Corridor, the Lake Protection Node districts, and others are designed to promote this incentive by providing mixed use development patterns centered near major intersections. These zoning districts are intended to accomplish several goals including but not limited to: providing convenience goods to area residents within a short distance of home, maximizing infrastructure, minimizing automobile dependency, promoting transit, and facilitating compatibility with nearby neighborhoods (Sections 10-6.654.1 and 10-6.660 of the LDC).

AHAC Recommendation: Maintain the current practice.

Additional Recommendations

From review and evaluation of County ordinances, regulations, comprehensive plan, policies, and procedures, the Committee makes the following, additional recommendations to the Board for consideration of incorporation into its housing program strategy:

Leon County Policy

Additional Gap Financing for Rental Developments

The County's Rental Development Program allocates SHIP funds to provide gap financing (funding required to complete a project) to developers to build new affordable rental units for low, very low, and extremely low-income renters. As previously mentioned, the highest affordable housing need in the community is rental units for very low-income households earning 50% or less of the AMI ($46,150 for a household of four). Under this program, developers are required to set aside units for very low- and/or extremely low-income households. Per Florida Statutes, local governments are restricted to spend no more than 25% of their annual SHIP allocations on rental programs.

In addition to the $125,000 in SHIP funds dedicated to the County's Rental Development Program, during the Fiscal Year (FY) 2026 budget process, the Board of County Commissioners increased the County's annual investment in rental development projects with the approval of $250,000 in general revenue for gap financing of affordable housing projects for very low- and extremely low-income households. This additional investment of general revenue to support affordable housing will be recurring. Additionally, on May 8, 2025, the Blueprint Intergovernmental Agency (IA) Board, which is comprised of the County and City Commissions, established and funded an affordable housing gap financing program in the amount of $250,000 annually through the Office of Economic Vitality (OEV). Therefore, the County will invest $500,000 annually in gap financing with the combination of SHIP, general revenue, and the County's share of OEV funds. Consistent with direction provided by the Board of County Commissioners, County staff has coordinated with Housing Finance Authority (HFA) of Leon County to publish a notice of funding availability (NOFA) for the FY 2026 Rental Development funds on October 20, 2025. The HFA of Leon County will be responsible for receiving and evaluating applications for rental development funding and making project recommendations to the Board of County Commissioners.

Inclusionary Housing Policy

In 2021, the County AHAC recommended jointly with the City AHAC that the County and City adopt a uniform inclusionary housing policy. Subsequently, the County Commission and City Commission directed County and City staff to partner with the Florida Housing Coalition to draft updated Inclusionary Housing Ordinances for the County and City that are identical and mandatory within the Urban Services Area, to be considered by the County Commission and City Commission, respectively. The County AHAC has continued to work with the City AHAC and staff on the finalization of recommendations for the development of an inclusionary housing ordinance and associated incentives. However, since that time, the Legislature adopted the Live Local Act in 2023 to encourage greater private sector investment in affordable housing which included providing up to 100% property tax exemption for rental units restricted to low-income and workforce housing as well as preempting local governments from regulating the zoning, density, or height for certain multifamily rental developments in any area zoned for commercial, industrial, or mixed-use. In 2024, the Legislature made changes to the Live Local Act providing some local governments the ability to opt-out of the property tax exemptions for certain housing projects and clarify the preemption of certain zoning areas.

The County and City continue to work with FHC to evaluate the impacts of the Live Local Act and ensure that inclusionary housing ordinances align with the recent actions taken by the Legislature. The proposed ordinance would include incentives that align with the Live Local Act and other statutory authority and/or

requirements to increase the stock of affordable housing. The County AHAC is expected to provide additional feedback on a draft inclusionary housing ordinance before a final recommendation is brought to the Board of County Commissioners for consideration in 2026.

SHIP Local Housing Assistance Plan

Every local government participating in SHIP is required to have an active Florida Housing Finance Corporation-approved Local Housing Assistance Plan (LHAP). Generally, local governments submit LHAPs by May 2nd, once every three years, covering the three state fiscal years beginning July 1st of the year the plan is submitted. LHAPs are designed to detail how each local government will expend SHIP funds allocated to them for each of the three fiscal years.

Amendments to the Rental Development Program

AHAC Recommendation: Update the language in the County's SHIP Rental Development Strategy to be consistent with the program guidelines published in the HFA NOFA for multifamily gap financing.

Analysis:

As previously mentioned, the County has enhanced its Rental Development Program by investing $500,000 annually in gap financing with the combination of SHIP and general revenue. In order to ensure that the SHIP Rental Development strategy in the County's LHAP is consistent with the program guidelines published in the HFA's NOFA, the AHAC recommends amending the County's SHIP-LHAP to clarify the project selection criteria for rental development funding as follows:

Project Selection Criteria

- Project feasibility as determined by:
  - Applicant's development and construction experience;
  - Applicant's management experience;
  - Financial feasibility to complete and operate the project (including, but not limited to, cost estimates, cash flows, debt service, coverage ratios, the percentage of public monies requested compared to project cost; leveraging);
  - Reasonableness of total development cost per unit;
  - Readiness to proceed (with respect to entitlements including but not limited to zoning, approvals and permits);
  - Overall quality of the site;
  - Demonstrated need for gap financing.
- Applicant's performance and/or compliance (including any prior defaults) of any prior loans or contracts with the Housing Finance Authority, County or the City of Tallahassee;
- Unit and Development amenities and Energy Efficiency (at a minimum, must meet HFA's minimum requirements for bond financing);
- Proximity to employment opportunities and public transportation;
- Developments that provide maximum impact on the quality of life of the residents;
- The extent to which there is temporary (for any rehabilitation projects) or permanent displacement of existing tenants (then in which event either shall be scored as a negative factor); and,
- The County established the following funding priority for Applicants applying for Gap Financing:

- Applicants that provide a set-aside of rental units for very low-income and extremely low-income households greater than low-income for low-income Housing Tax Credits or applicable FHFC Program, as the case may be;
- Applicants that agree to a land use restriction agreement that provides affordability in perpetuity.

Committee Adoption of the 2025 Report of Recommendations

The Committee officially adopted the report by affirmative vote of a majority of the membership at a public hearing on November 5, 2025. Notice of the public hearing to adopt the final report was published in the *Tallahassee Democrat* (Exhibit A) and posted on the County's website. The notice included how interested persons could obtain a copy of the final report.

Plan for Implementation

At the December 9, 2025 Board of County Commissioners meeting, Commissioners will consider acceptance of the AHAC's report to comply with the state-mandated December 31, 2025, deadline. As required by SHIP Statutes, the County Commission must review and discuss the Committee's recommendations and vote to adopt the recommendations they plan to implement within 90 days of receipt. County Commissioners may adopt to implement any AHAC recommendations into policy or regulatory documents, including amending the appropriate LHAP to include new affordable housing incentive strategies.

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Elizabeth Loeffelman
Board Of County Commissioners
1800 N Blair Stone RD # 3
Tallahassee FL 32308-2303

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

TAL Tallahassee Democrat 10/26/2025
TAL tallahassee.com 10/26/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
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Notary, State of WI, County of Brown

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the Leon County Affordable Housing Advisory Committee (AHAC) will hold a public hearing on **Wednesday, November 5, 2025, at 10 a.m. in the Auditorium of the Leon County Office of Human Services & Community Partnerships, located at 615 E. Paul Russell Road**, to adopt an Annual Report of recommendations regarding local housing incentives to be presented to the Board of County Commissioners.

Recommendations that address Section 420.9075 (4) (a)-(k), Florida Statutes, are included in the report to be considered at the public hearing.

The AHAC will receive public comments at the hearing. For more specific information about the proposed recommendations, or to obtain a copy of the draft 2024 Report of Recommendations, please visit LeonCountyFL.gov/Housing, email HSCP-HousingServices@LeonCountyFL.gov, or visit the Division of Housing Services at 615 Paul Russell Road during regular business hours (Monday-Friday 8 a.m.-5 p.m.). Please note that additional recommendations may be presented and adopted at this public hearing.

PLEASE BE ADVISED that if a person decides to appeal any decision made by the AHAC with respect to any matter considered at this 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 AHAC does not provide or prepare such a record. See Section 286.0105, F. S.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this public meeting should contact Jelani Marks prior to the proceeding by written request to HSCP-HousingServices@LeonCountyFL.gov or call 850-606-1900, 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service. Any non-English speaking persons wishing to attend the meeting should contact Jelani Marks at least 24 hours prior to the hearing and an interpreter will be provided. (La información y los materiales del programa están disponibles en español a pedido.)

11778985 10/26/25

LEON COUNTY RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, APPROVING THE LOCAL HOUSING ASSISTANCE PLAN AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM ACT, SECTIONS 420.907-420.9079, FLORIDA STATUTES; AND RULE CHAPTER 67-37, FLORIDA ADMINISTRATIVE CODE; AUTHORIZING AND DIRECTING THE COUNTY ADMINISTRATOR TO EXECUTE ANY NECESSARY DOCUMENTS AND CERTIFICATIONS NEEDED BY THE STATE; AUTHORIZING THE SUBMISSION OF THE LOCAL HOUSING ASSISTANCE PLAN FOR FINAL REVIEW AND APPROVAL BY THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317, Laws of Florida, now codified predominately in Chapter 420, Florida Statutes, allocating a portion of documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

WHEREAS, the State Housing Initiatives Partnership (SHIP) Act, ss. 420.907-420.9079, Florida Statutes (2022), and Rule Chapter 67-37, Florida Administrative Code, requires local governments to develop a one- to three-year Local Housing Assistance Plan outlining how funds will be used; and

WHEREAS, the SHIP Act requires local governments to establish the maximum SHIP funds allowable for each strategy; and

WHEREAS, the SHIP Act further requires local governments to establish an average area purchase price for new and existing housing benefiting from awards made pursuant to the Act. The methodology and purchase prices used are defined in the attached Local Housing Assistance Plan; and

WHEREAS, it is found that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing

assistance plan. The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund; and

WHEREAS, the Department of Human Services and Community Partnerships has prepared a three-year Local Housing Assistance Plan for submission to the Florida Housing Finance Corporation; and

WHEREAS, the Board of County Commissioners of Leon County, Florida, finds that it is in the best interest of the public for Leon County Government to submit the Local Housing Assistance Plan for review and approval so as to qualify for documentary stamp tax funds; and

WHEREAS, Rule Chapter 67-37, Florida Administrative Code, requires an approved local housing assistance plan be adopted by resolution; and

WHEREAS, Leon County's Local Housing Assistance Plan is being revised to update the guidelines for the SHIP-funded rental development program.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

Section 1. Approve the Local Housing Assistance Plan.

1. The Board of County Commissioners of Leon County, Florida, hereby approves the revised Local Housing Assistance Plan, as attached and incorporated hereto for submission to the Florida Housing Finance Corporation as required by ss. 420.907-420.9079, Florida Statutes, for years 2023-2024, 2024-2025 and 2025-2026.

2. The County Administrator is hereby designated and authorized to execute any documents and certifications required by the Florida Housing Finance Corporation as related to the Local Housing Assistance Plan, and to do all things necessary and proper to carry out the term and conditions of said program.

3. Leon County's Local Housing Assistance Plan is being revised to update the guidelines for the SHIP-funded rental development program.

Section 2. Effective Date.

This Resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County, Florida, this 9th day of December 2025.

LEON COUNTY, FLORIDA

By:_____
Christian Caban, Chairman
Board of County Commissioners

ATTESTED BY:
Gwendolyn Marshall Knight, Clerk of Court
& Comptroller, Leon County, Florida

By:_____

APPROVED AS TO FORM:
Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

By:_____

SHIP LHAP Template 2016-001
[eff. Date 7/1/2023]

Florida Housing

LEON COUNTY

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

2023-2024, 2024-2025, 2025-2026

As Revised by the Leon County Board of County Commissioners on December 9~~June 17~~, 2025

Florida Housing

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A. Administrative Budget for each fiscal year covered in the Plan B. Timeline for Estimated Encumbrance and Expenditure C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan D. Signed LHAP Certification E. Signed, dated, witnessed or attested adopting resolution F. Community Land Trust Purchase Assistance Additional Information G. Interlocal Agreement, Leon County, Florida & the City of Tallahassee, Florida	

I. Program Details:

A. LG(s)

Name of Local Government	Leon County
Does this LHAP contain an interlocal agreement?	No
If yes, name of other local government(s)	N/A

B. Purpose of the program:

- To meet the housing needs of the very low, low and moderate-income households;
- To expand production of and preserve affordable housing; and
- To further the housing element of the local government comprehensive plan specific to affordable housing.

C. Fiscal years covered by the Plan: 2023-2024, 2024-2025, 2025-2026

D. Governance: The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

E. Local Housing Partnership: The SHIP Program encourages building active partnerships between government, lending institutions, builders and developers, not-for-profit and community-based housing providers and service organizations, providers of professional services related to affordable housing, advocates for low-income persons, real estate professionals, persons or entities that can provide housing or support services and lead agencies of the local continuums of care.

F. Leveraging: The Plan is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

G. Public Input: Public input was solicited via advertising of public meetings and the Public Hearing for the Affordable Housing Advisory Committee to adopt their Report of Recommendations. Public input was also obtained through meetings with housing providers, social service providers, local lenders, neighborhood associations and Affordable Housing Advisory Committee meetings.

H. Advertising and Outreach: SHIP funding availability shall be advertised in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

I. Waiting List/Priorities: A waiting list will not be established when there are eligible applicants for strategies that no longer have funding available.

Priorities: The following priorities for funding described/listed here apply to all strategies unless otherwise stated in an individual strategy in Section II: The County will accept applications during the advertised "Application Period" which will be at least 30 days. Once the application period ends, eligible applications will

be categorized based on the most appropriate program strategy to address their needs and prioritized based upon the following ranking priority:

1. Special Needs Households
    a. Very low
    b. Low
    c. Moderate (If Applicable)
2. Essential Services Personnel
    a. Very low
    b. Low
    c. Moderate (If Applicable)
3. Non-Special Needs and Non-ESP
    a. Very Low
    b. Low
    c. Moderate (If Applicable)

If funds are available after applications are categorized and set asides have been met, funds will be expended on a first qualified first served basis.

J. Discrimination: In accordance with the provisions of Section 760.20-760.37 Fla. Stat., it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

K. Support Services and Counseling: Support and counseling services are available from various sources in the community. The County will provide Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling, and Foreclosure Counseling through referral to qualified HUD approved agencies, which includes, but is not limited to, Tallahassee Lenders' Consortium. The County will provide title clearing and estate planning services through referral to qualified legal aid agencies.

L. Purchase Price Limits: The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the median area purchase price established by the U.S. Treasury Department or as described above.

The methodology used is:

U.S. Treasury Department	X
Local HFA Numbers	

M. Income Limits, Rent Limits and Affordability: The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at www.floridahousing.org.

"Affordable" means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the

households as indicated in Sections 420.9071, Florida Statutes. However, it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

N. Welfare Transition Program: Should an eligible sponsor be used, a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

O. Monitoring and First Right of Refusal: In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of $10,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer, when required as specified above.

Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible non-profit organizations for purchase at the current market value for continued occupancy by eligible persons.

P. Administrative Budget: A line-item budget of proposed Administrative Expenditures is attached as Exhibit A. Leon County finds that the moneys deposited in the local housing assistance trust fund are necessary to administer and implement the local housing assistance plan.

Section 420.9075(7), Florida Statutes states: *"A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan."*

Section 420.9075(7) Florida Statutes further states: *"The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(19), and eligible municipalities receiving a local housing distribution of up to $350,000 may use up to 10 percent of program income for administrative costs."*

The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.

Q. Program Administration: Administration of the local housing assistance plan will be performed by:

Entity	Duties	Admin. Fee Percentage
Local Government	All Strategies Other than Down Payment Assistance	8%
Third Party Entity/Sub-recipient	Down Payment Assistance Program Strategies	2%

R. First-time Homebuyer Definition: For any strategies designed for first-time homebuyers, the following definition will apply: *An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers). A single parent who has only owned a home with a former spouse while married. An individual who is a displaced homemaker and has only owned with a spouse. An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations. An individual who has only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.*

***S.* Project Delivery Costs:** The County will charge a reasonable project delivery cost that will not exceed three percent (3%) of the contracted SHIP award and will be included in the amount of the recorded mortgage and note.

1. Title Search
2. Recordation Fee
3. The County will utilize a contractor to assess the appropriate level of housing rehabilitation necessary to improve accessibility and enhance independence for participating households having special needs.
4. The County may utilize a contractor to assess home(s) and provide a professional Home Inspection Report to be used to generate a scope of work.
5. To determine post-Home Replacement or post-Home Rehabilitation (when livable square footage is added to the home), the County may:
    i. contract with a Real Estate Agent/Realtor to provide a Broker Price Opinion and/or
    ii. contract with a Certified Residential Appraiser to provide an appraisal.

T. Essential Service Personnel Definition (ESP): ESP includes teachers and educators, other school district, community college, and university employees, police and fire personnel, health care personnel, skilled building trades personnel and active U.S. Armed Forces Service Members.

U. Describe efforts to incorporate Green Building and Energy Saving products and processes:
The County will require participating homeowners to obtain a Home Energy Audit from their electric service provider if they are eligible for Home Rehabilitation and/or whenever a Heating, Ventilation and Cooling unit is being considered for replacement. The findings of the audit will be used to incorporate repairs into a cost-effective scope of work that are intended to increase the energy efficiency of the home and possibly lead to lower heating and cooling costs.

Additionally, the County and/or sponsors will, when economically feasible, employ the following Green Building requirements on Home Rehabilitation, Home Replacement, Emergency Repairs & Disaster Resilience, Homeownership Development or Rental Development:

1. Low-flow water fixtures in bathrooms—WaterSense labeled products or the following specifications:
    a. Toilets: 1.4 gallons/flush or less;
    b. Faucets: 1.5 gallons/minute or less;
    c. Showerheads: 2.0 gallons/minute or less;

2. Energy Star certified exhaust/ventilation fans in all bathrooms;
3. Energy Star certified water heater minimum efficiency specifications;
4. Energy Star certified lighting and ceiling fans with lighting;
5. Energy Star certified Air Conditioning unit(s) with minimum SEER of 15 (or 14.3 SEER2). Packaged units are allowed in studios and one-bedroom units with a minimum of 14 SEER (or 13.4 SEER2);
6. Low or No-VOC paint for all interior walls (Low-VOC means 50 grams per liter or less for flat paint; 150 grams per liter or less for non-flat paint);
7. Energy Star certified refrigerator;
8. Energy Star certified dishwasher, if provided;
9. Energy Star certified washing machine, if provided in units.

V. **Describe efforts to meet the 20% Special Needs set-aside:** The County will continue to obtain referrals from partner social service agencies serving the targeted population to achieve the goal of the special needs set-aside. The goal will be met through Housing Rehabilitation, Home Replacement, Down Payment Assistance, Emergency Housing Repair & Housing Resilience, Homeownership Development, Rental Development, and Rental Assistance program strategies. The County will utilize a contractor to identify ways to improve the accessibility of homes and enhance independence for participating households having special needs through the Home Rehabilitation and Home Replacement program strategies.

W. Describe efforts to reduce homelessness: The County will collaborate with the Big Bend Continuum of Care and other agencies serving the target population to assist in rapid rehousing and to prevent homelessness primarily through the Rental Subsidy program strategy, the Leon County Direct Emergency Assistance Program (DEAP) and the Leon County Veteran Emergency Assistance Program (VEAP). When funding is available, Leon County may use SHIP funds to place this target population in rental or transitional housing for the purpose of providing a stable housing situation pursuant to applicable program strategies herein.

Section II. LHAP Strategies:

A. Down Payment Assistance	Code 1, 2

a.	Summary: Funds will be awarded to First Time Homebuyers for down payment and closing costs for new and existing homes, including homes purchased from a community land trust (CLT).

b. Fiscal Years Covered: 2023-2024, 2024-2025, 2025-2026

c. Income Categories to be served: Very low, low and moderate (Moderate not eligible for purchase in CLT)

d. Maximum award:

Income Category	Existing Homes not Rehabilitated OR not in a CLT	CLT Homes	Newly Constructed or Rehabilitated Homes
Very Low	$10,000	$20,000	$25,000
Low	$10,000	$20,000	$25,000
Moderate	$7,500	N/A	$20,000

- Newly constructed homes are defined as homes that have never been occupied; and have obtained a certificate of occupancy within the 12-months preceding the purchase; or was built as a model home.

- Rehabilitated homes are defined as existing homes that receive repairs or rehabilitation needed for safe or sanitary habitation, correction of substantial code violations, the creation of additional living space or other repairs approved by the Leon County Division of Housing Services and are paid by the seller, the buyer or another source. Proof that the repair or rehabilitation was completed within the 12-months preceding purchase must be provided prior to closing unless a first mortgage renovation loan (FHA 203k, Freddie Mac, Fannie Mae or similar lender managed renovation purchase and renovation loan) is used to pay for the rehabilitation. When a first mortgage renovation loan is used, the project must be completed, including proof of payment, and the home must be occupied within six months of closing.

e. Terms:

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred subordinate loan secured by a recorded subordinate mortgage and note.
2. Interest Rate: 0%
3. Years in loan term: 10 years for Fee Simple; 30 years for CLT
4. Forgiveness: If the loan remains in good standing, assistance will be forgiven at the end of the loan term.
5. Repayment: Not required as long as the loan is in good standing.
6. Default: The loan will be determined to be in default if any of the following occurs:
   - Homeowner sells, transfers or disposes of the assisted unit (by either sale, transfer, bankruptcy or foreclosure, etc.) If sold in a CLT, the loan will not be determined to be in default if the sale is approved by the CLT and provision is made for the subsequent income eligible purchaser to assume the loan to ensure homes remain affordable;
   - Homeowner no longer occupies the unit as his/her principal residence or qualifies for Homestead Property Tax Exemption;
   - Homeowner dies, or if a married couple, the survivor dies. However, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.
   - Homeowner fails to maintain homeowner's insurance.
   - Homeowner refinances the assisted unit. However, refinancing is allowed under the following conditions:
     - purpose of preventing foreclosure;
     - lowering the interest rate that results in a minimum monthly mortgage payment reduction of at least seventy-five ($75.00) dollars per month or to change from an adjustable rate mortgage (ARM) to a fixed rate mortgage;
     - for payment of outstanding bills with no cash out to the homeowner unless the funds are to finance repairs needed to resolve a threat to the health and safety of the occupants or to prevent further damage to the structure.

If a superior mortgage holder accelerates the loan or forecloses upon the home, the County will attempt to obtain repayment of funds via the legal process if the County determines that adequate funds may be available to justify pursuing repayment.

f. Recipient Selection Criteria:

- Applications will be ranked for assistance based on a first-qualified, first-ready-to-close basis.
- A recipient must secure a first mortgage by an approved lender.
- A recipient must be able to contribute five hundred dollars ($500.00) towards the transaction but their total liquid assets (liquid assets include all assets that can be accessed without penalty) may not exceed Thirty Thousand Dollars ($30,000). However, the asset limitation will be suspended during recovery from a disaster that is declared by an Executive Order of the President of the United States or the Florida Governor and to expend SHIP Disaster Recovery funds.
- Homebuyer Education
    - Fee Simple homebuyers must complete an approved homebuyer education class from a HUD certified agency and obtain a certificate of completion.
    - CLT homebuyers must complete a homebuyer education class from a HUD certified agency that contains a community land trust component and/or session with the CLT in addition to a homebuyer education class that requires CLT buyers to demonstrate and attest to a clear understanding of the terms of community land trust homeownership and obtain a certificate of completion.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

- All eligible units must be in unincorporated Leon County.
- Mobile homes are not eligible for this program.
- Households receiving Down Payment assistance must obtain and maintain homeowner's insurance for the duration of the lien period.
- Homes in a 100-year flood plain or properties required by a first mortgage lender to be covered by flood insurance are not eligible for this program.
- Leon County will be placed in second lien position behind the first mortgage for all Down Payment Assistance transactions unless authorization is received from the Leon County Division of Housing Services to be placed in third (3rd) or fourth (4th).
- Down Payment Assistance can be used on properties previously assisted with SHIP funds that have a Land Use Restriction Agreement (LURA), deed restriction and/or an assumable conveyance agreement with affordability covenants if the maximum subsidy was not provided to the previous homebuyer(s).
- Except for Disaster Recovery, previous Down Payment Assistance recipients are not eligible to receive additional SHIP assistance until ten (10) years after lien origination. Down Payment Assistance may be provided simultaneously with Home Ownership Development to a recipient eligible for both strategies.

Terms for CLT home purchases: Purchase assistance is assumable by an income-eligible purchaser. The terms of the Note and Mortgage shall allow subsequent purchasers to assume the loan with approval by the CLT. Otherwise, no repayment is required during the term of the loan, provided the loan remains in good standing.

Please see Exhibit F for additional instructions and information for CLT purchases.

B.	**Home Ownership Development**	Code 10

a. Summary: SHIP funds will be awarded to for-profit and not-for-profit organizations, including Community Land Trusts (CLT), for land acquisition, infrastructure and development costs, and all other associated fees and permits for the construction of housing units to pay-down the development costs to further reduce the sale price to income eligible First Time Homebuyers.

b. Fiscal Years Covered: 2023-2024, 2024-2025, 2025-2026

c. Income Categories to be served: Very low, low

d. Maximum award: $100,000 per unit

One hundred percent (100%) of the County's investment shall be converted to an assumable mortgage with a Land Use Restriction Agreement (LURA), deed restriction, and/or other affordability restrictions or covenants to the benefit of the prospective homebuyer subordinate to the first mortgage to ensure homes remain affordable for at least 30 years. A CLT will satisfy this requirement. Please see Additional Terms and Exhibit F for additional instructions and information.

e. Terms:

Sponsor Terms:

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage, note and restrictive covenant.
2. Interest Rate: 0%
3. Years in loan term: Up to 18 months
4. Forgiveness: If the loan is in good standing upon sale of the property to an eligible homebuyer with affordability restrictions and/or covenants (homes built on land in a CLT satisfies this requirement) to ensure homes remain affordable in for at least 30 years, the loan will be considered paid in full, the loan will be reflected in the contract for sale to the benefit of the eligible homebuyer and the County will satisfy the promissory note and release restrictive covenant with the Developer.
5. Repayment: Not required if the loan is in good standing.
6. Default: The loan will be in default if: the developer fails to construct and sell the assisted unit(s) with affordability restrictions and/or covenants recorded on the property to an eligible homebuyer within six (6) months after the final certificate of occupancy is issued and within the contractual timeframe. The County will recapture the subsidy and/or property within ninety (90) days of maturity of the recorded Mortgage Agreement.

Homebuyer Terms:

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note.
2. Interest Rate: 0%
3. Years in loan term: 30 years
4. Forgiveness: If the loan remains in good standing, forgiveness is prorated at 5% per year following the tenth year in the loan term.

5. Repayment: Not required if the loan is in good standing.
6. Default: The loan will be determined to be in default if any of the following occurs:
   - Homeowner sells, transfers or disposes of the assisted unit (by either sale, transfer, bankruptcy or foreclosure, etc.). The loan will not be considered in default if the loan to be assumed is reflected in the contract for sale, the loan is assumed by an income-eligible purchaser, and the sale is approved by the County or CLT to ensure homes remain affordable for at least 30 years;
   - Homeowner no longer occupies the unit as his/her principal residence or qualifies for Homestead Property Tax Exemption;
   - Homeowner dies, or if a married couple, the survivor dies. However, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.
   - Homeowner fails to maintain homeowner's insurance.
   - Homeowner refinances the assisted unit. However, refinancing is allowed under the following conditions:
     - purpose of preventing foreclosure;
     - lowering the interest rate that results in a minimum monthly mortgage payment reduction of at least seventy-five ($75.00) dollars per month or to change from an adjustable-rate mortgage (ARM) to a fixed rate mortgage;
     - for payment of outstanding bills with no cash out to the homeowner unless the funds are to finance repairs needed to resolve a threat to the health and safety of the occupants or to prevent further damage to the structure.

   If a superior mortgage holder accelerates the loan or forecloses upon the home, the County will attempt to obtain repayment of funds via the legal process if the County determines that adequate funds may be available to justify pursuing repayment.

f. Homebuyer Selection Criteria:
   - Applications will be ranked for assistance based on a first-qualified, first-ready-to-close basis.
   - Recipients must secure a first mortgage by an approved lender.
   - Recipients' total liquid assets (liquid assets include all assets that can be accessed without penalty) may not exceed Thirty Thousand Dollars ($30,000). However, the asset limitation will be suspended during recovery from a disaster that is declared by an Executive Order of the President of the United States or the Florida Governor and to expend SHIP Disaster Recovery funds.
   - Homebuyer Education
     - Fee Simple homebuyers must complete an approved homebuyer education class from a HUD certified agency and obtain a certificate of completion.
     - CLT homebuyers must complete an approved homebuyer education class from a HUD certified agency that contains a community land trust component and/or session with the CLT in addition to a homebuyer education class that requires CLT buyers to demonstrate and attest to a clear understanding of the terms of community land trust homeownership and obtain a certificate of completion.

g. Sponsor Selection Criteria: Applications from potential sponsors will be reviewed on an ongoing basis.

Sponsors/developers are required to be awarded construction financing through other local, state, federal, private programs, or show sufficient liquid assets necessary to construct new affordable homes. Funding for each project will be based upon the gap demonstrated by the developer in the project budget. The project gap is the difference between the cost incurred by the developer to construct the unit and the sales price the market will bear to sell the unit to an eligible buyer.

Not-for-profit sponsors used to implement this program must have received a tax-exempt ruling as a non-profit agency from the IRS under Section 501(c) of the Internal Revenue Code. The not-for-profit must have in its mission statement, Articles of incorporation, or bylaws that it is dedicated to the provision of housing and services for eligible households.

For-profit sponsors administering the program must have experience performing housing activities for eligible households.

The criteria to select for-profit or non-profit agencies may include, but is not limited to, the following:

- Consistency of the project with basic goals and objectives of the County;
- The financial strength of the sponsor, including the ability to leverage funds from other sources;
- The ability of the sponsor to complete the project by the deadlines established by the County;
- The capacity of the sponsor;
- The quantity and quality of experience in affordable housing development;
- Willingness to contractually commit to SHIP and other County requirements;
- Agreement to select recipients based on compliance with all eligibility requirements imposed by the program;
- Preference shall be given to 1) Community Land Trusts and 2) not-for-profit entities; and
    - Sponsors with verified site control;
    - Sponsors with membership in the Homeownership Pool Program; and
    - Sponsors that employ personnel from the Welfare Transition Program.

h. Additional Information:

- All eligible units must be in Leon County.
- Units to be developed shall be site-built; or block structures; or modular homes. Mobile homes are not eligible for this program.
- Homes may not be developed in a 100-year flood plain or on properties that a first mortgage lender would require to be covered by flood insurance.
- Leon County will be placed in second lien position behind the first mortgage for all homebuyer transactions unless authorization is received from the Leon County Division of Housing Services to be placed in third (3rd) or fourth (4th).
- SHIP funds may be used alone or in conjunction with CDBG and any other Housing funds to cover the cost of repairs described under this strategy.
- Homebuyer may not be a family or household member of any principal member of the awarded developer's organization. "Family or household member" includes spouses, former spouses, non-cohabitating partners, persons related by blood or marriage, persons who are presently residing together as if a family or who have resided together in the past as if a family, and persons who have a child in common regardless of whether they have been married or have resided together at any time.

- Except for Disaster Recovery, previous Homeownership Development homebuyers are not eligible to receive additional SHIP assistance until ten (10) years after lien origination. Down Payment Assistance maybe provided simultaneously with Home Ownership Development by a recipient eligible for both strategies if needed.
- If funds are given to an entity that is not a CLT, a Land Use Restriction Agreement (LURA) deed restriction, and/or other affordability restrictions or covenants shall be recorded in the county records ensuring permanent affordability.

Homeownership Development assistance is assumable to an income-eligible purchaser. The terms of the Note and Mortgage shall allow subsequent purchasers to assume the loan with approval by the County or the CLT. The loan to be assumed will be reflected in the contract for sale to the benefit of the eligible subsequent homebuyer and the County will satisfy the existing mortgage & promissory note.

Please see Exhibit F for additional instructions and information for CLT purchases.

C. Home Rehabilitation	Code 3

a. Summary: SHIP funds will be awarded to owner-occupied households in need of repairs for health, safety, insurability, correct code violations and to prepare for future disasters. This will include structural improvements, accessibility rehabilitation, repairs to support aging in place and water and sewer connections including tap fees. If the county finds that rehabilitation of the home is expected to surpass 50% of the current value of the home, replacement of the home will be considered. For homes that are at least 50 years old, replacement will be considered if rehabilitation of the home is expected to surpass 30% of the current value of the home.

b. Fiscal Years Covered: 2023-2024, 2024-2025, 2025-2026

c. Income Categories to be served: Very low, low

d. Maximum award: $100,000 (which includes Emergency Repair assistance received while on the waitlist prior to December 14, 2021) for rehabilitation and may include $2,500 for temporary relocation.

e. Terms:
1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a recorded mortgage and note.
2. Interest Rate: 0%
3. Years in loan term: Five (5) years: $0 - $30,000; Ten (10) years: $30,001 - $100,000
4. Forgiveness: If the loan remains in good standing, forgiveness is prorated in the following manner:
    a. Five-year loans on a prorated basis of 20% per year
    b. Ten-year loans on a prorated basis of 10% per year
5. Repayment: Not required if the loan is in good standing.
6. Default: The loan will be determined to be in default if any of the following occurs:
    - Homeowner sells, transfers or disposes of the assisted unit (by either sale, transfer, bankruptcy or foreclosure, etc.);

- Homeowner no longer occupies the unit as his/her principal residence or qualifies for Homestead Property Tax Exemption;
- Homeowner dies, or if a married couple, the survivor dies. However, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.
- Homeowner fails to maintain homeowner's insurance and flood insurance, if in a 100-year flood plain or required by a first mortgage lender to be covered by flood insurance.
- Homeowner refinances the assisted unit. However, refinancing is allowed under the following conditions:
  - purpose of preventing foreclosure;
  - lowering the interest rate that results in a minimum monthly mortgage payment reduction of at least seventy-five ($75.00) dollars per month or to change from an adjustable rate mortgage (ARM) to a fixed rate mortgage;
  - for payment of outstanding bills with no cash out to the homeowner unless the funds are to finance repairs needed to resolve a threat to the health and safety of the occupants or to prevent further damage to the structure.

If a superior mortgage holder accelerates the loan or forecloses upon the home, the County will attempt to obtain repayment of funds via the legal process if the County determines that adequate funds may be available to justify pursuing repayment.

f. Recipient/Tenant Selection Criteria: Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs, Essential Services Personnel, applicants who have not previously received rehabilitation assistance from Leon County and income groups as referenced in Program Details (I).

- A recipient must be the owner occupant of a home in an unincorporated area of Leon County (unless administering Disaster Recovery) for at least a year prior to application and qualify for Homestead Property Tax Exemption; or if the property has not been owned for at least a year, the needed repair, improvement or modification must be related to a circumstance that could not have reasonably been known prior to purchase of the property.
- A recipient must household qualify to meet the Special Needs set aside as established in Florida Statutes or have at least one-member age 55 years or older.
- A recipient must be current on all property taxes (including assessments), mortgages, debts, or other security instruments associated with the property that may bring threat of foreclosure, tax lien, default, clouded title or other loss of ownership.
- Prior to participation, a recipient will be required to make code related improvements that are not repair oriented (i.e. nuisance, trash, environmental or health codes). Such improvements must be made if there is an active code complaint.
- A recipient may not have total liquid assets (liquid assets include all assets that can be accessed without penalty) that exceed Thirty Thousand Dollars ($30,000). However, the asset limitation will be suspended during recovery from a disaster that is declared by an Executive Order of the President of the United States or the Florida Governor and to expend SHIP Disaster Recovery funds.
- Rehabilitation projects of $20,000 or more will be eligible for relocation assistance.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

- Eligible units shall be either site-built or block structures; or modular homes; or mobile homes (built after June 1994). Mobile homes assisted with SHIP funds must be registered as real property with the Leon County Tax Collector's Office and the household must qualify as "Special Needs" in accordance with Section 420.0004, Florida Statutes.
- A recipient must participate in a Leon County homeowner and SHIP program education workshop.
- Recipients who have homeowner's insurance in place may be required to submit a claim to the insurer and use proceeds for repairs if the needed repairs are related to an event reasonably believed to be insurable.
- Homes older than 50 years may not be eligible if determined to be of historical significance.
- Homeowner must obtain and/or maintain homeowner's insurance.
- Homes in a 100-year flood plain or properties required by a first mortgage lender to be covered by flood insurance must have and maintain sufficient flood insurance coverage.
- Properties with a reverse mortgage are not eligible. However, the reverse mortgage limitation will be suspended during recovery from a disaster that is declared by an Executive Order of the President of the United States or the Florida Governor and to expend SHIP Disaster Recovery funds.
- The actual project quote may not exceed ninety percent (90%) of the value of the property or the maximum award.
- SHIP funds may be used alone or in conjunction with CDBG and any other Housing funds to cover the cost of repairs described under this strategy.
- No contractor may have more than five home replacement/rehabilitation contracts at one time unless the contractor is the sole bidder for a home replacement/rehabilitation project.
- Except for Disaster Recovery, previous Home Rehabilitation recipients are not eligible to receive additional SHIP assistance until ten (10) years after lien origination or after the lien matures, whichever is less.

D. Home Replacement	Code 4

a. Summary: SHIP funds will be awarded for the demolition and replacement of existing owner-occupied single-family homes to homeowners who qualify for Home Rehabilitation if the county finds that rehabilitation of the home surpasses 50% of the current value of the home. For homes that are at least 50 years old, replacement will be considered if rehabilitation of the home is expected to surpass 30% of the current value of the home.

b. Fiscal Years Covered: 2023-2024, 2024-2025, 2025-2026

c. Income Categories to be served: Very low, low

d. Maximum award: $300,000 (which includes Emergency Repair assistance received while on the waitlist prior to December 14, 2021) for site built and modular homes, which includes $2,500 for temporary relocation.

e. Terms:

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note.
2. Interest Rate: 0%
3. Years in loan term: 20 years
4. Forgiveness: If the loan remains in good standing, forgiveness is prorated at 5% per year
5. Repayment: Not required if the loan is in good standing
6. Default: The loan will be determined to be in default if any of the following occurs:
   - Homeowner sells, transfers or disposes of the assisted unit (by either sale, transfer, bankruptcy or foreclosure, etc.);
   - Homeowner no longer occupies the unit as his/her principal residence or qualifies for Homestead Property Tax Exemption;
   - Homeowner dies, or if a married couple, the survivor dies. However, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.
   - Homeowner fails to maintain homeowner's insurance and flood insurance, if in a 100-year flood plain.
   - Homeowner refinances the assisted unit. However, refinancing is allowed under the following conditions:
     - purpose of preventing foreclosure;
     - lowering the interest rate that results in a minimum monthly mortgage payment reduction of at least seventy-five ($75.00) dollars per month or to change from an adjustable rate mortgage (ARM) to a fixed rate mortgage;
     - for payment of outstanding bills with no cash out to the homeowner unless the funds are to finance repairs needed to resolve a threat to the health and safety of the occupants or to prevent further damage to the structure.

   If a superior mortgage holder accelerates the loan or forecloses upon the home, the County will attempt to obtain repayment of funds via the legal process if the County determines that adequate funds may be available to justify pursuing repayment.

f. Recipient/Tenant Selection Criteria: Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs, Essential Services Personnel and income groups as referenced in Program Details (I).

- A recipient must be the owner occupant of a home in an unincorporated area of Leon County (unless administering Disaster Recovery) for at least a year prior to application and qualify for Homestead Property Tax Exemption; or if the property has not been owned for at least a year, the needed repair, improvement or modification must be related to a circumstance that could not have reasonably been known prior to purchase of the property.
- A recipient must household qualify to meet the Special Needs set aside as established in Florida Statutes or have at least one-member age 55 years or older.
- A recipient must be current on all property taxes (including assessments), mortgages, debts, or other security instruments associated with the property that may bring threat of foreclosure, tax

lien, default, clouded title or other loss of ownership.

- Prior to participation, a recipient will be required to make code related improvements that are not repair oriented (i.e. nuisance, trash, environmental or health codes). Such improvements must be made if there is an active code complaint.
- A recipient may not have total liquid assets (liquid assets include all assets that can be accessed without penalty) that exceed Thirty Thousand Dollars ($30,000). However, the asset limitation will be suspended during recovery from a disaster that is declared by an Executive Order of the President of the United States or the Florida Governor and to expend SHIP Disaster Recovery funds.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

- Eligible units, including Mobile Homes, shall be replaced with either site-built; or block structures; or modular homes. Mobile homes may be replaced with another mobile home during recovery from a disaster that is declared by an Executive Order of the President of the United States or the Florida Governor and to expend SHIP Disaster Recovery funds.
- A recipient must participate in a Leon County homeowner and SHIP program education workshop.
- Recipients who have homeowner's insurance in place may be required to submit a claim to the insurer and use proceeds for repairs if the needed repairs are related to an event reasonably believed to be insurable.
- Homes older than 50 years may not be eligible if determined to be of historical significance.
- The property may not be encumbered by an existing mortgage to be eligible for Home Replacement.
- Homeowner must obtain and maintain homeowner's insurance.
- Homes in a 100-year flood plain must obtain and maintain sufficient flood insurance coverage. No part of a replacement home shall be built in a 100-year flood plain.
- The actual project quote may not exceed ninety percent (90%) of the value of the property or the maximum award.
- SHIP funds may be used alone or in conjunction with CDBG and any other Housing funds to cover the cost of repairs described under this strategy.
- No contractor may have more than five home replacement/rehabilitation contracts at one time unless the contractor is the sole bidder for a home replacement/rehabilitation project.
- Except for Disaster Recovery, previous Home Replacement recipients are not eligible to receive additional SHIP assistance until ten (10) years after lien origination.

E.	**Emergency Housing Repair & Housing Resilience**	Code 6

a. Summary: SHIP Funds will be awarded to owner-occupied households in need of rehabilitation or repair of their home related to a dire situation that needs to be mitigated immediately. Eligible rehabilitation or repairs are:

- remediation of an immediate health hazard to the occupants;
- elimination of a developing threat to the dwelling or infrastructure; or
- improving the home's resilience to the impact of a future disaster.

SHIP funds may be awarded to applicants requiring emergency power generator installation if: 1. a member of the household meets the Special Needs set-aside criterion; and 2. a written statement from a healthcare provider indicating that electricity is a bona fide medical necessity.

b. Fiscal Years Covered: 2023-2024, 2024-2025, 2025-2026

c. Income Categories to be served: Very low, low

d. Maximum award: $30,000

e. Terms:

1. Repayment loan/deferred loan/grant:
   - Projects funded for more than $1,650 will be awarded as a deferred loan secured by a recorded subordinate mortgage and note.
   - Projects funded for $1,650 or less will be awarded as a grant. As a result, the following terms (2-6) only apply to deferred loans.
2. Interest Rate: 0%
3. Years in loan term: Five (5) years
4. Forgiveness: If the loan remains in good standing, forgiveness is prorated at 20% per year
5. Repayment: Not required if the loan is in good standing
6. Default: The loan will be determined to be in default if any of the following occurs:
   - Homeowner sells, transfers or disposes of the assisted unit (by either sale, transfer, bankruptcy or foreclosure, etc.);
   - Homeowner no longer occupies the unit as his/her principal residence or qualifies for Homestead Property Tax Exemption;
   - Homeowner dies, or if a married couple, the survivor dies. However, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.
   - Homeowner fails to maintain homeowner's insurance and flood insurance, if in a 100-year flood plain or required by a first mortgage lender to be covered by flood insurance.
   - Homeowner refinances the assisted unit. However, refinancing is allowed under the following conditions:
     - purpose of preventing foreclosure;

- lowering the interest rate that results in a minimum monthly mortgage payment reduction of at least seventy-five ($75.00) dollars per month or to change from an adjustable rate mortgage (ARM) to a fixed rate mortgage;
- for payment of outstanding bills with no cash out to the homeowner unless the funds are to finance repairs needed to resolve a threat to the health and safety of the occupants or to prevent further damage to the structure.

If a superior mortgage holder accelerates the loan or forecloses upon the home, the County will attempt to obtain repayment of funds via the legal process if the County determines that adequate funds may be available to justify pursuing repayment.

f. Recipient/Tenant Selection Criteria: Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs, Essential Services Personnel and income groups as referenced in Program Details (I).

- A recipient must be the owner occupant of a home in an unincorporated area of Leon County (unless administering Disaster Recovery) for at least a year prior to application and qualify for Homestead Property Tax Exemption; or if the property has not been owned for at least a year, the needed repair, improvement or modification must be related to a circumstance that could not have reasonably been known prior to purchase of the property.
- A recipient must be current on all property taxes (including assessments), mortgages, debts, or other security instruments associated with the property that may bring threat of foreclosure, tax lien, default, clouded title or other loss of ownership.
- Prior to participation, a recipient will be required to make code related improvements that are not repair oriented (i.e. nuisance, trash, environmental or health codes). Such improvements must be made if there is an active code complaint.
- A recipient may not have total liquid assets (liquid assets include all assets that can be accessed without penalty) that exceed Thirty Thousand Dollars ($30,000). However, the asset limitation will be suspended during recovery from a disaster that is declared by an Executive Order of the President of the United States or the Florida Governor and to expend SHIP Disaster Recovery funds.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

- Eligible units shall be either site-built or block structures; or modular homes; or mobile homes (built after June 1994). Mobile homes assisted with SHIP funds must be registered as real property with the Leon County Tax Collector's Office and the household must have at least one resident who qualifies as "Special Needs" as defined in Section 420.0004 (13), Florida Statutes. ~~a. Stat.~~
- Recipients who have homeowner's insurance in place may be required to submit a claim to the insurer and use proceeds for repairs if the needed repairs are related to an event reasonably believed to be insurable.
- A recipient must review a Leon County homeowner and SHIP program education workshop.
- Homes older than 50 years may not be eligible if determined to be of historical significance.
- Homeowner must obtain and/or maintain homeowner's insurance.
- Homes in a 100-year flood plain or properties required by a first mortgage lender to be covered

by flood insurance must have and maintain sufficient flood insurance coverage.

- Properties with a reverse mortgage are not eligible. However, the reverse mortgage limitation will be suspended during recovery from a disaster that is declared by an Executive Order of the President of the United States or the Florida Governor and to expend SHIP Disaster Recovery funds.
- The actual project quote may not exceed ninety percent (90%) of the value of the property or the maximum award.
- SHIP funds may be used alone or in conjunction with CDBG and any other Housing funds to cover the cost of repairs described under this strategy.
- Other than Disaster Recovery and Home Rehabilitation (only if Emergency Repairs were received while on the waitlist prior to December 14, 2021 and will be counted towards the maximum award if the applicant receives subsequent assistance), previous Emergency Housing Repair & Housing Resilience recipients are not eligible to receive additional SHIP assistance until five (5) years after lien origination.

F.	**Disaster Recovery**	Code 5, 16

a. Summary: The Disaster Strategy provides assistance to owner-occupied households following a disaster as declared by the President of the United States or Governor of the State of Florida. This strategy will only be implemented in the event of a disaster using any funds that have not yet been encumbered or with additional disaster funds allocated by Florida Housing Finance Corporation. SHIP funds may be used for activities such as, but not limited to the following:

1. purchase of emergency supplies for eligible households to weatherproof damaged homes;
2. rental assistance (including security deposit) for eligible recipients that have been displaced from their homes due to a disaster;
3. purchase assistance for eligible recipients that have been displaced from their homes due to a disaster;
4. temporary utility, mortgage and/or rent payments for citizens financially impacted by a declared disaster.

SHIP funds may also be used for Home Repair, Rehabilitation and Replacement activities that benefit homeowners in Leon County such as, but not limited to, the following:

1. post-disaster interim repairs to avoid further damage and to make the individual housing unit habitable, such as roof repair and tree and debris removal;
2. payment of insurance deductibles for rehabilitation of homes covered under homeowners' insurance policies;
3. elevation and/or rehabilitation or waterproofing of the structure or critical components to comply with local housing code and with Chapter 553, F.S.; and
4. post-disaster repair, rehabilitation, demolition and/or replacement for structural and non-structural damages.

If the maximum award herein is not sufficient to fully repair the structure, funds may be administered under the applicable Home Rehabilitation or Home Replacement Strategy established in this Plan.

b. Fiscal Years Covered: 2023-2024, 2024-2025, 2025-2026

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $30,000

e. Terms:
1. Repayment loan/deferred loan/grant: Funds will be awarded as a grant.
2. Interest Rate:
3. Years in loan term: N/A
4. Forgiveness: N/A
5. Repayment: N/A
6. Default: N/A

f. Recipient/Tenant Selection Criteria: Applicants will be awarded assistance on a first-qualified, first-served however, Special Needs households, Very-Low and Low-income categories will be prioritized to meet SHIP requirements.

To benefit from Home Rehabilitation and Home Replacement activities, a recipient must be the owner occupant of a home. If the maximum award herein is not sufficient to fully repair the structure, a recipient household otherwise eligible for the Home Rehabilitation or Home Replacement strategies in this plan are not required to meet the Special Needs set aside or have at least one-member age 55 years or older.

g. Sponsor/Sub-recipient Selection Criteria: Sponsors used to implement this program must have received a tax-exempt ruling as a non-profit agency from the IRS under Section 501(c) of the Internal Revenue Code. The non-profit agency must have in its mission statement, Articles of Incorporation, or bylaws that it is dedicated to provision of these services. In reviewing proposals from potential sponsor, the County shall consider the following criteria:

- The financial strength of the sponsor;
- The ability of the sponsor to complete repairs efficiently and meet the deadlines established by the County, SHIP rule or statute;
- The capacity of the sponsor;
- The level of experience;
- Willingness to contractually commit to SHIP and other County requirements; and
- Agreement to select recipients based on compliance with all eligibility requirements imposed by the program.

Eligible sponsors may assist in screening applicants, determining what disaster-resilient measures are necessary, and assisting applicants, directly or through subcontractors with disaster-resilient measures including installation, repair and construction. The County shall announce the availability of funding for this strategy on its website and/or in the local newspaper.

h. Additional Information:

- Eligible units shall be either site-built or block structures; or modular homes; or mobile homes (built after June 1994).
- Recipients who have homeowner's insurance in place may be required to submit a claim to the

insurer and use proceeds for repairs if the needed repairs are related to an event reasonably believed to be insurable.

- Additional retrofitting activities that are eligible include, but are not limited to: waterproofing, elevating structures, elevating water heaters and heating/cooling units in flood prone areas; demolition; replacement; removal of trees and limbs which represent a hazard during high wind events; and other approved improvements.
- As established in the Interlocal agreement between the County and the City of Tallahassee, the County may, in its discretion, administer its Disaster Recovery Program in coordination with the City and, as a result, may align its program rules with the City for equitable administration.
- SHIP funds may be used alone or in conjunction with CDBG and any other Housing funds to cover the cost of repairs described under this strategy.

G. Foreclosure Avoidance	Code 7

a.	Summary: SHIP Funds will be awarded to owner-occupant households to bring the existing first mortgage of their primary residences current to avoid foreclosure.

b. Fiscal Years Covered: 2023-2024, 2024-2025, 2025-2026

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $7,500

e. Terms:

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note.
2. Interest Rate: 0%
3. Years in loan term: Ten (10) years
4. Forgiveness: If the loan remains in good standing, assistance will be forgiven at the end of the loan term.
5. Repayment: Not required if the loan is in good standing.
6. Default: The loan will be determined to be in default if any of the following occurs:
   - Homeowner sells, transfers or disposes of the assisted unit (by either sale, transfer, bankruptcy or foreclosure, etc.);
   - Homeowner no longer occupies the unit as his/her principal residence or qualifies for Homestead Property Tax Exemption;
   - Homeowner dies, or if a married couple, the survivor dies. However, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.
   - Homeowner fails to maintain homeowner's insurance and flood insurance, if in a 100-year flood plain or required by a first mortgage lender to be covered by flood insurance.

- Homeowner refinances the assisted unit. However, refinancing is allowed under the following conditions:
  - purpose of preventing foreclosure;
  - lowering the interest rate that results in a minimum monthly mortgage payment reduction of at least seventy-five ($75.00) dollars per month or to change from an adjustable rate mortgage (ARM) to a fixed rate mortgage;
  - for payment of outstanding bills with no cash out to the homeowner unless the funds are to finance repairs needed to resolve a threat to the health and safety of the occupants or to prevent further damage to the structure.

If a superior mortgage holder accelerates the loan or forecloses upon the home, the County will attempt to obtain repayment of funds via the legal process if the County determines that adequate funds may be available to justify pursuing repayment.

f. Recipient/Tenant Selection Criteria: Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs, Essential Services Personnel and income groups.

- A recipient must be the owner occupant of a home in an unincorporated area of Leon County for at least a year prior to application and qualify for Homestead Property Tax Exemption; or if the property has not been owned for at least a year, the needed repair, improvement or modification must be related to a circumstance that could not have reasonably been known prior to purchase of the property.
- A recipient may not have a reverse mortgage and must be current on all property taxes (including assessments), or other obligations associated with the property that may bring threat of tax lien, default, clouded title or other loss of ownership.
- Prior to participation, a recipient will be required to make code related improvements that are not repair oriented (i.e. nuisance, trash, environmental or health codes). Such improvements must be made if there is an active code complaint.
- A recipient may not have total liquid assets (liquid assets include all assets that can be accessed without penalty) that exceed Thirty Thousand Dollars ($30,000).
- Applicant(s) must be at least two (2) months, but not more than six (6) months, in arrears in mortgage payments and have received notification in writing from their lender that proceeding to foreclosure is eminent. The maximum arrears for eligibility will be determined by the Lender's willingness to accept program maximum award to solve the client's issue via direct payment, modification, repayment plan, reinstatement, or any other viable solution acceptable to the client and Lender.
- Applicant(s) must have received in writing, from their lender, a denial of default resolution, forbearance, or payment arrangement.
- Applicant(s) must provide proof of sufficient income to maintain all mortgages and property taxes after foreclosure assistance is received. The ability to pay the affordable mortgage after receiving program assistance. Affordable means that monthly mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Section 420.9071 (20), (21) and (30), Fla. Stat.
- A hardship letter, as detailed in the Qualification Criteria must demonstrate the nonpayment of the mortgage is due to: sudden loss of income, sudden medical expenses, divorce or separation,

death of spouse or joint-property owner, or unforeseen home repair bills.

- If approved to receive assistance, the applicant(s) must demonstrate:
  - Proof of completion in a credit counseling/budgeting course offered by an approved local provider.
  - Proof of residency in the unincorporated area of Leon County.
  - Assistance being sought is for the applicant(s) primary residence.
  - Applicant(s) must demonstrate proof of extraordinary hardship. Assistance will be provided where an extraordinary hardship exists and has been demonstrated through adequate documentation, resulting in the delinquency on the first mortgage. If the applicant(s) has a variable rate mortgage, the applicant(s) must agree and show proof of approval for a modified fixed rate mortgage. Examples of an extraordinary hardship include, but are not limited to:
    - Loss of employment, through no fault of the applicant; however, the applicant has secured new employment.
    - Substantial decrease in the household income, through no fault of the applicant(s).
    - Temporary or permanent disability that reduces income.
    - Changes in the household composition that reduces income.
    - Demonstrated medical hardship.
    - Weather events such as fire, hurricane, or other disaster, resulting in unforeseen home repair bills not covered by the Federal Emergency Management (FEMA).
    - Substantial increase of the mortgage payment due to participation in an adjustable-rate mortgage or "ramp up" mortgage.
    - Substantial increase in payment due to escrow shortages.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

- Eligible units shall be either site-built or block structures; modular homes; or mobile homes (built after 1994). Mobile homes assisted with SHIP funds must be registered as real property with the Leon County Tax Collector's Office and the household must have at least one resident who qualifies as "Special Needs" in accordance with Section 420.0004, Fla. Stat.
- Homeowner must obtain and/or maintain homeowner's insurance.
- Homes in a 100-year flood plain or properties required by a first mortgage lender to be covered by flood insurance must have and maintain sufficient flood insurance coverage.
- Combined loan-to-value, including the anticipated SHIP lien, may not exceed one-hundred twenty percent (120%) of the value of the property. However, the loan-to-value limitation will be suspended during recovery from a disaster that is declared by an Executive Order of the President of the United States or the Florida Governor and to expend SHIP Disaster Recovery funds.
- Properties with a reverse mortgage are not eligible.
- Except for Disaster Recovery, previous Foreclosure Avoidance recipients are not eligible to receive additional SHIP assistance until ten (10) years after lien origination.

H.	**Rental Development & Rehabilitation**	Code 14, 21

a. Summary: SHIP Funds will be awarded to developers that are awarded financing through other programs to build new or to rehabilitate affordable rental units (single family detached or multi).

b. Fiscal Years Covered: 2023-2024, 2024-2025, 2025-2026

c. Income Categories to be served: Extremely low, very low, low

d. Maximum award: $300,000

e. Terms:

1. Repayment loan/deferred loan/grant: Funds will be awarded as a deferred loan secured by a recorded subordinate mortgage and note.
2. Interest Rate: 0%
3. Years in loan term: Coterminous with the project's first mortgage~~30 years~~.
4. Forgiveness:
   a. ~~For-profit developers:~~ If the loan remains in good standing, assistance will be forgiven at the end of the loan term.
   b. Non-profit developers: Loan is forgiven on a prorated basis ~~beginning in year ten until year 30 at 5% annually~~.
5. Repayment: Not required if the loan is in good standing.
6. Default: The loan will be due and payable before the end of the term only if the units are sold or are no longer occupied by income-eligible households or used to house eligible households or persons who are homeless (if homeless rental development). Applicant must commit to long term affordability restrictions that set-aside a portion of rental units within the development for very low-income and/or extremely low-income households. ~~Units must remain affordable for at least 30 years~~.

   If the property is foreclosed by a superior mortgage holder, the County will make every effort to recapture funds through the legal process if it is determined that adequate funds may be available after satisfaction of all superior liens.

   In the event the sponsor ceases to use the property to house eligible households or persons who are homeless, does not maintain the property to meet minimum housing quality standards, or offers the property for sale prior to the end of the term of the loan, the sponsor must give a right of first refusal to the Community Land Trust then an eligible not-for-profit, for purchase at the current market value for continued occupancy by eligible persons.

f. Recipient/Tenant Selection Criteria: Applications from potential tenants will be reviewed for eligibility by the program sponsors and will be ranked for assistance based on a first-qualified, first-served basis with the priorities for eligible households or persons who are homeless (if homeless rental development), Special Needs, Essential Services Personnel and income groups as referenced in Program Details (I).

g. Developer Selection Criteria: Notices of funding availability will be issued annually at the beginning of the County's fiscal year by the Housing Finance Authority (HFA) of Leon County. Applications from developers will be reviewed on an ongoing basis by the Housing Finance Authority of Leon County, as long as funding is available.

Developers are required to be awarded financing through the Florida Housing Finance Corporation to construct new affordable rental units This funding may be used as gap financing required for the project. Developers seeking funding for the construction of multifamily projects are required to set aside units for very low and extremely low-income households.

Not-for-profit sponsors used to implement this program must have received a tax-exempt ruling as a non-profit agency from the IRS under Section 501(c) of the Internal Revenue Code. The not-for-profit must have in its mission statement, Articles of incorporation, or bylaws that it is dedicated to the provision of housing and services for eligible households or persons who are homeless (if homeless rental development).

For-profit sponsors administering the program must have experience performing housing activities for eligible households or persons who are homeless (if homeless rental development).

Sponsors/developers seeking funding for the construction of multifamily rental developments are required to set aside a minimum of five percent 5% of units for individuals or families exiting homelessness.

The criteria to select for-profit or non-profit agencies may include, but is not limited to, the following:

- Project feasibility as determined by:
  - Applicant's development and construction experience;
  - Applicant's management experience;
  - Financial feasibility to complete and operate the project (including, but not limited to, cost estimates, cash flows, debt service, coverage ratios, the percentage of public monies requested compared to project cost; leveraging);
  - Reasonableness of total development cost per unit;
  - Readiness to proceed (with respect to entitlements including but not limited to zoning, approvals and permits);
  - Overall quality of the site
  - Demonstrated need for gap financing.
- Applicant's performance and/or compliance (including any prior defaults) of any prior loans or contracts with the Housing Finance Authority, County or the City of Tallahassee;
- Unit and Development amenities and Energy Efficiency (at a minimum, must meet HFA's minimum requirements for bond financing);
- Proximity to employment opportunities and public transportation;
- Developments that provide maximum impact on the quality of life of the residents;
- The extent to which there is temporary (for any rehabilitation projects) or permanent displacement of existing tenants (then in which event either shall be scored as a negative factor);
- ~~Consistency of the project with basic goals and objectives of the County;~~

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- ~~The financial strength of the sponsor, including the ability to leverage funds from other sources;~~
- ~~The ability of the sponsor to complete the project by the deadlines established by the County;~~
- ~~The capacity of the sponsor;~~
- ~~The quantity and quality of experience in affordable housing development;~~
- ~~Willingness of the developer to contractually commit to SHIP and other County requirements; and~~
- ~~Agreement to select tenants based on compliance with all eligibility requirements imposed by the program;~~
- Preference shall be given to
  - Developers that commit to affordability restrictions in perpetuity; and
  - Developers that commit to exceeding the minimum set aside requirements of the Florida Housing Finance Corporation for very low and extremely-low-income households; and
  - ~~0~~

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h. Additional Information: Eligible units shall be either site-built or block structures; modular homes.

The County shall rely on the monitoring reports resulting from monitoring visits conducted as a requirement for the Florida Housing Finance Corporation to verify that the development is compliant with County affordable housing rules, requirements, and the terms herein.
To the maximum extent possible, the County and all contracted agencies shall encourage the incorporation of energy efficiency features, and green building and design techniques into rehabilitation or construction projects for sustainability and affordability.

All eligible units must be in Leon County. Any homes on the National Registry of Historic Places may not be eligible.

I. Housing Rental Assistance	Code 13,23,26

a. Summary: SHIP funds will be awarded for: (1) first and last month's rent, security and utility deposit assistance, moving costs and storage fees; and (2) past due rent and late fees not to exceed six months' rent to prevent eviction and (3) Rent Subsidies paying the monthly rent for up to 12 months. To be eligible for Rent Subsidies, the household receiving assistance must include at least one adult who is a person with special needs as defined in Section~~.~~ 420.0004 (13), Florida Statutes, or homeless as defined in Section 420.621, Florida Statutes, and be considered very-low income.

b. Fiscal Years Covered: 2023-2024, 2024-2025, 2025-2026

c. Income Categories to be served: Very low and Low

d. Maximum award: $10,000

e. Terms:
1. Repayment loan/deferred loan/grant: Funds will be awarded as a grant.
2. Interest Rate: N/A
3. Years in loan term: N/A
4. Forgiveness: N/A

5. Repayment: N/A
6. Default: N/A

f. Recipient/Tenant Selection Criteria: Applicants who are homeless or at risk of homelessness (i.e., seeking eviction prevention) will be referred to the local Continuum of Care Coordinated Entry system, as appropriate and be assisted on a first-qualified, first-served basis. Applicants with one or more special needs household members may apply directly to the Leon County Housing Division or may be referred by a special needs service provider. If applications are received simultaneously, priority will be given to the household with the lowest income.

g. Sponsor Selection Criteria: Sponsors may be selected to administer the Rental Subsidies program. Criteria for selection of sponsor organization will include:

1. Past experience working with the target population;
2. Past experience administering similar rental assistance programs;
3. Financial and human resource capacity to administer the program;
4. Participation in the Continuum of Care Coordinated Entry system; and
5. Such other criteria as may be determined appropriate.

h. Additional Information:

- All eligible units must be in unincorporated Leon County.
- A twelve (12) month lease is required.
- Rent Subsidy is provided to households once in a lifetime.
- Reentry and Eviction Prevention recipients are eligible to receive additional SHIP assistance one (1) year after assistance is provided.

III. LHAP Incentive Strategies

In addition to the **required Incentive Strategy A and Strategy B**, include all adopted incentives with the policies and procedures used for implementation as provided in Section 420.9076, Florida Statutes.:

A. **Expedited Permitting**
Permits as defined in Section 163.3177(6)(f)(3), Florida Statutes, for affordable housing projects are expedited to a greater degree than other projects.

The procedures used to implement this strategy are as follows:

Leon County expedites permitting of affordable housing projects by administrative direction, close coordination and teamwork. Specific processes that have been established include:

1) Using pre-permitting review to determine project status, identify and resolve potential legal problems that might preempt permitting, and otherwise expedite affordable housing.

2) Obtain assistance and cross-training from Building Inspection with the initial inspection of rehabilitation projects to ensure all code compliance issues are addressed in write-ups and permit applications. This expedites plan review and minimizes changes that delay permitting and project completion.

3) The Director of the Office of Human Services & Community Partnerships and the staff are the designated liaisons with the Affordable Housing Program and assists with the resolution of difficult permitting issues.

These processes will promote a reduction in building permitting time for affordable housing projects by 50% from the average of ten (10) days to an average of five (5) days.

B. **Ongoing Review Process**
An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

The procedures used to implement this strategy:

By administrative direction, all Local Comprehensive Plan and Land Development Regulations (LDR) with the potential to impact the cost of affordable housing are referred to the Leon County Division of Housing Services. Any of these Plan or LDR amendments potentially affecting affordable housing costs can be brought up to a meeting of the Department of Development Support and Environmental Management, the Planning Department, and the Division of Housing Services for modification and transmittal to the Board of County Commissioners or other appropriate review or approval entities.

C. **Flexibility in Densities**
The allowance of flexibility in densities for affordable housing.

The procedures used to implement this strategy:

The Land Development Code (LDC) provides incentives for affordable housing regarding the required review level. For example, projects with 50% or more affordable housing units can have their review threshold increased by 50% thereby potentially allowing a lower review level leading to potentially lower permitting costs. [Section 10-7.402(4)(h) of the LDC]

D. **Modification of Impact Fee Requirements**
The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

The procedures used to implement this strategy:

The County eliminated its transportation impact fee in 1995; therefore, housing developers do not pay any county impact fees. The Public Works Department supports affordable housing by waiving landfill dumping (tipping) fees for disposal of construction debris by the County's affordable housing contractors.

E. **Allowance of Accessory Dwelling Units**
The allowance of affordable accessory residential units in residential zoning districts.

The procedures used to implement this strategy:

The LDC allows accessory dwelling units in conjunction with the following principal structures: single-family detached dwellings; retail establishments; offices; and principal industrial structures. [Section 10-6.803(b) of the LDC]

F. **Inventory of Public Lands Suitable for Affordable Housing**
The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

The procedures used to implement this strategy:

County staff prepares, and makes available to the public, a printable inventory of County-owned lands suitable for affordable housing.

IV. EXHIBITS:

A. Administrative Budget for each fiscal year covered in the Plan.

B. Timeline for Estimated Encumbrance and Expenditure.

C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.

D. Signed LHAP Certification.

E. Signed, dated, witnessed or attested adopting resolution.

F. Community Land Trust Additional Instructions and Information.

G. Interlocal Agreement, Leon County, Florida & the City of Tallahassee, Florida

Leon County
Board of County Commissioners

Notes for Agenda Item #14

Leon County Board of County Commissioners

Agenda Item #14

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Annual Status Report on the Minority, Women, and Small Business Enterprise Fiscal Year 2024 Expenditures for Leon County

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Nawfal Ezzagaghi, Assistant County Administrator Artie White, Director, Planning, Land Management, and Community Enhancement (PLACE)
Lead Staff / Project Team:	Keith Bowers, Director, Office of Economic Vitality Darryl Jones, Deputy Director, Minority, Women, and Small Business Enterprise (MWSBE) Shanea Wilks, Certification Manager, MWSBE

Statement of Issue:

This item seeks Board acceptance of a status report on Fiscal Year 2024 Minority, Women, and Small Business Enterprise (MWSBE) Program expenditures. This report provides an update on the County's spending and progress toward meeting its MWSBE aspirational goals. As requested by the Board, this status report provides information on the minimum requirements for small businesses to contract with the County along with the Office of Economic Vitality's outreach efforts and technical assistance programs to empower small businesses to successfully contract with the County.

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Option #1: Accept the Annual Status Report on the Minority, Women, and Small Business Enterprise Fiscal Year 2024 Expenditures for Leon County.

Report and Discussion

Background:

This item seeks Board acceptance of the annual status report on Fiscal Year (FY) 2024 MWSBE Program expenditures. The report provides an update on the County's spending and progress toward meeting its MWSBE aspirational goals. It covers spending from October 2023 through September 2024 and tracks Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) participation in County projects (Attachment #1). Most notably, for FY 2024, the total utilization of MBE and WBE exceeded Leon County's aspirational goals, as detailed in the Analysis section. This evaluation of FY 2024 expenditures is based on the consolidated Leon County, City of Tallahassee (City), and Blueprint Intergovernmental Agency (Blueprint) MWSBE Policy.

Also, as requested by the Board at the September 15, 2025, meeting, this item provides an update on the MWSBE Division's business development outreach efforts and technical assistance programs to expand participation in County contracting opportunities and empower small businesses to successfully compete for contracts with the County.

The MWSBE Program is administered based on the evidence provided by the 2022 Disparity Study Update prepared by MGT of America (2022 Update). As referenced in the 2022 Update, such studies require definition of a market area to ensure that a relevant pool of vendors is considered in analyzing the availability and utilization of firms.

The 2022 Update identified the number of available MBE and WBE firms within the market area and categorized these firms by business category, race, and gender. Businesses classified as MBE or WBE firms were at least 51% owned and controlled by members of one of the following race and gender groups, including firms not certified by the Office of Economic Vitality (OEV): African Americans, Hispanic Americans, Asian Americans, Native Americans, and Non-minority Women. According to the 2022 Update, based on statistical disparities between the percentage of funds historically expended with MWBEs in the market area and the number of available MWBEs in the same area, the 2022 Update provided factual predicate evidence for continuing remedial efforts to include MWBEs in the County's procurement of goods and services. The MWBE aspirational goals are provided in Table #1.

Aspirational goals are considered the minimum level of MBE and WBE firm participation expected for a particular project, considering subcontracting opportunities and the availability of MBE and WBE firms in the market area that are available and capable of performing the work. A qualifying MWBE contracting expenditure category is the procurement category for which goals are ascribed (architecture and engineering, construction subcontracting, professional services, etc.). These categories in the MWSBE Consolidated Policy are the industry standard for supplier diversity programs. Aspirational goals for individual solicitations may be higher or lower than the policy-recommended goals, depending on the scope of work. MWSBE Division staff identifies the procurement category and the number of certified firms available to perform the services specified within the market area for an individual solicitation. Businesses not certified by OEV or the Florida Department of Management Services, Office of Supplier Development (OSD), do not count towards MBE and WBE participation.

Table #1: MWBE Aspirational Goals for Leon County

Procurement Category	Aspirational MBE Goal	Aspirational WBE Goal
Architecture & Engineering	8%	6%
Construction Prime Contractors	5%	4%
Construction Subcontractors	14%	9%
Professional Services	5%	6%
Other Services	6%	8%
Materials and Supplies	1%	6%

As outlined in Table #1, aspirational goals are applied during the pre-solicitation phase based on the project scope and availability of qualified firms. The MWBE Policy also outlines the Good Faith Effort (GFE) requirements, which apply when a respondent does not meet the assigned goal. To be considered responsive, all respondents must either meet the goal or provide documentation showing a reasonable effort to do so.

Respondents typically contact the MWSBE Division immediately for guidance and assistance in any of the following events: (1) the respondent anticipates or has difficulty identifying an MWBE firm to meet project-specific goals; (2) the respondent cannot identify portions of the work to be subcontracted to MWBE firms; or (3) the respondent determines that subcontracting portions of the work to another entity is not possible. The Analysis section presents the County's 2024 performance, demonstrating that MWBE participation and aspirational targets were exceeded in County procurements.

Analysis:

The following analysis reviews the FY 2024 County expenditure data, which demonstrates that MWBE expenditures exceeded aspirational targets during the reporting period. Attachment #1 provides detailed tables of MBE and WBE expenditures by procurement category, and highlights program outcomes. Aspirational goals are established for each procurement category to serve as benchmarks, and overall performance is evaluated annually against these targets, as outlined in the MWSBE Policy.

Leon County data for FY 2024 includes both direct payments to prime contractors and reported payments to MWBE subcontractors, as detailed in Attachment #1. These figures are used to measure MBE and WBE participation against the aspirational goals as identified in Table #1. Table #2 summarizes MWBE utilization for FY 2024, showing that the County exceeded its aspirational program targets.

Table #2: Total (All Expenditure Categories) MWBE Utilization for FY 2024

	2024 MBE Total	2024 WBE Total
Aspirational Target	$1,467,713	$1,302,876
Actual Expenditure	$2,174,794	$7,541,247
Goal Attainment	148%	579%

Historically, Leon County's MWBE expenditures have been associated with budgeted projects such as building repairs, road maintenance, infrastructure improvements, and stormwater infrastructure upgrades. These expenditures most frequently occur in the Construction Subcontracting procurement category. Table #3 reflects the data for this category specifically.

Table #3: MWBE Construction Subcontractors Utilization

	2024 MBE Total	**2024 WBE Total**
Aspirational Target	$641,983	$412,703
Actual Expenditure	$1,138,084	$2,387,063
Goal Attainment	177%	578%

FY 2024 MBE Data Analysis:

In FY 2024, MBE total expenditures reached $2,174,794, exceeding the aspirational goal by $707,081, representing 148% of the overall aspirational goal. The spending for the procurement categories for Architecture and Engineering, Construction Prime Contractors, Construction Reported Subcontractors, and Other Services (e.g., landscaping, security services, etc.) exceeded the aspirational goals for MBE participation. The ongoing historical pattern of scarce firm availability persists across the Professional Services and Materials and Supplies categories for Leon County. Additional information on MBE utilization by expenditure category is provided as follows:

- The expenditures for *Architecture and Engineering (A&E)* are typically awarded through a Continuing Services Agreement (CSA). During the FY 2024 reporting period, A&E expenditures with MBE certified firms totaled $129,008, exceeding the aspirational goal of $97,230 by $31,778. This resulted in the attainment of 133% of the aspirational goal, due to an increased demand for services associated with various County projects, including building maintenance and improvements, miscellaneous transportation improvements, and stormwater improvement projects.

  In the *Construction Prime Contractor* category, MBE expenditures are $378,725, exceeding the aspirational goal of $350,165 by $28,560. This includes awards for home rehabilitation projects through the Housing Services Division and building improvement projects. To further expand opportunities, OEV will continue recommending strategies such as reserving and unbundling projects.

- The *Construction Reported Subcontractors* category is the most active category for certified MBE firms. In FY 2024, the County spent $1,138,084 (25%) of this category's $4,585,592 total expenditures on contracts with MBE firms, far exceeding the aspirational goal of 14% by $496,101. Historically, MBE participation in construction subcontracting has exceeded the aspirational goal. Projects associated with these services include building renovations, drainage improvements, and other miscellaneous services.

- For the *Other Services* category, which includes painting, landscaping, minor building repairs, maintenance, and other miscellaneous services, MBE expenditures totaled $503,977 in FY 2024, achieving 204% of the aspirational goal of $246,757.

- During FY 2024, there was $2,422,343 in expenditures in the *Professional Services* category. The *Professional Services* category includes marketing, consulting, and lobbying to name a few. The lobbying contracting activities generated $25,000 in expenditures to a certified MBE firm. Greater participation of MBEs is needed in this category during the competitive solicitation process. As a result, staff will conduct Business Academies next year as business development training and will continue to provide technical assistance to certified firms, enabling them to more competitively respond to competitive solicitations.
- During FY 2024, $1,046,130 was expended in the *Materials and Supplies* category; however, none of the expenditures were associated with MBE-certified firms. The *Materials and Supplies* category offers limited opportunities for MBE participation due to the types of commodities typically purchased in this category.

FY 2024 MBE expenditures totaling nearly $2.2 million with a goal attainment of 148% demonstrates the County's commitment to aggressively pursue opportunities to exceed its annual goals. Goals were exceeded in four of the six procurement categories. County staff continues to identify procurement opportunities through its Capital Improvement Program for the utilization of MBEs. This performance underscores the County's steadfast dedication to ensuring that MBEs remain integral partners in driving economic growth and equity across all areas of procurement.

FY 2024 WBE Data Analysis:

In FY 2024, Women-Owned Business Enterprises (WBEs) achieved 579% of the overall aspirational goal value, with total expenditures accounting for more than $7.5 million. WBE expenditures greatly exceeded the goals in the procurement categories of Construction Prime Contractors, Construction Subcontractors, and Other Services. The WBE percentages for spending associated with the remaining procurement categories of Architecture and Engineering, Professional Services, and Materials and Supplies were less than the aspirational goals for FY 2024. Additional information on WBE utilization by expenditure category is provided as follows:

- In FY 2024, there were no expenditures for WBEs in *Architecture and Engineering* (A&E). Although there is a WBE firm under a CSA, the firm was not awarded any projects during FY 2024. Vendors are awarded contracts on a rotational basis through the CSAs; therefore, the WBE is in the queue for future awards.
- In FY 2024, *Construction Prime Contractor* WBE expenditures totaled $4,322,606, exceeding the aspirational goal by $4,042,474 and achieving 1,543% of the aspirational goal. A major factor contributing to the high level of attainment was certified WBE firms self-performing the subcontracting goals, meaning the firms completed portions of the work with their own staff instead of subcontracting. The practice of self-performance, a revision to the MWBE Policy approved by the Board in 2017, has increased WBE expenditures on County projects.
- The Construction Reported Subcontractors category is the second most active for WBE-certified firms. In FY 2024, the County allocated $2,387,063 (52%) of the category's total expenditures to contracts with WBE firms. This amount surpassed the 9% aspirational

goal by $1,974,360, achieving 578% of the target. This success was primarily driven by WBE self-performance.

- During FY 2024, there were $2,422,343 in expenditures in the *Professional Services* category. The *Professional Services* category includes marketing, consulting, lobbying, etc. However, none of the expenditures are associated with WBE-certified firms. As previously described for MBEs, greater participation of WBEs is needed in this category during the competitive solicitation process and Business Academies are planned for next year to provide technical assistance to certified firms, enabling them to more competitively respond to competitive solicitations.
- For the *Other Services* category, which includes painting, landscaping, minor building repairs, maintenance, and other miscellaneous services, WBE expenditures totaled $831,578 in FY 2024, achieving 253% of the aspirational goal.
- During FY 2024, $1,046,130 was expended in the *Materials and Supplies* category; however, none of the expenditures were associated with WBE-certified firms. The *Materials and Supplies* category offers limited opportunities for WBE participation due to the types of commodities typically purchased in this category.

During FY 2024, Women-Owned Business Enterprise (WBE) expenditures totaled more than $7.5 million, representing a 579% attainment of the annual goal and underscoring the County's strong commitment to supplier diversity. Goals were exceeded in four of the six procurement categories, reflecting consistent progress across multiple sectors. County staff continues to proactively identify and leverage procurement opportunities through the Capital Improvement Program to further expand WBE participation and impact.

MWSBE Certification:

A key focus of OEV is assisting more local businesses with becoming certified, so they can compete for County contracting opportunities. To support this goal, staff works to: 1) expand the number of businesses that are aware of the benefits of the consolidated County/City/Blueprint MWSBE Program; 2) familiarize businesses with the process by which they may certify; and 3) assist businesses in gaining full certification, which enables participation in the County procurement processes as an MWSBE. To achieve these objectives, staff provides the following programs:

- One-on-One Certification Assistance: Staff provides virtual technical assistance by scheduling certification appointments from the OEV website.
- Industry Academies: Staff provides webinars on several topics, including bookkeeping, bonding, AI for Business, business financing, workforce options, and the SIZEUP OEV and Ibis World business tools.
- Business Assistance Referrals: Staff refers businesses needing planning and financial assistance to the FAMU Small Business Development Center (SBDC), financial institutions, and the Jim Moran Institute.

- Annual Business Development and Networking Programs: The MWSBE Division participates and supports the local observations of Minority Enterprise Development (MED) Week, the Black Business Expo, Small Business Week, and other business networking events to promote the impact and importance of minority, women, and small businesses. OEV continued its sponsorship of the Black Business Expo in FY 2024 with more than 227 participants who directly engaged with prime construction contractors and the managers of private and public projects.
- Reciprocal Certification: Established In June 2020, the certification reciprocity process between the Tallahassee-Leon County Office of Economic Vitality and the State of Florida's Office of Supplier Development expands the pool of certified vendors within the local market area of Leon, Gadsden, Jefferson, and Wakulla Counties. OEV continues to partner with the State of Florida's Office of Supplier Development to maintain and strengthen this reciprocal certification process.

Small Business Enterprise Program

In June 2006, the Board approved establishing the Small Business Enterprise (SBE) Program. The SBE Program aims to foster growth in Leon County's economy by encouraging small businesses to gain experience, knowledge, and training to compete and secure contracts with Leon County. Unlike the MWBE Program, the SBE Program is race- and gender-neutral, though all OEV-certified MWBE firms are also certified as SBEs in the OEV database.

The SBE Program reserves certain procurement opportunities exclusively for certified SBEs when at least three firms are available in the relevant category. Attachment #2 outlines the criteria used to determine which procurement opportunities may be reserved for SBEs. This ensures that local small businesses compete with companies of comparable size, capacity, and net worth. For example, in FY 2024, the Housing Services Division awarded three MBE firms home rehabilitation and repair projects resulting in $378,725 in expenditures and one WBE firm was awarded three projects resulting in expenditures totaling $50,771. Because these projects were reserved for SBEs, the firms were recognized as prime contractors in this expenditure report. Reserving projects in this manner helps expand contracting opportunities for both SBE and MWBE firms while maintaining competitive pricing.

During the Board's October 22, 2024, Workshop on Proposed Revisions to County Policy No. 96-1, "Purchasing Policy," the Board approved increasing procurement thresholds for all Leon County Government projects identified for the SBE Program to align with changing market conditions which have increased project costs. While race and gender are not factors for SBE projects, this change in policy is anticipated to provide additional contracting opportunities for MWBEs since MWBE-certified firms are certified as SBE firms.

Office of Economic Vitality's Outreach Efforts and Minimum Requirements for Small Businesses to Contract with the County

On September 15, 2025, the Board requested additional information on the minimum requirements for small businesses to contract with the County and efforts to educate small businesses about the bid process in order to be responsive to future solicitations. OEV continues to host events and

training opportunities for small businesses to compete for contracts with the County. The MWSBE Division leverages business development and networking events to connect firms directly with procurement staff and prime contractors, offering opportunities to learn about upcoming projects and contract performance expectations. Key initiatives include the Annual MED Week observance, the MWSBE Academy series, and the Annual Black Business Expo.

OEV's Industry Academies provide deeper education on topics such as cost estimating, bonding, compliance documentation, and proposal formatting—critical skills for submitting competitive bids. This technical assistance is provided in partnership with the Leon County Purchasing Office. Through one-on-one certification guidance and targeted training, firms gain step-by-step instruction on how to navigate the County's procurement portal, interpret bid solicitations, understand contract requirements, and prepare responsive proposals.

Under the County's current Purchasing Policy, all projects exceeding $200,000 require a 100% performance bond and a 5% bid bond. These requirements mitigate the risk of nonperformance, ensure the contractor fulfills its obligations to the County, and ensures financial accountability throughout the solicitation and contract process. The OEV provides targeted technical assistance to qualifying SBE and MWSBE firms to help them identify reputable bonding companies capable of meeting project-specific requirements. During the mandatory pre-bid meetings for all SBE and MWBE projects, bidders are informed of the full scope of support and resources OEV offers to strengthen their competitiveness and compliance. In addition, OEV, working collaboratively with Leon County Purchasing and County project managers, actively identify projects suitable for exclusive SBE participation, in accordance with established policy. These reserved projects are currently valued between $50,000 and $300,000 and are designed to help local certified firms enhance their capacity, experience, and readiness to compete successfully for larger opportunities in the future.

Collectively, these efforts strengthen the capacity of local firms to move confidently through the bidding process, improve their ability to meet contract requirements, and expand participation in County contracting opportunities. These programs equip and empower MWSBEs to meet the procurement needs of the Leon County Government, fostering job creation in the local economy.

Conclusion:

For Fiscal Year 2024, Leon County's Minority Business Enterprise (MBE) expenditures totaled $2,174,794 and Women Business Enterprise (WBE) expenditures totaled $7,541,247, resulting in $9,716,042 spent with MWBE vendors. These figures reflect the County exceeding the MBE Aspirational Goal at a level of 148% and the WBE Aspirational Goal at a level of 579%, respectively. The County consistently meets or surpasses its aspirational goals across multiple categories, most notably in Construction – Prime, Construction – Subcontracting, and Other Services. Furthermore, the Board recently approved revisions to the Leon County Purchasing Policy regarding SBE utilization to increase opportunities for more projects to be reserved for local certified firms.

The County affirms its long-standing commitment to small, minority, and women-owned businesses through the MWSBE Program, equitable procurement policies and practices, and proactive initiatives designed to engage, support, and expand the success of MWSBE firms. The MWSBE Division of OEV continues to certify and expand opportunities for MWSBE Program participants in all procurement categories, as evidenced by the data included in this report.

Options:

1. Accept the Annual Status Report on the Minority, Women, and Small Business Enterprise FY 2024 Expenditures for Leon County.
2. Do not accept the Annual Status Report on the Minority, Women, and Small Business Enterprise FY 2024 Expenditures for Leon County.
3. Board direction.

Recommendation:

Option #1

Attachments:

1. Annual Report of FY 2024 MWSBE Expenditures
2. Small Business Program Overview

Status Report on the Fiscal Year 2024 Minority, Women, and Small Business Enterprise (MWSBE) Expenditures for Leon County

This report evaluates Fiscal Year 2024 (October 2023 through September 2024) expenditures to determine the amount of Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) business participation in Leon County Government spending.

The following tables provide the amount of MBE and WBE expenditures by procurement category. Staff reviews procurements to determine if it is feasible to assign subcontracting goals for proposed procurements. Feasibility is based upon factors such as project cost or value and the number of certified vendors available to perform the associated scopes of work. During the annual expenditure review process, staff analyzes the expenditure data to determine when MWBEs are utilized as subcontractors, which is detailed in the Construction Reported Subcontractors category in the tables below.

The remaining expenditure categories represent payments to MWBEs as primes for services provided. Additional review includes whether the aspirational goals were met or exceeded by category based upon the most recent disparity study. These aspirational goals in each procurement category serve as a guide for each individual procurement. Based upon the specifications of the project and the availability of subcontractors, the MWSBE Division assigns the aspirational goal that is published for the project. This annual review uses the aspirational goal as described in the Consolidated Leon County, City of Tallahassee, and Blueprint Minority, Women, and Small Business Enterprise policy as the metric to determine success in the category overall.

FY 2024 Data Analysis:

Table #1: County MBE Activity FY 2024

Category	FY 2024 Total Expenditures	Aspirational Goal %	Aspirational Goal $ Value	FY 2024 MBE Actuals		Goal Attainment
				MBE % of Total	MBE Expenditures	
Architecture & Engineering	$1,215,378	8%	$97,230	11%	$129,008	133%
Construction Prime Contractors	$7,003,292	5%	$350,165	5%	$378,725	108%
Construction Reported Subcontractors	$4,585,592	14%	$641,983	25%	$1,138,084	177%
Other Services	$4,112,620	6%	$246,757	12%	$503,977	204%
Professional Services	$2,422,343	5%	$121,117	1%	$25,000	21%
Materials and Supplies	$1,046,130	1%	$10,461	0%	$0	0%
Totals	***$20,385,355***	***N/A***	***$1,467,713***	***11%***	***$2,174,794***	***148%***

Table #2: County WBE Activity FY 2024

Category	FY 2024 Total Expenditures	Aspirational Goal %	Aspirational Goal $ Value	FY 2024 WBE Actuals		Goal Attainment
				WBE % of Total	WBE Expenditures	
Architecture & Engineering	$1,215,378	6%	$72,923	0%	$0	0%
Construction Prime Contractors	$7,003,292	4%	$280,132	62%	$4,322,606	1,543%
Construction Reported Subcontractors	$4,585,592	9%	$412,703	52%	$2,387,063	578%
Other Services	$4,112,620	8%	$329,010	20%	$831,578	253%
Professional Services	$2,422,343	6%	$145,341	0%	$0	0%
Materials and Supplies	$1,046,130	6%	$62,768	0%	$0	0%
Totals	***$20,385,355***	***N/A***	***$1,302,876***	***37%***	***$7,541,247***	***579%***

FY 2024 Small Business Enterprise Program Overview

The Small Business Enterprise (SBE) Program was created by the Board to support growth in Leon County's economy by providing small businesses with opportunities to gain experience, knowledge, and training to compete and win contracts with Leon County. Unlike the MWBE Program, the SBE Program is race and gender neutral.

The SBE program is structured to reserve procurement opportunities for exclusive competition among SBEs when at least three SBEs are certified in the relevant procurement category and are available to compete for the procurement opportunity. Therefore, local businesses are provided opportunities to compete with companies of similar size, capacity, and net worth. During FY 2024, projects valued between $50,000 and $100,000 were reserved for SBE competition based upon recommendations made during the pre-solicitation development meeting in consultation with the purchasing office and the project manager as indicated in Table #1.

Table #1: FY 2025 Criteria for Reserving Procurement Opportunities for Exclusive Competition Among SBE's

Business Category	Estimated Procurement Value (Estimated Contract Cost)
Construction - Prime Contractor	$100,000 or less
Professional Services	$50,000 or less
Other Services	$50,000 or less
Materials & Supplies	$50,000 or less

During FY 2024, SBE expenditures totaled $429,496 for projects completed through the Housing Services Division and building improvement projects. These expenditures included $378,725 for MBE-certified firms and $50,771 for WBE-certified firms that were awarded through the SBE program. Since that time, the Board increased the project cost thresholds for the SBE Program to align with changing market conditions and to make more projects available to SBEs.

At the October 22, 2024 Workshop on Proposed Revisions to County Policy No. 96-1, "Purchasing Policy", the Board approved increasing the procurement thresholds for Leon County projects identified for the SBE Program in response to rising project costs. Staff anticipates this resulting in increased opportunities for MWBE-certified firms. MWBE-certified firms are automatically certified as SBE firms. While race and gender are not factors for SBE projects, the awards demonstrate the performance of MWBE-certified firms as Construction Prime Contractors. This policy increase for SBEs was effectuated in November 2024 upon ratification of the Workshop and will be reflected in the status report next year. OEV will continue recommending strategies such as reserving and unbundling projects during pre-solicitation meetings to enhance opportunities for small businesses to contract with Leon County.

Leon County
Board of County Commissioners

Notes for Agenda Item #15

Leon County Board of County Commissioners

Agenda Item #15

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Status Report on the Alternative Mobility Funding System Study

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Nawfal Ezzagaghi, Assistant County Administrator Roshaunda Bradey, Director, Office of Management and Budget Artie White, Director, Planning, Land Management & Community Enhancement (PLACE)
Lead Staff / Project Team:	Mike Alfano, Director, Planning Department

Statement of Issue:

This item provides a status report on the Alternative Mobility Funding System Study (AMFSS), which evaluates options for replacing the existing transportation concurrency fees. This status report identifies how implementing an alternative mobility funding system would conflict with Chapter 2025-190 of the Laws of Florida (Florida Senate Bill 180), signed into law in June 2025. The status report recommends maintaining the existing transportation concurrency system.

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Option #1: Accept the Status Report on the Alternative Mobility Funding System Study and maintain the existing transportation concurrency management system.

Report and Discussion

Background:

This item provides a status report on the Alternative Mobility Funding System Study (AMFSS), which evaluates options for replacing the existing transportation concurrency fees. The City of Tallahassee and Leon County currently utilize a transportation concurrency fee model, in which concurrency fees are allocated from development projects to support constructing or expanding public transportation infrastructure to mitigate the impacts of development. The AMFSS was initiated to evaluate alternative ways in which the County and City could fund transportation needs, and to develop an alternative funding system. However, recent changes in state law have made continuing, adopting, and implementing the current AMFSS infeasible. These statutory changes include revisions to Section 163.31801(4)(a), Florida Statutes (F.S.), which requires data that the fee study is based on be from within the last four-years, and places a 12-month timeline requirement from study initiation and adoption. Additionally, the adoption of Senate Bill 180 (2025), codified as Chapter 2025-190 of the Laws of Florida, preempts local governments from adopting new more restrictive land use and development regulations. Other jurisdictions implementing new transportation impact fees have been sued under these preemptions. As a result, this report recommends concluding the AMFSS at this time and maintaining the existing transportation concurrency system.

This status report is relevant to the following FY 2022 – FY 2026 Strategic Initiative:

- *Complete an evaluation of transportation fee alternatives to replace the existing concurrency management system of mobility fees. (2022-14)*

This particular Strategic Initiative aligns with the Board's Environment Strategic Priority:

- *(EN3) Promote orderly growth and sustainable practices.*

Florida's Growth Management framework has long required that adequate public facilities be available to address the transportation impacts of new development. Under this approach, development must mitigate its traffic impacts through measures such as constructing new roadway segments, widening existing roads, or implementing other transportation improvements to maintain adopted levels of service. Over time, state policy evolved to provide local governments with greater flexibility in meeting mobility needs, including the ability to adopt alternative mobility funding systems tailored to community goals.

To evaluate alternatives to the existing transportation concurrency program, the Board and City Commission directed staff to procure a consultant to conduct the AMFSS. The study was structured in multiple phases and funding was allocated in the 2017 budget to support its completion. This coordinated effort was jointly approved by the Board and City Commission in 2016.

The AMFSS was organized into the following phases:

- Phase I: Evaluate the existing transportation concurrency systems, identify potential alternative mobility funding strategies, and conduct stakeholder outreach on desirable fee structure characteristics.

- Phase II-A: Develop a mobility infrastructure plan identifying unmet transportation needs and prepare a preliminary tiered fee system to address those needs.
- Phase II-B: Prepare the implementing ordinances and related actions necessary to establish the mobility funding system developed in Phase II-A.

Building on this direction, the Board and City Commission directed staff in February 2017 to proceed with selecting a consultant for Phase I of the AMFSS. This initial phase assessed the existing concurrency systems and identified alternative mobility funding strategies for implementation in Tallahassee and Leon County. This Phase I also included significant outreach to industry stakeholders to determine desirable characteristics of a revised fee structure. Phase I culminated with a joint workshop of the Board and City Commission on October 15, 2019, where the Board and City Commission voted to accept the Phase I report and directed staff to initiate Phase II-A of the AMFSS to develop a plan identifying transportation infrastructure funding needs and a preliminary tiered fee system. Phase II-B, which has not been initiated by the Board and City Commission, would include the implementing ordinances and actions for the system developed during Phase II-A.

Following the completion of Phase I and the direction provided at the joint workshop, Phase II-A—the current project phase—was launched in December 2020. This phase included the development of a mobility infrastructure plan that identified unmet mobility needs in the community and a tiered fee system that could be utilized to meet those unmet needs. Consultant services for this phase included data analysis of vehicle miles of travel (VMT), existing travel and traffic characteristics, identified transportation projects and their funding status, multimodal transportation network gaps, and project cost estimates and multimodal roadway capacities. Utilizing the information that was collected, a multimodal transportation plan was drafted to provide a complete and accurate picture of the mobility initiatives identified through planning efforts in Tallahassee and Leon County. Additional public engagement was held in December 2022 on the proposed fee-based system methodology. This engagement included meetings with the business and development community and with the general public.

Based on the results of the analysis and public engagement process, a Tiered Multimodal Transportation Impact Fee was identified. The tiered system was developed to recognize that travel characteristics and expectations change as development moves closer and closer to the core of the city. The proposed fee structure is organized into the following tiers:

- Tier 1: Areas within the Multimodal Transportation District (MMTD)
- Tier 2: Areas within the Urban Services area (USA) but outside the MMTD
- Tier 3: Areas outside of the USA

These identified tiers, along with their underlying methodology and implications, are further discussed in the Analysis section that follows. The analysis reviews the proposed tiered fee structure in relation to state statutory requirements, evaluates its compliance with the Florida Impact Fee Act, and examines how recent legislative changes—particularly Senate Bill 180 (SB 180)—affect the feasibility of implementing an alternative mobility funding system.

Analysis:

The proposed Tiered Multimodal Transportation Impact Fee is designed to align transportation funding with the level of impact generated by new development. Under this system, the fee amount varies according to both the type of development and its location within the established tiers. As a consumption-based fee, it ensures that each new development pays its proportional share of the cost of the transportation capacity it utilizes.

A primary legal requirement for implementing an impact fee, such as the Tiered Multimodal Transportation Impact Fee, is the Dual Rational Nexus. The Dual-Rational Nexus requires that:

1. The fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction; and
2. The fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction.

The Dual Rational Nexus requirement establishes the fundamental legal standard for implementing an impact fee in Florida. To be valid, the fee must demonstrate a clear and proportionate relationship between the transportation impacts created by new development, the cost of necessary improvements to address those impacts, and the benefits that the paying development will receive from those improvements. In essence, a development may only be charged for the level of transportation demand it generates, and the resulting fee revenue must be used to provide improvements that benefit that development.

Beyond this requirement, all mobility funding mechanisms must comply with Section 163.31801, Florida Statutes—known as the *Florida Impact Fee Act*. This statute provides the broader legal framework for establishing, calculating, and administering impact fees. Over the course of the AMFSS, the statute has been amended multiple times—including in 2019, 2020, 2021, 2024, and 2025—creating a continually evolving regulatory environment. These ongoing legislative changes have made it challenging to maintain full compliance and ensure that the study's findings remain aligned with current legal standards.

The most recent statutory revisions introduced stricter requirements for both data and procedural timelines. Local governments must now base any impact fee on the most recent and localized data available within four years of the current update and, if the fee is increased, the supporting study must be adopted within 12 months of its initiation. Because the AMFSS relied on data collected from 2020 through 2022 and was initiated more than 12 months ago, the study would need to be reinitiated to comply with these updated requirements.

Moreover, SB 180 imposed a broad state preemption that restricts local governments from adopting or amending planning and development regulations. The legislation was enacted in June 2025 and took effect on July 1, 2025.

Section 28 of Senate Bill 180 (SB 180) is retroactive to August 1, 2024, and imposes significant development restrictions on counties declared a FEMA disaster area for Hurricanes Debby,

Helene, and Milton, which includes Leon County. These affected jurisdictions are preempted (prohibited) from proposing or adopting certain measures before October 1, 2027, such as:

- Construction Moratoriums: Adopting any moratorium on the construction, reconstruction, or redevelopment of property damaged by these hurricanes.
- Restrictive Amendments: Passing amendments to its comprehensive plan or land development regulations that are more restrictive or burdensome.
- Restrictive Procedures: Implementing more restrictive or burdensome procedures concerning the review, approval, or issuance of:
    - Site plans
    - Development permits
    - Development orders (as defined by Florida Statutes)

Section 28 further declares that any local action taken in violation of these provisions is null and void and creates a cause of action enabling residents or business owners to challenge such actions in court. Successful plaintiffs are entitled to recover reasonable attorneys' fees and costs. Because the statute does not define what constitutes "more restrictive or burdensome," local governments face significant uncertainty when considering updates to their development regulations. This ambiguity has already resulted in litigation against other jurisdictions, including Manatee County, following its adoption of increased impact fees.

Under SB 180, Leon County is preempted from adopting an alternative mobility funding system until October 1, 2027. After the preemption expires, the County must still comply with the revised statutory requirements, which include completing a new impact fee study—using updated data—no earlier than October 2026. Only upon completion of a compliant study could the Board consider whether to pursue a new mobility funding system.

Taken together, SB 180 and the related statutory requirements effectively prevent the AMFSS from advancing in the near term. In the interim, the County's existing transportation concurrency system remains the only legally sound and operationally feasible mechanism for addressing development-related transportation impacts. Staff recommends maintaining the current concurrency system and continuing to monitor legislative changes related to impact fees, concurrency, and SB 180 to determine when reconsideration of an alternative mobility funding system may be appropriate.

While these broad preemptions are in place today, there is the potential that sections, or the entirety of the new laws, will be revised or repealed. In September 2025, a coalition of 25 local governments filed suit seeking declaratory and injunctive relief from these laws. Additionally, in the 2026 Legislative Session, identical bills (SB 218 and HB 217) have been filed in the Senate and House which seek to narrow the scope of the preemptions set forth under Section 28 of SB 180 as passed during the 2025 Session. Specifically, SB 218 and HB 217 would limit the preemption to only counties impacted by Hurricanes Debby, Helene, and Milton. Specifically, under the bill, "impacted counties" include counties that were declared a FEMA disaster area and subsequently designated as eligible for FEMA assistance (both individual assistance and public assistance). As Leon County was included in the FEMA Disaster Declaration FEMA-4828-DR

and has been designated as eligible for both individual and public assistance, it would still be subject to these preemptions, were this legislation to pass.

Conclusion and Next Steps

The Board and City Commission initiated the AMFSS to evaluate options for replacing the existing transportation concurrency fees. Due to changes in Florida Statutes regarding impact fees and the preemption of SB 180 (2025), this status report recommends concluding the AMFSS at this time and maintaining the existing transportation concurrency system.

While SB 180 and recent statutory amendments prevent the advancement of the AMFSS in the near term, the County's existing transportation concurrency system remains the only legally sound and operationally feasible mechanism for addressing development-related transportation impacts. In light of these constraints and the timing requirements for initiating any future study, staff recommend maintaining the current concurrency framework at this time, as reflected in Option #1.

Should the Board wish to pursue an alternative mobility funding system to replace transportation concurrency, the earliest the Board could initiate a new study would be October 2026 for implementation in October 2027 (FY 2028) to be compliant with the statutes currently in place. The timing aligns with the implementation of property tax reform initiatives currently being considered by the Florida Legislature. Should voters approve constitutional amendment(s) to reform property taxes in November 2026, the negative impacts to the County's tax base will begin with the FY 2028 budget beginning October 1, 2027. As previously directed by the Board, a consultant is examining sources of alternative revenue for Board consideration, including the use of impact fees, to balance future budgets and potentially offset losses in ad valorem revenue. The consultant report will be presented to the Board this spring as part of the FY 2027 budget development process and will include an update on relevant litigation and legislation related to state preemption on impact fees.

Options:

1. Accept the Status Report on the Alternative Mobility Funding System Study and maintain the existing transportation concurrency management system.
2. Board direction.

Recommendation:

Option #1

Leon County
Board of County Commissioners

Notes for Agenda Item #16

Leon County Board of County Commissioners

Agenda Item #16

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Leon Arms Affordable Housing Rental Development and Housing Finance Authority of Leon County Plan of Financing

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Shington Lamy, Assistant County Administrator Abigail Thomas, Director, Human Services & Community Partnerships
Lead Staff / Project Team:	Jelani Marks, Housing Services Manager

Statement of Issue:

This item seeks Board adoption of a Resolution to authorize the Housing Finance Authority of Leon County to issue Multifamily Housing Revenue Bonds in the amount of $15 million for proposed renovations and improvements to the Leon Arms affordable rental housing development located on Holton Street. This item also seeks Board adoption of a Resolution to approve the Housing Finance Authority of Leon County's proposed Plan of Financing to seek up to $50 million in bonds from the State of Florida to fund affordable rental development projects in Leon County.

Fiscal Impact:

This item has no fiscal impact. Authorizing the Housing Finance Authority of Leon County to issue a bond poses no liability or obligation to the County and would not impact the County's bond rating.

Staff Recommendations:

Option #1: Approve the Resolution authorizing the Housing Finance Authority of Leon County to issue $15,000,000 in Multifamily Housing Revenue Bonds for the Leon Arms project (Attachment #1).

Option #2: Adopt the Resolution approving the Housing Finance Authority of Leon County, Florida's Plan of Financing (Attachment #2).

Report and Discussion

Background:

This item seeks Board approval of a Resolution to authorize the Housing Finance Authority of Leon County (HFA) to issue Multifamily Housing Revenue Bonds in the amount of $15 million for the proposed renovations and improvements to the Leon Arms affordable housing development located on Holton Street in the Bond Neighborhood (Attachment #1). Consistent with the County's steadfast commitment to affordable housing, the proposed project would preserve 100 affordable rental units for very low or extremely low-income households.

This item also seeks Board adoption of a Resolution (Attachment #2) to approve the HFA's proposed Plan of Financing to seek up to $50 million in single family mortgage revenue bonds from the State of Florida's Division of Bond Finance (State) that would be converted and utilized to invest in additional housing rental projects.

This item would advance the following FY 2022 – FY 2026 Strategic Initiatives:

- *Work with the City of Tallahassee on the development and implementation of the Neighborhood First Program to engage residents and develop plans to address poverty and inequity in targeted neighborhoods including 32304. (2022-33)*
- *Continue to leverage County funding in partnership with local stakeholders to secure state and federal funding to build affordable rental housing for very low- and low-income families. (2023-18)*

This Strategic Initiative aligns with the Board's Quality of Life Strategic Priorities:

- *(Q4) Support and promote access to basic healthcare, mental health, affordable housing, and homeless prevention services to our community members most in need.*
- *(Q5) Promote livability, health and sense of community by supporting strong neighborhoods, enhancing mobility, encouraging human scale development, and creating public spaces for people of all ages.*

As mentioned in previous agenda items, according to the Shimberg Center for Housing Studies at the University of Florida (Shimberg), the highest affordable housing need in Leon County is affordable rental units for very low-income households earning 50% or less of the Area Median Income (AMI) ($46,150 for a household of four).

To address this need, the County has actively partnered with the HFA to secure and issue tax-exempt, multifamily housing revenue bonds made available through the State to finance projects that construct affordable rental developments for low-income households. Over the past five years, in addition to $5.8 million in direct funding, the County has authorized approximately $183 million in bond financing as recommended by the HFA that has or will develop more than 1,200 affordable rental units over the next 12 months.

Pursuant to Section 159.604, Florida Statutes, the Board established the HFA to alleviate the shortage of affordable housing primarily through capital investment and bond financing. Bonds are a significant component (50% - 60%) of funding for the construction of affordable housing rental projects that also typically include federal tax credits and private loans. On November 19, 2025, the HFA held a held a Federal Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) hearing to initiate the authorization for multifamily housing revenue bonds for the Leon Arms development project. Pursuant to federal law and Board Resolution No. R21-24, Board adoption of a resolution to approve the HFA's issuance of bonds for Leon Arms is required and recommended. The Analysis section provides further details on the Leon Arms project and how bonds will ensure the necessary renovations and improvements are made to preserve affordable rental housing for very low and extremely low-income households.

As mentioned earlier, this item also seeks Board approval of a proposed Plan of Financing which will allow the HFA to secure additional bonds for future affordable rental housing projects in the community. The Analysis section culminates with information on the County's ongoing and recent efforts to increase the stock of affordable rental units to address the highest housing need in Leon County.

Analysis:

Leon Arms

Sunrise Affordable Housing Group has proposed the rehabilitation of approximately 100 affordable rental units on Holton Street for the Leon Arms project (Attachment #3). The rehabilitation will preserve 100 project-based Section 8 rental units, which are dedicated to households at 50% or below AMI. Therefore, the proposed project would set aside 100% of units for very low-income, and extremely low-income households. This will build upon the County's efforts to preserve and increase affordable rental housing in the community.

Leon Arms is in the Bond neighborhood located on the Southside of Tallahassee/Leon County. Renovations and improvements to the development also aligns with the County's commitment to work with the City of Tallahassee (City) to improve the quality of life and spur economic growth in the neighborhoods that have historically experienced poverty and inequities.

The total cost of the proposed Leon Arms Apartments project is approximately $23.1 million, for which the developer has requested that the HFA issue $15 million in Multifamily Housing Revenue Bonds to provide the primary financing. The remainder of the project funding would be financed through Low-Income Housing Tax Credits from the Florida Housing Finance Corporation.

Consistent with its existing policies and Internal Revenue Service (IRS) regulations that govern bonds, the HFA held a TEFRA hearing to secure financing for the proposed renovations on Leon Arms development on November 19, 2025. The hearing was conducted in-person and the public was allowed to participate via the telephone. The Report of the Hearing Officer provides a record of the TEFRA hearing and is included with the proposed Resolution (Attachment #1). There were no public comments received at the hearing.

In accordance with federal law and Resolution No. R21-24, Board authorization is required for the HFA to issue bonds. Following Board authorization, the HFA will request a $15 million revenue bond reservation from the State. The HFA is acting as a conduit issuer in this process and only Sunrise Affordable Housing Group will be legally responsible for payments to the bondholders. The HFA anticipates the bonds for the Leon Arms project to close in early 2026, with improvements beginning shortly thereafter.

Plan of Financing

In addition to multifamily housing revenue bonds, the State also allows housing finance authorities to secure unexpended single family mortgage revenue bonds and convert them to multifamily bonds. A specific project is not required to secure the single-family bonds. However, a housing finance authority is required to adopt a plan of financing by conducting a TEFRA hearing.

Previously, in May 2025, the Board approved a Plan of Financing which allowed the HFA to secure $50 million in single family bonds that will be converted and utilized for multifamily bonds in 2026. As a result, the HFA will be able to provide additional bond financing to rental development projects that set aside units for low, very low, and extremely low-income households.

Consistent with previous Board action, this item recommends Board approval of the HFA's proposed Plan of Financing to secure up to $50 million in single family bonds that would be converted in 2027 to fund affordable rental development projects. Aligned with its current process, the HFA would solicit and accept applications for bond financing from developers for affordable rental projects. Any specific proposed affordable housing projects seeking bond financing would be brought to the Board for approval prior to the issuance of the bonds.

The HFA held a TEFRA hearing on October 15, 2025, to approve the proposed Plan of Financing. The hearing was conducted in-person and the public was allowed to participate via the telephone. Report of the Hearing Officer provides a record of the TEFRA hearing and is included with the proposed Resolution (Attachment #2). There were no public comments received at the hearing.

County's Recent and Ongoing Efforts

In addition to the adoption of the existing Plan of Financing, the Board has taken several actions this year to enhance the County's efforts to increase the stock of affordable rental units to address the highest housing need in the community. During the FY 2026 Budget Workshop, the Board increased the County's annual investment in rental development projects with the approval of $250,000 in general revenue for gap financing of affordable housing projects for very low- and extremely low-income households. Additionally, the Blueprint Intergovernmental Agency (IA) Board, which is comprised of the Board and City Commission, established and funded an affordable housing gap financing program in the amount of $250,000 annually through the Office of Economic Vitality (OEV) on May 8, 2025. As a result of the Board's actions, the County invests $500,000 annually in gap financing with the combination of SHIP, general revenue, and the County's share of OEV funds.

Additionally, at its October 14, 2025 meeting, the Board requested an agenda item evaluating the potential for the County to adopt an ordinance to incentivize additional affordable housing options through a County property tax exemption pursuant to Florida Statutes. Local governments (counties and cities) are authorized to create an ad valorem property tax exemption for multifamily developments with at least 50 units that set aside apartments for low-income households and meets other criteria pursuant to Section 196.1979, Florida Statutes. As requested, staff will present an agenda item in January 2026 that includes a draft ordinance establishing the local option affordable housing property tax exemption for Board consideration.

Options:

1. Approve the Resolution authorizing the Housing Finance Authority of Leon County to issue $15,000,000 in Multifamily Housing Bonds for the Leon Arms project (Attachment #1).
2. Adopt the Resolution approving the Housing Finance Authority of Leon County, Florida's Plan of Financing (Attachment #2).
3. Do not approve the Resolution authorizing the Housing Finance Authority of Leon County to issue $15,000,000 in Multifamily Housing Bonds for the Leon Arms project.
4. Do not adopt the Resolution approving the Housing Finance Authority of Leon County, Florida's Plan of Financing.
5. Board direction.

Recommendation:

Options #1 and #2

Attachments:

1. Resolution authorizing the Housing Finance Authority of Leon County to issue $15,000,000 in Multifamily Housing Revenue Bonds for the Leon Arms project
2. Resolution approving the Housing Finance Authority of Leon County, Florida's Plan of Financing
3. Leon Arms Project Information Sheet

LEON COUNTY RESOLUTION NO. 25-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, APPROVING, FOR PURPOSES OF SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, THE ISSUANCE BY THE HOUSING FINANCE AUTHORITY OF LEON COUNTY, FLORIDA OF ITS NOT TO EXCEED $15,000,000 MULTIFAMILY HOUSING REVENUE BONDS (LEON ARMS APARTMENTS) FOR THE BENEFIT OF SAH LEON HOLDINGS LP, A FLORIDA LIMITED PARTNERSHIP, OR ITS AFFILIATE, TO PROVIDE FUNDS TO FINANCE A MULTIFAMILY RENTAL HOUSING FACILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, pursuant to Chapter 2, Article III, Division 3, Sections 2-71 et seq., Leon County Code of Laws, as supplemented and amended (the "LCC"), the Board of County Commissioners of Leon County, Florida (the "Board") created the Housing Finance Authority of Leon County, Florida (the "Authority") in accordance with Chapter 159, Part IV, Florida Statutes, as amended (the "Act"), to provide for the issuance of and to issue and sell its revenue bonds for the purpose of paying all or any part of the cost of any "qualifying housing development," as defined in the Act; and

WHEREAS, SAH Leon Holdings LP, a Florida limited partnership, or one of its affiliates (the "Borrower"), has requested the Authority issue its Multifamily Housing Revenue Bonds (Leon Arms Apartments), in one or more series of tax-exempt bonds and/or taxable bonds (the "Bonds"), the proceeds of which would be used to (a) finance the acquisition, rehabilitation, and/or equipping of a 100-unit multifamily rental housing facility known as Leon Apartments to be rented to persons or families of moderate, middle, or lesser income located at 2502 Holton Street, Tallahassee, Leon County, Florida, with proceeds of the Bonds in an amount not to exceed $15,000,000 (the "Development"); (b) fund a deposit to the reserve fund, if any, and (c) pay a portion of the costs of issuance of the Bonds; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended ("the Code"), requires approval of the issuance of the Bonds by the Board, as the "applicable elected representative" under Section 147(f) of the Code after a public hearing following reasonable public notice; and

WHEREAS, the Authority conducted a public hearing on November 19, 2025, notice of which hearing was published on September 24, 2025, on the public website of the Authority in an area used to inform residents about events affecting the residents, and on October 29, 2025 and November 5, 2025 in the Tallahassee Democrat and on November 5, 2025 in the Capital Outlook (a copy of which notice is attached hereto as Exhibit A and incorporated herein), for the purpose of considering the issuance of the Bonds by the Authority, in accordance with the requirements of Section 147(f) of the Code. The public hearing disclosed no reason why the Bonds should not be issued.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA THAT:

SECTION 1. AUTHORITY. This resolution is adopted pursuant to the Constitution of the State of Florida, Chapter 125, Florida Statutes, the LCC, the Act, and other applicable provisions of law.

SECTION 2. APPROVAL.

(a) For purposes of Section 147(f) of the Code, the Board hereby approves the issuance of the Bonds in an aggregate principal amount not to exceed $15,000,000, in one or more series, to finance the Development; provided, however, the aggregate principal amount of the Bonds actually issued may be in an aggregate principal amount not to exceed 10% of the aggregate principal amount hereby approved.

(b) The approval given herein shall not be construed as (i) an endorsement of the creditworthiness of the Borrower or the financial viability of the Development; (ii) a recommendation to any prospective purchaser to purchase the Bonds; (iii) an evaluation of the likelihood of the repayment of the debt service on the Bonds; or (iv) approval of any necessary rezoning applications or approval or acquiescence to the alteration of existing zoning or land use nor approval for any other regulatory permits relating to the Development. Further, this approval shall not be construed to obligate Leon County, Florida (the "County") to incur any liability, pecuniary or otherwise, in connection with either the issuance of the Bonds or the acquisition, rehabilitation, and/or equipping of the Development.

SECTION 3. FINANCING TO BE A LIMITED OBLIGATION. Neither the Authority, the County, the State of Florida (the "State"), nor any political subdivision thereof shall in any event be liable for the payment of the principal on or the interest of the Bonds or any obligations under the financing documents, except that the Authority shall be liable to pay the debt solely from and through payments of the Borrower as provided by the terms of the financing documents. The Bonds shall never constitute an indebtedness of the Authority, the County, the State, or of any political subdivision thereof, within the meaning of any state constitutional provisions or statutory limitation and shall never

constitute or give rise to the pecuniary liability of the Authority, the County, the State, or any political subdivision thereof or a charge against the general credit or taxing power of the Authority, the County, the State, or any political subdivision thereof. The purchaser of the Bonds shall not have the right to compel any exercise of the ad valorem taxing power of the Authority, the County, the State, or of any political subdivision thereof to make payments under the financing documents.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Leon County, Florida on this 9th day of December 2025.

LEON COUNTY, FLORIDA

By:_____
Christian Caban, Chairman
Board of County Commissioners

ATTESTED BY:

Gwendolyn Marshall Knight, Clerk of Court
& Comptroller, Leon County, Florida

By:_____

APPROVED AS TO FORM:

Leon County Attorney's Office

By:_____
Chasity H. O'Steen, Esq.,
County Attorney

NOTICE OF PUBLIC HEARING
CONCERNING THE HOUSING FINANCE AUTHORITY OF LEON COUNTY, FLORIDA'S
PROPOSED ISSUANCE OF ITS
MULTIFAMILY HOUSING REVENUE BONDS, IN AN
AGGREGATE AMOUNT OF NOT TO EXCEED $15,000,000

Public Notice is hereby given that on Wednesday, November 19, 2025, at 10:00 A.M., or as soon thereafter as practicable, that the Housing Finance Authority of Leon County, Florida (the "Authority") will cause a public hearing to be conducted at 615 Paul Russell Road, small conference room, Tallahassee, Florida, and via the following toll-free telephonic conference line in lieu of physical presence at the public hearing:

DIAL IN NUMBER: (866) 398-2885
PARTICIPATION CODE: 321392

in accordance with the Tax Equity Fiscal Responsibility Act ("TEFRA") on the proposed issuance by the Authority of its Multi-Family Housing Revenue Bonds, in the aggregate principal amount of not to exceed $15,000,000 for purposes of financing the Project referenced below. The proceeds of such bonds will be used to finance the acquisition, rehabilitation, and equipping of the following Project located at the following location in Leon County, Florida:

Owner:	SAH Leon Holdings, LP
Project Name:	LEON ARMS APARTMENTS
Location:	2502 Holton Street, Tallahassee, Florida 32310
No. of Units:	100

Aggregate principal amount of tax exempt Bonds: not exceeding $15,000,000

If any member of the general public wishes to be heard at the hearing, he or she may do so by participating on the call or in person at the time set forth above or by submitting their views in writing delivered at least 24 hours prior to the date and time of the meeting set forth above to Mark Hendrickson, Administrator to the Authority at mark@thehendricksoncompany.com.

The purpose of the public hearing is to afford members of the general public an opportunity to be heard with respect to the proposed issuance of the Bonds by the Authority.

All interested parties are invited to attend and present their comments at the time and in the manner set forth above.

In accordance with the Americans with Disabilities Act, persons with disabilities needing special assistance accommodations to participate in this proceeding should contact Mr. Mark Hendrickson, no later than two (2) days prior to the hearing at telephone number (850) 671-5601 for assistance; if hearing impaired, telephone the Florida Relay Service Numbers at (800) 955-8771 (TDD) or (800) 955-8700 (VOICE) for assistance.

IF ANY PERSON WISHES TO APPEAL ANY DECISION MADE BY THE AUTHORITY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

HOUSING FINANCE AUTHORITY OF LEON COUNTY, FLORIDA

REPORT OF HEARING OFFICER

Chairman and Commissioners of the
Leon County Board of County Commissioners
Leon County Courthouse
301 South Monroe Street
Tallahassee, Florida 32301

Re: Proposed Issuance of Multifamily Housing Revenue Bonds (Leon Arms Apartments), by the Housing Finance Authority of Leon County, Florida in an amount not to exceed $15,000,000

Ladies and Gentlemen:

Pursuant to the authorization by the governing body of the Housing Finance Authority of Leon County, Florida (the "Authority"), I conducted a public hearing on November 19, 2025, at 10:00 A.M. via toll-free telephonic conference line and physical presence at such public hearing, with respect to the contemplated issuance by the Authority of its Multifamily Housing Revenue Bonds (Leon Arms Apartments) in an amount not to exceed $15,000,000 (the "Bonds").

Due notice of the public hearing was published on September 24, 2025, on the public website of the Authority in an area used to inform residents about events affecting the residents and was published in the Tallahassee Democrat on October 29, 2025 and November 5, 2025 and in the Capital Outlook on November 5, 2025. Proof of such publication is attached hereto.

At the public hearing, no persons appeared and requested to be heard. No persons submitted any comments in writing for the consideration of the Authority and the Leon County Board of County Commissioners (the "Board") with respect to the issuance of the Bonds by the Authority or the approval of the Bonds by the Board.

The public hearing was opened at 10:05 a.m. prevailing Eastern Time, and was closed at 10:35 a.m. prevailing Eastern Time on November 19, 2025.

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Respectfully submitted on the 25th day of November, 2025, by the undersigned on behalf of the Authority.

By: 

Alex Fischer, acting as Bond Counsel

Housing Finance Authority of Leon County, Florida Hearing Officer

PROOF OF PUBLICATION

CERTIFICATE RELATING TO TEFRA HEARING PUBLICATION

I HEREBY CERTIFY that:

1. I am the duly appointed, qualified, and acting Web Administrator of Leon County, Florida (the "County").

2. The County provides the Housing Finance Authority of Leon County, Florida (the "Authority") a website located at:

https://cms.leoncountyfl.gov/Community/Citizen-Committees/Housing-Finance-Authority,

to which the Authority periodically requests to have public notices published.

3. The Authority requested the posting of the notice of public hearing, attached hereto as Exhibit A on the Authority section of the County's website located at:

https://cms.leoncountyfl.gov/Community/Citizen-Committees/Housing-Finance-Authority

4. The Authority notice of public hearing, attached hereto as Exhibit A. was published to the Authority section of the County's website located at:

https://cms.leoncountyfl.gov/Community/Citizen-Committees/Housing-Finance-Authority

on September 24, 2025, at 1 [a.m.][p.m.], and remained on the website through the date of the public hearing.

DATED this 24 day of November, 2025.

LEON COUNTY, FLORIDA

Erin Hill
Leon County Web Administrator

EXHIBIT A

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Nabors, Giblin & Nickerson, P.
1500 Mahan DR
Suite 200
Tallahassee FL 32308-5103

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

TAL Tallahassee Democrat 10/29/2025, 11/05/2025
TAL tallahassee.com 10/29/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/05/2025

Legal Clerk

Notary, State of WI, County of Brown

6/30/2029
My commission expires

Publication Cost:	$350.60
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AMY KOKOTT
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING CONCERNING THE HOUSING FINANCE AUTHORITY OF LEON COUNTY, FLORIDA'S PROPOSED ISSUANCE OF ITS MULTIFAMILY HOUSING REVENUE BONDS, IN AN AGGREGATE AMOUNT OF NOT TO EXCEED $15,000,000

Public Notice is hereby given that on Wednesday, November 19, 2025, at 10:00 A.M., or as soon thereafter as practicable, that the Housing Finance Authority of Leon County, Florida (the "Authority") will cause a public hearing to be conducted at 615 Paul Russell Road, small conference room, Tallahassee, Florida, and via the following toll-free telephonic conference line in lieu of physical presence at the public hearing:

DIAL IN NUMBER: (866) 398-2885
PARTICIPATION CODE: 321392

in accordance with the Tax Equity Fiscal Responsibility Act ("TEFRA") on the proposed issuance by the Authority of its Multi-Family Housing Revenue Bonds, in the aggregate principal amount of not to exceed $15,000,000 for purposes of financing the Project referenced below. The proceeds of such bonds will be used to finance the acquisition, rehabilitation, and equipping of the following Project located at the following location in Leon County, Florida:

Owner: SAH Leon Holdings, LP
Project Name: LEON ARMS APARTMENTS
Location: 2502 Holton Street, Tallahassee, Florida 32310
No. of Units: 100
Aggregate principal amount of tax exempt Bonds: not exceeding $15,000,000

If any member of the general public wishes to be heard at the hearing, he or she may do so by participating on the call or in person at the time set forth above or by submitting their views in writing delivered at least 24 hours prior to the date and time of the meeting set forth above to Mark Hendrickson, Administrator to the Authority at mark@thehendricksoncompany.com.

The purpose of the public hearing is to afford members of the general public an opportunity to be heard with respect to the proposed issuance of the Bonds by the Authority.

All interested parties are invited to attend and present their comments at the time and in the manner set forth above.

In accordance with the Americans with Disabilities Act, persons with disabilities needing special assistance accommodations to participate in this proceeding should contact Mr. Mark Hendrickson, no later than two (2) days prior to the hearing at telephone number (850) 671-5601 for assistance; if hearing impaired, telephone the Florida Relay Service Numbers at (800) 955-8771 (TDD) or (800) 955-8700 (VOICE) for assistance.

IF ANY PERSON WISHES TO APPEAL ANY DECISION MADE BY THE AUTHORITY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

HOUSING FINANCE AUTHORITY OF LEON COUNTY, FLORIDA
October 29, November 5 2025
LSAR0396720

LEON COUNTY RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, APPROVING A PLAN OF FINANCING INVOLVING THE ISSUANCE BY THE HOUSING FINANCE AUTHORITY OF LEON COUNTY, FLORIDA (THE "AUTHORITY") OF ITS SINGLE FAMILY MORTGAGE REVENUE BONDS (THE "BONDS") IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $50,000,000 IN ONE OR MORE SERIES; APPROVING USE OF STATE AWARDED ALLOCATION FOR MORTGAGE CREDIT CERTIFICATE PROGRAMS OR MULTIFAMILY CARRY FORWARD; APPROVING BONDS AS REQUIRED BY SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; RATIFYING THE AUTHORITY'S HOLDING OF A PUBLIC HEARING IN ACCORDANCE WITH SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AUTHORIZING THE PROPER OFFICERS, AGENTS AND EMPLOYEES OF THE AUTHORITY TO DO ALL THINGS NECESSARY OR ADVISABLE IN CONNECTION WITH THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, pursuant to Chapter 2, Article III, Division 3, Sections 2-71 et seq., Leon County Code of Laws, as supplemented and amended, the Board of County Commissioners of Leon County, Florida (the "Board") created the Housing Finance Authority of Leon County, Florida (the "Authority") in accordance with Chapter 159, Part IV, Florida Statutes, as amended (the "Act"), for the purpose of alleviating a shortage of housing available at prices or rentals which many persons and families can afford and a shortage of capital for investment in such housing; and

WHEREAS, pursuant to the Act, the Authority is empowered to issue single family mortgage revenue bonds for single family housing; and

WHEREAS, in accordance with a Resolution adopted by the Authority on September 18, 2025, the Authority desires to issue single family mortgage revenue bonds, in one or more series, in an aggregate principal amount not to exceed Fifty Million and 00/100 Dollars ($50,000,000) (the "Bonds"), which constitutes a plan of financing (the "Plan of Financing") within the meaning of Section 147(f)(2)(C) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Bonds are to be issued to make available funds to (i) refund certain outstanding obligations of the Authority, (ii) purchase federally insured or guaranteed mortgage loans

originated by participating local lending institutions to finance or refinance the purchase of new or existing owner-occupied single family residences (a) situated within Leon County, Florida, and/or other Florida Counties as authorized by Chapter 159, Part IV, Florida Statutes, as amended and (b) owned by persons or families of low, moderate, or middle income, (iii) purchase securities from a master servicer evidencing interests in or backed by a pool of such mortgage loans, including, without limitation, securities issued by the federal government or agencies thereof; and/or (iv) be used in conjunction with a mortgage credit certificate program; and

WHEREAS, pursuant to the Resolution, the Authority authorized the allocation for single family revenue bonds (the "Allocation") to be used in connection with mortgage credit certificate authority and/or multifamily revenue bonds; and

WHEREAS, the Authority held a public hearing on October 15, 2025, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "TEFRA Hearing"), after proper notice (a copy of which notice is attached hereto as Exhibit A and incorporated herein) was published (the "TEFRA Notice"), for the purpose of giving all interested persons the opportunity to express their views in connection with the Plan of Financing and the issuance of the Bonds; and

WHEREAS, the Authority has requested the Board's approval of the Plan of Financing and the issuance of the Bonds by the Authority in one or more series pursuant thereto for purposes of Section 147(f) of the Code; and

WHEREAS, the Board wishes to (i) accept the findings of the Authority, (ii) approve (a) the Plan of Financing, (b) the use of the Allocation, and (c) the issuance of the Bonds for purposes of Section 147(f) of the Code, and (iii) ratify the Authority's actions in connection with (a) publishing a TEFRA Notice, and (b) conducting the TEFRA Hearing.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

SECTION 1. APPROVAL OF PLAN OF FINANCING AND ISSUANCE OF THE BONDS FOR PURPOSES OF SECTION 147(F) OF THE CODE. For purposes of Section 147(f) of the Code, the Board hereby approves the Plan of Financing, the notice of public hearing, the public hearing, and the issuance by the Authority of the Bonds in an aggregate principal amount not to exceed Fifty Million and 00/100 Dollars ($50,000,000) pursuant thereto for the purposes stated herein. The Board's approval of the Plan of Financing and the issuance of the Bonds by the Authority shall not be construed to obligate Leon County, Florida, to incur any liability, pecuniary or otherwise, in connection with the issuance of the Bonds or the Plan of Financing.

SECTION 2. APPROVAL OF USE OF SINGLE FAMILY BOND ALLOCATION. The Board hereby authorizes the allocation for single family revenue bonds to be used in connection

with (i) mortgage credit certificate authority, and/or (ii) multifamily revenue bonds. The Chairman (or any such individual acting as Chairman) of the Authority is hereby authorized to determine if such allocation will be (i) carried forward for use in future years, and/or (ii) converted for use with mortgage credit certificates and/or multifamily revenue bonds.

The approval given herein shall not be construed as: (i) an endorsement of the creditworthiness of any borrower or the financial viability of any project, (ii) a recommendation to any prospective purchaser to purchase any bonds, (iii) an evaluation of the likelihood of the repayment of the debt service on any bonds, or (iv) approval of any necessary rezoning applications or approval or acquiescence to the alteration of existing zoning or land use nor approval for any other regulatory permits relating to any project, and the Board shall not be construed by reason of its adoption of this Resolution to make any endorsement, finding or recommendation or to have waived any right of the Board or to have estopped the Board from asserting any rights or responsibilities it may have in such regard.

SECTION 3. APPROVAL OF REPORT OF PUBLIC HEARING; RATIFICATION OF ACTIONS BY THE AUTHORITY. The report of the public hearing held by the Authority on October 15, 2025, with respect to the Plan of Financing and the proposed issuance of the Bonds in accordance with the Code are hereby approved by the Board. The actions taken by the Authority and its officers, agents, and employees in connection with publishing a TEFRA Notice on September 29, 2025, October 2, 2025 and October 6, 2025, and conducting the TEFRA Hearing on October 15, 2025, are hereby ratified and approved by the Board.

SECTION 4. FINANCING TO BE LIMITED OBLIGATION. Neither the Authority, the County, the State of Florida (the "State"), nor any political subdivision thereof shall in any event be liable for the payment of the principal on or the interest of the Bonds or any obligations under the financing documents, except that the Authority shall be liable to pay the debt solely from and through payments of the uses of facilities as provided by the terms of the financing documents. The Bonds shall never constitute an indebtedness of the Authority, the County, the State, or of any political subdivision thereof, within the meaning of any state constitutional provisions or statutory limitation and shall never constitute or give rise to the pecuniary liability of the Authority, the County, the State, or any political subdivision thereof or a charge against the general credit or taxing power of the Authority, the County, the State, or any political subdivision thereof. The purchaser of the Bonds shall not have the right to compel any exercise of the ad valorem taxing power of the County, the State, or of any political subdivision thereof to make payments under the financing documents.

SECTION 5. PRIVATE ACTIVITY BOND ALLOCATION. The Authority is hereby authorized to request private activity bond volume allocation from the regional allocation available to the County or other legally available allocation.

SECTION 6. FURTHER ACTIONS OF AUTHORITY OFFICERS, AGENTS AND EMPLOYEES. The Board hereby authorizes and directs the Chairman, officers, agents and employees of the Authority to do all acts and things required of them by this Resolution and to execute and deliver any and all instruments, affidavits, certificates, and notices necessary or advisable to effectuate the issuance by the Authority of the Bonds and the implementation of the Plan of Financing.

SECTION 7. RESOLUTION EFFECTIVE. This Resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County, Florida, this 9th day of December, 2025.

LEON COUNTY, FLORIDA

By:_____
Christian Caban, Chairman
Board of County Commissioners

ATTESTED BY:
Gwendolyn Marshall Knight, Clerk of Court
& Comptroller, Leon County, Florida

By:_____

APPROVED AS TO FORM:
Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

By:_____

EXHIBIT A

NOTICE OF PUBLIC HEARING AND REPORT OF AUTHORITY AS TO PUBLIC HEARING

NOTICE OF PUBLIC HEARING
HOUSING FINANCE AUTHORITY OF LEON COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN of a public hearing by the Housing Finance Authority of Leon County, Florida (the "Authority"), to be held on Wednesday, October 15, 2025, at 10:00 a.m. (local time), or as soon thereafter as possible, at 615 Paul Russell Road, Tallahassee, Florida, small conference room, and via the following toll-free telephonic conference line in lieu of physical presence at the public hearing:

DIAL IN NUMBER: (866) 398-2885
PARTICIPATION CODE: 321392

for the purpose of receiving comments and hearing discussion concerning a plan of financing subject to the Internal Revenue Code of 1986, as amended (the "Code"), pursuant to which the Authority will issue its Single Family Mortgage Revenue Bonds, in one or more series, in an aggregate principal amount of not to exceed $50,000,000, pursuant to the plan of finance (the "Bonds"), the proceeds of which will be used to make available funds to purchase federally insured or guaranteed mortgage loans originated by participating local lending institutions to finance or refinance the purchase of new or existing owner-occupied single-family residences situated within Leon County, Florida, and by persons or families of low, moderate or middle income (the "Project"), to purchase securities from a master servicer evidencing interests in or backed by a pool of such mortgage loans, including, without limitation, securities issued by the federal government or agencies thereof or to be used in conjunction with a Mortgage Credit Certificate program or for multifamily housing.

The Bonds shall not be a debt, liability or obligation of the Authority or of Leon County, Florida, or the State of Florida, or of any political subdivision thereof, but shall be payable solely from the above-referenced mortgage loans or securities evidencing an interest in or backed by a pool of such mortgage loans or real property. The Bonds are not a debt of the United States of America or any agency thereof, or of GNMA, Fannie Mae or Freddie Mac, and are not guaranteed by the full faith and credit of the United States of America.

If any member of the general public wishes to be heard at the hearing, he or she may do so by participating on the call or in person at the time set forth above or by submitting their views in writing delivered at least 24 hours prior to the date and time of the meeting set forth above to Mark Hendrickson, Administrator to the Authority at mark@thehendricksoncompany.com.

The purpose of the public hearing is to afford members of the general public an opportunity to be heard with respect to the proposed issuance of the Bonds by the Authority.

All interested parties are invited to attend and present their comments at the time and in the manner set forth above.

In accordance with the Americans with Disabilities Act, persons with disabilities needing special assistance accommodations to participate in this proceeding should contact Mr. Mark Hendrickson, no later than two (2) days prior to the hearing at telephone number (850) 671-5601 for assistance; if hearing impaired, telephone the Florida Relay Service Numbers at (800) 955-8771 (TDD) or (800) 955-8700 (VOICE) for assistance.

Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act persons needing a special accommodation to participate in this proceeding should contact the Authority's office prior to the proceeding at the address given in this notice.

By order of the Housing Finance Authority of Leon County, Florida.

HOUSING FINANCE AUTHORITY OF LEON COUNTY, FLORIDA

/s/ Mike Rogers
Chair

REPORT OF HEARING OFFICER

Chairman and Commissioners of the
Leon County Board of County Commissioners
Leon County Courthouse
301 South Monroe Street
Tallahassee, Florida 32301

Re: Proposed Issuance of Single Family Mortgage Revenue Bonds, by the Housing Finance Authority of Leon County, Florida in an amount not to exceed $50,000,000

Ladies and Gentlemen:

Pursuant to the authorization by the governing body of the Housing Finance Authority of Leon County, Florida (the "Authority"), I conducted a public hearing on October 15, 2025, at 10:00 A.M. via toll-free telephonic conference line and physical presence at such public hearing, with respect to the contemplated issuance by the Authority of its Single Family Mortgage Revenue Bonds in an amount not to exceed $50,000,000 (the "Bonds").

Due notice of the public hearing was published on September 24, 2025, on the public website of the Authority in an area used to inform residents about events affecting the residents and was published in the Tallahassee Democrat on September 29, 2025 and October 6, 2025 and in the Capital Outlook on October 2, 2025. Proof of such publication is attached hereto.

At the public hearing, no persons appeared and requested to be heard. No persons submitted any comments in writing for the consideration of the Authority and the Leon County Board of County Commissioners (the "Board") with respect to the issuance of the Bonds by the Authority or the approval of the Bonds by the Board.

The public hearing was opened at 10:01 a.m. prevailing Eastern Time, and was closed at 10:31 a.m. prevailing Eastern Time on October 15, 2025.

[Remainder of page intentionally left blank]

Respectfully submitted on the 15th day of October, 2025, by the undersigned on behalf of the Authority.

By: _____
Alex Fischer, acting as Bond Counsel

Housing Finance Authority of Leon County, Florida Hearing Officer

CERTIFICATE RELATING TO TEFRA HEARING PUBLICATION

I HEREBY CERTIFY that:

1. I am the duly appointed, qualified, and acting Web Administrator of Leon County, Florida (the "County").

2. The County provides the Housing Finance Authority of Leon County, Florida (the "Authority") a website located at:

https://cms.leoncountyfl.gov/Community/Citizen-Committees/Housing-Finance-Authority

to which the Authority periodically requests to have public notices published.

3. The Authority requested the posting of the notice of public hearing, attached hereto as Exhibit A on the Authority section of the County's website located at:

https://cms.leoncountyfl.gov/Community/Citizen-Committees/Housing-Finance-Authority

4. The Authority notice of public hearing, attached hereto as Exhibit A. was published to the Authority section of the County's website located at:

https://cms.leoncountyfl.gov/Community/Citizen-Committees/Housing-Finance-Authority

on September 24, 2025, at 1 a.m., and remained on the website through the date of the public hearing.

DATED this 20 day of October, 2025.

LEON COUNTY, FLORIDA

Elizabeth Loeffelman
Leon County Web Administrator

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Suite 200
Nabors, Giblin & Nickerson, P.
1500 Mahan Drive Suite 200
TALLAHASSEE FL 32308

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

TAL Tallahassee Democrat 09/29/2025, 10/06/2025
TAL tallahassee.com 09/29/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/06/2025

Legal Clerk

Notary, State of WI, County of Brown

9/19/29

My commission expires

Publication Cost:	$410.36	
Tax Amount:	$0.00	
Payment Cost:	$410.36	
Order No:	11696255	# of Copies:
Customer No:	1560650	0
PO #:	LSAR0377074	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

HOUSING FINANCE AUTHORITY OF
LEON COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN of a public hearing by the Housing Finance Authority of Leon County, Florida (the "Authority"), to be held on Wednesday, October 15, 2025, at 10:00 a.m. (local time), or as soon thereafter as possible, at 615 Paul Russell Road, Tallahassee, Florida, small conference room, and via the following toll-free telephonic conference line in lieu of physical presence at the public hearing:
DIAL IN NUMBER: (866) 398-2885
PARTICIPATION CODE: 321392
for the purpose of receiving comments and hearing discussion concerning a plan of financing subject to the Internal Revenue Code of 1986, as amended (the "Code"), pursuant to which the Authority will issue its Single Family Mortgage Revenue Bonds, in one or more series, in an aggregate principal amount of not to exceed $50,000,000, pursuant to the plan of finance (the "Bonds"), the proceeds of which will be used to make available funds to purchase federally insured or guaranteed mortgage loans originated by participating local lending institutions to finance or refinance the purchase of new or existing owner-occupied single-family residences situated within Leon County, Florida, and by persons or families of low, moderate or middle income (the "Project"), to purchase securities from a master servicer evidencing interests in or backed by a pool of such mortgage loans, including, without limitation, securities issued by the federal government or agencies thereof or to be used in conjunction with a Mortgage Credit Certificate program or for multi-family housing.

The Bonds shall not be a debt, liability or obligation of the Authority or of Leon County, Florida, or the State of Florida, or of any political subdivision thereof, but shall be payable solely from the above-referenced mortgage loans or securities evidencing an interest in or backed by a pool of such mortgage loans or real property. The Bonds are not a debt of the United States of America or any agency thereof, or of GNMA, Fannie Mae or Freddie Mac, and are not guaranteed by the full faith and credit of the United States of America.

If any member of the general public wishes to be heard at the hearing, he or she may do so by participating on the call or in person at the time set forth above or by submitting their views in writing delivered at least 24 hours prior to the date and time of the meeting set forth above to Mark Hendrickson, Administrator to the Authority at mark@thehendricksoncompany.com.

The purpose of the public hearing is to afford members of the general public an opportunity to be heard with respect to the proposed issuance of the Bonds by the Authority. All interested parties are invited to attend and present their comments at the time and in the manner set forth above.

In accordance with the Americans with Disabilities Act, persons with disabilities needing special assistance accommodations to participate in this proceeding should contact Mr. Mark Hendrickson, no later than two (2) days prior to the hearing at telephone number (850) 671-5601 for assistance; if hearing impaired, telephone the Florida Relay Service Numbers at (800) 955-8771 (TDD) or (800) 955-8700 (VOICE) for assistance.

Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act persons needing a special accommodation to participate in this proceeding should contact the Authority's office prior to the proceeding at the address given in this notice.

By order of the Housing Finance Authority of Leon County, Florida.

HOUSING FINANCE AUTHORITY OF
LEON COUNTY, FLORIDA
/s/ Mike Rogers, Chair
September 29, October 6 2025
LSAR0377074

AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA

COUNTY OF LEON

Before me, the undersigned authority, personally appeared Reverend Dr. R.B. Holmes Jr., who, being by me first duly sworn, deposes and says:

1. That he is the Publisher of The Capital Outlook, a newspaper published in Tallahassee, Leon County, Florida.

2. That the attached copy of the advertisement, being a Legal Notice in the matter of Notice of Public Hearing, Housing Finance Authority of Leon County, Florida, in the Circuit Court, was published in said newspaper in the issue dated October 2 to October 8, 2025.

3. That, if authorized by law, the same notice was also published on the newspaper's website during the period from October 2 to October 8, 2025.

4. The Capital Outlook is a newspaper that complies with all legal requirements for publication as outlined in Chapter 50, Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT

Reverend Dr. R.B. Holmes Jr.

Publisher, The Capital Outlook

Sworn to and subscribed before me this 23rd day of October, A.D. 2025,

RB Holmes Jr.

by Reverend Dr. R.B. Holmes Jr., who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida

[Seal]

SHERI LASTER
Commission # HH 427615
Expires July 30, 2027

My Commission Expires:
7/30/27

Legal Copy As Published

NOTICE OF PUBLIC HEARING

HOUSING FINANCE AUTHORITY OF LEON COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN of a public hearing by the Housing Finance Authority of Leon County, Florida (the "Authority"), to be held on Wednesday, October 15, 2025, at 10:00 a.m. (local time), or as soon thereafter as possible, at 615 Paul Russell Road, Tallahassee, Florida, small conference room, and via the following toll- free telephonic conference line in lieu of physical presence at the public hearing:

DIAL IN NUMBER: (866) 398-2885

PARTICIPATION CODE: 321392

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The Bonds shall not be a debt, liability or obligation of the Authority or of Leon County, Florida, or the State of Florida, or of any political subdivision thereof, but shall be payable solely from the above-referenced mortgage loans or securities evidencing an interest in or backed by a pool of such mortgage loans or real property. The Bonds are not a debt of the United States of America or any agency thereof, or of GNMA, Fannie Mae or Freddie Mac, and are not guaranteed by the full faith and credit of the United States of America.

If any member of the general public wishes to be heard at the hearing, he or she may do so by participating on the call or in person at the time set forth above or by submitting their views in writing delivered at least 24 hours prior to the date and time of the meeting set forth above to Mark Hendrickson, Administrator to the Authority at mark@thehendricksoncompany.com.

The purpose of the public hearing is to afford members of the general the proposed issuance of the Bonds by the Authority.

All interested parties are invited to attend and present their comments at the time and in the manner set forth above.

In accordance with the Americans with Disabilities Act, persons with disabilities needing special assistance accommodations to participate in this proceeding should contact Mr. Mark Hendrickson, no later than two (2) days prior to the hearing at telephone number (850) 671-5601 for assistance; if hearing impaired, telephone the Florida Relay Service Numbers at (800) 955-8771 (TDD) or (800) 955-8700 (VOICE) for assistance.

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By order of the Housing Finance Authority of Leon County, Florida.

HOUSING FINANCE AUTHORITY OF LEON COUNTY, FLORIDA

/s/ Mike Rogers, Chair

	Leon Arms
Developer/ Location	Sunrise Affordable Housing Group Palm Beach, FL
Development Location	2502 Holton Street 32310 City of Tallahassee
Type	Acquisition and Rehabilitation Garden/10 Residential Buildings/Concrete 1-2 Stories
Demographic	Family
HFA Bond Request	$15,000,000
TEFRA Hearing **TEFRA Approval**	11-19-2025 12-9-2025
Credit Enhancement	Berkadia Private Placement
Credit Underwriter	TBD
Closing Date	2nd Quarter 2026
Units	100
Permanent 1st Mortgage Estimate	$14,040,000
SAIL & ELI (FHFC)	$0
City Loan	$0
HFA Loan Request	$0
Housing Credits	Berkadia $7,599,979 $76,100/unit
TDC	$23,066,290
TDC per unit	$230,663
Land Cost	$500,000 or 5,000/unit
Building Cost	$6,500,000 or $65,000/unit
Hard Construction Cost	$8,778,000 or $87,780/unit
Set Aside Period	50 years
Set Aside Levels	100.0% (100 units) < 60% AMI

Leon County
Board of County Commissioners

Notes for Agenda Item #17

Leon County Board of County Commissioners

Agenda Item #17

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Proposed Enhancements to the Community Human Services Partnership

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Shington Lamy, Assistant County Administrator
Lead Staff / Project Team:	Abigail Thomas, Director, Office of Human Services and Community Partnerships Jackie Fortmann, Human Services Analyst

Statement of Issue:

As requested by the Board and following multiple meetings with human service partners, this item provides a recommendation for the realignment of County funding in the Community Human Services Partnership (CHSP) that will maximize efficiency, reduce duplication, and optimize limited human services resources through greater coordination with the Children's Services Council of Leon County (CSC Leon). Furthermore, following input and feedback from the human service partners, the item presents additional recommendations for enhancements to the Community Human Services Partnership that will increase access and improve service delivery for human services providers.

Fiscal Impact:

This item has a fiscal impact. The proposed realignment will optimize CHSP and CSC Leon grant funding to children and youth agencies through increased coordination and will ensure sufficient County funding for continued investment for line-item funding to the emergency homeless shelters previously funded with one-time federal grants for the upcoming two-year funding cycle (FY 2027 & FY 2028).

Staff Recommendation:

Option #1: Approve the proposed realignment of Leon County funding in the Community Human Services Partnership for line-item funding to the emergency homeless shelters.

Option #2: Authorize the County Administrator to amend and execute a Memorandum of Understanding with the City of Tallahassee on the Community Human Services Partnership to establish minimum funding awards, eliminate funding caps, and perform administrative updates, subject to legal review by the County Attorney.

Report and Discussion

Background:

As requested by the Board and in collaboration with community human service partners, this item provides a recommendation for the realignment of County funding in the CHSP program that will maximize efficiency, reduce duplication, and optimize limited human services resources through greater coordination with CSC Leon. The application process for the upcoming CHSP two-year funding cycle (FY 2027 & FY 2028) will commence in early Spring 2026.

Furthermore, following input and feedback from the human service partners, the item presents additional recommendations for enhancements to CHSP that will increase access and improve service delivery for human services providers. The collective recommendations reflect the ongoing commitment and coordination of the County, City of Tallahassee (City), and CSC Leon in funding human services, along with the active engagement of human services agencies.

This status report advances the following FY 2022 – FY 2026 Strategic Initiative:

- *Partner with the Children's Services Council of Leon County on opportunities to collaborate and coordinate on the funding, program delivery, program evaluation, and outcome measures for children and family services. (2022-29)*
- *Establish and implement line-item funding for local emergency homeless shelters in coordination and collaboration with community stakeholders including the City of Tallahassee and Children's Services Council of Leon County. (2024-72)*

This particular Strategic Initiative aligns with the Board's Quality of Life Strategic Priority:

- *(Q4) Support and promote access to basic healthcare, mental health, affordable housing, and homeless prevention services to our community members most in need.*

For nearly 30 years, the County and City have partnered to plan, coordinate, and invest in human services through CHSP. CHSP has a two-year funding cycle that utilizes a competitive grant process to fund essential human services programs delivered by local not-for-profit organizations to improve the quality of life of citizens through housing/shelter, healthcare, life-skills, legal services, and other basic needs and essential services. Human service agencies apply to CHSP through established human services categories. Applications are reviewed by citizens (Citizen Review Teams) which make recommendations that are ultimately approved by the Board and City Commission. In 2017, the Board approved a memorandum of understanding (MOU) with the City which outlines the policies for CHSP including the human services categories and the two-year funding cycle (Attachment #1).

Over the past several years, the County, in partnership with the City, have made improvements to CHSP to address the ever-changing human service needs of the community such as the adoption of uniform outcome measures and the establishment of the Homeless Services Category. As part of the continuous efforts to improve the effectiveness and efficiency of CHSP to address human service needs, the Board held a Workshop on Human Services and CHSP on November 28, 2023, to prepare for the current two-year funding cycle (FY 2025 & FY 2026). At that time, the Board

established line-item funding for the emergency homeless shelters in partnership with the City through CHSP and in coordination with CSC Leon to reduce the number of individuals, children and families experiencing homelessness in the community and provide greater local oversight of the shelters policies and operations.

During the November 2023 Workshop (the Workshop) and subsequently at its January 23, 2024 meeting, the Board also considered a proposal to realign the current CHSP funding categories and transition children and family programs to funding opportunities through CSC Leon. In November 2020, Leon County voters approved the creation of CSC Leon for the purpose of establishing a dedicated funding source of children, youth, and family services. CSC Leon levies property tax at a millage rate of 0.3477 which generates $9.05 million for FY 2026. That is more than two times the total funding of all programs funded through CHSP ($3.8 million).

The proposed realignment presented at the Workshop and subsequent Board meeting to the current CHSP funding categories would have provided sufficient level of dollars for line-item funding to the emergency homeless shelters. However, following feedback from human service partners regarding the potential impact to human service programs during the January 2024 meeting, the Board directed staff to delay action during the FY 2025 – 2026 two-year cycle. Instead, the Board directed staff to work with CSC Leon and the City to develop a proposal to replicate and fund the CHSP process through CSC Leon beginning in FY 2027 which will coincide with the next CHSP funding cycle, and to bring back an agenda item for Board consideration. Given the delay of the proposed realignment in CHSP that would have provided funding for shelters, in March 2024, the Board allocated one-time federal American Rescue Plan Act (ARPA) for line-item funding ($417,000 annually) to the emergency homeless shelters for the current two-year funding cycle which will be exhausted at the end of FY 2026.

Since those actions taken by the Board, staff has met regularly with CSC Leon and the City in preparation of the upcoming CHSP funding cycle (FY 2027 & 2028) to better coordinate on maximizing efficiencies, reducing duplication, and optimizing limited human services resources of County, City, and CSC Leon investments. As detailed in the Analysis section, rather than replicate a process similar to CHSP, CSC Leon will provide funding opportunities for children and youth services in the areas of early learning, after school, and summer programs in the total amount of $3.5 million that human services providers can access in lieu of CHSP. With the proposed realignment of County funding for line-item funding to the emergency homeless shelters presented in the Analysis, this will ensure funding availability for all human service programs. CHSP agencies and United Partners for Human Services (UPHS) have participated in the meetings to provide input and feedback on the efforts to coordinate the CHSP and CSC Leon funding opportunities.

In addition to the realignment of County funding from specific children and youth programs to emergency homeless shelters, the Analysis section subsequently outlines recommendations for additional enhancements to CHSP based on feedback from human services providers that will increase access and improve service delivery for human services providers that include the elimination on funding caps for new agencies as well as the establishment of minimum funding awards.

Analysis:

CSC Leon Funding Available to CHSP Agencies

As mentioned earlier, over the past year the County, City, CSC Leon, UPHS, and human services agencies have met regularly to discuss how to align CHSP funding processes that would provide agencies with greater access to funding opportunities through CSC Leon. Consistent with its needs assessment and working with the County and City, CSC Leon established funding opportunities aligned with the upcoming CHSP funding cycle that include the following:

- $3 million in grant funding opportunity for after school and summer programs released in October 2025 for FY 2026 and FY 2027 which is more than two times the CHSP funding for similar programs.
- $300,000 in line-item funding for local for Head Start programs funded through CHSP in FY 2026 and an additional increase of up to $500,000 in FY 2027 which more than doubles the funding provided by CHSP.
- $200,000 in grant funding opportunity for early learning programs that will be released in Spring 2026 for FY 2027 which is nearly twice the amount of CHSP funding for similar programs.

The CSC Leon line-item and grant funding aligns with the start of the next two-year CHSP funding cycle (FY 2027 & FY 2028). As a result, 14 agencies and 18 programs that currently receive CHSP funding are receiving line-item funding or are eligible to apply for CSC Leon funding in lieu of CHSP funding (Attachment #2). Collectively, the agencies and programs receive approximately $1 million in CHSP funding annually in the current funding cycle. Therefore, the CSC Leon line-item and grant opportunities will more than double ($3.5 million) the amount of funding that the 14 agencies and 18 programs receive from CHSP.

Funding through CSC Leon will maximize efficiency of public funds with greater investment of children and youth programs through CSC Leon and greater focus of CHSP funding on additional pressing human service needs in the community (i.e. homelessness). The CSC Leon funding opportunities will also reduce the duplication of funding by the County, City, and CSC Leon in identical programs. The County, City and CSC Leon have been engaging eligible agencies to promote the funding opportunities and training workshops. In coordination with UPHS, County and City staff have offered one-on-one technical support to help agencies prepare their applications and ensure they meet the criteria to submit a competitive grant proposal. However, it is important to note that 13 of the 14 agencies receiving line-item funding or are eligible to apply for CSC Leon currently or have previously received CSC Leon funding for other programs and are therefore familiar with the process. As presented in the next section, the transition of these agencies and programs to the CSC Leon funding opportunities will allow for greater optimization of limited resources to address the human service needs in the community by the County.

Realignment of County Funding and Emergency Homeless Shelters

As mentioned earlier, to address the pressing issue of reducing homelessness and respond to limited federal and state funding for shelters, on November 28, 2023, the Board established line-item funding for emergency homeless shelters. Subsequently, in anticipation of CSC Leon's

funding opportunities that would allow for the realignment on CHSP investment, the Board allocated one-time federal funds for line-item funding to the shelters which will expire at the end of FY 2026. Therefore, the recent funding opportunities developed by CSC Leon allow the County to realign children and youth services dollars in the areas of early learning, after school, and summers programs to line-item funding for the emergency homeless shelters. The proposed realignment is sufficient for the County's continuation of line-item funding for homeless shelters in the upcoming CHSP cycle.

The proposed realignment would not impact County funding in CHSP for other programs such as basic needs, family services, and senior services. Additionally, CSC Leon will announce funding awards prior to the application deadline for CHSP. Therefore, programs that apply and are not awarded funding from CSC Leon could apply for CHSP funding. The City, which revenue source for CHSP includes annual federal funding, will continue to fund such programs through CHSP.

Should the Board not approve the proposed realignment of funds, the one-time federal funds previously approved for line-item funding will be exhausted at the end of the fiscal year. Therefore, the Board would have to either reduce the amount of County funding provided to the emergency homeless shelters in CHSP or significantly increase the amount of County general revenue funding in CHSP for the upcoming cycle in FY 2027. Consideration of any increase would have to compete with other Board priorities for the next budget cycle as well as ongoing legislative efforts to reduce local government revenues and to increase the cost of unfunded mandates.

Additionally, it is important to note that the Florida Legislature is considering many property tax reform proposals including placing a constitutional amendment(s) on the 2026 election ballot. Any constitutional amendment on property tax reform approved by voters in 2026 would impact the County's FY 2028 tax base and budget which will be the second year of the upcoming two-year CHSP funding cycle. Notwithstanding, the Legislature may also consider and approve statutory proposals that could significantly impact the County's FY 2027 budget. Funding implications associated with property tax reform proposals approved by the Florida Legislature will be analyzed and presented to the Board following the adjournment of the 2026 legislative session in the spring as part of the budget development process, including potential impacts to CHSP and line-item funding for emergency homeless shelters.

Additional Enhancements to CHSP

In addition to the realignment of CHSP funding, meetings with UPHS and agencies included discussions on further enhancements to the CHSP process that will increase access and improve service delivery for human services providers. These enhancements include establishing a minimum funding request and award threshold of $15,000 per program; and removing the 7.5% funding cap per category for new agencies.

Minimum Funding Award

- Currently, the CHSP process does not have a minimum funding award. Establishing a $15,000 minimum funding award would ensure that funding is substantial enough for programs to achieve measurable results. Federal and state grant programs frequently establish minimum

funding awards to support programs at a more impactful amount and provide greater predictability for agencies in their financial planning. Locally, the proposed $15,000 minimum would align with the CSC Leon funding minimum. In the current funding cycle, 16 out of 77 funded programs (21%) received awards less than $15,000, with an average award of $10,000. Half of these programs were newly funded and therefore, subjected to the 7.5% funding cap, which limited CHSP investment and is described in more detail below. The agencies have expressed support in establishing a minimum funding award.

Remove the 7.5% Funding Cap

- In the current CHSP process, new agencies cannot receive more than 7.5% of the total funding in a human service category. A new agency is defined as an agency that has not received funding from CHSP in the previous two funding cycles. Based on feedback from UPHS and human services agencies, it is recommended that the current 7.5% funding cap be removed to expand access to funding. The funding cap was established as an accountability measure, however, in recent years, it has become a barrier for new agencies with strong programs and tangible results. Instead of the funding cap, new agencies would be required to complete advanced fiscal training on invoicing and reporting as part of the mandatory contract workshop for funded programs. Additionally, the CHSP fiscal review process will be enhanced to include the required submittal of cash flow statements, balance sheets, and bank statements to verify program budgets. These enhanced requirements will ensure new agencies are prepared to manage funds responsibly and maintain appropriate accountability standards.

In order to effectuate the establishment of a minimum funding threshold and the elimination of a funding cap per category, it is recommended that the Board authorize the County Administrator to update the MOU with the City. As mentioned earlier, the MOU outlines the policies of CHSP. The MOU would also be revised to reflect the current human services categories (Attachment #3), authorize the County Administrator to make administrative amendments, and remove outdated language, such as references to prior funding cycles.

Conclusion

The recent action taken by CSC Leon in coordination with the County and City to provide line-item funding and greater access to grant funding opportunities for children and youth services will maximize efficiency, reduce duplication and optimize limited human services resources in the community. Consistent with the direction of the Board, the CSC Leon opportunities and the proposed realignment of County CHSP funding will ensure funding availability for all human service programs (children, youth, emergency shelters, etc.).

Furthermore, the establishment of a $15,000 minimum funding award and the removal of the 7.5% cap will increase access and improve service delivery for human services agencies funded by CHSP. Therefore, it is also recommended that the Board authorize the County Administrator to update the MOU with the City to implement these changes.

As mentioned earlier, the Florida Legislature is considering many property tax reform proposals including placing a constitutional amendment(s) on the 2026 election ballot that if approved by voters would impact the second year of the upcoming two-year CHSP funding cycle (FY 2028).

Notwithstanding, the Legislature may also consider and approve statutory proposals that could significantly impact the County's FY 2027 budget. Funding implications associated with property tax reform proposals approved by the Florida Legislature will be analyzed and presented to the Board following the adjournment of the 2026 legislative session in the spring as part of the budget development process, including potential impacts to CHSP and line-item funding for emergency homeless shelters.

Options:

1. Approve the proposed realignment of Leon County funding in the Community Human Services Partnership for line-item funding to the emergency homeless shelters.
2. Authorize the County Administrator to amend and execute a Memorandum of Understanding with the City of Tallahassee on the Community Human Services Partnership to establish minimum funding awards, eliminate funding caps, and perform administrative updates, subject to legal review by the County Attorney.
3. Do not approve proposed realignment of Leon County funding in the Community Human Services Partnership.
4. Do not authorize the County Administrator to amend and execute the Memorandum of Understanding with City of Tallahassee on the Community Human Services Partnership.
5. Board direction.

Recommendation:

Options #1 and #2

Attachments:

1. Memorandum of Understanding with City of Tallahassee for the Community Human Services Partnership
2. CHSP Programs Aligned with CSC Leon Funding Opportunities
3. CHSP Funding Categories

MEMORANDUM OF UNDERSTANDING
BETWEEN
LEON COUNTY AND THE CITY OF TALLAHASSEE
IN SUPPORT OF THE COMMUNITY HUMAN SERVICES PARTNERSHIP

This Memorandum of Understanding is entered into on the 2 day of March, 2018 by and between Leon County, Florida (the County) and the City of Tallahassee (the City) to express mutual support and commitment to the Community Human Services Partnership.

WHEREAS, Leon County , the City of Tallahassee, and the United Way of the Big Bend (UWBB) established the Community Human Services Partnership (CHSP) in 1997 to ensure cooperative and collaborative support in funding agencies that provide direct human services to the community in a manner that assures a balanced, effective and efficient delivery system; and

WHEREAS, in August 2016 the UWBB informed the County and City of its intent to disengage from the CHSP commencing with the FY 2018/2019 planning and funding cycle; and

WHEREAS, the County and City Commissions subsequently and respectively expressed their mutual continued support for and commitment to the CHSP; and

WHEREAS, the CHSP will serve as a shared County and City planning and funding distribution process for the delivery of human services to those with the greatest need in our community; and

WHEREAS, the County and City Commissions respectively wish to provide broad policy direction and structure for the CHSP process,

NOW THEREFORE, the County and the City mutually agree to the following:

I. Goals and Objectives

A. The goal of the CHSP fund distribution process is to review agencies' capabilities and performance, and match requests for program funding to community needs, then distribute the available funds in a manner that assures a balanced, effective and efficient human services delivery system.

B. The County and City will maintain the following mutually adopted objectives for the CHSP:

1. Ensure that a majority of CHSP funds are used to provide direct client services to the lowest socio-economic areas where the most difficult social conditions exist.

2. Through the Citizen Review Teams, ensure that 100% of the funds are allocated towards the areas of greatest need and opportunity.
3. Support and maintain the optimal level of human services possible with the amount of resources available.
4. Provide a service delivery system that best matches identified community needs.
5. Focus spending of CHSP funds toward a long-range perspective, which incorporates changing needs and trends relative to how needs should be met.
6. Provide a means for an ongoing review of the program and the financial needs of agencies participating in the CHSP process through program monitoring.
7. Provide a method for measuring the cost and effectiveness of the programs addressing multiple community needs.
8. Use CHSP funds to complement and supplement the agencies' budgets for the provision of comprehensive services, including all tax-supported and voluntary agency activities.
9. Ensure that funds are distributed to human service agencies without unnecessarily duplicating program funding at the expense of others.
10. Eliminate duplicate preparation of applications and reviews or interviews by agencies.
11. Maximize the level of state and federal funds coming into the community through match opportunities.
12. Provide a forum for information sharing and an opportunity to find common ground in defining terms, goals and objectives.
13. Ensure that CHSP funded agencies adhere to the American Institute of Certified Public Accountants (AICPA) standards of accounting for nonprofits.

II. Funding by the Governing Bodies

A. The CHSP funds shall be awarded annually for a two-year period, subject to the annual appropriation by the County and City Commissions respectively.

B. The County and City Commissions shall respectively establish funding levels once every two years beginning in the spring of 2018 for the CHSP two-year funding period.

C. The County and City Commissions shall consider and determine the final distribution of the CHSP funds to agencies for each two-year period and biennial contracts with the agencies.

III. Administration

A. The CHSP will be administered jointly by the County and City.

B. The County Administrator, or designee and the City Manager, or designee shall develop and maintain procedures for the implementation and administration of the CHSP process.
   i. County Administrator, or designee and City Manager, or designee will execute agency biennial contracts.

C. The County and City shall mutually establish and support an on-line system that provides, but is not limited to the following services:
   1. The CHSP Information and Notification
   2. Funding Request Application
   3. Agency Reimbursement and Reporting
   4. Data Collection
   5. Recruitment for Citizens Review Team members

IV. Human Services Categories

A. The County and City Commissions shall jointly and periodically review, evaluate and revise the human services categories and the funding level for each category.
   i. The initial human services categories established for the first two-year period (FY 2018/2019 and FY 2019/2020) are as follows:
      1. Children's Services
      2. Community Support Services
      3. Services for Persons with Disabilities
      4. Basic Needs and Emergency Services
      5. Family Support Services
      6. Physical Health Services
      7. Senior Services
      8. Youth Recreation and Character Building Services
      9. Youth Education Services
      10. Promise Zone (City only)

B. The funding allocation established in FY 2017/2018 for CHSP shall serve as the base funding level for each human services category for the first two-year CHSP funding period (FY 2018/2019 and FY 2019/2020).

C. Any restrictions on the use of funds shall be incorporated into the CHSP procedures. For example, language indicating that the City's Change for Change funding is restricted to the Basic Needs and Emergency Services category will be included in the CHSP procedures.

D. In preparation for the two-year period of the FY 2020/2021 and FY 2021/2022 CHSP application cycle, the County and City shall re-evaluate the human service categories to identify the areas of highest human service needs within the City and County and determine whether the current human service categories reflect those needs. The evaluation process will also recommend the appropriate distribution of CHSP funding amongst the human service categories.

E. The County and City shall review and evaluate the human services categories in coordination and collaboration with all stakeholders including: Citizen Review Team members, CHSP agencies, the UWBB, United Partners for Human Services, human services providers, human services program consumers, and other local partners and implement any proposed revisions in preparation for the two-year period beginning FY 2020-2021.

   i. The evaluation process will consider pertinent statistical and demographic information regarding local human services to include, but not be limited to:
      a. Local census data
      b. Program data and reports provided by CHSP agencies
      c. Existing human service and community assessment data and reports

   ii. Proposed revisions to the initial categories and recommendations shall be presented to the County and City Commissions for approval respectively by September 2019.

V. Requirement for Agency Participation in CHSP

A. Not-for-profit agency programs that provide direct human services to citizens in Tallahassee-Leon County are eligible for funding through the CHSP.

   i. The procedures developed and maintained by the County Administrator, or designee and the City Manager or designee will establish minimum legal requirements for not-for-profit agencies to participate in the CHSP.

B. Agencies seeking funding through the CHSP shall be required to participate in the competitive funding process which includes: participation in mandated workshops and trainings and the submission of an on-line application.

C. Applications shall be accepted once every two years in accordance with the defined application period established by the County Administrator or designee and the City Manager or designee.

D. Applications shall not be accepted after an established deadline.

E. The CHSP funding for programs of "new" agencies shall be limited to 7.5% collectively for each funding category. A new agency is defined as an organization that has not been awarded and/or received CHSP funding in the previous two funding periods.

VI. Requirements for Citizen Review Teams

A. Citizen Review Teams shall be established to review, evaluate, and make funding recommendations for each human services category.

B. Citizen Review Teams shall be comprised of individuals that reside or work within the City of Tallahassee or the unincorporated areas of Leon County.

C. Citizen Review Team members shall be recruited through an open advertisement process.

D. All Citizen Review Team members serve on a voluntary basis.

E. Heads of agencies and/or organizations of programs funded through the CHSP or requesting funding through CHSP are prohibited from serving on Citizen Review Teams.

F. The County and City may have independent processes for ratifying the Citizen Review Team members.

G. The County Administrator, or designee and the City Manager, or designee reserve the right to establish a process to gather input from members of Citizen Review Teams following the completion of the evaluation and funding recommendation of each two-year period.

VII. Appeals Process

A. Ensure that there is a process for agencies that wish to challenge the funding recommendations made by Citizen Review Teams and or staff as part of the procedures for the implementation and administration of the CHSP.

VIII. Program Reporting and Data Collection

A. All agencies awarded funding through the CHSP process shall be required to submit periodic reports.

B. Data shall be collected, compiled and analyzed for the purpose of evaluating program performance and monitoring trends.

C. Data collected from the report shall include, but is not limited to the number of clients served, client demographic information such as race, gender, age and income.

D. Data collected and reported shall be maintained in a manner which conforms to rules and regulations related client privacy and confidentiality.

E. Data collected and analyzed will be shared with the agencies for purposes of improving program efficiency and operations.

F. Information collected through data analysis processes shall be used to establish uniform outcome goals and measures.

G. Information collected and analyzed will be shared with the Citizens Review Teams to assist in future review, evaluation and funding recommendation processes.

H. Program outcome and performance data will be provided periodically the County and City Commissions respectively.

IX. Public Input

A. The County Administrator and the City Manager shall convene a public meeting once a year to receive agency input, present recommend changes to the CHSP process for the upcoming cycle, and discuss long-term opportunities and enhancements to the process that would better address the human services needs of the community.

B. Furthermore, the County and City staff shall conduct at least two additional meetings per year to solicit public and agency input on the CHSP program, monitoring area social service needs and trends along with reviewing and implementing modifications to CHSP processes and procedures.

X. Partnerships

A. The County and City will consider organizations that wish to serve as an additional funding partner that share a mutual commitment to the goals and mission of the CHSP.

For Leon County

Vincent S. Long, County Administrator

For City of Tallahassee

Reese Goad, Interim City Manager

ATTESTED BY:

Gwendolyn Marshall, Clerk of Court & Comptroller, Leon County, Florida

James O. Cooke, IV, City Treasurer-Clerk

AS APPROVED TO FORM:

Herbert W.A. Thiele, County Attorney

Cassandra K. Jackson, Interim City Attorney

CHSP Programs Aligned with CSC Leon Funding Opportunities	
Agency	**Program**
Big Bend Homeless Coalition	HOPE Community Summer Youth Program
Capital Area Community Action Agency	Head Start
Consulting Together Community Outreach	Financial Literacy
Dick Howser Center for Childhood Services	The Learning Pavillion
Florida State University	CARE CDF Freedom School
	FSU College Reach Out Program
Kids Inc of the Big Bend	Early Head Start
Lincoln Center Foundation	Boxing Club
Omega Lamplighters	Omega Lamplighters
Pace Center for Girls	Outreach
	Transition
Pivotal Point Enterprises	Character Kids
	The Character Center
Rethink Energy Florida	Middle School Education
Scientiae	Future Forward Program
STEM4GIRLS	STEM Literacy
The Boys and Girls Club	Great Futures Start Here
	Springfield Community and Sunrise Place

CHSP Funding Categories

1. Children Services
2. Community Support
3. Persons with Disabilities
4. Basic Needs and Emergency Services
5. Family Support Services
6. Physical Health Services
7. Senior Services
8. Youth Recreation, Character Building, and Mentorship
9. Youth Education, Employment, and Training
10. Promise Zone
11. Homeless Services
12. Gun Violence (City-funded Only)

Leon County
Board of County Commissioners

Notes for Agenda Item #18

Leon County Board of County Commissioners

Agenda Item #18

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Contract Award on the Evaluation of Fire Service

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Shington Lamy, Assistant County Administrator
Lead Staff / Project Team:	Chad Abrams, Director, Office of Public Safety and EMS Chief Melanie Hooley, Director, Division of Purchasing

Statement of Issue:

This item seeks Board approval to award a contract to Fitch & Associates, LLC, the highest ranked respondent to the Request for Proposal (RFP) for consulting services to evaluate alternative models and cost-effective options for fire service in unincorporated Leon County (Attachment #1).

Fiscal Impact:

This item has a fiscal impact. Based on the RFP response by Fitch & Associates, LLC, the contract is recommended to be awarded in the amount of $109,995. A Budget Amendment is provided for Board approval to allocate the contract amount from the General Fund Contingency account.

Staff Recommendation:

Option #1: Approve the contract award to Fitch & Associates, LLC, for consulting services to evaluate alternative models and cost-effective options for fire service in unincorporated Leon County and authorize the County Administrator to execute the agreement, and any amendments thereto, subject to legal review by the County Attorney (Attachment #1).

Option #2: Approve the Budget Amendment appropriating funds from the General Fund Contingency account (Attachment #2).

Report and Discussion

Background:

This item seeks Board approval to award a contract to Fitch & Associates, LLC (herein, "Fitch"), the highest ranked respondent to the Request for Proposal (RFP) for consulting services to evaluate alternative models and cost-effective options for fire service in unincorporated Leon County.

Section 125.01, Florida Statutes, authorizes, but does not require, counties to provide fire protection services. For more than 35 years, the County has contracted with the City of Tallahassee (City) for fire rescue service in the unincorporated area through an interlocal agreement. In 2009, the first fire rescue assessment study was adopted, and in Fiscal Year (FY) 2010 it was implemented by Interlocal Agreement to uniformly charge properties for fire rescue service in both the City and unincorporated areas of the County. The assessment rates are imposed for a five-year period to provide consistency and certainty to taxpayers, and revenue assurances for the provision of high-quality fire rescue service.

In April 2023, the Board and City Commission both approved the results of the current fire rescue assessment study and a Sixth Amendment to the 2009 Interlocal Agreement which updated rates for residential, commercial, industrial/warehouse, and government properties. The rates went into effect on October 1, 2023, and were based on the City's estimated costs at that time to provide fire service for the next five years (FY 2024 – FY 2028).

On January 14, 2025, the City notified the County that the current assessment rates were not expected to be sufficient to cover increased costs identified by the City for the remaining three years of the study period and proposed a 22% increase. Per the Interlocal Agreement, the County initiated the dispute resolution process and offered a good faith compromise of a 17% increase that the City rejected. On August 12, 2025, the Board ultimately voted to maintain the fire service rates at the current levels.

On September 17, 2025, the City Commission voted to increase the fire service rates for properties within City limits, contrary to the Interlocal Agreement which requires mutual agreement of the County and City. Additionally, the City Commission voted to terminate the Interlocal Agreement at the end of the current term on September 30, 2028 (Attachment #3).

As a result, on September 23, 2025, the Board authorized the County Administrator to initiate a competitive solicitation process for contractual services to evaluate alternative models that would provide a comparable level of service to meet the community needs and identify the most cost-effective options for fire service in unincorporated Leon County. Subsequently, an RFP was issued by the County on October 13, 2025, which closed on November 12, 2025. A total of seven responsive proposals were received. As detailed in the Analysis section, following a thorough evaluation process, Fitch, a nationally recognized firm with more than 30 years of experience in providing consulting services on the establishment, consolidation, merger, and enhancement of fire service, was the highest ranked respondent.

Analysis:

Prior to the issuance of the RFP, County staff conducted an extensive review of solicitations on consultant services for fire service delivery. This included: analyzing the scopes of services and deliverables previously developed by counties and cities throughout the state and nation; interviews with local jurisdictions in Florida and across the nation that recently evaluated or implemented alternative fire service models in their communities; and the assessment of solicitation responses by firms nationally recognized for evaluating and providing recommendations on alternative and the most cost effective models for fire service delivery. Based on this exhaustive review, the following scope of services was developed for the County's RFP:

A. Analysis of the current level of service that exists under the Interlocal Agreement with the City in terms of operation, personnel, finance, and capital.
    1. Collection and assessment of data on the current delivery of fire protection services including, but not limited to: call volume; response time; resources and equipment; and staffing and personnel.

B. Evaluation of fire service delivery alternative models that would provide a comparable level of service to meet the community needs and identify the most cost-effective options. Alternative models should provide the following:
    1. Analysis of potential impact on the current Insurance Service Office (ISO) rating.
    2. Evaluation of the utilization of volunteer fire departments.
    3. Evaluation of the feasibility of utilizing an automatic aid and closest unit response protocols for boundary and overlapping areas of the City and County geographical limits, wherein the nearest appropriate unit is dispatched to an incident regardless of jurisdictional boundaries.
    4. Evaluation of the feasibility of utilizing shared fire station facilities where City and County units are co-located in boundary and overlapping areas of the City and County geographical limits, with response assignments based on the jurisdiction of each incident.

C. Conduct operational, programmatic, and fiscal comparisons of the current provision of fire protection services to alternative models developed by the firm.

D. Development of a timeline for the adoption of alternative models that include, but are not limited to: adopting required policies; obtaining mandatory licenses and certification; onboarding personnel; acquisition of capital assets; and establishing fiscal model and method of collection.

E. Evaluation and potential recommendations for greater efficiency of the current service model with the City that could include, but not be limited to: the delivery of service; structure of the Interlocal Agreement; fiscal model (i.e., fire rescue assessment); and the method of collection.

F. Submittal of a final report that evaluates existing delivery of fire service in the community with potential recommendations for greater efficiency; and recommendation(s) of alternative models that will provide a comparable level of service with timelines, fiscal implications and revenue options.

G. Presentation of the final report to the Board, County Senior staff, and any additional groups and organizations identified by the County.

The RFP was issued on October 13, 2025, for 30 days (BC-2026-003), notifying 9,529 vendors through the County's automated procurement system (OpenGov) and in the Leon County Legal Notices. On November 12, 2025, the County received seven responsive proposals to the RFP. In accordance with the Leon County Purchasing Policy, the County Administrator appointed a three-member Evaluation Committee (Committee) which consisted of the following County staff:

- Shington Lamy, Assistant County Administrator
- Roshaunda Bradley, Director of the Office of Management and Budget
- Chad Abrams, Director of the Office of Public Safety and EMS Chief

The responsive proposals were evaluated and scored based on the following criteria: (1) Ability of Professional Personnel; (2) Experience with Projects of a Similar Scope; (3) Project Approach; (4) Ability to Perform Work; and (5) Cost. Table #1 provides the aggregate scoring and ranking of the seven respondents as determined by the Committee based on a possible total maximum score of 100 points as outlined in the RFP.

Table #1: Total Scores and Ranking for Fire Service Consultant RFP

Respondent	Total Score	Total Average Rank
Fitch & Associates, LLC	91.13	1
Matrix Consulting Group, Ltd	86.47	2
MissionCIT	78	3.67
Emergency Services Consulting International	77.57	4
AP Triton, LLC	77.37	4.33
McGrath Consulting Group, Inc.	70.47	6
DSR Consulting and Management, LLC	55.4	7

Based on the cumulative Committee scores, Fitch was the highest ranked respondent (Attachment #4). The firm is nationally recognized for providing consulting services in the areas of public safety, emergency services, and healthcare to over 1,500 communities in all 50 U.S. states and 13 foreign countries. In Florida, Fitch has performed similar work on evaluating appropriate and cost-effective operational models of fire service delivery for Charlotte County, Lake County, and Polk County, within the past three years. The Fitch team proposed for the evaluation of fire service in the unincorporated area has more than 30 years of experience in providing consulting services, public policy, and fiscal analysis on the establishment, consolidation, merger, and enhancement of fire services. The team includes retired and current fire chiefs, former assistant county and city managers, as well as doctorate level financial, data, and GIS analysts.

Over the next several months, Fitch will perform the tasks outlined in the scope of services that will culminate with a final report to be presented to the Board. As provided in the scope of services, the final report will detail the results of the firm's analysis of the existing fire service model with the City, including opportunities for greater efficiencies; evaluation of alternative models that provide a comparable level of service with operational, programmatic, and fiscal options; recommendation of alternative model(s); and timeline for the adoption and implementation of alternative model(s). The cost submitted by Fitch in its proposal is $109,995 (Attachment #1). A

Budget Amendment is provided for Board approval to allocate the contract amount from the General Fund Contingency account.

Options:

1. Approve the contract award to Fitch & Associates, LLC, for consulting services to evaluate alternative models and cost-effective options for fire service in unincorporated Leon County and authorize the County Administrator to execute the agreement, and any amendments thereto, subject to legal review by the County Attorney.
2. Approve the Budget Amendment appropriating funds from the General Fund Contingency account.
3. Do not approve the contract award to Fitch & Associates, LLC.
4. Board direction.

Recommendation:

Options #1 and #2.

Attachments:

1. Draft Contract with Fitch & Associates, LLC
2. Budget Amendment
3. September 22, 2025 Letter from the City of Tallahassee
4. Consulting Services RFP Score Sheet

AGREEMENT

THIS AGREEMENT, by and between **LEON COUNTY, FLORIDA,** a charter county and a political subdivision of the State of Florida, herein ("County"), and **FITCH & ASSOCIATES, LLC** herein ("Contractor"), (each a "Party" or together the "Parties") is entered into as of the date of last signature below ("Effective Date"). For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. SERVICES TO BE PROVIDED

The Contractor agrees to provide its services to the County to perform the Work related to the Evaluation of the Establishment and Delivery of Fire Services set forth in: 1) Bid# BC-2026-003, attached hereto and incorporated herein as Exhibit A; and 2) the Contractor's bid submission, attached hereto and incorporated herein as Exhibit B (collectively "Work"). This includes the evaluation of fire service delivery alternative models that would provide a comparable level of service to meet the community needs and identify the most cost-effective options. If any provision contained in this Agreement conflicts with any provision in Exhibit A or Exhibit B, the provision contained in this Agreement shall govern and control.

2. WORK

Contractor understands that no amount of Work is guaranteed to it nor is the County under any obligation to utilize the services of the Contractor in those instances where the Work to be performed can be done by County personnel or under separate contract. Any Work to be performed shall be upon the written request of the County Administrator or his designee, which request shall set forth the commencement date of such Work and the time within which such Work shall be completed.

The performance of Leon County of any of its obligations under this Agreement shall be subject to and contingent upon the availability of funds lawfully expendable for the purposes of this Agreement for the current and any future periods provided for within the bid specifications.

3. TIME AND LIQUIDATED DAMAGES

The Work to be performed under this Agreement shall be commenced within fifteen (15) days of the Notice to Proceed. All Work to be performed under this Agreement shall be completed within one hundred eighty (180) consecutive calendar days of the Notice to Proceed. If the Work to be performed under this Agreement is not completed within the time set forth above, or within such extra time as may be granted by the County, the Contractor shall be deemed to be in default. For each day the Contractor is in default, the Contractor or its Surety shall pay to the County, not as a penalty, but as liquidated damages, the sum of $100.00 per day.

Permitting the Contractor to continue and finish the Work or any part of it after the expiration of the time allowed under this Agreement, including extensions, if any, shall in no way act as a waiver on the part of the County of the liquidated damages due under this Agreement.

4. TIME OF THE ESSENCE

Time is of the essence in performing the duties, obligations, and responsibilities required by this Agreement.

The term "Business Day," means any day occurring Monday through Friday, except when such day is deemed to be a Holiday. The term "Holiday" means any day observed as a holiday by the Leon County Board of County Commissioners pursuant BCC Policy 03-16, as may be amended, which, as of the Effective Date of this Agreement, are the following days: New Year's Day, Martin Luther King Jr. Day, Florida Emancipation Day (May 20), Memorial Day, Independence Day, Labor Day, Election Day (first Tuesday after the first Monday in November in even-numbered years), Veteran's Day, Thanksgiving Day, Friday After Thanksgiving Day, and Christmas Day; provided, however, that when any of these observed holidays fall on a Saturday, the preceding Friday shall be the day observed as a holiday, and when any of these observed holidays falls on a Sunday, the following Monday shall be the day observed as a holiday. In addition, when New Year's Day and Christmas Day fall on a Thursday, the Friday following those days shall also be observed as a holiday, and when New Year's Day and Christmas Day fall on a Tuesday, the Monday preceding those days shall also be observed as a holiday.

5. CONTRACT SUM

The Contractor agrees that for the performance of the Work as outlined in Section 1 above, it shall be remunerated by the County for a total sum of $109,995.00 on completion of the Work and acceptance as satisfactory.

6. PAYMENTS

Payments will be made in accordance with Section 218.70, Florida Statutes, et. seq., the "Local Government Prompt Payment Act."

7. PROMPT PAYMENT INFORMATION REQUIREMENTS AND NOTICES

A. The County Project Manager is:

Name:	Shington Lamy
Street Address:	301 South Monroe St.
City, State, Zip Code:	Tallahassee, Fl 32301
Telephone:	850-606-5383
E-mail:	lamys@leoncountyfl.gov

B. The Contractor's Project Manager is:

Name:	Dr. Steven Knight
Street Address:	PO Box 170
City, State, Zip Code:	Platte City, Missouri 64079
Telephone:	816-500-7481
E-mail:	sknight@fitchassoc.com

C. Notices to the Contractor are to be submitted to:

Name:	Dr. Steven Knight
Street Address:	PO Box 170
City, State, Zip Code:	Platte City, Missouri 64079
Telephone:	816-500-7481
E-mail:	sknight@fitchassoc.com

D. Invoices are to be submitted to:

Name:	Shington Lamy
Street Address:	301 South Monroe St.
City, State, Zip Code:	Tallahassee, Fl 32301
Telephone:	850-606-5383
E-mail:	lamys@leoncountyfl.gov

E. Proper form for an invoice is:

A numbered document with date of invoice; reference to the County purchase order number; itemized listing of all goods and Work being billed with unit prices and extended pricing; vendor's name, address, billing contact person information, and Federal tax identification number. The invoice must be properly addressed to the Division listed on the County purchase order and delivered to that address. Delivery to another County address will void the invoice, and it shall be of no force and effect.

F. Payment Dispute Resolution: Section 16.01 of the Leon County Purchasing Policy details the policy and procedures for payment disputes under this Agreement.

8. TAXES

The County is tax-exempt and therefore is not obligated to pay sales, use and excise taxes. A copy of the Customer's Certificate of Exemption is available upon request.

9. DISPUTES/REMEDIES

A. All disputes arising under or relating to this Agreement shall be resolved in accordance with this Section, except for disputes related to payments and payment disputes, which shall be addressed and resolved in accordance with Leon County Policy 96-1, as amended.

B. The Parties shall attempt to resolve all disputes that arise under this Agreement in good faith and in accordance with the following procedure:

1) The aggrieved Party shall give written notice to the other Party setting forth the nature of the dispute, date of occurrence (if known), and proposed equitable resolution.

2) Representatives of both Parties shall meet at the earliest opportunity to discuss and resolve the dispute. If the dispute is resolved to the mutual satisfaction of both, they shall report their decision to the Parties in writing.

3) If those representatives are unable to reconcile the dispute, they shall report their impasse to the appropriate County Director and the Contractor's designee, who, at their earliest opportunity, shall meet and attempt to reconcile the dispute.

4) Should the Director and the Contractor's designee fail to resolve the dispute, they shall report their impasse to the County Administrator, or authorized representative, and the Contractor's designee, who, at their earliest opportunity, shall review and attempt to resolve the dispute.

5) If the County Administrator and the Contractor's designee are not able to amicably resolve the dispute within fifteen (15) Business Days after the impasse is reported to them, then either Party can pursue whatever forms of relief that may be available to it under this Agreement, at law, or in equity.

10. STATUS

The Contractor at all times relevant to this Agreement shall be an independent contractor and in no event shall the Contractor nor any employees or subcontractors under it be considered to be employees of the County.

11. INSURANCE

Contractor shall, at its sole expense, procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Work hereunder by the Contractor, its agents, representatives, employees or subcontractors. The cost of such insurance shall be included in the Contractor's bid.

A. Minimum Limits of Insurance. Contractor shall maintain limits no less than:

1) General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. If commercial general liability insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this Project/location or the general aggregate limit shall be twice the required occurrence limit.

2) Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage. (non-owned, hired car).

3) Workers' Compensation and Employers Liability: insurance covering all employees meeting statutory limits in compliance with the applicable state and Federal laws and employer's liability with a limit of $500,000 per accident, $500,000 disease policy limit, $500,000 disease each employee. Waiver of subrogation in lieu of additional insured is required.

4) Professional Liability Insurance, including errors and omissions: for all Work performed under the terms of this agreement with minimum limits of One Million and 00/100 ($1,000,000.00) Dollars per occurrence; or claims made form with "tail coverage" extending four (4) years beyond the term of the Agreement. Proof of "tail coverage" must be submitted with the invoice for final payment.

B. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the County. At the option of the County, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the County, its officers, officials, employees and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

C. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

1) General Liability and Automobile Liability Coverages (County is to be named as Additional Insured).

a. The County, its officers, officials, employees and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Contractor, including the insured's general supervision of the Contractor; products and completed operations of the Contractor; premises owned, occupied or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protections afforded the County, its officers, officials, employees or volunteers.

b. The Contractor's insurance coverage shall be primary insurance as respects the County, it officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the County, its officers, officials, employees, or volunteers shall be in excess of the Contractor's insurance and shall not contribute with it.

c. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the County, its officers, officials, employees, or volunteers.

d. The Contractor's insurance shall apply separately to each insured against whom claims are made or suit is brought, except with respect to the limits of the insurer's liability.

2) All Coverages

Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the County.

D. Acceptability of Insurers. Insurance is to be placed with insurers with a Best's rating of no less than A:VII.

E. Verification of Coverage. Contractor shall furnish the County with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements are to be received and approved by the County before work commences. The County reserves the right to require complete, certified copies of all required insurance policies at any time. Certificates of Insurance acceptable to the County shall be filed with the County prior to the commencement of the work. These policies described above, and any certificates shall specifically name the County as an additional Insured and shall contain a provision that coverage afforded under the policies will not be canceled until at least thirty (30) days prior to written notice has been given to the County.

Cancellation clauses for each policy should read as follows: Should any of the above-described policies be canceled before the expiration date thereof, the issuing company will mail thirty (30) days written notice to the Certificate Holder named herein.

F. Subcontractors. Contractors shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all the requirements stated herein.

12. PERMITS

The Contractor shall obtain all necessary permits as required by law to lawfully perform the obligations under this Agreement.

13. LICENSES & REGISTRATIONS

The Contractor shall be responsible for obtaining and maintaining any applicable licenses, certifications, and/or registrations required pursuant to the laws of Leon County, the City of Tallahassee, or the State of Florida, or any other applicable state or Federal law. Should the Contractor, by reason of revocation, failure to renew, or any other reason, fail to maintain its license, certification, and/or registration necessary to operate, the Contractor shall be in default of this Agreement as of the date such license, certification, and/or registration is lost.

The Contractor shall be registered to do business with the Florida Department of State prior to execution of this Agreement unless Contractor provides written verification of its exempt status (See applicable sections of Title XXXVI, Chapters 605 through 623, Florida Statutes).

14. WARRANTY OF PERFORMANCE

A. Warranty

The Contractor represents and warrants that it possesses the knowledge, skill, experience, and financial capability required to perform and provide all Work under this Agreement and that each person and entity that will perform the Work is duly qualified to perform such Work by all appropriate governmental authorities, where required, and is sufficiently experienced and skilled in the area(s) for which such person or entity will perform such Work. The Contractor represents and warrants that the Work shall be performed in a skillful and respectful manner, and that the quality of all such Work shall equal or exceed prevailing industry standards for the performance of such Work.

B. Breach of Warranty

In entering into this Agreement, the Contractor acknowledges that the County is materially relying on the warranties stated in this paragraph. The County shall be entitled to recover any damages it incurs to the extent any such warranty is untrue. In addition, if any such warranty is untrue, the County shall have the right, at its sole discretion, to terminate this Agreement without any further liability to the County, to deduct from any amounts due Contractor under this Agreement the full amount of any value paid in violation of a warranty, and to recover all sums paid to Contractor under this Agreement.

15. ASSIGNMENTS

This Agreement shall not be assigned or sublet in whole or in part without the written consent of the County nor shall the Contractor assign any monies due or to become due to it hereunder without the previous written consent of the County.

16. INDEMNIFICATION

Contractor shall indemnify, hold harmless, and defend County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and caused or alleged to be caused, in whole or in part, by any breach of this Agreement by Contractor, or any intentional, reckless, or negligent act or omission of Contractor, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement (collectively, a "Claim"). If any Claim is brought against an Indemnified Party, Contractor shall, upon written notice from County, defend each Indemnified Party with counsel satisfactory to County or, at County's option, pay for an attorney selected by the County to defend the Indemnified Party. The obligations of this section shall survive the expiration or earlier termination of this Agreement. The Contractor acknowledges that ten dollars ($10.00) of the Contract Sum paid to the Contractor, and the promises and covenants herein, constitute sufficient consideration for the Contractor's indemnification of the County, its officials, officers, and employees.

17. PUBLIC RECORDS

By entering into this Agreement, Contractor acknowledges and agrees that any records maintained, generated, received, or kept in connection with, or related to the performance of services provided under, this Agreement are public records subject to the public records disclosure requirements of Section 119.071, Florida Statutes. In accordance with Section 119.0701(2)(b),1-4, Florida Statutes, the Contractor specifically agrees to:

A. Keep and maintain public records required by County to perform the services under this Agreement.

B. Upon request from County, provide County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed that provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public record requirements are not disclosed except as authorized by law for the duration of this Agreement and following completion or termination of this Agreement if Contractor does not transfer the records to the County; and

D. Upon completion or termination of the contract, transfer, at no cost, to the County all public records in possession of the Contractor or keep and maintain public records required by the County to perform the service. If the Contractor transfers all public records to the County upon completion or termination of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion or termination of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County, in a format that is compatible with the information technology systems of the County.

A request for public records regarding this Agreement must be made directly to the County, who will be responsible for responding to any such public records requests. Contractor will provide any requested records to County to enable the County to respond to the public records request.

Any material submitted to the County that Bidder contends constitutes or contains trade secrets or is otherwise exempt from production under Florida public records laws (including Chapter 119, Florida Statutes) ("Trade Secret Materials") must be redacted, conspicuously labeled "EXEMPT FROM PUBLIC RECORD PRODUCTION — TRADE SECRET" and the applicable statutory provision for the exemption must be stated. The redacted copy should be provided to the County at the same time Bidder submits its reply to the solicitation and should only exclude those exact portions which are claimed confidential, proprietary, or trade secret. Bidder shall be responsible for defending its determination that the redacted portions of its Reply are confidential, trade secret or otherwise not subject to disclosure. Further, Bidder shall protect, defend, and indemnify the County and its employees and agents from any and all claims, causes of action, losses, fines, penalties, damages, judgments and liabilities of any kind, including attorneys' fees, litigation expenses, and court costs, relating to Bidder's determination that the redacted portions of its reply are confidential, proprietary, trade secret or otherwise not subject to disclosure. If Bidder fails to submit a Redacted Copy with its Reply, the County is authorized to produce the entire documents, data or records submitted by Bidder in answer to a public records request for these records.

The Bidder is required to also provide an unredacted copy of the redacted information as part of the Bid. If a third party submits a request to the County for records designated as Trade Secret Materials by a Bidder, the County shall refrain from disclosing the unredacted copy of the designated Trade Secret Materials, unless otherwise ordered by a court of competent jurisdiction or authorized in writing by Bidder. By submitting a Bid, Bidder agrees to indemnify and defend the County and its employees and agents from any and all claims, causes of action, losses, fines, penalties, damages, judgments and liabilities of any kind, including attorneys' fees, litigation expenses, and court costs, relating to the nondisclosure of any Trade Secret Materials in response to a records request by a third party.

Contractor acknowledges that failure to provide the public records to the County within a reasonable time may be subject to penalties under Section 119.10, Florida Statutes. Contractor further agrees not to release any records that are statutorily confidential or otherwise exempt from disclosure without first receiving prior written authorization from the County. Contractor shall indemnify, defend, and hold the County harmless for and against any and all claims, damage awards, and causes of action arising from Contractor's failure to comply with the public records disclosure requirements of Section 119.07(1), Florida Statutes, or by Contractor's failure to maintain public records that are exempt or confidential and exempt from the public records disclosure requirements, including, but not limited to, any third party claims or awards for attorneys' fees and costs arising therefrom. Contractor authorizes County to seek declaratory, injunctive, or other appropriate relief against Contractor from a Circuit Court in Leon County on an expedited basis to enforce the requirements of this section.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

LEON COUNTY PURCHASING DIVISION
ATTN: MELANIE HOOLEY, PURCHASING DIRECTOR
1800-3 N. BLAIRSTONE ROAD
TALLAHASSEE, FLORIDA 32308
PHONE: 850-606-1600
EMAIL: HOOLEYM@LEONCOUNTYFL.GOV

Contractor agrees to abide by all federal, state and local laws and regulations. It is the responsibility of the Contractor to determine applicability and requirements of any such laws and to abide by them as stated in the Solicitation document.

18. AUDITS, RECORDS, AND RECORDS RETENTION

Contractor agrees:

A. To establish and maintain books, records, and documents (including electronic storage media) in accordance with generally accepted accounting procedures and practices, which sufficiently and properly reflect all revenues and expenditures of funds provided by the County under this Agreement.

B. To retain all client records, financial records, supporting documents, statistical records, and any other documents (including electronic storage media) pertinent to this Agreement for a period of five (5) years after termination of the Agreement, or if an audit has been initiated and audit findings have not been resolved at the end of five (5) years, the records shall be retained until resolution of the audit findings or any litigation which may be based on the terms of this Agreement.

C. To assure that these records shall be subject at all reasonable times to inspection, review, or audit by Federal, state, or other personnel duly authorized by the County.

D. That persons duly authorized by the County and Federal auditors, pursuant to 45 CFR 75.364 shall have full access to and the right to examine this Agreement and related records and documents, regardless of the form in which kept, at all reasonable times for as long as records are retained.

E. To include these aforementioned audit and record keeping requirements in all approved subcontracts and assignments.

19. MONITORING

The Agreement will require the Contractor to permit persons duly authorized by the County to inspect any records, papers, documents, facilities, goods, and Work of the Contractor which are relevant to this Agreement and interview any clients and employees of the provider to assure the County of satisfactory performance of the terms and conditions of this Agreement.

Following such evaluation, the County will deliver to the Contractor a written report of its findings and will include written recommendations with regard to the Contractor's performance of the terms and conditions of this Agreement. The Contractor will correct all noted deficiencies identified by the County within the specified period of time set forth in the recommendations. The Contractor's failure to correct noted deficiencies may, at the sole and exclusive discretion of the County, result in any one or any combination of the following: (1) the Contractor being deemed in breach or default of this Agreement; (2) the withholding of payments to the Contractor by the County; and (3) the termination of this Agreement for cause.

20. MAINTENANCE OF CONFIDENTIAL INFORMATION

Each party shall advise its employees, agents, subcontractors, and suppliers who receive or otherwise have access to the other party's Confidential Information of their obligation to keep such information confidential and shall promptly advise the other party in writing if it learns of any unauthorized use or disclosure of said Confidential Information. In addition, the Parties agree to cooperate fully and provide all reasonable assistance to ensure the confidentiality of the other party's Confidential Information as described in this article.

21. TERMINATION

Leon County may terminate this Agreement without cause by giving the Contractor thirty (30) days written notice of termination. Either party may terminate this Agreement for cause by giving the other party hereto thirty (30) days written notice of termination. The County shall not be required to give Contractor such thirty (30) day written notice if, in the opinion of the County, the Contractor is unable to perform its obligations hereunder or, in the County's opinion, the Work being performed is not satisfactory. In such case, the County may immediately terminate the Agreement effective upon notice of termination to the Contractor.

Contractor certifies that neither it nor any of its affiliates are scrutinized companies as identified in Section 287.135, Florida Statutes. In addition, Contractor agrees to observe the requirements of Section 287.135, Florida Statutes, for applicable sub-agreements entered into for the performance of work under this Agreement. Pursuant to Section 287.135, Florida Statutes, the County may immediately terminate this Agreement for cause if the Contractor, its affiliates, or its subcontractors are found to have submitted a false certification; or if the Contractor, its affiliates, or its subcontractors are placed on any applicable scrutinized companies list or engaged in prohibited contracting activity during performance under this Agreement.

The agreement may be terminated by the County if the Contractor is found to have submitted a false certification as required under Section 287.135, Florida Statutes, been placed on the Scrutinized Companies that Boycott Israel List or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel.

22. PUBLIC ENTITY CRIMES STATEMENT

In accordance with Section 287.133, Florida Statutes, Contractor hereby certifies that to the best of its knowledge and belief neither Contractor nor its affiliates has been convicted of a public entity crime.

23. UNAUTHORIZED ALIEN(S)

The Contractor agrees that unauthorized aliens shall not be employed nor utilized in the performance of the requirements of this Agreement. The County shall consider the employment or utilization of unauthorized aliens a violation of Section 274A(e) of the Immigration and Naturalization Act (8 U.S.C. 1324a). Such violation shall be grounds for termination of this Agreement by the County.

24. EMPLOYMENT ELIGIBILITY VERIFICATION

By providing goods and/or services to the County, the Contractor is obligated to comply with the provisions of Section 448.095, Florida Statutes, "Employment Eligibility." Compliance with Section 448.095, Florida Statutes., includes, but is not limited to, utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor affirms and represents that it is registered with the E-Verify system and is using same and will continue to use same as required by Section 448.095, Florida Statutes.

25. NON-WAIVER

Failure by the County to enforce or insist upon compliance with any of the terms or conditions of this Agreement or failure to give notice or declare this Agreement terminated shall not constitute a general waiver or relinquishment of the same, or of any other terms, conditions or acts; but the same shall be and remain at all times in full force and effect.

26. DELAY

No claim for damages or any claim other than for an extension of time shall be made or asserted against the County by reason of any delays. The Contractor shall not be entitled to an increase in the Contract Sum or payment or compensation of any kind from the County for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency, arising because of delay, disruption, interference or hindrance from any cause whatsoever, whether such delay, disruption, interference or hindrance be reasonable or unreasonable, foreseeable or unforeseeable, or avoidable or unavoidable; provided, however, that this provision shall not preclude recovery of damages by the Contractor for hindrances or delays due solely to fraud, bad faith, or active interference on the part of the County or its agents. Otherwise, the Contractor shall be entitled only to extensions of this Agreement time as the sole and exclusive remedy for such resulting delay, in accordance with and to the extent specifically provided above.

27. REVISIONS

In any case where, in fulfilling the requirements of this Agreement or of any guarantee, embraced in or required thereby it is necessary for the Contractor to deviate from the requirements of this Agreement, Contractor shall obtain the prior written consent of the County.

28. FORCE MAJEURE

If either of the Parties is prevented from or delayed from performing any obligations under this Agreement (except payment or financial obligations) by circumstances beyond its control, including but not limited to fires, hurricanes, severe weather, floods, pandemics, quarantines, war, civil disturbances, acts of terrorism, acts of God, or significant threats of such circumstances, or any future laws, rules, regulations, orders, or acts of any local, state, or Federal government (collectively "Force Majeure"), then the affected party shall be excused from performance hereunder during the period of inability to perform. The party claiming Force Majeure shall promptly notify the other party in writing when upon learning of the existence of a Force Majeure condition, and when the Force Majeure condition has terminated. Notwithstanding anything in this Agreement to the contrary, the term "Force Majeure" does not include or excuse performance under this Agreement for events related to increased costs associated with fuel, labor, labor disputes, insurance, or other expenses of performing the obligations hereunder.

29. RESERVATION OF SOVEREIGN IMMUNITY

Nothing herein is intended to serve as a waiver of sovereign immunity by the County nor shall anything included herein be construed as consent by the County to be sued by third parties in any matter arising out of this Agreement. The County is included within the definition of "state agencies or subdivisions" in Section 768.28, Florida Statutes, and shall be responsible for the negligent or wrongful acts or omissions of its employees pursuant to Section 768.28, Florida Statutes.

30. THIRD PARTY BENEFICIARIES

Neither the County nor the Contractor intends to directly or substantially benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement, and no third party shall be entitled to assert a right or claim against either of the Parties based upon this Agreement.

31. LAW, JURISDICTION, VENUE, WAIVER OF JURY TRIAL

This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Venue for all actions arising from, related to, or in connection with this Agreement shall be in the state courts of the Second Judicial Circuit in and for Leon County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in Federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Northern District of Florida. By entering into this Agreement, the County and Contractor hereby expressly waive any rights either Party may have to a trial by jury of any civil litigation related to this Agreement.

32. CONSTRUCTION

The validity, construction, and effect of this Agreement shall be governed by the laws of the State of Florida.

33. SEVERABILITY

It is intended that each section of this Agreement shall be viewed as separate and divisible, and in the event that any section, or part thereof, shall be held to be invalid, the remaining sections and parts shall continue to be in full force and effect.

34. AMENDMENTS

No modification, amendment, or alteration in the terms or conditions contained in this Agreement shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by duly authorized representatives of the County and Contractor.

35. CONFLICTING TERMS AND CONDITIONS

In the instance that any other agreement exists concerning the matters herein, then the terms and conditions in this Agreement shall prevail over all other terms and conditions.

36. INTERPRETATION

This Agreement shall be interpreted without the aid of any canon, custom, or rule requiring construction against the drafter.

37. COUNTERPARTS AND MULTIPLE ORIGINALS

This Agreement may be executed in multiple originals and in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

38. AUTHORITY TO SIGN

Each signatory to this Agreement who signs on behalf of a party expressly represents and warrants that he or she has the authority to sign on behalf of that party.

39. ENTIRE AGREEMENT

This Agreement, including the terms and conditions shown above contains the complete and final agreement between the County and Contractor and no other agreement in any way modifying any of said terms and conditions will be binding upon the County unless made in conformance with this Agreement. Contractor may not unilaterally modify the terms of the Agreement (e.g., attachment or inclusion of standard preprinted forms, product literature, or terms accompanying or affixed to a product or purchase order, whether written or electronic) or by incorporating such terms onto Contractor's invoice or other documents forwarded by Contractor for payment. The County's acceptance of product or processing of documentation on forms furnished by Contractor for approval or payment shall not constitute acceptance of any proposed modification to terms and conditions and any additional or conflicting terms proposed by Contractor. There shall be no force or effect to any different terms of any related purchase order or similar form even if signed by the Parties after the date hereof.

ORDER OF PRECEDENCE

1. Agreement
2. Exhibit A
3. Exhibit B

ATTACHMENTS

Exhibit A – Solicitation Document #BC-2026-003

Exhibit B – Contractor's Response to Solicitation #BC-2026-003

WHERETO, the parties have set their hands and seals effective the date whereon the last party executes this Agreement.

LEON COUNTY, FLORIDA

By: _____

Vincent S. Long
County Administrator

Date: _____

FITCH & ASSOCIATES, LLC

By: _____

Printed Name _____

Title: _____

Date: _____

ATTEST:
Gwendolyn Marshall Knight, Clerk of the Court & Comptroller, Leon County, Florida

BY: _____

DATE: _____

APPROVED AS TO LEGAL SUFFICIENCY:
Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

By: _____

Daniel R. Krumbholz
Assistant County Attorney

Date: _____

REQUEST FOR PROPOSAL

FOR

EVALUATION OF THE ESTABLISHMENT AND DELIVERY OF FIRE SERVICES

Proposal Number BC-2026-003

BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA

RELEASE DATE: October 13, 2025

Evaluation of the Establishment and Delivery of Fire Services

1. Introduction
2. General Instructions
3. Scope of Services
4. Solicitation Instructions
5. Required Certifications
6. Selection Process
7. Evaluation Criteria
8. Minority, Women, Small Business (MWSBE) Enterprise
9. Insurance Requirements
10. Terms and Conditions
11. Ethical Business Practices
12. Submittals
13. Pricing Proposal

Attachments:
A - Proposal Response Cover Sheet with Signature - 2025
B - Forms_for_Solicitation
C - Agreement

1. Introduction

1.1. Summary

Leon County is accepting proposals from qualified vendors to evaluate the establishment and delivery of fire services in the unincorporated areas of its jurisdiction. This will include the evaluation of the current model of service and the evaluation of alternative models that would provide a comparable level of service to meet the community needs and identify cost effective options. The County anticipates a budget in the range of $80,000 to $130,000 for this project and requests that qualified firms submit proposals accordingly.

1.2. Background

Leon County is a charter county and a political subdivision of the State of Florida. The County is a vibrant and steadily growing region with one municipality – the City of Tallahassee (City). It is approximately 702 square miles with a population of approximately 302,197 residents (202,203 within the City limits and 99,994 in the unincorporated area). The County is the state capital of Florida, home to two major universities, a well-recognized state college, and serves as the economic and governmental hub of the region.

Through an Interlocal Agreement, the City provides fire service in the unincorporated areas from fire stations located within the City and unincorporated Leon County. Additionally, six (6) volunteer fire departments (VFD) located in the unincorporated areas supplement City Fire Department (TFD) response in the unincorporated Leon County.

Tallahassee and the Tallahassee outside protection area (OPA), which include unincorporated Leon County, are currently rated Class 3/3X Public Protection Classification from the Insurance Services Office (ISO). The City provides fire services throughout the County that include fire suppression; technical rescue; hazardous materials response; Urban Search and Rescue; basic life support (BLS) and advanced life support (ALS) first response; fire marshal – including serving as the authority having jurisdiction (AHJ); conducting inspections and plans reviews; and fire prevention. Services are delivered in the unincorporated areas of the County from the closest fire station, regardless of whether the station is located within the city limits or not.

Through its Division of Emergency Medical Services, the County is the sole provider of ambulance services countywide with BLS and ALS first response. The County operates a hybrid EMS model where ambulances are co-located at four (4) TFD fire stations in unincorporated areas of the County and utilizes a dynamic deployment model in the remainder of the community.

In 2009, the first fire rescue services assessment study was adopted and implemented in Fiscal Year (FY) 2010 by a County-City Interlocal Agreement to uniformly charge properties for fire services in both the City and unincorporated areas of the County. In 2023, the City and County most recently amended the Interlocal Agreement to provide for an additional five-year term (October 2023 – September 2028). In September 2025, the City notified the County of their intention to not renew the Interlocal Agreement beyond the current term which is set to expire September 30, 2028. Subsequently, the Board of County Commissioners authorized the County Administrator to initiate a competitive solicitation process for professional services to evaluate the establishment and delivery of fire services in unincorporated Leon County.

1.3. Contact Information

Melanie Hooley
Purchasing Director
1800-3 Blair Stone Rd
Tallahassee, FL 32308
Email: hooleym@leoncountyfl.gov
Phone: (850) 606-1600
Department:
Procurement

Department Head:
Melanie Hooley
Purchasing Director

1.4. Timeline

Below is the current schedule of the events that will take place as part of this solicitation. The County reserves the right to make changes or alterations to the schedule as the County determines is in the best interest of the public. If any changes to the Schedule of Events are made, Leon County will post the changes on the Leon County procurement website either as a public meeting notice, or as an addendum, as applicable. It is the responsibility of the firm to register as a vendor in the County's eProcurement Portal located at https://procurement.opengov.com/portal/leoncounty and to click the "Follow" button on your interested projects in order to receive email notifications of changes. Ultimately, it is the responsibility of the firm and other interested persons and parties to review the Purchasing Division's website to stay informed of the Schedule of Events, addenda to the RFP, and public meetings. The main procurement website address is: https://secure.procurenow.com/portal/leoncounty.

Release Project Date	October 13, 2025
Question/Inquiries Deadline	October 24, 2025, 4:00pm
Opening Date	November 12, 2025, 2:00pm
Tentative Commission Award	December 9, 2025

2. General Instructions

Respondents are expected to examine the proposal documents carefully, including specifications, delivery schedule, freight requirements, prices and extensions and all general and special conditions of the solicitation prior to submission. In case of error in price extension, the unit price will govern. Proposals must be submitted electronically via OpenGov Procurement (formerly ProcureNow).

2.1. Special Accommodations

Any person requiring a special accommodation at a Pre-Proposal Conference or RFP opening because of a disability must call the Division of Purchasing at (850) 606-1600 at least five (5) workdays prior to the Pre-Proposal Conference or RFP opening. If you are hearing or speech impaired, please contact the Purchasing Division by calling the County Administrator's Office using the Florida Relay Service which can be reached at 1(800) 955-8771 (TDD).

2.2. Prohibited Communications

Any Form of communication, except for written correspondence with the Purchasing Division requesting clarification or asking questions, shall be prohibited regarding a particular request for proposal, request for qualification, bid, or any other competitive solicitation between:

A. Any person or person's representative seeking an award from such competitive solicitation; and

B. Any County Commissioner or Commissioner's staff, or any county employee authorized to act on behalf of the Commission to award a particular contract.

For the purpose of this section, a person's representative shall include, but not be limited to, the person's employee, partner, officer, director, consultant, lobbyist, lawyer, relative, or any actual or potential subcontractor or consultant of the person.

The prohibited communication shall be in effect as of the release of the competitive solicitation and terminate at the time the Board, or a County department authorized to act on behalf of the Board, awards or approves a contract, rejects all bids or responses, or otherwise takes action which ends the solicitation process.

The provisions of this section shall not apply to oral communications at any public proceeding, including pre-bid conferences, oral presentations before selection committees, contract negotiations during any public meetings, presentations made to the Board, and protest hearings. Further, the provisions of this section shall not apply to contract negotiations between any employee and the intended awardee, any dispute resolution process following the filing of a protest between the person filing the protest and any employee, communications with the County Attorney or communications with the Purchasing Director.

Violation of this section may result in disqualification from this solicitation and shall be grounds for suspension from doing business with the County.

2.3. Proposal Media Format (Electronic Only)

Proposals for this RFP shall be submitted (uploaded in the "Submittals" section) electronically to this solicitation in OPENGOV.

2.4. Respondent Registration

Respondents who obtain solicitation documents from sources other than the County Purchasing Division MUST officially register with the County Purchasing Division in order to be placed on the plan holders list for the solicitation. This list is used for communications from the County to prospective respondents. Also, respondents should be aware that solicitation documents obtained from sources other than those listed above may be drafts, incomplete, or in some other fashion different from the official solicitation document(s). Failure to register as a prospective respondent through the Purchasing Division may cause your submittal to be rejected as non-responsive. To Register, complete the online vendor registration process, find the opportunity of interest, and click "Follow" or "Draft Response".

2.5. Registered Plan Holders List

A plan holders list is made available via the internet lists of all registered plan holders for each bid or request for proposals. The information is available on-line at https://procurement.opengov.com/portal/leoncounty. by simply clicking the Followers tab for each respective solicitation. A listing of the registered vendors with their contact information is designed to assist vendors in preparation of their responses.

2.6. Errors and Omissions

The County and its representatives shall not be responsible for any errors or omission in the RFP. Due care and diligence has been exercised in the preparation of this RFP, and all information contained herein is believed to be substantially correct. Information is subject to review by the successful respondent.

2.7. Acceptance of County Terms

Leon County objects to and shall not consider any additional terms or conditions submitted by a respondent, including any appearing in documents attached as part of a respondent's response. In submitting its response, a respondent agrees that any additional terms or conditions, whether submitted intentionally or inadvertently, shall have no force or effect. Failure to comply with terms and conditions, including those specifying information that must be submitted with a response, shall be grounds for rejecting a response or placing a respondent in default.

3. Scope of Services

3.1. Scope of Services

Leon County is seeking professional services to evaluate the establishment and delivery of fire protection service in unincorporated Leon County. Professional services must include:

A. Analysis of the current level of service that exists under the Interlocal Agreement with the City of Tallahassee in terms of operation, personnel, finance, and capital.

   1. Collection and assessment of data on the current delivery of fire protection services including but not limited to call volume; response time; resources and equipment; staffing and personnel.

B. Evaluation of fire service delivery alternative models that would provide a comparable level of service to meet the community needs and identify the most cost-effective options. Alternative models should provide the following:

   1. Analysis of potential impact on the current ISO rating.

   2. Evaluation of the utilization of volunteer fire departments.

   3. Evaluation of the feasibility of utilizing an automatic aid and closest unit response protocols for boundary and overlapping areas of the County and City geographical limits, wherein the nearest appropriate unit is dispatched to an incident regardless of jurisdictional boundaries.

   4. Evaluation of the feasibility of utilizing shared fire station facilities where County and City units are co-located in boundary and overlapping areas of the Coujnty and City geographical limits, with response assignments based on the jurisdiction of each incident.

C. Conduct operational, programmatic, and fiscal comparisons of the current provision of fire protection services to alternative models developed by the firm.

D. Development of a timeline for the adoption of alternative models that include but are not limited to adopting required policies; obtaining mandatory licenses and certification; onboarding personnel; acquisition of capital assets; and establishing fiscal model and method of collection.

E. Evaluation and potential recommendations for greater efficiency of the current service model with the City of Tallahassee that could include but not limited to the delivery of service; structure of the Interlocal Agreement; fiscal model (i.e., fire rescue assessment); and the method of collection.

F. Submittal of a final report that evaluates existing delivery of fire service in the community with potential recommendations for greater efficiency; and recommendation(s) of alternative models that will provide a comparable level of service with timelines, fiscal implications and revenue options.

G. Presentation to the Leon County Board of County Commissioners, County Senior staff, and any additional groups and organizations identified by the County.

4. Solicitation Instructions

4.1. Submitting Questions

Questions shall be submitted (before the Question/Inquiries Deadline) directly through the Question & Answer tab found in this solicitation. **Please do not Email questions/inquiries.**

Each respondent shall examine the solicitation documents carefully, including the forms and agreement; and, no later than the last day for questions listed in schedule of events, shall make a written request to the County for interpretations or corrections of any ambiguity, inconsistency or error discovered in the solicitation, including the agreement. The County will prepare a written response to each written question, comment, and recommendation that is delivered to the County prior to the deadline listed in the schedule of events. The County's written responses will be posted to this solicitation. The County will not be responsible for oral clarifications. No negotiations, decisions or actions shall be initiated or executed by the proposer as a result of any discussions with any County employee prior to the opening of proposals. Only those communications which are in writing from the County may be considered as a duly authorized expression on the behalf of the Board. Also, only communications from firms which are in writing and signed will be recognized by the Board as duly authorized expressions on behalf of respondent. Each respondent shall be deemed to have waived all questions, comments, and recommendations that are not submitted to the County in compliance with this section.

4.2. Addenda To Solicitation

Addenda to this solicitation will be posted to the solicitation. For those projects with separate plans, blueprints, or other materials that cannot be accessed through the internet, the Purchasing Division will make a good faith effort to ensure that all registered vendors (those vendors who have been registered as receiving a proposal package) receive the documents. It is the responsibility of the vendor prior to submission of any proposal to check the solicitation to verify any addenda issued.

4.3. Proposal Deadline

Proposals shall be electronically submitted (uploaded) to the solicitation no later than the Opening Date (Wednesday, November 12, 2025 at 2:00 pm), as identified in the Schedule of Events, to be considered.

4.4. Receipt and Opening of Proposals

Proposals will be opened publicly at the time and place stated in the Timeline. When the specified time has arrived no proposals received thereafter will be considered. At the time fixed for the opening of proposals, the tabulation sheet will be made public and will be posted on the Purchasing Division website at: https://procurement.opengov.com/portal/leoncounty.

Sealed bids, proposals, or replies received by the County pursuant to a competitive solicitation are exempt from public records disclosure until such time as the County posts an intended decision or until 30 days after opening of the documents, whichever is earlier. If the County rejects all Proposals submitted in response to this RFP, the rejected Proposals remain exempt from public records disclosure until the County posts an intended decision or until the County withdraws the reissued Proposal. Proposals received by the County pursuant to this RFP will not remain exempt for longer than twelve (12) months after the County rejects such Bids.

4.5. Timely Delivery

It is the respondent's responsibility to assure that the proposal is submitted at the proper time and location. Electronic submissions will not be allowed through the County's e-Procurement portal once the deadline has passed.

4.6. Preparation Costs

The County is not liable for any costs incurred by respondents prior to the issuance of an executed contract.

4.7. Preparation of Proposal

Any material submitted to the County that Respondent contends constitutes or contains trade secrets or is otherwise exempt from production under Florida public records laws (including Chapter 119, Florida Statutes) ("Trade Secret Materials") must be redacted, conspicuously labeled "EXEMPT FROM PUBLIC RECORD PRODUCTION — TRADE SECRET" and the applicable statutory provision for the exemption must be stated. The Respondent is required to also provide an unredacted copy of the redacted information as part of the Proposal. If a third party submits a request to the County for records designated as Trade Secret Materials by a Respondent, the County shall refrain from disclosing the Trade Secret Materials, unless otherwise ordered by a court of competent jurisdiction or authorized in writing by Respondent. By submitting a Proposal, Respondent agrees to indemnify and defend the County and its employees and agents from any and all claims, causes of action, losses, fines, penalties, damages, judgments and liabilities of any kind, including attorneys' fees, litigation expenses, and court costs, relating to the nondisclosure of any Trade Secret Materials in response to a records request by a third party.

4.8. Reservation of Rights

The County reserves the right to reject any and/or all proposals, in whole or in part, when such rejection is in the best interest of the County. Further, the County reserves the right to withdraw this solicitation at any time prior to final award of contract.

4.9. Award of RFP and Protest

Award shall be made to the responsive, responsible vendor whose proposal is determined in writing to be the most advantageous to Leon County, taking into consideration the evaluation factors set forth in the Request for Proposals. In accordance with Section 287.05701(3), Florida Statutes, in determining whether a bidder is responsible, the County will not request documentation of or consider a bidder's social, political, or ideological interests, nor give preference to a bidder based on such interests. No other factors or criteria shall be used in the evaluation criteria that are not included in the Request for Proposal. The County reserves the right to waive any minor irregularity in proposals and to make an award in whole or in part when either or both conditions are in the best interest of Leon County.

Notice of the Intended Decision will be posted on the County website at: https://procurement.opengov.com/portal/leoncounty for a period of seventy-two (72) consecutive hours, which does not include weekends or County observed holidays. Failure to file a protest within the time prescribed in Leon County Policy No. 96-1, Purchasing Policy, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings. Notice of intent of bid protest shall be made in writing to the Purchasing Director, 1800-3 N. Blair Stone Road, Tallahassee, Florida 32308. The bidder shall be responsible for inquiring as to any and all award recommendation/postings.

Any award recommendation may be protested on the grounds of irregularities in the specifications, procedure, or the evaluation of the proposal. Such notice of an intent to protest shall be made in writing to the Purchasing Director within 72 hours after receipt of the intended recommendation of award and the protestor shall file a formal written bid challenge within 5 business days after the date in which the notice of intent of bid protest has been submitted. The notice of protest shall contain at minimum: the name of the Protestor; the Protestor's address and phone number; the name of the Protestor's representative to whom notices may be sent; the name and bid number of the solicitation; and a brief factual summary of the basis of the protest. Failure to file a notice of an intent to protest or failure to file a formal written bid protest shall constitute a waiver of all rights granted under this section.

5. Required Certifications

5.1. Licenses and Certifications

The respondent shall be responsible for obtaining and maintaining throughout the contract period any licenses required pursuant to the laws of Leon County, the City of Tallahassee, or the State of Florida.

If the contractor is operating under a fictitious name as defined in Section 865.09, Florida Statutes, proof of current registration with the Florida Secretary of State shall be submitted with the proposal. A business formed by an attorney actively licensed to practice law in this state, by a person actively licensed by the Department of Business and Professional Regulation or the Department of Health for the purpose of practicing his or her licensed profession, or by any corporation, partnership, or other commercial entity that is actively organized or registered with the Department of State may submit a copy of the current licensing from the appropriate agency and/or proof of current active status with the Division of Corporations of the State of Florida or such other state as applicable.

5.2. Public Entity Crimes Statement

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statute for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list. By submission of a proposal in response to this solicitation, the proposer certifies compliance with the above requirements as stated in Section 287.133, Florida Statutes.

5.3. Certification Regarding Debarment, Suspension, and Other Responsibility Matters

The prospective primary participant must certify to the best of its knowledge and belief, that it and its principals are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency and meet all other such responsibility matters as contained on the attached certification form.

5.4. Unauthorized Alien(s)

The Contractor agrees that unauthorized aliens shall not be employed nor utilized in the performance of the requirements of this solicitation or any work authorized thereunder. The County shall consider the employment or utilization of unauthorized aliens a violation of Section 274A(e) of the Immigration and Naturalization Act (8 U.S.C. 1324a). Such violation shall be cause for unilateral termination of this Agreement by the County. As part of the response to this solicitation, please complete and submit the attached form “AFFIDAVIT CERTIFICATION IMMIGRATION LAWS.”

5.5. Employment Eligibility Verification

By providing goods and/or services to the County, the Contractor is obligated to comply with the provisions of Section 448.095, Florida Statutes, "Employment Eligibility." Compliance with Section 448.095, Florida Statutes., includes, but is not limited to, utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor affirms and represents that it is registered with the E-Verify system and is using same and will continue to use same as required by Section 448.095, Florida Statutes.

5.6. Drug Free Workplace Requirements

All vendors in accordance with Florida Statute 287.087 must certify the following actions:

A. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

B. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

C. Give each employee engaged in providing the commodities or contractual services that are under response/bid a copy of the statement specified in subsection (1).

D. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under response/bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 (Florida Statutes) or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

E. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, or any employee who is so convicted.

F. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

Vendor must confirm compliance with this requirement in the Required Submittals section of your response.

5.7. Equal Opportunity

The contractors and all subcontractors shall agree to a commitment to the principles and practices of equal opportunity in employment and to comply with the letter and spirit of federal, state, and local laws and regulations prohibiting discrimination based on race, color, religion, national region, sex, age, handicap, marital status, and political affiliation or belief.

5.8. Scrutinized Company Certification

A company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with Leon County for goods or services of any amount if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel.

RFP Title: EVALUATION OF THE ESTABLISHMENT AND DELIVERY OF FIRE SERVICES
Proposal Number BC-2026-003
Opening Date: November 12, 2025, 2:00 pm

A company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with Leon County for goods or services of $1 million or more if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.4725, Florida Statutes, or with companies engaged in business operations in Cuba or Syria.

6. Selection Process

6.1. Evaluation Committee

The County Administrator, or their designee, shall appoint an evaluation committee that will best serve the needs of the County. The evaluation committee will review and evaluate all proposals received on time.

Meetings of Evaluation Committees subsequent to the opening of the solicitation shall be public meetings. Notice of all meetings shall be posted on the Purchasing Division website at:https://procurement.opengov.com/portal/leoncounty and in the Purchasing Division Offices no less than 72 hours (excluding weekends and holidays).

6.2. Scoring and Ranking

Evaluators will independently score each responsive proposal based upon the points given in the Scoring Sheet utilizing the Evaluation Criteria Matrix. If applicable, the scores will be provided by the Purchasing Division for both Price/Cost and Local preference.

Proposals will be ranked using the ordinal ranking process. First, each evaluator will score proposals based upon the points given in the Scoring Sheet utilizing the Evaluation Criteria contained herein. Then each evaluator will utilize ordinal ranking to rank each proposal. These rankings will be averaged to determine the final ranking of proposals.

6.3. Award

Award shall be made to the responsive, responsible offeror whose proposal is determined in writing to be the most advantageous to Leon County, taking into consideration the evaluation factors set forth in the Request for Proposals. No other factors or criteria shall be used in the evaluation criteria that are not included in the Request for Proposal. The County reserves the right to waive any minor irregularity in proposals and to make an award in whole or in part when either or both conditions are in the best interest of Leon County.

7. Evaluation Criteria

Actual rating for each criteria may range from zero (lowest rating) to the maximum rating points for that criteria

Proposals will be evaluated and ranked on the basis of the following considerations:

No.	Evaluation Criteria	Scoring Method	Weight (Points)
1.	**Ability of Professional Personnel** Shall consider the following criteria: Qualifications, credentials, technical ability of the firm and staff to perform the requirements of the scope of this project.	Points Based	30 *(30% of Total)*
2.	**Experience with Projects of a Similar Scope** Shall consider the following criteria: Prior experience of the firm and staff with projects of similar size and scope.	Points Based	25 *(25% of Total)*
3.	**Project Approach** Shall consider the following criteria: A. Capabilities, methodologies, data gathering, evaluation, and report criterion. B. Proposed project schedule, unique approach, innovative concepts or techniques towards the project.	Points Based	20 *(20% of Total)*
4.	**Ability to Perform Work** Shall consider the following criteria: Ability to adequately provide scope tasks/deliverables within the County's projected timeline based on current and projected workloads.	Points Based	15 *(15% of Total)*
5.	**Agency Cost** The Proposer with the lowest cost will receive the maximum 10 points. Proposer's with a higher cost will receive fewer points, on a pro-rata basis, using the formula below: (L / P) X 10 Where: L = Lowest cost proposed P = Proposer's cost	Points Based	10 *(10% of Total)*

8. Minority, Women, Small Business (MWSBE) Enterprise

8.1. Overview for Projects Without a Specific MWSBE Goal

This solicitation does not have a project specific goal for the participation of Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) firms certified by the Office of Economic Vitality (OEV) MWSBE Division.

Although MBE and WBE participation is not a requirement for this solicitation, each Respondent is strongly encouraged to secure MBE and WBE firm participation. Respondents needing assistance or guidance with securing MBE and WBE firms should contact LaTanya Raffington of the MWSBE Division at Lraffington@oevforbusiness.org OR Shanea Wilks of the MWSBE Division at Swilks@oevforbusiness.org. A directory of certified MBE and WBE firms is available on the OEV website: https://oevforbusiness.mwsbe.com.

Certified MBE and WBE firms may participate by providing goods or services in support of the project as subcontractors or subconsultants identified on the Respondent and Team Summary Form.

9. Insurance Requirements

9.1. Overview

Bidders' attention is directed to the insurance requirements set forth in the Agreement contained in the "Attachments" section of this solicitation. Bidders should confer with their respective insurance carriers or brokers to determine in advance of bid submission the availability of insurance certificates and endorsements as prescribed and provided herein. If an apparent low bidder fails to comply strictly with the insurance requirements, that bidder may be disqualified from award of the contract.

The awarded Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees or subcontractors. The cost of such insurance shall be included in the Contractor's bid.

10. Terms and Conditions

10.1. Standard Terms and Conditions

The terms and conditions associated with this solicitation are as set forth in the Agreement contained in the "Attachments" section of this solicitation. After the proposal award the County will, at its option, prepare a purchase order or an agreement specifying the terms and conditions resulting from the award of this bid. Every procurement of contractual services shall be evidenced by a written agreement. The respondent will have five calendar days after receipt to acknowledge the purchase order or execute the agreement.

The performance of Leon County of any of its obligations under the purchase order or agreement shall be subject to and contingent upon the availability of funds lawfully expendable for the purposes of the purchase order or agreement for the current and any future periods provided for within the proposal specifications.

10.2. Travel Expenses

Consultant travel which is not covered within the scope of the consultant's contract and which is billed separately to the County on a cost reimbursement basis must receive prior approval and will be reimbursed in accordance with the Leon County Travel Policy. Travel expenses shall be limited to those expenses necessarily incurred in the performance of a public purpose authorized by law to be performed by the Leon County Board of County Commissioners and must be within limitations described herein and in Section 112.061, Florida Statutes. Consultants and contractors, traveling on a cost reimbursement basis, must have their travel authorized by the department head from whose budget the travel expenses will be paid and the County Administrator.

10.3. Penalties

PROPOSALS MAY BE REJECTED AND/OR BIDDER(S)/PROPOSERS DISQUALIFIED FOR THE FOLLOWING REASONS:

A. Failure to perform according to contract provisions.

B. Conviction in a court of law of any criminal offense in connection with the conduct of business.

C. Clear and convincing evidence of a violation of any federal or state anti-trust law based on the submission of bids or proposals, or the awarding of contracts.

D. Clear and convincing evidence that the bidder has attempted to give a Board employee a gratuity of any kind for the purpose of influencing a recommendation or decision in connection with any part of the Board's purchasing activity.

E. Other reasons deemed appropriate by the Board of County Commissioners.

11. Ethical Business Practices

11.1. Gratuities

It shall be unethical for any person to offer, give, or agree to give any County employee, or for any County employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or performing in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter, subcontract, or to any solicitation or proposal therefor.

11.2. Kickbacks

It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.

11.3. Board Action

The Board reserves the right to deny award or immediately suspend any contract resulting from this proposal pending final determination of charges of unethical business practices. At its sole discretion, the Board may deny award or cancel the contract if it determines that unethical business practices were involved.

12. Submittals

12.1. ACCEPTANCE OF COUNTY TERMS AND CONDITIONS*

Leon County objects to and shall not consider any additional terms or conditions submitted by a bidder, including any appearing in documents attached as part of a bidder's response. In submitting its bid response, a bidder agrees that any additional terms or conditions, whether submitted intentionally or inadvertently, shall have no force or effect. Failure to comply with terms and conditions, including those specifying information that must be submitted with a bid response, shall be grounds for rejecting a bid response or placing a bidder in default.

☐ Please confirm
*Response required

12.2. Company Information*

Provide company name as registered with the Florida Department of State, Division of Corporations.

Maximum response length: 100 characters

*Response required

12.3. Taxpayer ID Number*

Provide the company's FEI/EIN Number.

Maximum response length: 15 characters

*Response required

12.4. Drug-Free Workplace Certification*

As the person authorized to confirm this statement on behalf of this firm, I certify that this firm complies fully with DRUG-FREE WORKPLACE Section 287.087, Florida Statutes. See section titled Drug-Free Workplace Requirements for details.

☐ Please confirm
*Response required

12.5. Scrutinized Company Certification*

As required by Section 287.135(5) Florida Statutes, I certify that the firm is not participating in a boycott of Israel, is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, and it does not have business operations in Cuba or Syria.

☐ Please confirm
*Response required

12.6. Insurance Certification*

Bidders' attention is directed to the insurance requirements set forth in the Agreement contained in the "Attachments" section of this solicitation.

I certify that this firm has coverage in place at the required levels or, if awarded, coverage will be in place at the required levels.

☐ Please confirm

*Response required

12.7. Equal Opportunity *

The contractors and all subcontractors hereby agree to a commitment to the principles and practices of equal opportunity in employment and to comply with the letter and spirit of federal, state, and local laws and regulations prohibiting discrimination based on race, color, religion, national region, sex, age, handicap, marital status, and political affiliation or belief.

☐ Please confirm
*Response required

12.8. Firm's Price Proposal*

I certify that the price submitted in the Pricing Proposal form represents a comprehensive, all-inclusive cost for providing the requested services to the County. This proposed pricing includes, but is not limited to, all materials, labor, travel, and any other expenses necessary to fully complete the engagement.

☐ Please confirm
*Response required

12.9. Proposal Response Cover Sheet with Signature*

Please ensure the document has a manual signature.

*Response required

12.10. RFP Response - Firm's Professional Personnel - Tab 1*

Applicant is requested to provide the following information using the same numbering/lettering scheme as the format below as one PDF file:

A. Firm name or Joint Venture, business address and office location, telephone number.

B. Proposed team: Provide an organizational chart of the team highlighting the key individuals who will work on this project. The key staff, joint venture, and/or subconsultants presented in the firm's response shall be the staff utilized on this project.

C. Limit each response to one (1) page per resume and include:

   1. Name, professional credentials, and current position held by the person.

   2. A brief description of their experience outlining their qualifications to perform the scope of service.

*Response required

12.11. RFP Response - Firm's Related Experience - Tab 2*

Applicant is requested to provide the following information using the same numbering/lettering scheme as the format below as one PDF file:

A. Describe your most recent projects (no more than three) performed by your firm with similar size and scope.

   1. For each project, limit response to three (3) pages per project and include:

      a. Name, location and size, and cost of the project;

      b. The nature of the firm's responsibility on the project; and

c. Name, title, and contact information of the lead at the project's organization.

2. Submit completed report(s) of most recent project(s) of similar size and scope.
3. Provide a copy of any digital presentation(s) (e.g., PowerPoint or similar format) that were presented to a Board or other governing body for your most recent project(s) of similar size and scope.

*Response required

12.12. RFP Response - Firm's Project Approach - Tab 3*

Applicant is requested to provide the following information using the same numbering/lettering scheme as the format below as one PDF file:

A. Detail strategy and methodology for data gathering and evaluation.

B. Detail of scope tasks/deliverables and proposed project schedule.

*Response required

12.13. RFP Response - Firm's Ability to Perform the Work - Tab 4*

Applicant is requested to provide the following information as one PDF file:

Demonstrate the ability to adequately provide services and deliverables based on current and projected workloads.

- Limit response to three (3) pages.

*Response required

12.14. Additional Forms to Fill Out and Submit - Tab 5*

Submit the items on the following list and any other items required by any section of this Invitation for Bids. The checklist is provided as a courtesy and may not be inclusive of all items required within this Invitation for Bids.

Please see Attachments for all the necessary forms for the bidder to complete for this solicitation. Failure to complete or attach the necessary forms will result in the bidder being deemed nonresponsive.

- Respondent and Team Summary Form
- Affidavit Immigration Laws
- Identical Tie Bid Statement
- Non-Collusion Affidavit
- Certification/Debarment Form
- Local Vendor Certification (if applicable)
- Employment Eligibility (E-Verify)
- Affidavit In Compliance with Section 787.06(13), F.S.

*Response required

12.15. CONFIDENTIAL, PROPRIETARY OR TRADE SECRET INFORMATION

If necessary, please upload a redacted copy of your submittal.

13. Pricing Proposal

FIRM'S PRICE PROPOSAL

The respondent shall submit a comprehensive price proposal for the provision of services to the County. The proposed pricing must be all-inclusive, covering all materials, labor, travel, and any other expenses necessary to complete the engagement.

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Comprehensive Project Cost	1	Project		
TOTAL					

Leon County
Procurement
Melanie Hooley, Purchasing Director
1800-3 North Blair Stone Road, Tallahassee, FL 32308

[FITCH & ASSOCIATES] RESPONSE DOCUMENT REPORT

RFP No. BC-2026-003

Evaluation of the Establishment and Delivery of Fire Services

RESPONSE DEADLINE: November 12, 2025 at 2:00 pm

Report Generated: Wednesday, November 12, 2025

Fitch & Associates Response

CONTACT INFORMATION

Company:
Fitch & Associates

Email:
lbowles@emprize.net

Contact:
Steve Knight

Address:
2901 Williamsburg Terrace Suite G, Box 170
Platte City, MO 64079

Phone:
(816) 431-2600

Website:
www.fitchassoc.com

Submission Date:
Nov 12, 2025 10:46 AM (Eastern Time)

[FITCH & ASSOCIATES] RESPONSE DOCUMENT REPORT
RFP No. BC-2026-003
Evaluation of the Establishment and Delivery of Fire Services

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. ACCEPTANCE OF COUNTY TERMS AND CONDITIONS*

Leon County objects to and shall not consider any additional terms or conditions submitted by a bidder, including any appearing in documents attached as part of a bidder's response. In submitting its bid response, a bidder agrees that any additional terms or conditions, whether submitted intentionally or inadvertently, shall have no force or effect. Failure to comply with terms and conditions, including those specifying information that must be submitted with a bid response, shall be grounds for rejecting a bid response or placing a bidder in default.

Confirmed

2. Company Information*

Provide company name as registered with the Florida Department of State, Division of Corporations.

Maximum response length: 100 characters

Fitch & Associates, LLC

3. Taxpayer ID Number*

Provide the company's FEI/EIN Number.

Maximum response length: 15 characters

43-1780744

4. Drug-Free Workplace Certification*

As the person authorized to confirm this statement on behalf of this firm, I certify that this firm complies fully with DRUG-FREE WORKPLACE Section 287.087, Florida Statutes. See section titled Drug-Free Workplace Requirements for details.

Confirmed

5. Scrutinized Company Certification*

As required by Section 287.135(5) Florida Statutes, I certify that the firm is not participating in a boycott of Israel, is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, and it does not have business operations in Cuba or Syria.

Confirmed

6. Insurance Certification*

Bidders' attention is directed to the insurance requirements set forth in the Agreement contained in the "Attachments" section of this solicitation.

I certify that this firm has coverage in place at the required levels or, if awarded, coverage will be in place at the required levels.

Confirmed

7. Equal Opportunity *

The contractors and all subcontractors hereby agree to a commitment to the principles and practices of equal opportunity in employment and to comply with the letter and spirit of federal, state, and local laws and regulations prohibiting discrimination based on race, color, religion, national region, sex, age, handicap, marital status, and political affiliation or belief.

Confirmed

8. Firm's Price Proposal*

I certify that the price submitted in the Pricing Proposal form represents a comprehensive, all-inclusive cost for providing the requested services to the County. This proposed pricing includes, but is not limited to, all materials, labor, travel, and any other expenses necessary to fully complete the engagement.

Confirmed

9. Proposal Response Cover Sheet with Signature*

Please ensure the document has a manual signature.

Cover_Letter.pdf

10. RFP Response - Firm's Professional Personnel - Tab 1*

Applicant is requested to provide the following information using the same numbering/lettering scheme as the format below as one PDF file:

A. Firm name or Joint Venture, business address and office location, telephone number.

B. Proposed team: Provide an organizational chart of the team highlighting the key individuals who will work on this project. The key staff, joint venture, and/or subconsultants presented in the firm's response shall be the staff utilized on this project.

C. Limit each response to one (1) page per resume and include:

   1. Name, professional credentials, and current position held by the person.

   2. A brief description of their experience outlining their qualifications to perform the scope of service.

Tab_1.pdf

11. RFP Response - Firm's Related Experience - Tab 2*

Applicant is requested to provide the following information using the same numbering/lettering scheme as the format below as one PDF file:

A. Describe your most recent projects (no more than three) performed by your firm with similar size and scope.

1. For each project, limit response to three (3) pages per project and include:
    a. Name, location and size, and cost of the project;
    b. The nature of the firm's responsibility on the project; and
    c. Name, title, and contact information of the lead at the project's organization.
2. Submit completed report(s) of most recent project(s) of similar size and scope.
3. Provide a copy of any digital presentation(s) (e.g., PowerPoint or similar format) that were presented to a Board or other governing body for your most recent project(s) of similar size and scope.

Tab_2.pdf

12. RFP Response - Firm's Project Approach - Tab 3*

Applicant is requested to provide the following information using the same numbering/lettering scheme as the format below as one PDF file:

A. Detail strategy and methodology for data gathering and evaluation.

B. Detail of scope tasks/deliverables and proposed project schedule.

Tab_3.pdf

13. RFP Response - Firm's Ability to Perform the Work - Tab 4*

Applicant is requested to provide the following information as one PDF file:

Demonstrate the ability to adequately provide services and deliverables based on current and projected workloads.

- Limit response to three (3) pages.

Tab_4.pdf

14. Additional Forms to Fill Out and Submit - Tab 5*

Submit the items on the following list and any other items required by any section of this Invitation for Bids. The checklist is provided as a courtesy and may not be inclusive of all items required within this Invitation for Bids.

Please see Attachments for all the necessary forms for the bidder to complete for this solicitation. Failure to complete or attach the necessary forms will result in the bidder being deemed nonresponsive.

- Respondent and Team Summary Form
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- Non-Collusion Affidavit
- Certification/Debarment Form
- Local Vendor Certification (if applicable)
- Employment Eligibility (E-Verify)
- Affidavit In Compliance with Section 787.06(13), F.S.

Forms_for_Leon_County_signed.pdf

15. CONFIDENTIAL, PROPRIETARY OR TRADE SECRET INFORMATION

If necessary, please upload a redacted copy of your submittal.

No response submitted

PRICE TABLES

FIRM'S PRICE PROPOSAL

The respondent shall submit a comprehensive price proposal for the provision of services to the County. The proposed pricing must be all-inclusive, covering all materials, labor, travel, and any other expenses necessary to complete the engagement.

[FITCH & ASSOCIATES] RESPONSE DOCUMENT REPORT
RFP No. BC-2026-003
Evaluation of the Establishment and Delivery of Fire Services

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Comprehensive Project Cost	1	Project	$109,995.00	$109,995.00
TOTAL					$109,995.00

12 November 2025

Melanie Hooley
Purchasing Director
1800-3 Blair Stone Road
Tallahassee, FL 32308

Dear Melanie Hooley:

Thank you for considering Fitch & Associates (*FITCH*) to provide consulting services for Leon County, FL. The primary deliverable is to complete a *Comprehensive Evaluation of the Establishment and Delivery of Fire Services* for the unincorporated areas of Leon County.

Fitch & Associates, LLC is a Limited Liability Company initially established as a corporation in 1984. The Firm is located in Platte City, Missouri, a suburb of Kansas City. Our physical mailing address and office contact information are:

FITCH & ASSOCIATES

PO Box 170, 2901 Williamsburg Terrace,
Suite G, Platte City, Missouri 64079

(816) 431-2600

(816) 431-2653

Fitch & Associates Federal Employer Identification Number (EIN) is 43-1780744.

As proposed, I, (Dr. Steven Knight, EFO) will serve as the project manager for this project. Chief Knight retired from St. Petersburg Fire & Rescue, FL as the Assistant Chief and also served as the department's accreditation manager for two successful rounds of reaccreditation. St. Petersburg is a 5-time internationally accredited and ISO 1 agency. As a partner with the firm, I can bind the firm for any contracts or agreements. My contact information is provided with my signature on the following page.

Fitch & Associates is a thought leader in the public safety industry and routinely author's articles, research, industry surveys, and white papers. In addition, the firm's members regularly are requested to present at international and national conferences. Therefore, the firm seeks out opportunities to partner with agencies that are willing to ask the

tough questions, seek transparency, public input, and are interested in planning for the future in a sustainable manner that is aligned with community expectations and unique community risks.

All of the consultants proposed for this project have either spent their careers in, or are still employed, as fire service leaders with a long history of performance management, organizational optimization, risk assessment, and strategic assessments. Finally, the proposed consultants have extensive experience with the Center for Public Safety Excellence and the Commission on Fire Accreditation International (CPSE/CFAI) and with city/county management.

Specific to the potential alternatives to be evaluated within the proposed scope of work, our team includes experts from city and county administration as well as chief officers from career, combination, and volunteer fire services from both city and county fire service agencies.

Our firm is uniquely qualified to submit this response and perform the work required. Fitch & Associates has provided similar planning and analysis services for over 1,500 clients represented in every continent except Antarctica and in all 50 U.S. States throughout its 40-year history. Our team has wide ranging technical expertise and specific experience within Florida.

In addition, one distinctive added value is that *FITCH* provides management services. In this manner, our expert consulting informs our real-world service models and our direct management services provides information to our expert consulting. We can provide and validate recommendations and alternatives because we are utilizing and refining our operational and fiscal analytics to the ensure that all recommendations are both implementable and highly accurate. In other words, we practice what we preach! It is not uncommon for clients to request implementation management or support subsequent to finalizing the initial study.

On behalf of Fitch & Associates, we appreciate the opportunity to respond to your request for consulting services. Please feel free to contact me directly if you have any follow up correspondence during the selection process.

Sincerely,

Steven Knight

Steven Knight, PhD
Partner
816-500-7481
sknight@fitchassoc.com

Tab 1: Firm's Professional Personnel

A: Firm Name and Business

Fitch & Associates, LLC is a Limited Liability Company initially established as a corporation in 1984. The Firm's home office is in Platte City, Missouri, a suburb of Kansas City. Our physical mailing address and office contact information are:

PO Box 170, 2901 Williamsburg Terrace,
Suite G, Platte City, Missouri 64079

(816) 431-2600

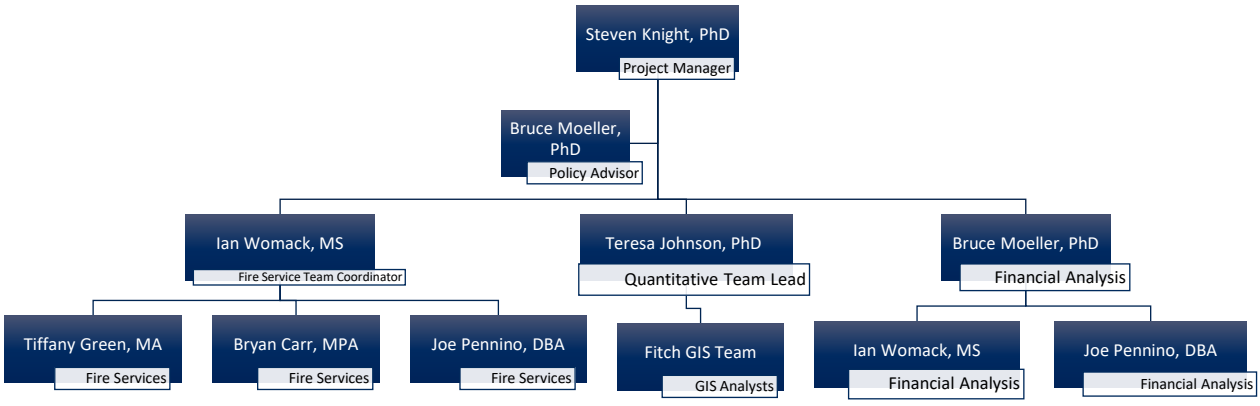
(816) 431-2653

Fitch & Associates Federal Employer Identification Number (EIN) is 43-1780744.

B: Proposed Team Organizational Chart

The proposed team for this project represents significant expertise tailored to the Leon County scope of work.

Figure 1: FITCH Team Project Organizational Chart



Consultant	Title	Expertise	Specific to this Project
Steven Knight, PhD	Partner / Project Lead	Fire and EMS Consulting and Public Policy	Dr. Knight has successfully led over 100 consultancies in the last 10 years, including consolidations, mergers, and feasibility studies. Retired from a municipal fire service within Florida. Has completed county assessments in Volusia County (2), Highlands County, Manatee County, Lake County (2), Charlotte County, Polk County (2), and Martin County.
Bruce Moeller, PhD	Senior Consultant	Fire and EMS Consulting and Public Policy	Dr. Moeller has been with Fitch for over 10 years and has served as a Fire Chief in Broward County, FL and the City of Sunrise, FL as well as City Manager in Sunrise and Assistant County Administrator for Pinellas County, FL.
Ian Womack, MS	Senior Consultant	Fire and EMS Consulting and Public Policy	Chief Womack has been with Fitch for over 10 years and is representative of a fire department with career staffing in Florida and provides fiscal, organizational, and administrative planning.
Tiffany Green, MA	Consultant	Fire and EMS Consulting and Public Policy	Chief Green has led one of the largest combination (career and volunteer) fire departments in the county with an integrated system. She has served as fire chief and as deputy county administrator.
Bryan Carr, MPA	Consultant	Fire and EMS Consulting and Public Policy	Chief Carr is a deputy fire chief of an integrated county fire department in Florida. The County provides EMS transportation and there are several municipal fire departments within the county.
Joe Pennino, DBA	Consultant	Fire and EMS Consulting and Public Policy	Dr. Pennino is currently a Deputy City Administrator for the City of Roswell, GA where he was previously the fire chief. He also spent much of his career in a municipal career fire department in Florida.
Teresa Johnson, PhD	Senior Consultant	Quantitative Data Analyst and Research	Dr. Johnson is an accomplished quantitative analyst and research and has been published dozens of times in peer reviewed journals. She has been with Fitch for over 10 years. In addition, she has worked with the University of Central Florida and John Hopkins' Colleges of Medicine.

The following biographical profiles highlight the expert qualifications this team brings to the project.

Project Team Members

Chief Steven Knight (Ret.), PhD, Partner – Project Lead. Dr. Knight lives in Asheville, NC and will serve as the partner over this project and the project lead. Dr. Knight has nearly 25 years of experience and retired as the Assistant Fire/EMS Chief for the City of St. Petersburg, Florida. He is a subject matter expert for both the National Fire Academy and the Center for Public Safety Excellence (CPSE). He has also served as a team leader and peer assessor for the Commission on Fire Accreditation International (CFAI) and has held multiple faculty appointments in Fire Science and EMS. Dr. Knight previously served the International City and County Management Association (ICMA), as the Senior Manager for Fire and EMS.

Dr. Knight holds a PhD from the University of South Florida in curriculum and instruction and a minor in research and measurement, a master's degree in public administration from Troy University and a bachelor's in Fire & Safety Engineering from the University of Cincinnati. Chief Knight is also a graduate of and previous faculty for the Executive Fire Officer Program (EFO) through the U.S. Fire Administration, Federal Emergency Management Agency. Knight has been accredited multiple times as a Chief Fire Officer (CFO) through the Center for Professional Credentialing. Knight also served as an adjunct professor at St. Petersburg College and the State College of Florida in their Fire Science and Public Safety Administration Programs, is the former program director for Emergency Medical Services at the Manatee Technical Institute and is an affiliate faculty with the University of Central Florida's College of Medicine.

Bruce J. Moeller, PhD – Senior Consultant. Dr. Moeller has a diverse public sector background spanning over 30 years, most recently serving as Chief of Staff and Assistant County Administrator in Pinellas County, Florida. Previously Moeller served as fire chief and then city manager for Sunrise, Florida. He also served as Director and Chief of Department for Broward County, Florida.

Dr. Moeller has a Bachelor's from Western Illinois University, Master's in Public Administration from Northern Illinois University and received his Doctor of Philosophy from Florida Atlantic University. He has taught undergraduate and graduate courses in public administration, management, labor relations and organizational theory for several institutions and is currently affiliated with the University of Florida.

Ian Womack, MS – Senior Consultant. Chief Womack has over 25 years of experience in the fire and emergency services and is currently serving as a Division Chief for a metropolitan fire rescue department where he oversees the Agency's EMS operations. Ian has served in multiple roles within the profession where he has successfully managed innovative program development. These programs blended fiscal challenges with increased responder safety and operational efficiencies that improved performance. His detailed knowledge and implementation experience in this complex field has led to many national speaking engagements in addition to serving as a delegate to the TAMPA2 event. Ian has also helped multiple agencies develop standards of cover, strategic plans, and deployment strategies that employed cutting edge best practice.

Ian holds Bachelor's degree in Public Safety Administration from St. Petersburg College and a Master's degree in Management/Leadership from Troy University. He is also a graduate of the Eckerd College Management Development Institute's Leadership Development program and the St. Petersburg Chamber of Commerce Leadership St. Pete program.

Tiffany Green, MA. – **Consultant – Fire and EMS**. Chief Green, has over two decades of high-level leadership in emergency services and county government, offering a unique blend of operational expertise, strategic planning, and cross-agency coordination. As the recently retired Fire Chief of Prince George's County and Assistant Deputy Chief Administrative Officer for Public Safety and Homeland Security, Tiffany has led complex organizations, shaped policy, and responded to crises that demanded decisive, experienced leadership. In addition, Chief Green is a member of a small group of African American Female Fire Chiefs and is a member of Women in the Fire Service that is part of the International Association of Fire Chiefs (IAFC).

Tiffany's background included leading one of the largest combination fire departments in the United States and has worked within an integrated agency that has both career and independent volunteer agencies within a coordinated system design.

Chief Green not only understands the operational side of public safety but also the administrative, political, and community-facing dimensions that determine long-term success. She possesses a deep understanding of labor relations, equity-driven leadership, and stakeholder engagement.

Bryan Carr, MPA, CFO – **Consultant – Fire and EMS**. Chief Carr is a seasoned fire service executive with over 20 years of experience in public safety leadership, operations, and strategic development. He has led large, multidisciplinary teams across fire, EMS, emergency management, and special operations, consistently driving innovation and enhancing service delivery. Bryan has overseen multimillion-dollar budgets, guided funding initiatives, and managed the development of major infrastructure projects. He has played a critical role in emergency and continuity planning, community risk reduction strategies, and long-range capital planning.

In addition to his operational leadership, Bryan is committed to advancing the fire service through education and mentorship. He serves as an adjunct faculty member in fire science and public safety administration programs and mentors Chief Fire Officer (CFO) candidates as a Peer Reviewer for the Center for Public Safety Excellence (CPSE). He holds a Master's of Public Administration from the University of Central Florida.

Dr. Joe Pennino, DBA, PMP - Consultant. Dr. Joe Pennino is a public sector strategist, educator, and executive coach with more than 20 years of experience leading government modernization, emergency services transformation, and organizational performance initiatives. He currently serves as Deputy City Administrator and Senior Vice President of Planning, Performance, and Innovation for the City of Roswell, Georgia, where he directs enterprise strategy, technology modernization, and workforce development across Human Resources, Information Technology, Communications, and Special Events.

Previously, as Fire Chief and Emergency Manager for the City of Roswell, Dr. Pennino led a $17 million department of more than 200 personnel, implementing nationally recognized programs in firefighter health, scheduling, and performance improvement. Under his leadership, the department received the 2025 Senator Paul S. Sarbanes Fire Service Safety Leadership Award for pioneering research on the relationship between shift scheduling, sleep quality, and long- term firefighter wellness.

Dr. Pennino's national reputation extends beyond municipal leadership. He is a frequent conference presenter and published author, with appearances at the *U.S. Fire Administration's Executive Fire Officer and Leadership Symposium*, *Fire-Rescue International*, and the *Southeast Association of Fire Chiefs Leadership Conference*. His research and applied work have been featured in *FOX 5 Atlanta*, and the *Atlanta Journal-Constitution*.

A certified Project Management Professional (PMP), Dr. Pennino holds a Doctorate in Public Administration from Valdosta State University and a Master's in Public Policy from Liberty University. He also teaches in Liberty University's Doctor of Public Administration program and provides executive coaching for government and higher-education leaders, helping them strengthen strategic thinking, organizational influence, and resilience.

Teresa R. Johnson, PhD - Senior Consultant-Data Analyst. Dr. Johnson served as the Director of the Office of Assessment and Evaluation at the Johns Hopkins University School of Medicine (JHUSOM). In this role, she is responsible for designing and launching initiatives related to the assessment of students and the evaluation of programs in undergraduate, graduate, and continuing medical education, graduate biomedical education, and post-doctoral

training. She establishes strong partnerships with faculty members and program administrators to ensure that assessment and program evaluation activities align with learner needs, program goals, accreditation standards, and evidence-based best practices.

Prior to joining Johns Hopkins, Dr. Johnson served in a similar role at the University of Central Florida's College of Medicine.

Dr. Johnson completed her M.S. and Ph.D. degrees in Educational and Sport Psychology at Florida State University (FSU) in Tallahassee, FL. During her graduate studies, she worked as a Sport Psychology Consultant for the FSU NCAA Division I women's softball and men's golf teams and taught undergraduate sections of Sport Psychology and Classroom Applications of Educational Psychology.

■ UTILIZATION OF SUB-CONSULTANTS

FITCH does not utilize any sub-consultants. All of our consultants work exclusively for the firm.

C: Resume's/CVs

Steven G. Knight, PhD. sknight@fitchassoc.com

SUMMARY

Dr. Knight has nearly 25 years of experience and retired as the Assistant Fire/EMS Chief for the City of St. Petersburg, Florida. He is a subject matter expert for both the National Fire Academy and the Center for Public Safety Excellence. He has also served as a team leader and assessor for the Commission on Fire Accreditation International and has held multiple faculty appointments in Fire Science and EMS. Dr. Knight previously served the International City and County Management Association (ICMA), as the Senior Manager for Fire and EMS.

PROFESSIONAL EXPERIENCE

Fitch & Associates, Partner - 2018 – Present; 2014-2017, Senior Associate

- Provides consulting and turnkey management services to a wide variety of public safety, healthcare, government and business organizations.
- Designs and implements program enhancing effectiveness; improving productivity; and maximizing potential for organization and individuals.

St. Petersburg Fire & Rescue, Florida, Assistant Fire Chief, *1996-2013*

- Managed Metro-sized emergency service agency including fire suppression, fire prevention, public education, community risk reduction, emergency medical services, training, hazardous materials, technical rescue, urban search and rescue, marine rescue, emergency management and response to natural and man-made disasters.
- Managed over 300 employees during a continuous 24/7 deployment with a $45 million dollar budget.

South Pasadena Fire Department, Florida, Firefighter/Paramedic 1992-1996

- Responded to requests for emergency service for fire suppression, emergency medical services and fire prevention activities.

National Fire Academy, Subject Matter Expert 2008

- Planning and Information Management Program

Center for Public Safety Excellence, Technical Advisor 2010 - Present

- Provide consulting services for the accreditation process and assist in the development of agency specific community-based strategic planning while representing the Center for Public Safety Excellence.

Commission on Fire Accreditation International, Team Leader/Peer Assessor 2005- Present

- Lead accreditation teams on site visits for candidate agencies and present findings to the Commission.

International City/County Management Association, Senior Manager, Fire & EMS 2012-2014

- Provide project management and consulting services for fire and emergency medical services.

St. Petersburg College and State College of Florida, Adjunct Instructor – Fire Science and Public Safety Administration Program 1998-2013

- Curriculum development, overall course management and grading.

Manatee Technical Institute, Program Director – Emergency Medical Services 2006-2007

- Developed all curriculum, course structure, schedules, faculty hiring and development and maintenance of accreditation.

EDUCATION

Ph.D. (2012):	Ph.D. in Curriculum & Instruction in Adult Education; Cognate in Research and Measurement; Dissertation: "An Examination of Self-Directed Learning Readiness in Executive-Level Fire Officers." University of South Florida, Tampa, FL
M.P.A. (2000):	Public Administration Troy State University, Troy, AL
B.S. (1998)	Fire & Safety Engineering Technology, Summa Cum Laude University of Cincinnati, Cincinnati, OH

Bruce J. Moeller, PhD. bmoeller@fitchassoc.com

SUMMARY

Dr. Moeller has a diverse public sector background spanning over 30 years. He served as Chief of Staff and Assistant County Administrator I Pinellas County, Florida. Prior to that he served as Fire Chief and then City manager for Sunrise Florida. He also served as Director and Chief of Department for Broward County, Florida. He initially began his public safety career in law enforcement after graduating from the Chicago Police Academy He subsequently joined the fire service and was promoted through various line and chief officer roles. He has been a certified paramedic and has commanded various incidents of significance including Hurricane Andrew (1991), Value jet #592 crash in the Florida Everglades (1996), South Florida Anthrax Panic (2001 and Hurricane Wilma. Dr. Moeller is a sought-after speaker at national conference on topics including Leading organization change and effective public policy making. He is active in a variety of national associations and serves on numerous board and committees.

PROFESSIONAL EXPERIENCE

Fitch & Associates, Senior Consultant - 2018 – Present

- Provides support to various projects with the firm in fire services, EMS and communication.

Pinellas County, Florida, Chief of Staff/Assistant County Administrator 2012-2015

- Heald a number of leadership positions largely related to public safety before serving as Chief of Staff.
- Served as part of the County's Senior Management Team in an urban county of almost 1 million population.
- Primary areas of responsibility include EMS and Fire Administration; Regional 9-1-1; Emergency management; Ambulance Billing & /Financial Services; Justice & consumer Services; Human Services and Radio Technology.
- Significant public policy role collaborating with municipal and county leaders.

City of Sunrise, Florida, City Manager 2008

- Chief Administrative Officer of a culturally diverse, full service community with an approximate population of 90,000 in South Florida.
- Responsible to a five-member Commission for all facets of municipal administration, the city manager is directly responsible for negotiating with employee unions, is the appointing authority for personnel and prepares the annual budget. Services include community & economic development, fire, police, public works, utilities, purchasing, finance, information technology, emergency management and leisure services. Planning and Information Management Program

Public Safety Background, 1977 - 2008

- Fire Chief, Sunrise Fire Rescue, Sunrise, Florida 1997-2008
- Director/Fire Chief, Broward County, Fort Lauderdale, Florida 1990-1997
- Fire Captain, Naperville Fire Department, Naperville, Illinois 1982-1990
- Firefighter/paramedic, Wilmette Fire department, Wilmette, Illinois 1979-1982
- Police Officer, Lake Forest Police Department, Lake Forest, Illinois 1977-1979

EDUCATION

Ph.D. (2001):	Doctor of Philosophy, Florida Atlantic University; College of Architecture, Urban and Public Affairs; School of Public Administration. Major: Public Administration
M.P.A. (1990):	Master of Arts in Public Administration, Department of Public Administration; Northern Illinois University
B.A. (1986)	Concentration: fire Administration, Western Illinois University

Ian Womack iwomack@fitchassoc.com

SUMMARY

Chief Womack has over 16 years of experience in the fire and emergency services and is currently serving as a Division Chief for St. Petersburg Fire & Rescue. He currently oversees the department's Rescue Division which delivers EMS services to the community to 22 ALS Units. Chief Womack has cutting edge experience with fire based EMS System design, resource allocation/utilization and service delivery contracts. He has served in multiple capacities within the fire and emergency services field where he has successfully managed cutting edge program development. These programs blended fiscal challenges with increased firefighter safety and operational efficiencies that subsequently improved performance. His detailed knowledge and implementation experience in this complex field has led to numerous national speaking engagements in addition to serving as a delegate to the TAMPA2 event. Ian has also helped multiple urban agencies develop standards of cover, strategic plans, and deployment strategies that employed cutting edge best practice.

PROFESSIONAL EXPERIENCE

Fitch & Associates, Senior Consultant - 2015 – Present

- Provide analysis of performance for public safety agencies and make recommendations for bet practice.
- Evaluate Fire and EMS service resource inventories and fiscal liabilities and make recommendations to maximize deployment performance and efficiencies.
- Facilitate and develop Standards of Response Coverage for emergency service providers.
- Facilitate merger of external and internal stakeholder expectations including governing boards and elected bodies.
- Provide critical tasking analysis for fire ground operations that establish best practice through the application of current research.

St. Petersburg Fire & Rescue, Florida, Division Chief, Rescue, Assistant Fire Chief, 2013-Present

- Manage all EMS operations of a large metro fire department.
- Oversee and manage 13.5 million in budgeted funds.
- Monitor performance measures to ensure best practice.
- Analyze data to determine most efficient and effective use of resources.
- Design and implement cost control measures to ensure sustainable service delivery.
- Primary liaison with EMS Authority, Pinellas Board of County Commissioners.
- Negotiate contracts for Ems service delivery in and around St. Petersburg City limits.
- Lead EMS advisor to St. Petersburg Mayor and City Council.
- Oversee EMS logistics for all operations.
- Development and administration of department policies and procedures.
- Ensure organizational resources and efforts align with strategic plan
- Monitor compliance with and status of department accreditation.
- Evaluate and administer all personnel issues related to evaluations, performance and discipline.
- Other positions include Captain, Rescue Division, Lieutenant, Safety and Training, Lieutenant, Company Officer, Firefighter/Paramedic

EDUCATION

M.S. (2020):	Master in Science, Management and Leadership Troy University
B.S. (2014):	Bachelor in Science, Public Safety Administration, Summa Cum Laude St. Petersburg College
A.A. (2014)	Associate in Arts, Summa Cum Laude St. Petersburg College
A.S. (2011)	Associate in Science, Fire Science Technology, Summa Cum Laude St. Petersburg College

Tiffany D. Green tgreen@fitchassoc.com

SUMMARY

Seasoned public sector executive with 25+ years of progressive leadership in emergency services, municipal operations, and intergovernmental affairs. Recently transitioned from Fire Chief to Assistant Deputy Chief Administrative Officer for Public Safety & Homeland Security, overseeing critical policy, operations, and agency coordination for Prince George's County. Proven track record of building cross-agency collaborations, managing multimillion-dollar budgets, leading high-stakes emergency response, and shaping policy at the highest levels of county government. Nationally recognized for leadership in fire service advancement, diversity in public safety, and executive governance. Trusted advisor, strategic thinker, and lifelong public servant with deep expertise in public safety, crisis management and stakeholder engagement at the federal, state, and local levels.

PROFESSIONAL EXPERIENCE

Fitch & Associates, Consultant - 2025 – Present

- Provides support to various projects with the firm in fire services and EMS.

Prince George's County Government, Officer for Public Safety & Homeland Security , July 2025-Present

- Provide high-level administrative oversight of police, Fire/EMS, Corrections, Sheriff, and Emergency Management agencies, ensuring alignment with countywide safety initiatives.
- Develop and revise countywide public safety policies and procedures in collaboration with department directors and the County Executive's vision.
- Serve as liaison between public safety leadership, state and local government officials, and key community stakeholders.
- Spearhead crime prevention, disaster preparedness, and emergency response strategies across all public safety departments.
- Drive collaborative planning and resource allocation for public safety infrastructure and technology modernization.
- Represent the county Executive's office at press briefings, community meetings, and interagency.

Prince Goerge's County Fire/EMS Department, Fire Chief, November 2019 – June 2025

- Provided executive direction and operational oversight across all bureaus, commands, and units – including Emergency Operations, Administrative Services and Volunteer Services.
- Managed a workforce of 1,000+ career members, 900+ volunteers, and 60+ civilian staff to deliver high-quality emergency services to resident and visitors.
- Developed and administered multimillion-dollar operating and capital budgets; implemented cost-saving strategies without compromising service delivery.
- Directed major incidents, multi-alarm fires, and emergency operations as incident commander, ensuring coordinated response and public safety.
- Represented the department in executive cabinet meetings with the County Executive and served as chief spokesperson in public and media engagements.
- Oversaw policy development, labor negotiations, disciplinary proceedings and interagency coordination.
- Chief Deputy, November 2018 – October 2019
- Deputy Fire Chief, May 2016 – November 2018
- Fire/EMS Training Academy Director, October 2012 – May 2016
- Battalion Chief, Emergency Operations Command, 2011 – 2012
- Executive Assistant to the Public Safety Director/Firefighter-Paramedic Captain, Office of the County Executive 2009 – 2011
- Provides support to various projects with the firm in fire services and EMS.

EDUCATION

M.S. Master of Management, Emergency Management & Disaster Preparedness
American Public University

B.S. Bachelor of Science, fire Science Administration
Columbias Southern University

Joe Pennino, PhD. jpennino@fitchassoc.com

SUMMARY

Public sector strategist and executive advisor with more than 20 years of experience leading organizational transformation, emergency services modernization, and performance management. Combines doctoral research, municipal executive leadership, and executive coaching expertise to strengthen decision-making, governance, and stakeholder trust. Recognized for bridging technical analysis with political insight and helping clients implement complex changes through pragmatic, data-driven strategies.

PROFESSIONAL EXPERIENCE

Fitch & Associates, Consultant 2025 – Present

- Provides support to various projects with firm in fire services, EMS and management.

City of Roswell, Georgia, Deputy City Administrator/Senior Vice President, Planning, Performance & Innovation 2025- Present

- Lead citywide strategy, innovation, and modernization across HR, IT, and Communications.
- Direct enterprise performance management and process improvement frameworks.
- Align organizational planning with Mayor and Council priorities, ensuring data-driven decision-making.
- Provide executive oversight for technology governance, compensation redesign, and service modernization initiatives.

City of Roswell, Georgia, Fire Chief & Emergency Manager2021 - 2025

- Oversaw a $17M budget and 200 personnel; led transformation to a full-time professional department.
- Partnered with City Council to secure $52M in public safety bond funding for station and EOC infrastructure.
- Improved emergency response by one minute through analytics-based unit deployment and AVL technology.
- Implemented 48/96 scheduling model improving firefighter health, retention, and work-life balance.
- Served as executive liaison during policy development and interdepartmental negotiations.
- Progressive leadership roles(up to Interim Fire Chief).

Dr. Joe Coaching, 2023 - Present

- Provide coaching and strategic consulting to government, higher-education and public safety leaders.
- Deliver 200+ hours annually to clients focused on leadership presence, productivity, and political awareness.
- Advise senior executives navigating organizational culture shifts and executive transitions.
- Provide consulting services for the accreditation process and assist in the development of agency specific community-based strategic planning while representing the Center for Public Safety Excellence.

Largo Fire Rescue, Florida 2003 - 2021

- Advanced through all operational and administrative ranks, culminating in citywide leadership roles.
- Managed a $21M budget, five divisions, and 30,000 annual incidents.
- Co-chaired a countywide data-driven EMS focus group, optimizing deployment and reducing costs.
- Commanded major incident operations during hurricanes and public health emergencies.

EDUCATION

Ph.D. (2020):	Doctorate Public Administration Valdosta State University
M.A. (2016):	Public Policy Liberty University
Certification:	Project Management Professional (PMP) Project Management Institute

Bryan Carr, MPA, CFO bcarr@fitchassoc.com

SUMMARY

Bryan Carr, MPA, CFO, is a seasoned fire service executive with over 20 years of experience public safety leadership, operations and strategic development. He has led large, multidisciplinary teams across fire, EMS, emergency management, and special operations, consistently driving innovation and enhancing service delivery. Bryan has overseen multimillion-dollar budgets, guided funding initiatives, and managed the development of major infrastructure projects, including specialized training facilities. He has played a critical role in emergency and continuity planning, community risk reduction strategies, and long-range capital planning. His leadership during large-scale disaster responses has included coordination of complex, multi-agency operations to protect lives, property, and essential services.

PROFESSIONAL EXPERIENCE

Fitch & Associates, Consultant - 2025 – Present

- Provides support to various projects with the firm in fire services, EMS and communications.

Charlotte County Public Safety, Charlotte County, Florida, Deputy Chief 2021- Present

- Assists the Public Safety Director in the management and administration of the Public Safety Department, providing professional and technical assistance while managing numerous areas such as budgeting and advanced program. Assists in planning, directing, managing, ad overseeing the activities and operations of the Department.

Town of Longboat Key Fire Rescue, Longboat Key, Florida, Assistant Fire Chief September 2019 – November 2021

- Operations – Fire, Marine, Training – Serves as a member of the command staff and assistant to the Fire chief, assists in planning, directing, managing and overseeing the activities and operations of the Fire Department.
- Fire Lieutenant/Acting Shift Commander September 2013 – September 2019 – Fire, EMS, Marine Operations & Training – Responsible fore a fire station and crew including a ladder, engine, rescue-company, fire-rescue vessel and all emergency incident response.
- Firefighter/Paramedic – Fire, EMS, Marine Operations – Responsible for responding to emergency incidents and assisting with mitigation under the supervision of a fire lieutenant.

State College of Florida, Bradenton, Florida – November 2019 - Present

- Adjunct Faculty for Public safety Administration and Fire Science Program
- Assists in the development and implementation of a new coursework for both Bachelor and Associates level curriculum.

The JTS Association, Bradenton, Florida December 2019 – November 2021

- Promotional Assessment Associate
- Responsible for developing, implementing, and assessing fire service promotional assessment centers, including Engineer, Lieutenant, Captain, and Battalion Chief. Provides support to various projects with the firm in fire services, EMS and communications.

EDUCATION

EFO:	Executive Fire Officer Program National Fire Academy Emmitsburg, MD Expected January 2026
M.P.A. (2020)	Master of Public Administration University of Central Florida, Orlando, FL
MOP (2018)	Managing Officer Program National Fire Academy, Emmitsburg, MD
B.S. (2011)	Bachelor of Public Safety Administration St. Petersburg College, St. Petersburg, FL

Teresa Rae Johnson, PhD. **tjohnson**@fitchassoc.com

SUMMARY

Dr. Johnson specializes in the areas of data analysis and reporting, analyzing large data sets provided by fire and EMS agencies to produce reports that contribute to data driven decision making and action planning regarding topics such as (1) managing current and future community demand, (2) ensuring appropriate workload distribution, unit hour utilization, unit availability, resource location, and staffing, (3) setting and meeting performance standards related to call processing, turnout, travel and response time, (4) describing and assessing community risk, and (5) collecting and managing system data She works in close partnership with leaders and team members of fire and EMS agencies, city and county governing bodies, 911 communications centers, and data warehousing vendors across the country during analysis and reporting activities.

PROFESSIONAL EXPERIENCE

Fitch & Associates, Senior Consultant - 2016 – Present
- Data Analysis and Reporting

Johns Hopkins University, School of Medicine, Baltimore, MD – March 2018 – August 2018
- Visiting Faculty for Division of Health Sciences Informatics.

Johns Hopkins University, School of Medicine, Baltimore, MD – November 2015 – March 2018
- Director, Office of Assessment and Evaluation.

Johns Hopkins University, School of Medicine, Baltimore, MD – November 2015 – March 2018
- Assistant Professor, Division of Health Sciences Informatics.

University of Central Florida, College of Medicine, Orlando, FL – December 2011 – August 2015
- Assistant Professor, Department of Medical Education.

University of Central Florida, College of Medicine, Orlando, FL – August 2010 – September 2011
- Statistical Researcher, Office of Assessment.

University of Central Florida, College of Medicine, Orlando, FL – October 2009 – August 2010
- Management Analyst, Office of Analysis, Planning , and Accreditation.

University of Tennessee, College of Education, Knoxville, TN – May 2008 – May 2009
- Evaluation Specialist and External State Evaluator, Partnerships for EdExcellence
- Tennessee department of Education, Math and Science Partnerships.

EDUCATION

Ph.D. (2008):	Doctor of Philosophy, Educational Psychology Florida State University, Tallahassee, FL
M.S. (1999):	Master of Science, Educational Psychology Florida State University, Tallahassee, FL
B.A. (1994)	Bachelor of Arts, Psychology University of Central Florida, Orlando, FL

Tab 2: Firm's Related Experience

Brief Firm History

Fitch & Associates, LLC is a Limited Liability Company initially established as a corporation in 1984. The Firm is located in Platte City, Missouri, a suburb of Kansas City. Our physical mailing address and my contact information are: *FITCH* has earned credibility for nearly forty years by implementing innovative, customized solutions in the public safety and healthcare arenas. The Firm has consulted with over 1,500 communities in 50 U.S. states, every Canadian Province, and 12 other countries. We have completed similar work with other counties within Florida.

Projects have included objective reviews, system assessments, communications system design, consolidations, mergers, strategic partnerships, enhancement studies, and detailed operational, financial, and transition management services.

FITCH's success is attributable to its experience, credibility, and the solid consulting methodologies it develops and applies to reflect individual situations. Our collaborative approach facilitates support for implementation and long-term system stability. Project research outcomes are data-driven and identified within a community-specific, comprehensive, objective, and accurate framework.

In addition to the intuitive strengths derived from leadership in the emergency services field and nearly 40 years of consulting, *FITCH* also offers specific expertise gained from multiple projects that required similar expertise to the one proposed. *FITCH* has evaluated numerous communities' needs and provided leadership in a variety of projects that involved collaboration by many different agencies for the common good.

A: Describe Recent Projects

Three recent projects have similar aspects of assessing interlocal agreements, funding strategies, and creating or realigning service providers within local government.

A1: Description

City of Fort Worth, TX and MedStar Mobile Health – *FITCH* was hired to assess the MedStar EMS system and provide recommendations and alternatives for the future. MedStar Mobile Health was created by an interlocal agreement between the City of Fort Worth and 13 other municipalities in the Fort Worth metro-plex. The interlocal agreement (ILA) allowed MedStar to function as the exclusive provider for the operating area.

Historically, there was limited to no public subsidy for the MedStar EMS system as they could operate off of the patient transport revenues. However, the service was operating within a structural deficit and reached out to the owners of the system, the 14 municipalities, for public subsidy.

Prior to providing considerable subsidy, the City of Fort Worth requested a comprehensive study of the organizational and operational efficiency and effectiveness of the organization as well as the fiscal sustainability for the future.

Analyses found opportunities for improvement in communications, transparency, accountability, and fiscal sustainability. Policy alternatives were provided that ranged from improvements to the current state, creating a 3rd service EMS system within the City of Fort Worth, and several versions of operating the EMS system within the Fire Department structure under the City of Fort Worth's governance. All alternatives were provided with implementation strategies and timelines, costs, and pros and cons associated with the alternatives.

Ultimately, the city council voted unanimously to create a single-role EMS system that would continue to run a hub-based high-efficiency EMS service and had to make a rapid transition in approximately one year. Subsequently, the City of Fort Worth and MedStar hired *FITCH* for management services for the implementation period. All interlocal agreements had to be cancelled with unanimous consent form the 14 participating municipalities and new interlocal agreements being installed that transferred the services and assets to the City of Fort Worth. Each of the interlocal agreements included cost sharing strategies provided by *FITCH*.

During implementation, the city had to create new employee classifications under the civil service environment, establish all salary and benefits and develop the hiring and onboarding processes for approximately 600 EMTs and Paramedics.

This was a large project the fire department having 46 fire stations and the MedStar ambulance service providing approximately 50 ambulances at peak. The population of the metro service area was approximately 1.4m. This project demonstrates the ability to maintain the political acumen to navigate operational needs and the utmost transparency to create the best environment for policy exploration.

The project was highly politicized and had to be completed within six months. The cost for the initial project was $185,000.

The contact person for the study was Fire Chief James Davis and he can be contacted at 614-774-3504.

Polk County, FL – Polk County has experienced considerable growth in both population and development. Therefore, they hired *FITCH* to complete long-term master planning for the Fire and EMS services. Similar to Leon County, Polk County is the exclusive EMS patient transportation provider including the 17 municipalities. The county Fire and EMS departments merged more than a decade ago, but the exclusivity of EMS has remained. For the municipalities that the County doesn't provide fire protection for, those department do provide first response EMS, with many at the ALS level.

The study evaluated the operational and fiscal needs of the system to manage both current and future states. Overall, the operational recommendations were supported by the county administration and county commission, as the addition of approximately 15 fire stations (a few of them relocated) 29-staffed ambulance, and 174 cross-trained personnel over 10-years were approved. All costs and millage rates were developed and proposed.

This project demonstrates effective operational and fiscal analyses to assist a Florida county fire department in established desired performance and building the appropriate resource allocation strategies to meet expectations. This also demonstrates the ability to work within a county governance structure that has to work with municipal governments.

Subsequently, the county engaged with *FITCH* again to conduct a staffing study. The studies cost approximately $120,000.

The contact for this project is Fire Chief Anthony Stravino. He can be reached at 836-519-7353 or tonystravino@icloud.com.

Charlotte County, FL – Charlotte County Fire Rescue has been experiencing considerable growth and wanted to evaluate their system's operations and performance as they planned for the future. *FITCH* was hired to conduct a system evaluation and build a risk-based standards of cover and follow up with an integrated strategic planning process.

Charlotte County Fire Rescue is the exclusive EMS provider for all of the unincorporated county areas and the 14 municipalities that reside within the county. The municipalities that provide their own fire protection provide first response EMS services. All other areas contract for fire services with Charlotte County.

The evaluation recommended additional and relocated fire stations, increased staffing, and additional ambulance resources to meet the demand for services. Recommendations were approved and adopted by the County Commission and County Administration.

A strategic plan was developed to help the agency prioritize next steps and develop accountability and areas of responsibility in bringing the adopted recommendations to fruition.

This project demonstrates the expertise to function within county government and maintain the political acumen to navigate competing demands between operational needs and fiscal realities. This study also demonstrates expertise in operational assessments, station location studies, staffing analyses, fiscal assessments, and planning. The cost for this project was approximately $75,000.

The contact for this project is Deputy Fire Chief Bryan Carr. He can be reached at 941-626-1147 or Bryan.Carr@charlottecountyfl.gov.

A2: Completed Reports

The most recent report is Fort Worth, TX. Completed reports are provided below:

Fort Worth, TX – https://fitchassoc.sharefile.com/d-s1396a9c48e824d73858fa7778634ca95

Polk County, FL – https://fitchassoc.sharefile.com/d-sc44abcc170784ba5b8555f2a968bd96c

Charlotte County, FL - https://fitchassoc.sharefile.com/d-s22f5b2f2da114356967e8a3ae8fe5b91

A3: Final Presentations

The most recent report presentation is Fort Worth, TX. Completed report presentations are provided below:

Fort Worth, TX – https://fitchassoc.sharefile.com/d-s563925e6ee604b568eac0991d0900d61

Polk County, FL – N/A

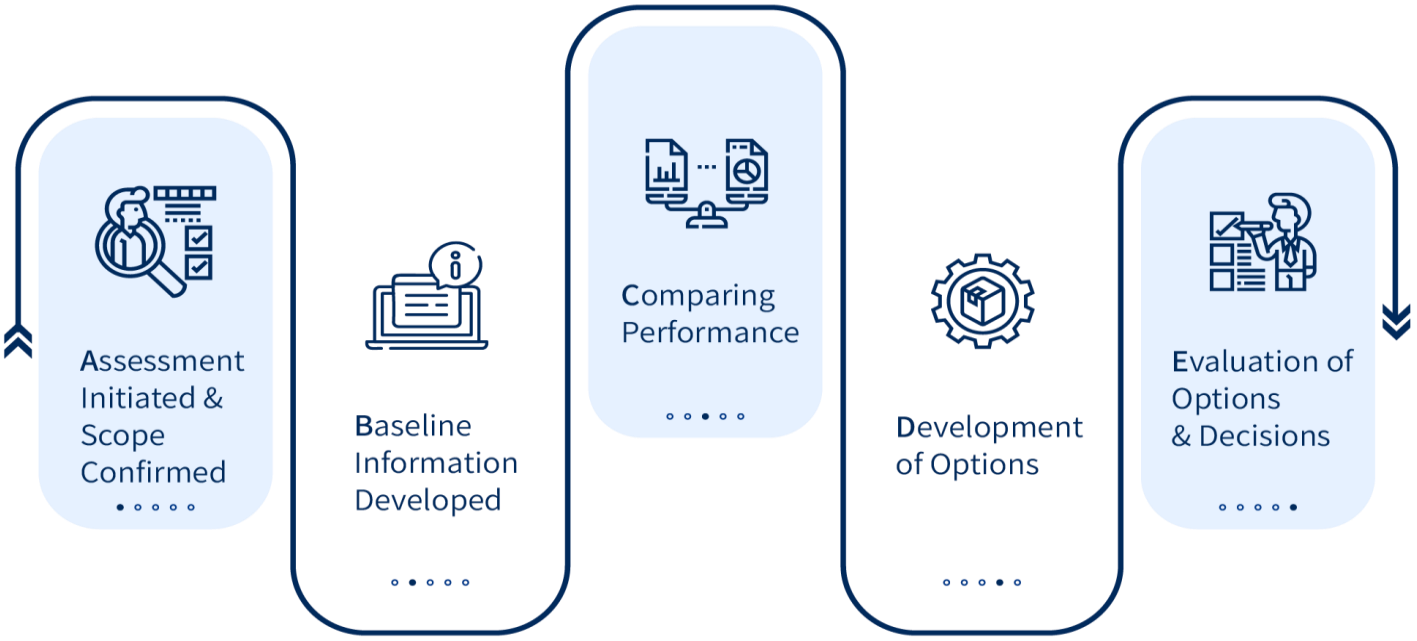
Charlotte County, FL - https://fitchassoc.sharefile.com/d-s33ea5969e19f47e6a294c9b4a23f5e73

Tab 3: Firm's Project Approach

Project Approach

Our project management methodology is a disciplined and structured approach to managing projects. This approach will provide a framework for effective management and completion of this project while providing ample flexibility to meet the unique needs of your organization. Key activities are clearly outlined and logically organized to produce specific deliverables within the period. We will review our progress against our work plan on a regular basis to ensure that we are progressing according to plan. Any deviations will be flagged immediately, and appropriate action is taken, through discussion with you, to address any potential issues.

The following figure graphically illustrates the project approach.



A1: Strategy and Methodology for Data Gathering and Evaluation

■ PROJECT INITIATION, KICKOFF, AND ACQUISITION AND REVIEW OF BACKGROUND INFORMATION

The first step in the process is to conduct a kick-off meeting to finalize the work plan and timeline and is paramount to a successful study and the ability of *FITCH* to maximize the effectiveness of its work teams. At the kick-off meeting an overview to the approach of the project will be provided to stakeholders. Any final logistical issues will be resolved during this phase. It is in this phase that key representatives will review and prioritize items outlined in the RFP and provide an opportunity to refine any specific objectives related to each service area or objective.

During the project initiation and/or first on-site visit, structured interviews will be scheduled with the following key stakeholders:

- Elected Officials (County)
- County Administration
- City Administration
- Tallahassee Fire Chief
- Volunteer Fire Chiefs
- County Budget Director

Concurrently, *FITCH* will submit an Information Data Request (IDR) that the Department(s) will typically complete within 14 to 30 days of project initiation.

In addition, to structured interviews with key stakeholders, comprehensive quantitative data analyses will be completed accompanied by a robust GIS assessment of risks, station locations, optimized locations, and other alternatives guided by the data driven process and/or suggestions from local expertise.

Dr. Teresa Johnson is proposed as the data analyst for this project. She has an extensive history of well over 100 assessments with Fitch & Associates. All data analyses are accompanied by a robust data audit with sufficient detail for the results to be replicated, if desired.

The clients will participate in the process of identifying the best available data, acknowledging any limitations, and approving any assumptions prior to more detailed efforts. In addition, once the data is returned, the client will approve the data. In other words, to ensure that it is representative of the known conditions and passes the commonsense test before using said data to formulate recommendations.

In summary, the following elements will be evaluated while completing the review of 5 years of historical system performance for the Department(s) and all mutual/automatic aid responses given or received:

- Number of calls
- Call frequency
  - Time of day
  - Day of week
  - Month of year
- Call type **(Historical Study)**
  - Fire
  - Ems
  - Hazmat
  - Tech Rescue
- Elements of Time (includes transfer times if available)
  - Dispatch time (includes all process elements)
  - Turnout time
  - Travel time
  - Total response time
- Performance and System Resiliency
  - Unit performance
  - Station performance
  - System performance
  - Reliability / Concurrent Calls **(System Resiliency and Capacity Study)**
  - Workload
  - Call duration
  - Unit Utilization
  - Workload Distribution at Unit and Station levels **(Workload Study)**
- Deployment Modeling
  - Effective Response Force (ERF) performance and capabilities **(Critical Tasking Study)**
  - Staffing
  - Distribution of Resources **(Distribution Study)**
  - Concentration of Resources **(Concentration Study)**
  - Automatic and Mutual Aid Capabilities **(Capacity Study)**
- Historical Temporal Traffic Performance
- Effectiveness / Outcome Measures
  - Call Type
  - Program Area

The assessment of risks will be completed with the utilizing of software that can apportion socioeconomic and demographic data by any desired geography boundaries such as station areas or regions. Additionally, risks will be identified and categorized with references to the Leon County Hazard Mitigation Plan (or equivalent).

B: Work Plan and Proposed Project Schedule

B.1.A. Analysis of the current level of service that exists under the Interlocal Agreement with the City of Tallahassee in terms of operation, personnel, finance, and capital.

The interlocal agreement (ILA) will be evaluated to understand all aspects of the agreement in the current state. This will be completed within the terms of the operations, personnel, financials, and capital. This will be a core step to understanding the parameters for which alternatives can be established. For example, how ownership of assets is defined and the dissolution clause of capital assets. All aspects of the agreement will be evaluated with a summary of the opportunities and challenges within the current agreement.

As previously identified in the collection of data, a comprehensive quantitative data assessment will be completed to test the relative success and performance of the current provider as well as provide discourse for adopting alternative performance standards for the future.

B.1.B. Evaluation of fire service delivery alternative models.

An evaluation of several alternative delivery models will be completed that includes all operations, performance, fiscal considerations, and community expectations for service.

B.1.B.1. Analysis of potential impact on the current ISO rating.

An assessment of the current ISO PPC ratings will be completed in an effort to analyze any changes that an alternative approach may present. Because much of the ISO process is still proprietary, our approach is to evaluate changes within the status quo so that all current assumptions that may not be known will continue.

B.1.B.2. Evaluation of the utilization of volunteer fire departments.

The data analysis will identify the frequency of utilization of the volunteer fire departments as well as the efficacy of their performance such as reliability, staffing, and performance. Each of the volunteer fire departments will be visited and structured interviews will be held with each fire chief and/or board if desired. This would have to be scheduled within the same travel week. Finally, specific information may be requested through a survey or data request from each fire chief or Board Chair depending on the initial interviews and available data discovered at project kickoff.

B.1.B.3. Evaluation of the feasibility of automatic-aid and closest unit dispatching.

The data analysis will identify the frequency, geographic distribution, and temporal distribution of incidents from Tallahassee Fire Department (TFD) units defined as City or County that responded into the geographic boundaries of either Leon County or within the City of Tallahassee as well as TFD unit defined as County that may run incidents into the City boundaries.

In this manner, the assessment will be able to identify the relative frequency of need for automatic-aid, and if needed, offer strategies to moderate that need by reducing the number of calls that would rely on automatic-aid. For example, the need for automatic-aid may be reduced to high risk or high acuity events such as structure fires, trauma, and life-threatening medical incidents while the home territories would handle lower-acuity calls that can afford a longer-response time such as odor of smoke investigations or lift assists.

Secondarily, a closest unit dispatch model will be tested through a comprehensive GIS analysis of the geographic distributions of incidents, and which stations would be the closest unit to capture those incidents with the desired time frame. Typically, we will offer to test the system by replicating the current response time performance and then show the impact at alternative response times giving more flexibility to the policy choices ahead. The assessment will utilize a similar strategy to stratify the types of incidents or incident severities to moderate the call volume if needed. An example may be a city or potential future county station more closely located to their peer agency causing a disproportionate amount of work within said peer agency's territory.

This is an important scope element as it would be best practice, and in the best interest of the citizens, if a robust automatic-aid agreement and/or closest unit borderless dispatching process was in place under any alternative system designs.

B.1.B.4. Evaluation of the feasibility of utilizing shared facilities between City and County resources.

An evaluation of the feasibility of utilizing shared fire station facilities will be completed for any stations that are either in the overlapping City and County boundaries or geographic limits, as well as any locations that could serve both agencies. As identified within the scope of work, the suggested analysis would be co-locating resources with distinct response assignments based on the jurisdiction of each incident.

Additional alternatives for colocation will also be provided for the client's consideration. Examples may include co-location but sharing all workload; sharing the costs of the resources for that single station; and/or sharing the shift responsibilities. I.e., two shifts may be city or county in its entirety and a third/fourth shift could be the alternative agency in its entirety.

B.1.C. Conduct operational, programmatic, and fiscal comparison of the current provision of fire protection services to alternative models developed by the firm.

The interlocal agreement (ILA) and current operations will be utilized as a baseline foundational document to compare alternative service models. All start-up, direct costs, indirect costs, consumable and durable materials, and capital depreciation will be utilized to model all prioritized alternatives.

These assessments will be included in the overall development of substantive alternatives, implementation strategies, and pros/cons of each alternative.

B.1.D. Development of a timeline for the adoption of alternative models that include but are not limited to adopting required policies; obtaining mandatory licenses and certification; onboarding personnel; acquisition of capital assets; and establishing a fiscal model and method of collection.

Implementation strategies will be developed for each substantive or prioritized alternative. *FITCH* has been hired for implementation services in other projects such as Fort Worth that specifically managed these implementation milestones.

B.1.E. Evaluation of potential recommendations for greater efficiency of the current service model with the City of Tallahassee that could include but not limited to the delivery of service; structure of the ILA; fiscal model (i.e. fire rescue assessment); and the method of collection.

A complete assessment of the ILA will be completed, and in this section, we will revisit the ILA through the lens of enhanced policy options, alternative deployment models, and refined operations that may provide viable alternatives that provide incremental changes to the current state.

The fiscal assessment and method of collection will accompany any prioritized alternatives developed.

B.1.F. Submittal of a final report that evaluates existing delivery of fire service in the community with potential recommendations for greater efficiency; and recommendation(s) of alternative models that will provide a comparable level of service with timelines, fiscal implications and revenue options.

A Draft Report will be provided for review prior to finalizing any reports. Our process is highly transparent and data-driven, so the final reports do not contain surprises. For example, building blocks on operational data analyses, station locations, budget assumptions, etc. will have been “approved” by Leon County officials so that there are no distractions or competing interests before the policy group. In this manner, the policy options can be evaluated based on merit and not distracted by distractions or disagreements about the validity of the data on which the recommendations were founded.

B.1.G. Presentation to the Leon County Board of County Commissioners, County Senior staff, and any additional groups and organizations identified by the County.

In person final presentations are included in the scope of work. We will be happy to present to other groups as well, as long as they can be scheduled in the same travel week. Otherwise, virtual meetings may be utilized.

PROJECT SCHEDULE

The proposed scope of work demonstrates that the consultant understands the desired outcomes and has proposed tasked to achieve success.

Scope of Work Elements	Dec/2025 January 2026	February 2026	March 2026	April 2026	May 2026	June 2026
Work Plan						
Kick-Off Meeting, Refine Work Plan and Scope, and Meet with Stakeholders						
Item 3.1.A: Analysis of Current State of Operations and Interlocal Agreement						
Item 3.1.B: Evaluation of Fire Service Delivery Alternative Models						
Item 3.1.B.1: ISO Impact Analysis						
Item 3.1.B.2: Evaluation of Utilization of Volunteer Fire Depts.						
Item 3.1.B.3: Feasibility of Automatic-Aid and Closest Unit Dispatching						
Item 3.1.B.4: Feasibility of Utilizing Share Facilities						
Item 3.1.C: Compare Current State to Alternative(s)						
Item 3.1.D: Development Implementation Strategies and Timelines						
Item 3.1.E: Evaluation of Opportunities and Efficiencies in the Current State						
Item 3.1.F: Submittal of Draft and Final Reports					Draft	Final
Item 3.1.G: Presentation to the Leon County BoCC and County Admin					TBD	
Project Deliverables						
Comprehensive Quantitative Date Report						
Comprehensive GIS Report						
Risk Assessment Report –Station Demand Zone						
Final Documents					Draft	Final
Presentation					TBD	
Number of Proposed Onsite Visits	~3Days		~2 Days		~2 Days	

The proposed timelines are predicated, or begin, once we receive usable supporting data as requested at project kickoff. In addition, virtual meetings will be utilized bi-weekly for project updates.

Tab 4: Firm's Ability to Perform the Work

■ PROJECT MANAGEMENT AND INTERACTION WITH THE COUNTY AND DEPARTMENTS

Our project management is a disciplined and structured process. Key activities are clearly outlined and logically organized to produce specific deliverables within the defined period. We will review our progress against the work plan on a regular basis to ensure that we are progressing according to plan. Any deviations will be flagged immediately, and appropriate action taken, through discussion with you, to address issues.

As designed, this project will be transparent and highly collaborative. It is essential to the *FITCH* team that the key stakeholders have sufficient opportunity for input and guidance throughout the project. This proposal is assuming a kick-off meeting with the County and public safety leadership. As proposed, the *FITCH* team will conduct a minimum of three onsite visits including a formal presentation of the findings and at least one public input meeting, for each agency (if desired). At a minimum, the *FITCH* team will meet with elected officials, emergency services, and identified key stakeholders.

We make every effort to respond to communications within the same day, but if unable to do so, we will return communications with 24 hours. All of these activities and control measures ensure that we complete projects on time and within budget.

■ SERVICE AVAILABILITY

FITCH does not allow our consultants to work more than three projects at a time. In addition, if the projects are large or complex, we may limit the consultants' commitments accordingly. As a client centric and high-engagement consulting firm, we ensure that the resources and personnel dedicated to the project have ample time and availability to accomplish all goals and tasks as designed.

Additionally, as a client centric firm, we routinely work outside of "traditional" working hours to accommodate differences in time zones, public engagement and publicly noticed meetings, as well as travel. In other words, we will accommodate the schedules that best meet our clients' needs.

■ PROJECT OBJECTIVITY AND NEUTRALITY

The *FITCH* team has broad-based expertise that naturally blends the competing demands for efficiency and system design in an objective and neutral manner. By design, the firm utilizes a data and research-based foundation, coupled with inner rater reliability procedures, that controls for the naturally occurring biases. Our firm has extensive experience

in high-performance system design and efficiency in the use of human and physical resources. Finally, *FITCH* brings nearly 150 years of direct fire/EMS service system leadership and management experience to this project that serves to balance realistic and highly implementable solutions for long-term sustainability while maintaining high quality services.

■ AREAS OF CONCERN AND VARIABLE STAKEHOLDER INTERESTS

As a high-engagement and transparent consultancy, there are times that the various stakeholder groups may have competing interests. *FITCH* has extensive experience navigating the political and stakeholder environments to find implementable solutions. We spend considerable effort attempting to ensure and/or create commonality of purpose within these consultancies. Finally, as discussed previously, the advantage of utilizing an objective data-driven process serves to establish a common understanding and discussion around the "facts" first and education and transparent discussions may serve to limit the variability of interests.

There is not a specific area of concern, but rather a typical observation for project planning and timelines. As a data-driven process, the timeline doesn't materially begin until the *FITCH* team receives usable data that was requested at contract execution. In other words, any delays that may arise are typically due to the delay in receiving the necessary raw data to begin.

Client Responsibilities

The project design is for the *FITCH* team to provide the heavy lifting during the completion of the scope of work. However, the county and/or departments would be responsible for providing background information for the following items. This list may be expanded or contracted based on specific client needs and expectations at project kickoff. Therefore, the following list is intended to be indicative of the typical types of data points that our clients can either provide or facilitate an introduction to the responsible parties.

Finally, as proposed this project will require at least three on-site visits. During these visits, access to staff for structured interviews and facilities for direct observation will be necessary as well as continued dialogue for clarification of information, review and approval of draft materials, and decision making on prioritization of alternatives.

Once the agency provides the base requested data, the only investment from the department staff would be review of draft materials and the coordination of meeting spaces. If the participating agencies are requesting community input, then there would be some client driven interaction to facilitate the logistics, coordination, invitations, hosting digital surveys, etc. After the initial data requests, it is our estimate that the agency would have a total of 40 hours of effort over the four to six-month study period.

Identified Client Resources

As a data-driven analysis, the following sources of information have been pre-identified.

- Department RMS Data
  - Department Incident Reporting RMS
  - Department Patient Care Reports (if separate)
  - Department Inspection/Permitting Records
  - Department Pre-fire Planning Records
- Public Safety Answering Point (PSAP)
  - Five Years of Raw CAD Data
- Economic Development / Planning
  - Identified Planning Areas
  - Projected Growth
  - Anticipated Annexations
  - Zoning
- Facilities and Apparatus
  - Access and Observation
  - RMS or Database with maintenance records
  - Scheduling
  - Personnel Certifications/Qualifications
  - Personnel Participation (volunteers)
- Miscellaneous Documents
  - Automatic/Mutual Aid Agreements
  - Contractual Documents for External Services
  - Department Policies and Procedures
  - Replacement Schedules
- Fiscal Services
  - Agency Budgets
  - Capital Improvement Plans
  - Revenue and Taxing Information
  - Grants - Current or Anticipated
  - Debt management
- Agency/Department GIS
  - Station Territories (Shape files)
  - Agency Boundaries
  - Major Transportation
  - Critical Infrastructures
  - Growth Boundaries
  - Water Distribution
- Agency/Department Human Resources
  - Payroll
  - Staffing

RESPONDENT AND TEAM SUMMARY FORM

RESPONDENT: Fitch & Associates, LLC

SOLICITATION NUMBER: BC-2026-003 **DATE:** 11-11-2025

PROJECT TITLE: Evaluation of the Establishment and Delivery of Fire Services

Complete the following Table identifying **your firm or company** and **ALL subcontractors or subconsultants** you anticipate utilizing for purposes of responding to this solicitation. Use additional pages if needed.

Section A	RESPONDENT IDENTIFICATION														
In the spaces provided below, list the firms and corresponding information. Use additional pages if needed.															
Firm Name (Prime and Subcontractors) *You MUST include your company or firm on Line 1	Vendor Phone & Email	Total Dollar Amount of Services	Scope of Work	Indicate the Category that Best Describes Each Organization Listed											
				Non-MWBE	Certified MWBE					Non-Certified MWBE					
				Non-Minority	Certified Small Business	African American	Asian American	Hispanic American	Native American	Non-Minority Female	African American	Asian American	Hispanic American	Native American	Non-Minority Female
Fitch & Associates	816-431-2600 rpeek@emprize	$109,995 net	Full scope of work	X											
	TOTAL	$109,995		X											

Section B	ACKNOWLEDGEMENT (to be completed by the Respondent)

I hereby certify that, as Respondent to this Solicitation, that the information provided herein is true and correct.

Fitch & Associates, LLC
Name of Bidder/Respondent

Roxanne Peek
Signature

11-11-2025
Date

Roxanne Peek
Print Name

Partner/CAO
Title

AFFIDAVIT CERTIFICATION
IMMIGRATION LAWS

Leon County will not intentionally award County contracts to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. Section 1324 A(e) (Section 274a(e) of the Immigration and Nationality Act ("INA").

Leon County may consider the employment by any Contractor of Unauthorized Aliens a violation of Section 274A(e) of the INA. **Such violation by the Recipient of the employment provision contained in Section 274A(e) of the INA shall be ground for unilateral cancellation of the contract by Leon County.**

BIDDER ATTESTS THAT THEY ARE FULLY COMPLIANT WITH ALL APPLICABLE IMMIGRATION LAWS (SPECIFICALLY TO THE 1986 IMMIGRATION ACT AND SUBSEQUENT AMENDMENTS).

Company Name: Fitch & Associates, LLC

Signature: Roxanne Peell Title: Partner/CAO

SHARON CONROY
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Mar. 27, 2027
Commission # 15424512

STATE OF Missouri
COUNTY OF Clay

Sworn to and subscribed before me this 11th day of November 2025

Personally known X

NOTARY PUBLIC

OR Produced identification _____

Notary Public - State of Missouri

_____
(Type of identification)

My commission expires: 03/27/2027

Sharon Conroy
Printed, typed, or stamped commissioned name of notary

The signee of this Affidavit guarantees, as evidenced by the sworn affidavit required herein, the truth and accuracy of this affidavit to interrogatories hereinafter made.

LEON COUNTY RESERVES THE RIGHT TO REQUEST SUPPORTING DOCUMENTATION, AS EVIDENCE OF SERVICES PROVIDED, AT ANY TIME.

IDENTICAL TIE BIDS

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3) Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).

4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employees will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5) Impose a sanction on, or require the satisfactory participation in a drug assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify the

following: (Check one and sign in the space provided.)

__X__ This firm complies fully with the above requirements.

_____ This firm does not have a drug free work place program at this time.

Roxanne Peek

Bidder's Signature

Partner/CAO

Title

11-11-2025

Date

NON-COLLUSION AFFIDAVIT

The undersigned being first duly sworn as provided by law, deposes and says:

1. This Affidavit is made with the knowledge and intent that it is to be filed with Leon County Government, Leon County, Florida and that it will be relied upon by said County, in any consideration which may give to and any action it may take with respect to this Proposal.

2. The undersigned is authorized to make this Affidavit on behalf of,

Fitch & Associates, LLC
(Name of Corporation, Partnership, Individual, etc.)

a Consulting Services Firm, formed under the laws of Delaware
(Type of Business) (State or Province)

of which he/she is Partner/CAO.
(Sole Owner, partner, president, etc.)

3. Neither the undersigned nor any other person, firm or corporation named in above Paragraph 2, nor anyone else to the knowledge of the undersigned, have themselves solicited or employed anyone else to solicit favorable action for this Proposal by the County, also that no head of any department or employee therein, or any officer of Leon County, Florida is directly interested therein.

4. This Proposal is genuine and not collusive or a sham; the person, firm or corporation named above in Paragraph 2 has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, firm or corporation, to put in a sham Proposal, or that such other person, firm or corporation, shall refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, firm or corporation, to fix the prices of said proposal or proposals of any other bidder; and all statements contained in the proposal or proposals described above are true; and further, neither the undersigned, nor the person, firm or corporation named above in Paragraph 3, has directly or indirectly submitted said proposal or the contents thereof, or divulged information or data relative thereto, to any association or to any member or agent thereof.

Roxanne Peek
AFFIANT'S NAME

Partner/CAO
AFFIANT'S TITLE

Roxanne Peek
AFFIANT'S SIGNATURE

SHARON CONROY
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Mar. 27, 2027
Commission # 15424512

TAKEN, SWORN AND SUBSCRIBED TO BEFORE ME this 14th Day of November 2025

Personally Known ____ Or Produced Identification

Type of Identification

Sharon Conroy
NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

My Commission Expires: 03/27/2027

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, And OTHER RESPONSIBILITY MATTERS PRIMARY COVERED TRANSACTIONS

1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:

   a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

   b) Have not within a three-year period preceding this been convicted of or had a civil judgement rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statues or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

   c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of these offenses enumerated in paragraph (1)(b) of this certification; and

   d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

3) No subcontract will be issued for this project to any party which is debarred or suspended from eligibility to receive federally funded contracts.

Roxanne Peell
Signature

Partner/CAO
Title

Fitch & Associates, LLC
Contractor/Firm

PO Box 170; 2901 Williamsburg Terr, Ste G
Platte City, MO 64079
Address

EMPLOYMENT ELIGIBILITY VERIFICATION

By providing goods and/or services to the County, the Contractor is obligated to comply with the provisions of Section 448.095, Florida Statutes, "Employment Eligibility." Compliance with Section 448.095, Florida Statutes., includes, but is not limited to, utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor affirms and represents that it is registered with the E-Verify system and is using same and will continue to use same as required by Section 448.095, Florida Statutes.

Roxanne Peell

Signature

11-11-2025

Date

AFFIDAVIT IN COMPLIANCE WITH SECTION 787.06(14), FLORIDA STATUTES

In accordance with Section 787.06(14), Florida Statutes, the undersigned, on behalf of the entity listed below ("Entity"), being duly sworn, hereby attests under penalty of perjury that:

1. I am over eighteen years of age. The following information is given from my own personal knowledge.
2. I am an officer or representative of the Entity.
3. The Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement in this declaration may subject me to criminal penalties.
5. I am authorized to provide this affidavit on behalf of the Entity.

FURTHER AFFIANT SAYETH NOT.

Roxanne Peek
SIGNATURE OF AFFIANT

Affiant's Name: Roxanne Peek
Title: Partner/CAO
Entity: Fitch & Associates, LLC

STATE OF Missouri
COUNTY OF Clay

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [____] online notarization, this 11th day of November, 20 25, by Roxanne Peek (Affiant's Name).

Sharon Conroy
(Signature of Notary Public)

SHARON CONROY
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Mar. 27, 2027
Commission # 15424512

(Print, Type, or Stamp Commissioned Name of Notary and Affix Notary Seal)

[X] Who is personally known to me, or
[____] Who produced identification; Type of identification produced:_____

LEON COUNTY RESERVES THE RIGHT TO REQUEST SUPPORTING DOCUMENTATION, AS EVIDENCE OF SERVICES PROVIDED, AT ANY TIME.

FISCAL YEAR 2025/2026
BUDGET AMENDMENT REQUEST

No: BAB26007
Date: 11/24/2025

Agenda Item No:
Agenda Item Date: 12/9/2025

County Administrator
Vincent S. Long

Assistant County Administrator
Ken Morris

Request Detail

Revenues

Account Information					Current Budget	Change	Adjusted Budget
Fund	*Org*	*Acct*	*Prog*	*Title*			
						-	-
					Subtotal:	-	

Expenditures

Account Information					Current Budget	Change	Adjusted Budget
Fund	*Org*	*Acct*	*Prog*	*Title*			
001	990	59900	599	General Fund Contingency	200,000	(109,995)	90,005
001	820	53100	519	Professional Services	193325	109,995	303,320
					Subtotal:	-	

Purpose of Request

This budget amendment appropriates $109,995 from general fund contingency to award a contract to Fitch & Associates, LLC to evaluate alternative models and cost-effective options for fire service in unincorporated Leon County.

Division/Department
2308/23

Brandy Furbee, Budget Manager

Roshaunda Bradley, Budget Director

Approved By: **Resolution** ☐ **Motion** ☒ **Administrator** ☐

BUDGET "OPERATING" CONTINGENCY RESERVES
CONTINGENCY FUND UPDATE (FY 2025/26)

			GENERAL FUND 001-990-59900-599	Beginning Balance: **$200,000.00**
No.	APPROVAL DATE	AGENDA DATE	AMENDMENT TITLE	BALANCE
1	*9-Dec-25*	*9-Dec-25*	*Evaluation of Fire Services*	*$109,995*

Bold, Italic items are pending Board Approval

USAGE TO DATE (TOTAL AMENDMENTS)	**$109,995.00**
ENDING BALANCE	**90,005.00**
END BALANCE AS % OF BEGIN BALANCE	**45%**
USAGE BALANCE AS % OF BEGIN BALANCE	**55%**

CITY OF TALLAHASSEE

September 22, 2025

VIA ELECTRONIC MAIL
LongV@leoncountyfl.gov

Vince Long
County Administrator
Leon County
301 S. Monroe Street
Tallahassee, FL 32301

Re: Termination of the Interlocal Agreement Regarding the Provision of Fire and Emergency Medical Services

Dear Mr. Long,

At their September 17, 2025, meeting, the City Commission voted to provide notice to Leon County that it is terminating the Interlocal Agreement Regarding the Provision of Fire and Emergency Medical Services (Agreement) in accordance with the terms outlined in Exhibit E. With this notice, the Agreement will terminate at the end of the Current Term on September 30, 2028.

My staff and the City Attorney's staff are available to assist as needed with the transition effort. Please let me know if you have any questions.

Sincerely,

Reese Goad
City Manager

CC: Mayor and City Commission
Fire Chief Gene Sanders, Tallahassee Fire Department
City Attorney Amy Toman
Leon County Board of County Commissioners
County Attorney Chasity O'Steen

CITY HALL
300 S. Adams St.
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY, Mayor
DIANNE WILLIAMS-COX, Mayor Pro Tem
JACQUELINE "JACK" PORTER, Commissioner
CURTIS RICHARDSON, Commissioner
JEREMY MATLOW, Commissioner

REESE GOAD, City Manager
AMY M. TOMAN, City Attorney
JAMES O. COOKE, IV, City Treasurer-Clerk
DENNIS R. SUTTON, Inspector General

Posted on December 1, 2025

Evaluation Tabulation

Evaluation of the Establishment and Delivery of Fire Services

Aggregate Scores Summary

Vendor	Total Score (Max Score 100)	Total Average Rank
Fitch & Associates, LLC	91.13	1
Matrix Consulting Group, Ltd	86.47	2
MissionCIT	78	3.67
Emergency Services Consulting International	77.57	4
AP Triton LLC	77.37	4.33
McGrath Consulting Group, Inc	70.47	6
DSR Consulting and Management, LLC	55.4	7

Leon County
Board of County Commissioners

Notes for Agenda Item #19

Leon County Board of County Commissioners

Agenda Item #19

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Status Report on County-City Consolidation in Florida

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review and Lead Staff:	Ken Morris, Assistant County Administrator Mathieu Cavell, Director, Community Relations and Resilience

Statement of Issue:

This status report summarizes national and Florida experience with county-city consolidation, including Jacksonville–Duval County and prior Tallahassee–Leon County referenda; describes existing functional consolidation between Leon County and the City of Tallahassee; and outlines the state legal framework and research on potential advantages and disadvantages of consolidation. The item also identifies potential next steps the Board could consider if it wishes to further explore the issue.

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Board direction.

Report and Discussion

Background:

This status report provides an overview of Florida's sole successful city–county consolidation in Jacksonville–Duval County, summarizes the numerous consolidation referenda in other Florida communities that have not been approved by voters, and describes the state-prescribed legal framework for pursuing consolidation. In addition, the item outlines the potential use of a non-binding, countywide advisory ("straw ballot") referendum to gauge public interest in exploring possible consolidation of Leon County and the City of Tallahassee.

At its November 18, 2025 meeting, the Board directed staff to provide an analysis on city–county consolidation in Florida, including the legal process and additional information for the Board's consideration regarding potential consolidation of Leon County and the City of Tallahassee.

Nationally, city–county consolidation is generally defined by organizations such as the National Association of Counties and the National League of Cities as the formal joining of a city (or cities) with its surrounding county government into a single unified jurisdiction that assumes the responsibilities of both. Although consolidation has been one of the most frequently discussed forms of metropolitan governance reform, it remains very rare in practice: national surveys identify only a few dozen consolidated city–county governments out of more than 3,000 county governments, while compilations of consolidation referenda over the past century show that most proposals either do not reach the ballot or fail when presented to voters. Consolidation is typically pursued to improve governmental efficiency, reduce duplication, and present a unified voice for economic development. The empirical evidence on long-term cost savings and growth impacts of consolidation is mixed.

Within this broader national context, Florida's experience with consolidation is especially limited. To date, only one city–county consolidation has been approved and implemented in the state, as described below.

Jacksonville–Duval County (Consolidated 1968). The only successful, fully unified, city–county consolidation in Florida to date is the merger of the City of Jacksonville with Duval County. After years of local crises – including a corruption scandal that saw 11 officials indicted, a financial crisis, decaying infrastructure, and a disaccredited school system – community leaders pushed for radical reform. A special act charter providing for a consolidated government was approved by Duval County voters on August 8, 1967, by a wide margin (65% in favor). Following a one-year transition, the consolidation took effect on October 1, 1968, creating the Consolidated City of Jacksonville. This reform replaced the separate city and county governments with one unified administration. The new consolidated government retained a mayor–council structure (a single Mayor of Jacksonville as chief executive and a Jacksonville City Council as the legislative body) in place of the prior city council and county commission. Jacksonville's jurisdiction now encompasses nearly all of Duval County (875 square miles), making it the largest city by area in the contiguous U.S. The few small municipalities that opted out – Baldwin and the beach towns of Atlantic Beach, Neptune Beach, and Jacksonville Beach – remain independent enclaves inside Duval, but their residents still vote in Jacksonville's county-wide elections and receive certain

services from the consolidated government. This Jacksonville/Duval consolidation remains unique in Florida – it is "the only municipality of its kind in Florida," as other counties retain separate city and county governments.

Over more than five decades, Jacksonville's consolidated government model has been examined in multiple reviews that emphasize the historical conditions preceding the 1968 vote, including city and county governments described at the time as outdated and inefficient, concerns about corruption, fragmented boards that diffused accountability, inadequate planning, and declining public confidence. These challenges are acknowledged in the City Council's 2014 *Blueprint for Improvement II* report, which explains that consolidation was intended to restore public trust, professionalize administration, strengthen long-term planning and finances, and better align the cost of services with the benefits taxpayers receive, even as many urban-core neighborhoods still face gaps in basic services and infrastructure. Historian James B. Crooks and comparative studies of county–city consolidation, along with economic-development analyses by the Washington Economics Group, describe Jacksonville's consolidation as a shift from the pre-1968 system toward a more "mainstream metropolis," while also documenting uneven progress on race relations, environmental quality, downtown redevelopment, and other outcomes—indicating that efficiency, growth, and economic gains have been positive but not uniform.

As a historical note, Jacksonville's consolidation was enabled by a 1934 amendment to the Florida Constitution (1885) that had specifically authorized creating a city extending over Duval County. Although that power lay unused for decades, the 1960s reform effort (branded the "Better Government" or "White Hats" campaign) finally carried consolidation to approval. Jacksonville's success was hailed as "the Bold New City of the South," reflecting the optimism that consolidation would rejuvenate the city. Since 1968, no other Florida city–county has consolidated, and Jacksonville remains the state's lone example of a unified city–county government.

Miami-Dade County (Federated home-rule county). Unlike Jacksonville's full consolidation, Miami-Dade operates under a metropolitan home-rule charter created by a special amendment to the 1885 Florida Constitution and expressly preserved in the 1968 Florida Constitution; this grandfathered framework predates the current, general process for county charters and city–county consolidation and cannot be replicated for other jurisdictions due to the current state law consolidation process. Under this unique arrangement, Miami-Dade maintains a strong county government that provides many regional and metropolitan services (e.g., major roads, transit, some regional facilities), while more than 30 municipalities—including the City of Miami, Miami Beach, Hialeah, Coral Gables, and others—continue to exist as separate city governments with their own elected officials, budgets, and municipal powers, resulting in a two-tier federated system: a full-service county government alongside multiple municipalities, rather than a single consolidated city–county.

Proposed (Unrealized) City–County Consolidations in Florida

Over the decades, Florida communities have considered consolidation of city and county governments many times, but none of these proposals (outside Jacksonville) have succeeded. In fact, since 1967 Floridians have consistently rejected consolidation proposals at the polls. Below is a list of major city–county consolidation efforts in Florida that were proposed or put to voters but did not ultimately occur, along with the timeframes and context:

- **Tampa–Hillsborough County: 1967, 1970, 1972.** Florida's first consolidation referendums took place in the Tampa area. Spurred by metropolitan growth and service overlap, proposals to merge the City of Tampa with Hillsborough County went to voters in 1967, and again in 1970 and 1972, but were defeated each time. For example, the 1967 vote saw Hillsborough County voters reject consolidation roughly 72%–28% (Tampa instead pursued aggressive annexation of suburbs in the 1950s–60s as an alternative means to expand its tax base).
- **Pensacola–Escambia County: 1970 and 2009–10.** Inspired partly by Jacksonville's success, a consolidation of the City of Pensacola and Escambia County was placed on the ballot in November 1970 and was rejected by roughly three-quarters of county voters. Decades later, the Legislature created the Escambia County Consolidation Study Commission in 2009 to draft a consolidation plan for Escambia County, Pensacola, and the Town of Century. In 2010, however, the local legislative delegation declined to file and advance the special act needed to submit the plan to the full Legislature and then to a referendum, so the Legislature never placed consolidation on the ballot and Escambia County voters never weighed in—underscoring the uphill battle city–county mergers have faced in Florida's Panhandle.
- **Fort Pierce–St. Lucie County: 1972.** A proposal to consolidate Fort Pierce with St. Lucie County was defeated in 1972. Both city and county electorate majorities voted "no" (roughly 2,050–2,250 in the city and 3,000–6,500 in the county), halting an effort aimed at streamlining government on the Treasure Coast.
- **Tallahassee–Leon County: 1971, 1973, 1976, 1992.** Florida's capital region has revisited consolidation multiple times. Consolidation referendums in Leon County were held and failed in 1971, 1973, 1976, and again in 1992 (the last effort failing by a 60–40% margin). Despite periodic studies and local debate about merging the City of Tallahassee with Leon County for efficiency, voters have remained skeptical. In the 1970s, the voting margins were relatively narrow (e.g., 46% in favor in 1973), indicating some support, but concerns about law enforcement control, job losses, taxation levels on unincorporated residents, and urban–rural divides have consistently swayed the outcome.
- **Gainesville–Alachua County: 1975, 1976, 1990.** The city of Gainesville and Alachua County have also explored consolidation. Referendums in 1975 and 1976 saw voters decisively reject a merged city–county charter (only about 25–32% voted "yes"). A later attempt in 1990 likewise failed by roughly a two-to-one margin. Factors in Gainesville included resistance from smaller municipalities in the county and fears that a unified government might be "too large" or unresponsive to local needs – sentiments common to many failed consolidation bids in Florida.
- **Okeechobee (City)–Okeechobee County: 1979, 1989.** Even Florida's smaller communities have considered consolidation. The small City of Okeechobee (the county seat of rural Okeechobee County) and the county government held referendums in 1979 and again in 1989 on merging the two local governments. Both times, voters soundly defeated the idea (1979: 32.2% in favor, 1989: 20.6% in favor). This illustrates that even in smaller communities with limited public services, voters may prefer retaining separate local governments.

- **Daytona Beach/Halifax Area–Volusia County: 1985.** In 1985, a plan to consolidate Volusia County with the "Halifax area" cities (Daytona Beach and nearby municipalities) reached the ballot. It was rejected by Volusia voters (approximately 45% for vs. 55% against). The consolidation concept (merging a cluster of cities with the county while other cities remained separate) did not persuade a majority, and the Volusia initiative failed.

Table #1: Major County-City Consolidation Referenda in Florida (Post-1967)

City / County	Year(s) on Ballot	Outcome
Jacksonville / Duval	1967	Approved
Tampa / Hillsborough	1967, 1970, 1972	Not approved
Pensacola / Escambia	1970	Not approved
Fort Pierce / St. Lucie	1972	Not approved
Tallahassee / Leon	1971, 1973, 1976, 1992	Not approved
Gainesville / Alachua	1975, 1976, 1990	Not approved
Okeechobee (City) / Okeechobee County	1979, 1989	Not approved
Daytona Beach–Halifax Area / Volusia	1985	Not approved

Tallahassee–Leon County Consolidation: Public Attitudes and Prior Efforts

According to Linda S. Johnson's Tallahassee–Leon County chapter of *Case Studies of City-County Consolidation: Reshaping the Local Government Landscape* (hereinafter "the consolidation case study" and included as Attachment #1), Tallahassee and Leon County have returned to the idea of city–county consolidation many times over the past fifty years. The community has examined some form of a unified government at least seven times, with four proposals reaching the ballot (1971, 1973, 1976, and 1992) and three other efforts ending before a referendum, including a 1953 Consolidation Study Committee that recommended against pursuing consolidation at that time and two later efforts in 1981 and 1986 that were halted before reaching the ballot.

Concept vs. plan. Taken together, these efforts suggest that consolidation as a concept has generally attracted interest—and at times broad support—while specific plans have struggled to secure final approval. The consolidation case study observes that "a common theme … is that opposition has not been to the concept of consolidation but to the proposed charter." In other words, the principle of consolidation has often been viewed favorably; the points of contention have centered on exactly how a consolidated government would be structured and how representation and powers would be allocated.

Absence of an "accelerator event." Research on the Tallahassee–Leon County attempts to consolidate note that, unlike some successful consolidations, there was no single "accelerator event" — a scandal, crisis, or other shock that rallied broad public support for structural change. Instead, local challenges such as growth, traffic, taxes, drainage, crime, and intergovernmental disputes created a recurring "crisis climate," but never coalesced into a unifying event that pushed voters to embrace a consolidation charter.

1990s experience: support for study, concerns with specifics. Public actions in the early 1990s underscore this distinction between concept and plan. In 1990, Leon County voters approved the creation of a Consolidation Commission "by a 58.5 percent to 41.5 percent margin" to study and draft a consolidation charter, signaling majority support for formally exploring consolidation as an option. Civic and business leaders—including the Chamber of Commerce, professional organizations, and other community groups—are described in the case study as "strong supporters of the consolidation," citing efficiency, lower costs, and better growth management as potential benefits of a unified government.

Charter design, representation, and balance of power. Each proposed charter triggered concerns about representation, constitutional officers, taxation levels in the unincorporated area, and the urban–rural balance of power. The case study notes that an early poll in the 1992 effort showed a 2 to 1 margin of support for consolidation in the rural areas of the county, but that support declined once the specific charter language was released and debated, and the final referendum was defeated, as voters increasingly questioned whether consolidation would raise costs, weaken local representation (especially in rural and minority communities), and shift too much authority away from existing elected offices. Earlier attempts in the 1970s followed a similar pattern: substantial business sector support, coupled with voter skepticism about particular charter provisions. One 1976 pro-consolidation campaign, for example, promoted the merger as "the most practical and least expensive alternative to solve the major problems facing the city and county residents," but the proposed charter still failed at the ballot.

Rural character and representation. The Tallahassee–Leon community has long been described as a "heterogeneous" county with "clear-cut rural and urban areas," and the rural character and influence of outlying areas have been central to each consolidation debate. In the 1970s referenda, county voters outside the city repeatedly defeated proposed charters—only 1 of 16 county precincts supported consolidation in 1976, even as a majority of city precincts voted in favor. In 1992, early polling suggested that rural residents might support consolidation, but specific charter provisions and service concerns ultimately eroded that support.

- Residents of communities such as Woodville and Miccosukee questioned whether a consolidated government would "cost more money and provide few services," objected to proposals such as an appointed sheriff and a single rural district, and expressed feeling like a "stepchild of Leon County."
- Rural political leaders with a "rural, conservative background" and a "deep distrust of government," along with the local rural electric cooperative concerned about territory, tax status, and utility revenues, mobilized against the charter.

These dynamics underscore how protecting rural representation, autonomy, and service expectations has been a decisive factor in past consolidation outcomes.

Other efforts that did not reach the ballot. Beyond the four Tallahassee–Leon County consolidation referenda (1971, 1973, 1976, and 1992), the community saw several other pushes that never made it to a binding ballot, including:

- A 1953 Consolidation Study Committee, which examined merging the city and county in response to growth and service issues but ultimately recommended that consolidation not be pursued at that time.

- Efforts in 1981 and 1986, both of which were halted before reaching voters. In 1986, the debate became entangled with a Voting Rights Act lawsuit over county at-large elections and a failed attempt to adopt a county charter, and the legislative delegation declined to advance a consolidation plan to referendum.

Together, these episodes show that interest in consolidation has surfaced repeatedly, even when the process stalled short of a public vote.

In summary, the Tallahassee–Leon County experience suggests that residents have not been opposed to exploring consolidation—or even to consolidation in principle. Rather, past efforts have faltered on the specifics of the plan: how elected officials would be chosen, how constitutional officers (particularly law enforcement) would be treated, and how urban and rural communities would see their interests reflected in a new charter. Any renewed discussion of consolidation should consider the primacy of these details over the broader questions of whether to consolidate.

Functional Consolidation and Other Alignments of Leon County and City of Tallahassee Programs

Lastly, while Leon County and the City of Tallahassee have not effectuated structural consolidation, the two governments have made functional consolidation and joint service delivery a longstanding priority where it has been demonstrated to be the most effective and efficient means of delivering regional services. Previous County Commissions have actively pursued these partnerships to reduce duplication, achieve cost savings and cost avoidance, and enhance service quality, and staff continue to evaluate and implement new opportunities for shared services that benefit the entire community. Examples include:

- **Department of PLACE.** Leon County and the City of Tallahassee jointly created the Department of Planning, Land Management and Community Enhancement (PLACE) to better coordinate land use planning, infrastructure investment, and economic development carried out through several interrelated, but legally distinct, City–County programs established by separate interlocal agreements. Through PLACE, the City and County align policy, funding, and staff support across these joint efforts to support coordinated growth, quality of life, and long-term economic vitality. Functionally consolidated joint programs include:
    - **Planning.** The Tallahassee–Leon County Planning Department, housed within PLACE, manages the Comprehensive Plan and related land use, transportation, and community planning initiatives for both the City and County.
    - **Office of Economic Vitality.** The Office of Economic Vitality serves as the community's joint economic development organization, coordinating business recruitment, retention, workforce development, and strategic investments to strengthen and diversify the local economy.
    - **Blueprint.** The Blueprint Intergovernmental Agency, composed of the Leon County Board of County Commissioners and the Tallahassee City Commission, oversees voter-approved sales tax–funded capital projects and economic development initiatives, delivering critical infrastructure and community

enhancements and investing more than $750 million over the life of the current sales tax program. One recent Blueprint economic development initiative, funded at about $250,000 per year, includes flexible gap financing to help City and County affordable rental housing projects close funding shortfalls and advance to construction.

- **Development permitting and growth management.** The City of Tallahassee Growth Management Department and Leon County's Development Support and Environmental Management (DSEM) are co-located in the Renaissance Center and, through a long-standing interlocal collaboration and the joint Tallahassee–Leon County Permit Portal, provide a coordinated "one-stop shop" for development review and permitting system with aligned processes, shared online tools, and centralized public meeting space for applicants across both jurisdictions.
- **Public safety, communications, and operations.** The Consolidated Dispatch Agency (CDA) provides a single 9-1-1 and public safety dispatch center serving Leon County and the City of Tallahassee, ensuring that the closest and most appropriate units are dispatched to each incident. Co-located with the County Emergency Operations Center and the City's Traffic Management Center in the joint Public Safety Complex, this consolidated model centralizes call-taking, radio operations, traffic management, and emergency coordination in one location, improving cross-jurisdictional communication and supporting faster, more effective responses during both routine incidents and large-scale events.
- **Tallahassee-Leon County Geographic Information Systems (TLCGIS).** Established in 1990 by an interlocal agreement between Leon County and the City of Tallahassee, TLCGIS is a jointly funded department that plans, develops, and maintains the community's shared GIS enterprise database and base maps—centralizing staff, data, and technology to reduce duplication, ensure consistent land use and property information, and support joint City–County applications from parcel and zoning maps to emergency damage assessment tools.
- **Joint Board of Adjustment and Appeals.** A joint City–County quasi-judicial body that hears and decides variance and appeal requests on land use, building, and environmental regulations for properties in both Tallahassee and unincorporated Leon County.
- **Canopy Roads Citizens Committee.** A joint advisory committee appointed by the City and County Commissions that coordinates public and private efforts to protect, maintain, enhance, and where appropriate re-evaluate designated canopy roads, and recommends preservation policies to both boards.
- **Community Human Service Partnership (CHSP).** A nationally recognized joint City–County funding partnership that uses a unified competitive grant process to invest nearly $3.8 million each year in nonprofit agencies providing safety-net human services to Tallahassee–Leon County residents.

While traditional consolidation efforts have not been successful in the past, these examples demonstrate continuous efforts to realize targeted, function-by-function consolidation to improve service delivery and efficiency, while maintaining separate City and County governments for overall governance.

Analysis:

Academic and policy research on city–county consolidation is extensive and generally consistent in its broad conclusions. National organizations such as the National Association of Counties (NACo) and the National League of Cities, along with peer-reviewed public administration studies and policy analyses from universities and think tanks, have examined consolidation efforts across the country for several decades. This body of work finds that consolidation is one of several structural options available to local governments rather than a standard model, and that its impacts are highly context specific.

As documented in Leland and Thurmaier's Tallahassee–Leon County case study in *Case Studies of City-County Consolidation: Reshaping the Local Government Landscape*, the core pattern is clear: residents and stakeholders have seldom opposed consolidation in principle, but rather the specific charters placed before them. Across the 1971, 1973, and 1976 efforts, business, civic, and academic leaders repeatedly backed consolidation to address growth, service duplication, and regional planning, yet each attempt failed over the details of the proposed governance structure. In the authors' words, "opposition has not been to the concept of consolidation" but to the consolidation plan itself.

NACo estimates there are around 40 consolidated city–county governments nationwide—examples include Jacksonville, Denver, Louisville, Indianapolis, and San Francisco—out of more than 3,000 county governments and nearly 90,000 local governments overall, underscoring that full city–county consolidation remains rare. Reviews of consolidation outcomes tend to show that while some jurisdictions achieve improvements in coordination or targeted efficiencies, overall fiscal savings and economic gains are mixed.

Consolidation: Potential Advantages and Disadvantages

City–county consolidation is one of several structural options available to local governments, offering the potential for more coordinated service delivery, streamlined administration, and cost savings and avoidance for taxpayers. At the same time, decades of academic research and practical experience – including in Tallahassee–Leon County and other Florida communities – show that consolidation's impacts are highly context-specific and often mixed. Some jurisdictions have realized service-specific efficiencies or governance benefits, while others have seen limited fiscal gains and significant transition challenges. As requested by the Board, the following sections summarize commonly cited advantages and disadvantages to help frame further consideration.

Potential Advantages of Consolidation

When consolidation is carefully designed and aligned with local needs and preferences, governments may realize several potential advantages, including:

- **Operational Efficiency and Affordability:** Merging departments and eliminating duplicative functions may offer cost efficiencies, particularly in areas like public safety, administration, and planning. Some jurisdictions have achieved service-specific efficiencies, though overall cost savings vary.

- **Streamlined Decision-Making and Policy Alignment:** A single, consolidated governing body can simplify policy development and reduce intergovernmental conflict, allowing for faster decision-making on regional issues such as land use, transportation, and infrastructure. This can make it easier to adopt and implement long-term strategic plans that apply consistently across the entire jurisdiction.
- **Improved Coordination and Service Delivery:** Consolidation can lead to more unified planning and consistent service standards across a region by eliminating overlapping jurisdictions. In Jacksonville, for example, the merger unified public safety and planning functions, enhancing responsiveness and regional coordination.
- **Stronger Fiscal and Administrative Capacity:** A unified government can create a broader tax base and shared administrative infrastructure, potentially increasing long-term fiscal sustainability and reducing fragmentation.
- **Economic Development Potential:** A consolidated government can present a single, credible voice for regional development, reduce inter-governmental competition, and offer streamlined permitting and regulatory environments. Case studies of Louisville and Indianapolis, for example, credit consolidation with helping broaden the tax base, revitalize downtowns, strengthen the regional business climate, and improve each community's image and competitiveness for jobs and investment.
- **Equity and Regional Identity:** Consolidation may reduce disparities in service levels across jurisdictions and foster a shared community identity, particularly when urban and suburban areas are unified under one government.

Potential Disadvantages of Consolidation

At the same time, experiences in Florida and nationally underscore several potential disadvantages and risks that should be weighed alongside any anticipated benefits:

- **Limited or Uncertain Cost Savings:** Empirical research suggests that consolidation does not consistently yield overall cost reductions. Transition costs and harmonizing compensation or benefits across merged entities can offset potential efficiencies.
- **Unclear Impact on Economic Growth:** While proponents often cite economic development as a benefit, academic studies show mixed evidence regarding whether consolidation leads to measurable improvements in long-term economic performance.
- **Loss of Local Control:** Residents in smaller communities or rural areas may perceive a loss of representation or influence in a larger, unified government, especially if governance structures shift from local districts to countywide elections.
- **Fiscal Risk:** If one jurisdiction has substantial debt or unfunded obligations, consolidation can shift those liabilities across a broader tax base, potentially increasing costs for residents who previously did not share those burdens.
- **Administrative Challenges:** Merging governments requires integrating different systems, policies, and organizational cultures. This can be complex and may take years to fully implement, potentially disrupting service delivery and employee morale during the transition.

City–county consolidation in Florida is governed by provisions of state law, chiefly the Florida Constitution, as well as implementing statutes. The key legal foundation is Article VIII, Section 3 of the Florida Constitution, entitled "Consolidation." This section explicitly authorizes merging a county government with one or more municipalities in that county, subject to the following conditions.

Legal and Procedural Framework for City–County Consolidation in Florida

The legal authority for city–county consolidation is set out in Article VIII, Section 3 of the Florida Constitution, which states:

> ***Consolidation.—****The government of a county and the government of one or more municipalities located therein may be consolidated into a single government which may exercise any and all powers of the county and the several municipalities. The consolidation plan may be proposed only by special law, which shall become effective if approved by vote of the electors of the county, or of the county and municipalities affected, as may be provided in the plan. Consolidation shall not extend the territorial scope of taxation for the payment of pre-existing debt except to areas whose residents receive a benefit from the facility or service for which the indebtedness was incurred.*

- **Special Act & Referendum.** A consolidation can only occur if a special law (an act of the Florida Legislature) outlining the consolidation plan is passed, and that special law is approved by the voters in a referendum. In other words, the Legislature must enact a plan for the consolidated government, and local electors must ratify it. The Constitution specifies that the plan "shall become effective if approved by vote of the electors of the county, or of the county and municipalities affected, as may be provided in the plan." This means the legislation can require a single county-wide vote or separate votes (e.g., one by city residents and one by county-at-large residents) depending on how the plan is structured. For instance, past Florida consolidation charters often mandated dual referendums (city and county) for approval, which proved to be a high hurdle in many cases.
- **Scope of Powers.** A consolidated government under Article VIII, Section 3 may exercise "any and all powers of the county and the several municipalities" it replaces. Essentially, the new entity inherits the legal authority of both a county and a municipality. In practice, after consolidation, the former county generally functions as a single city that also provides county-level services. For example, the consolidated City of Jacksonville exercises all municipal powers and all former Duval County powers within its jurisdiction.
- **Protection of Pre-Existing Debts.** The Constitution contains a safeguard for taxing and debt obligations: consolidation cannot automatically extend the tax burden of any pre-merger debt to areas that did not benefit from that debt. Specifically, pre-existing municipal debts cannot be charged to newly incorporated areas of the county unless those areas "receive a benefit from the facility or service" financed by that debt. This provision was designed to reassure outlying communities that, if they joined a consolidated government, they would not be forced to pay taxes for old city liabilities from which they had derived no benefit.

Beyond the Constitution, the Florida Statutes provide additional guidance and protections for consolidation:

- **Employee and Office Protections.** Florida law protects public employees' rights during consolidations. For instance, Section 112.0515, Florida Statutes (F.S.) guarantees that city or county employees' existing pension benefits "may not be diminished or impaired" by reason of a consolidation. Other statutes ensure that employees of a consolidated government can transfer into the Florida Retirement System without losing credit for prior service. Florida's laws also generally preserve the constitutional officers (Sheriff, Tax Collector, Property Appraiser, Supervisor of Elections, Clerk of Court) even in consolidated counties – these officers typically continue in some form (often still elected) unless the consolidation charter specifies a different arrangement via special law. Notably, a 2018 constitutional amendment now bars county charters from abolishing those constitutional offices, meaning any consolidation plan must accommodate them (as Jacksonville's does by retaining an elected sheriff, etc., albeit under the consolidated government).
- **Taxation and Finance.** State law already addresses how property-tax millage works when a single government provides both county-wide and municipal-type services. For most local governments, the general cap is 10 mills for county operations and 10 mills for municipal operations. A small group of older "metropolitan" governments created under special provisions of the 1885 Constitution and preserved in the current Constitution—most notably Jacksonville–Duval and Miami-Dade—are treated differently: Section 200.141, F.S., authorizes those governments to levy up to 20 mills in the aggregate for combined county and municipal purposes, with corresponding reductions when one level of government assumes another's services. This 20-mill authority is tied to those specific constitutional arrangements and would not automatically apply to a new Tallahassee–Leon consolidation formed under today's Article VIII. For Leon County, a consolidated charter would still need to structure its ad valorem system within the existing 10-mill county and 10-mill municipal limits, likely by creating separate county-wide and "urban services" taxing districts and aligning millage with the level of service in each area. Alternatively, a consolidated Leon County/City of Tallahassee could seek legislative authority to levy up to 20 mills similar to Jacksonville–Duval and Miami-Dade.
- **Process to Initiate Consolidation.** While Florida law does not prescribe a single uniform procedure (since each consolidation uses a special act), the Legislature has often facilitated local efforts by creating local study commissions. Typically, the process begins with local political interest – for example, a county commission or civic group may request a study. The Legislature can then authorize a consolidation study commission (as it did for Escambia/Pensacola in 2009) to draft a consolidation plan and charter. That plan, once developed with local input, is reported to the local legislative delegation and can be introduced as a special act in the Legislature. If the act passes and is signed into law, it must then be approved by the voters as per the Constitution. This two-step political process – legislative approval and voter approval – ensures both state and local buy-in. Florida's constitution also provides an alternative method for smaller-scale functional consolidation: Article VIII, Section 4 allows any specific governmental function or power to be transferred between a city and county by mutual agreement and dual referendums.

However, this is usually used for contracting services (e.g., a city contracting with the county sheriff for policing) rather than full government merger. In practice, full consolidation attempts proceed via the special law and referendum route of Section 3.

Request for Special Legislation on Consolidation

If the Board considers additional action, the principal tool available under state law is to request special legislation from the Florida Legislature. Under Article VIII, Section 3 of the Florida Constitution, the Legislature may either (1) create a local consolidation study commission to draft a proposed charter, or (2) directly enact a consolidation plan and submit it to the voters. In modern Florida practice, the first approach—creating a local study commission—has been the preferred model of state legislators.

Request a Special Act Creating a Leon County–City of Tallahassee Consolidation Study Commission

Under this option, the Board would use a phased approach that includes local input and engagement with the City of Tallahassee:

1. **Request to the Leon County Legislative Delegation for a Special Act**

The Board could direct staff to draft a resolution requesting that the Leon County Legislative Delegation sponsor a local bill to create a Leon County–City of Tallahassee Consolidation Study Commission. The bill would identify key design elements such as:

- Composition (e.g., appointments by the Board, City Commission, constitutional officers, and civic or business organizations);
- Duties (study consolidation, engage the public, and draft a proposed consolidation plan/charter); and
- Timelines for reporting and any interim deliverables.

2. **Creation and Work of a Consolidation Study Commission**

If the Legislature approves and the Governor signs the special act, the Study Commission would be formed and conduct its work over a defined period. Typical responsibilities would include:

- Holding public meetings and hearings to gather community input;
- Analyzing governance structure, service delivery, fiscal, legal, and equity impacts; and
- Drafting a proposed consolidation charter/plan, including transition provisions and treatment of existing debts, assets, and employees.

The Commission would then transmit its proposed charter and findings to the Board, the City Commission, and the Legislative Delegation.

3. **Board and City Review; Potential Request for a Charter and Referendum Bill**

After receiving the proposed charter, the Board and City Commission would determine whether to endorse it by resolution, request modifications, or decline to proceed. If both governments support moving forward, they could jointly request that the Legislative Delegation file a second local bill that:

- Enacts the proposed plan as a special act; and
- Provides for a binding consolidation referendum under Article VIII, Section 3 of the Florida Constitution (including ballot title, summary, and election date).

4. **Legislative Action and Voter Referendum**

If the Legislature approves the charter special act, the Supervisor of Elections would place the consolidation question on the ballot as directed. The charter would take effect only if approved by the voters under the terms specified in the act; if not approved, the existing City and County governments would continue in their current forms.

Request a Special Act Placing a Consolidation Charter Directly on the Ballot

As a matter of law, Article VIII, Section 3 also allows the Legislature to enact a special act containing a proposed consolidation charter for Leon County and the City of Tallahassee and to submit that charter directly to the voters in a binding referendum without first creating a local study commission. In recent decades, however, Florida practice has generally favored relying on locally based study commissions and extensive public input to develop any proposed charter before it is considered by the Legislature and voters.

If the Board wished to pursue this more direct approach, it could direct staff to draft a resolution requesting that the Leon County Legislative Delegation sponsor a local bill that: enacts a consolidation plan that has already been developed through a separate local process (to be determined by the Board) and places that charter before the voters in a countywide consolidation referendum.

Non-Binding Advisory Referendum to Gauge Public Interest in Consolidation

Instead of immediately pursuing special legislation, the Board may also consider placing a non-binding "straw ballot" question on the November 3, 2026, general election ballot to gauge countywide sentiment regarding possible consolidation of Leon County and the City of Tallahassee. Non-binding advisory referenda are commonly used by Florida local governments to obtain voter input on major policy issues without creating any direct legal effect; in recent years, counties such as Miami-Dade and Columbia, and cities including Miami Beach and Coral Gables, have used similar questions on topics ranging from transit to governance changes. These measures are placed on the ballot by resolution, framed as yes/no questions, and clearly described to voters as advisory only.

Florida election law does not prohibit advisory referenda, provided general ballot requirements are met. Section 101.161(1), F.S., requires that any "public measure" include a ballot title and an explanatory summary of no more than 75 words stating the chief purpose of the measure, and Section 100.342, F.S., requires at least 30 days' notice of any special election or referendum by publication or website notice. Florida courts have upheld non-binding "straw ballot" questions that comply with these requirements and are not misleading to voters.

If the Board wished to pursue this approach, a resolution would be required to request that the Supervisor of Elections place a countywide, non-binding advisory question on the November 3, 2026, general election ballot, to which voters would respond "Yes" or "No." The result would not in-and-of-itself authorize consolidation, alter the structure of either government, or satisfy the constitutional requirement for a special act and subsequent binding referendum under Article VIII, Section 3 of the Florida Constitution. Instead, it would provide clearer public sentiment on whether residents wish local officials to take further steps toward studying or developing a consolidation charter, which the Board could then weigh alongside intergovernmental discussions and any subsequent efforts.

In summary, Florida's legal framework makes consolidation possible but intentionally requires substantial consensus – the approval of both the Legislature and local voters – reflecting a policy judgment that such a major restructuring of local government should only occur with a clear public mandate. Experience in Tallahassee–Leon County and other Florida communities suggests that consolidation as a concept has often attracted interest and even broad support, while specific consolidation plans and charters have proven far more difficult to advance. As the Tallahassee–Leon County case study observes, "a common theme … is that opposition has not been to the concept of consolidation but to the proposed charter," with debates centering on representation, the treatment of constitutional officers, and the urban–rural balance of power. This same legal and political framework enabled Jacksonville's successful merger but has contributed to the difficulty of subsequent consolidation efforts reaching the ballot and securing voter approval; nonetheless, the potential advantages of consolidation—more unified service delivery and planning, streamlined administration and cost avoidance, a stronger regional voice for economic development, and reduced disparities in service levels—remain central to the policy conversation.

Options:

1. Accept the status report and take no further action at this time.
2. Board direction.

Recommendation:

Board Direction

Attachment:

1. Tallahassee-Leon County chapter of *Case Studies of City-County Consolidation: Reshaping the Local Government Landscape*, written by Linda S. Johnson and edited by Suzanne M. Leland and Kurt Thurmaier

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Case Studies of City-County Consolidation

Reshaping the Local Government Landscape

Edited by
Suzanne M. Leland and Kurt Thurmaier

M.E. Sharpe
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Tallahassee/Leon County, Florida

Tallahassee/Leon Consolidation Referenda

Linda S. Johnson

Many studies of city-county consolidation attempts focus on the successful consolidation referenda in an endeavor to identify the attributes that can lead to successful acceptance of consolidation as a governance alternative. However, to truly begin to identify those attributes of success we need to explore why the consolidation referendum is more often defeated and the consolidation process is unsuccessful. The important question becomes: What combination of attributes can be linked to the unsuccessful consolidation attempt? It should be noted here that to those citizens who oppose a consolidation attempt, a defeated consolidation referendum is considered a success. This chapter will look at one community that has explored consolidation of city and county as an alternative governance structure several times over the past fifty years.

Tallahassee and Leon County have explored city and county consolidation seven times over the past fifty years. These consolidation pursuits have gone to referendum four times: 1971, 1973, 1976, and 1992. Three attempts never went to referendum: the 1953 Consolidation Study Committee suggested consolidation should not be pursued, at that time, and the 1981 and 1986 attempts were stopped before the referendum stage. In this chapter, the first three referenda for consolidations will be briefly discussed and the most recent consolidation attempt, 1992, will be fully discussed using the city-county consolidation (C^3) framework.[1]

Tallahassee is the state capital of Florida. It is the only incorporated city in Leon County, Florida. Tallahassee is also the home of two major universities: Florida State University and Florida Agricultural and Mechanical University.

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The Background Years: 1953–1976

A common theme that has run through all of the consolidation attempts is that opposition has not been to the concept of consolidation but to the proposed charter (*Tallahassee Democrat* 1971d; Spillan 1973; Leonard 1992e). Most of the conflict has centered around the choice of consolidation governance rules. In this section, we will look at the 1971, 1973, and 1976 attempts together and focus on each of the major criteria from the C^3 model presented in Table 4.1 (next page) and the proposed consolidation charter rules presented in Table 4.2 (p. 66).

Crisis Climate: 1950–1976

Tallahassee/Leon County has had several problems that are ongoing to the local area. As early as 1951, the area explored consolidation as a way to resolve ongoing problems of increased population, a need for city expansion, displacement of the historic African-American community by local business, as well as police protection, fire protection, utilities, traffic control, sewage disposal, streetlights, streets, storm water drainage, and formal zoning for the "fringe" residents (Jackson, Flannery, and Bair 1955). The Consolidation Committee's final report noted that the directors of the city and county law enforcement did not "see the need for or favor any form of consolidation" (Jackson, Flannery, and Bair 1955: 100). The law enforcement issue has continued to be an important part of the acceptance of the first stages of consolidation and the rejection of consolidation charter at the referendum stage.

The 1971 attempt listed many of the problems that were seen in the 1950s: increased population created growth problems for the area and led to the need for planning and zoning between the city and the county (*Tallahassee Democrat* 1968c); an increase in traffic congestion (Boyles 1967); and a joint city-county advisory board for planning and zoning that was not working (*Tallahassee Democrat* 1968c). The city and county law enforcement agencies lacked teamwork and coordination to the point that the Leon County sheriff felt that one law enforcement force in the entire county would be "much more efficient" (Howland 1968b: 1).

When the talk of consolidation of Tallahassee and Leon County began, the Chamber of Commerce of the small town of Woodville decided to try incorporation (*Tallahassee Democrat* 1968b). The referendum for incorporation of Woodville was defeated in November 1972 (*Tallahassee Democrat* 1972), but the conflict between Woodville, Tallahassee, and Leon County would continue to play an important part of a crisis climate and consolidation efforts.

Table 4.1

Tallahassee/Leon County Consolidation Referenda

	Attempt			
Model phase	1971	1973	1976	1992
Crisis climate	Threat of incorporation by Woodville, growth, planning/zoning, traffic, intergovernmental disputes	Taxes, traffic, Lake Jackson deterioration, storm water, crime, sewage, destruction of natural resources, intergovernmental disputes	Flooding, drainage, sewage, solid waste, fire protection, fire insurance, intergovernmental disputes	Crime, economic development, drainage, growth management, intergovernmental disputes
Power deflation	Grand jury: cooperation between county sheriff's and police departments	Request of State Attorney to investigate Charter Commission's violation of Florida Sunshine Laws	Candidates for office call for long-range planning, newspaper articles stress city and county conflict	Grand jury: cooperation between county sheriff's and city police departments
Consolidation entrepreneur	County Commission, newspaper, Chamber of Commerce, League of Women Voters, business, academics	City Council, newspaper, Chamber of Commerce, League of Women Voters, business, academics	County Commission and City Council, newspaper, Chamber of Commerce, League of Women Voters, business, academics	Chamber of Commerce and Legislator, ASPA chapter, business, environmental groups, Florida Police Benevolent Association
Vote for	10,381 (41.32%)	11,056 (46.23%)	20,336 (45.01%)	37,062 (39.8%)
Vote against	14,740 (58.68%)	12,859 (53.77%)	24,855 (54.99%)	56,070 (60.2%)

Notes: See Table 4.2 for "Charter" model phase. No "Accelerator" model phase is available.

As citizen demands for change occurred, the city government attempted to respond to the citizenry in an appropriate way at least twice before the time of the 1971 consolidation referendum. The first was a report that the city had a balanced budget, "for the first time in recent years" and would not increase the property tax (*Tallahassee Democrat* 1971a: 9). Then two weeks later, the city commission announced a reduction in the electricity rates for the residents of the city and that the city would absorb the extra cost (*Tallahassee Democrat* 1971b). The city could be seen as addressing problems by publicly noting that it could balance the budget, maintain the current property tax level, and reduce the cost of electricity to city residents, thereby alleviating demands for consolidation initiated by the county.

The 1973 attempt was initiated so close to the 1971 attempt that many of the problems in the local community were the same. However, in this attempt new reasons for consolidation were included: destruction of natural resources, deterioration of Lake Jackson, a nonresponsive government, and government duplication and waste (Jolley 1973b).

By the 1976 attempt, growth of the area continued to place demands on the delivery of county and city services. Management of sewage and solid-waste became a major concern. Growth of areas in the northeast and southwest outskirts of the city required the city to develop plans for more sewage plants and sprayfields; while this pleased developers and residents of the area, the county residents opposed the plans (Jones 1976a). The county was also searching for a new landfill site for solid waste. Both the city and the county were using a temporary landfill site and feared the site would fill before they could find a more permanent location. As if to try to regain confidence, the city commission announced, on the Friday before the referendum, that they would choose a site for a new sewage treatment plant and sprayfield at the next meeting (Cobb 1976b).

Flooding and storm water drainage continued the environmental crisis. A newspaper report that schools and activities were closed due to the flood included notes that city crews were trying to keep the drainage system open and county crews were assisting residents in their efforts to protect property from the flood waters (Dauber and Fomby 1976). The newspaper articles were written in such a way as to lead the reader to conclude that the local governmental was trying to make the appropriate response.

Power Deflation: 1971–1976

Erosions to the authority of the current governments centered on problems in the community in all the attempts. For example, in the 1971 attempt, a Leon County grand jury inquiry found that the county Sheriff's Department

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and the Tallahassee City Police Department needed to cooperate more in crime investigation, and problems in the juvenile detention center should be corrected (*Tallahassee Democrat* 1968a).

For the 1973 attempt, the erosion of authority focused on the consolidation charter commission. The anticonsolidation group, during the campaign, requested that the state attorney investigate the abuse of the Florida Sunshine Laws in the Charter Commission's drafting of the charter (Jolley 1973a). The group also contended that the newspaper and television channel were engaged in a conspiracy to push consolidation.

In 1976, the power deflation occurred early in the process. During debates for elected positions on the school board and the county commission, Republican and Democrat candidates called for long range plans to solve the problems of flooding, sewage, and school construction and maintenance (Cobb 1976a). A 1975 agreement between the city and county shared responsibilities in eight service areas, including service in drainage, solid waste landfill, fire protection, and a joint recreation area. But these were not working and had lead to frustrated citizens, "bickering" city and county officials, and claims that neither the city nor the county would take responsibility for problems (Jones 1976b: 13). The *Tallahassee Democrat* editor stated that the best reason to vote for consolidation was that the city and county commissions would not work together: "Their inability to agree on necessary projects, to resolve significant problems, and the bickering and buckpassing have brought local government to a virtual standstill in many respects" (Johnson 1976: 4).

Consolidation Entrepreneurs

Those individuals or groups who desire change in the local governance system become the entrepreneurs of the change process. The 1971 consolidation attempt was initiated by the county when one county commissioner pushed the local legislative delegation to get permission from the state legislature to use public funds for a consolidation study (Howland 1968a). The County Commission hired a management consultant firm that later recommended consolidation of both city and county governments. The consolidation effort was supported by the business and civic leaders including the local newspaper editor, the Chamber of Commerce, the League of Women Voters, local business owners, and many academics.

The 1973 consolidation attempt, on the other hand, was initiated by the Tallahassee City Council. The new African-American mayor of Tallahassee announced that the city commission would discuss on consolidation (Boyles 1972). Supporters stated that problems did not stop at municipal

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boundaries and consolidation would allow citizens to know which official was responsible for the action: "Under our existing form of government with its divided authority and responsibility, we simply have been unable to provide satisfactory solutions" (Jolley 1973b: 17). This effort was also supported by the same business and civic leaders active in the 1971 attempt.

In 1976, the initiators were both city and county officials who formed a joint city-county study committee, but the county withdrew its two members, maintaining that there was a lack of interest in the issue and that citizen participation in drafting the charter could cause conflict (Sunseri 1975). The Tallahassee Jaycees played a significant part by gathering signatures to begin the consolidation attempt (Gussow and Jones 1976). The Chamber of Commerce and the League of Women Voters, as well as other civic leaders were supporters of the process.

Proposed Rules: 1971–1976

The proposed rules for the consolidated government for all the attempts are provided in Table 4.2. Each set of proposed consolidation charter rules was published in the local paper, the *Tallahassee Democrat*. The differences in rules will be discussed below. In all the consolidation attempts, the rules of governance became the center of the campaign for or against consolidation.

The choice of representation and election process rules became important in each proposed consolidation charter. The 1971 attempt, as the first official attempt at consolidation, required an original set of rules, while the subsequent attempts tweaked this set. The 1971 proposed representation would be seven members who could live anywhere in the county and would be elected at-large (Johnson 1971a). Two of the seven would run as the mayor-commissioner and the mayor pro tempore commissioner. The mayor would have no extra powers and term limits of three four-year terms. The current representation for both the city and the county had a total of ten representatives: five in the city and five representatives in the county were elected at-large, but they had to live in and represent districts.

In 1973, the proposed representation would still be seven, but five would represent districts and two would be elected at-large (Johnson 1971a). The president and president pro tempore of the consolidated government commission would be selected by the commission. The citizens would elect the mayor, at-large, for four years, limited to two terms, and he would be the chief executive officer, but have no control of the police force and limited ordinance veto power. He would not be a member of the council. On face value, the people would perceive that they would elect the chief executive officer, but they would elect, in reality, a consolidation chief executive officer.

Table 4.2

Proposed Constitutional Rules for Tallahassee/Leon County Consolidation

Charter rules	1971	1973	1976	1992
Representation	All at large	2 at large; 5 districts	All at large	4 districts, 2 from each district, staggered terms
Number of commissioners	7 proposed/ 10 at pressent	7 proposed/ 10 at present	7 proposed/ 10 at present	8 proposed/ 12 at present
Form of government: council/manager	Yes	Yes; but mayor as manager, not on commission	Yes, appointed manager	Yes, mayor on commission/ appointed manager
Direct election of mayor	Yes, at large	Yes; but mayor as manager, not on commission	Yes, at large	Yes, at large
Mayor appointment power	No	Yes, for nonconstitutional	Yes, for nonconstitutional	Yes, citizen advisory committees; line-item veto for capital projects
Mayor veto power	No	Yes, on some ordinances	No	Yes, for budget items
Elections	Nonpartisan	Partisan	Nonpartisan	Partisan
Law enforcement	Elected sheriff	Elected sheriff	Elected sheriff	Appointed chief
Tax collector	Elected	Elected	Elected	Appointed treasurer/clerk
Recall; % required	Yes, 10%	Yes, 20%	Yes, 20%	Yes, 7%

Sources: M. Johnson, 1971, "Consolidation Charter-Text, Analysis," *Tallahassee Democrat*, October 14: 1S–4S; "Consolidation Pro and Con," 1973, *Tallahassee Democrat*, November 4: B1; "Proposed Tallahassee-Leon County Charter," 1976, *Tallahassee Democrat*, October 7: 5–7; "Consolidation Charter," 1992, *Tallahassean*, July 24–30: 8–9.

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By 1976, the proposed rules did an about face, with the membership of six commissioners and the mayor, elected for a four-year term with a limit of three terms (*Tallahassee Democrat* 1976a). Commissioners would be elected at-large for four years, but had to reside in and represent districts. The mayor would be elected at-large, but would not have veto power.

The question of whether or not to have nonpartisan or partisan elections for the commission went back and forth in the three attempts. In the 1971 charter, elections would be nonpartisan, while in the 1973 charter, elections would be partisan, and in 1976 nonpartisan again. However, in all three attempts the chief law enforcement official would be an elected sheriff.

The power to recall elected officials was put forward initially in the 1971 proposed consolidation charter. Recall would be allowed by petition of 10 percent of voters in the county. Amendment of the 1971 proposed consolidation charter by the electorate would be accomplished in any of three ways: The consolidated government could propose a change, the county delegation could have the legislature pass a special act, or a petition could be submitted by 20 percent of registered voters. The 1973 and 1976 proposed charters increased recall by petition to 20 percent of voters. Although amendment of the 1973 proposed charter was by the same three avenues, in 1976, the proposed charter included a fourth possible amendment procedure, a charter review commission.

Campaigns: 1971–1976

Each of the three campaigns for and against consolidation had some common actors. Generally, the Chamber of Commerce, League of Women Voters, and the local newspaper supported the effort. On the other hand, the African-American community opposed the consolidation charters on the grounds that it would decrease their representation and ability to be elected for office (*Tallahassee Democrat* 1971d; Spillan 1973). In the three 1970s attempts, the proconsolidation groups raised and spent much more money than the anticonsolidation groups. In the 1976 attempt, the supporters spent almost six times as much as the opposition (*Tallahassee Democrat* 1976b).

The proconsolidation campaign in 1971 included the state senator, the county commission chairman, and former county attorney who all cited efficiency and economy, increased service delivery, and good government as their reasons to support consolidation (*Tallahassee Democrat* 1971c). In 1973, four city commissioners (three men and one woman), one county commissioner, one senator, and one local representative cited the same advantages (*Tallahassee Democrat* 1973). In the 1976 attempt, the city mayor announced his candidacy for mayor of the consolidated government, and said that this

was "'the most practical and least expensive' alternative to solve the major problems facing the city and county residents' traffic, drainage, sewers, and landfill" (Jones 1976c: 15).

Throughout the three attempts, the local newspaper editor was a resolute supporter of consolidation. His reasons in 1971 included the ability to preclude new municipalities from forming in the county, the ability to attain "almost total home rule," and the ability to fill vacancies in the government by local election not gubernatorial appointment (Johnson 1971b: 2B). In 1976, the editor stressed the inability of the two governments to work together (Johnson 1976).

The anticonsolidation campaigns included the utility providers. As early as the 1971 attempt, the local rural electric cooperative, campaigned against the consolidation, along with the city utility (Johnson 1971c). In the 1976 attempt, the rural electric cooperative feared loss of their tax-exempt status and that the proposed charter provision to preserve the rural cooperative's territory would not be honored (Harbolt 1976a).

In the 1973 and 1976 attempts, the city police vocally opposed the charter and contributed to the anticonsolidation campaign (Harbolt 1973; Gussow 1976). In 1976, the city police chief announced his opposition because the proposed charter would eliminate the "checks and balances" in the local law enforcement and the proposed provision of an elected law enforcement chief would require a lot of time "politicking" (Gussow 1976: 13). It should be noted that the police chief would have lost his job in the consolidated government.

The Outcome: Unsuccessful 1971–1976

In all three attempts, the county voters defeated the proposed consolidation effort (Harbolt 1976b). In 1971, the official vote was 10,381 (41.32 percent) "for consolidation" and 14,740 (58.68 percent) "against consolidation" (Leon County Supervisor of Elections 2002). In 1973, the official outcome votes were 11,056 (46.23 percent) for and 12,859 (53.77 percent) against (Leon County Supervisor of Elections 2002). Finally, in the 1976 referendum, fifteen out of twenty-two precincts within the city voted for consolidation, but only one out of sixteen precincts in the county voted to consolidate (Harbolt 1976b). The final vote was 20,336 (45.01 percent) for and 24,855 (54.99 percent) against (Leon County Supervisor of Elections 2002).

The 1992 Tallahassee/Leon County Consolidation Attempt

Between the 1976 and 1992 consolidation attempts,[2] Tallahassee had two other attempts, 1981 and 1986. As noted before, these attempts were each

stopped by the legislative delegation before they went to a referendum vote. The 1986 consolidation attempt started with a 1983 lawsuit by the NAACP and other groups against the county over at-large representation, which violated minority voting rights (Mastron 1986). In 1985, Leon County decided to pursue charter government as a way to avoid the lawsuit. The city thought home rule county government would threaten their independence and pursued consolidation as a way to dodge county home rule and the county lawsuit. The referendum for Leon County charter government failed in February 1986. The 1986 consolidation attempt was stopped by the legislative delegation later that year (Mastron 1986). The lawsuit continued and the outcome was a change in the representation of the county. In 1986 the county reorganized to have five seats with district representation, plus two at-large seats, seven seats in all. A U.S. Supreme Court decision in 1988 upheld this structure (Teegardin 1988).

Crisis Climate: 1992

The voting rights lawsuit, county representation, county charter government, and the other consolidation attempts provide a rich background through which to view the 1992 consolidation attempt. The Chamber of Commerce noted that consolidation of the environmental and comprehensive planning functions, as well as complete consolidation, would be good for the development of the 1990 comprehensive growth management plans, plus concerns for the continued problems of drainage, tree removal, intergovernmental disputes, and complex regulations, termed problems that weaken the local community (Bauman 1988b: 2B).

Usually, annexation of areas adjacent to a city can relieve problems and provide needed urban services. This is usually seen as an appropriate response by government. However, in the case of Tallahassee and Leon County, it made matters worse. In May 1988, a referendum to annex two large areas adjacent to the city, north and south, was unsuccessful; for the first time, voters had rejected annexation (Bauman 1988a). It was noted that the rural electric cooperative had helped defeat the annexation attempt.

In November 1988, the city annexed acreage along one of the roads north of the city to a recreation area that the city purchased the next month (Hauserman 1989a). The county sued and the rural electric cooperative, who had right-of-way along the road, joined the suit. One year later, with another lawsuit on the annexation still in appeals, the city was exploring annexation requests from developments that would increase the city size by one-third (Hauserman 1989b). It was thought that this could alleviate some of the growth problems. Annexation was sought in anticipation of

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the Comprehensive Growth Management Plan that was due in 1990. These actions continued the crisis climate of the local area.

Power Deflation: 1992 Attempt

To find out if there was support for consolidation of the city and county, the question of whether or not to form a consolidation committee was placed on the fall 1990 referendum. The vote was 33,240 (58.5 percent) to 23,569 (41.5 percent) in favor of setting up a Consolidation Commission (Leon County Supervisor of Elections 2002). The issue was on the agenda, again.

An instance of continued erosion of government credibility occurred in 1991, when a grand jury investigated law-enforcement functions in Tallahassee/Leon County. The jury found that there was no evidence of fraud, but that there were problems with: (1) significant duplication of services; (2) competition that was costly, as well as "dangerous and intolerable"; and (3) deficiencies that could be corrected through merger (Peck 1991: 1A). The grand jury also stated that the issue of an appointed versus an elected chief should be left to the voters. Jack Schluckebier (1995) noted that the call for grand jury investigation was a tactic to gather support for consolidation by the proconsolidation campaign.[2]

Consolidation Entrepreneurs: 1992

Where the first three formal attempts, 1971, 1973, and 1976, were a combination of the city and/or the county commissions opening and reopening the issue of consolidation, the 1992 attempt began with the Chamber of Commerce. In 1988, the new Chamber of Commerce chairman announced that the government officials "would have a difficult time getting involved in the consolidation issue because it has been an emotional and hotly contested one in the past," but that the Chamber had the "credibility to push it" (Schneyer 1988: 1B). The chairman of the Tallahassee Jaycees again began to reopen consolidation, when they joined a group of community leaders to form a committee to get community input on consolidation (Butler 1989).

One local legislative representative said he would introduce a state legislative bill for consolidation. According to the representative, even if the city and county commission oppose consolidation, the cost of the legal battles between the two governments over such issues as annexation might provide the opportunity for consolidation to be successful (Cotterell 1989).

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Proposed Rules: 1992

The proposed consolidation charter was one of the greatest conflicts of all the previous consolidation attempts. Questions that plagued the charter writers included: partisan or nonpartisan elections; elected or appointed sheriff and tax collector; strong or weak mayor; utility revenue for the county or Talquin Electric Co-op; representation for minorities and rural areas; and service delivery and taxation of the rural areas (Fineout 1991a; 1991d; Leonard 1991a). The consolidation charter commission was drawn from the entire community in order to maximize diverse perspectives, representation, and support for the final proposed charter. Early in the charter formation process, the representation of minority, neighborhood, and rural citizens was addressed. In the first draft of the 1992 consolidation charter, the commission delineated two districts for African-American neighborhoods and one rural district out of a total of eight districts with the mayor elected at-large, a change from five district members and two at-large members (Leonard 1991b). This could be perceived by minorities as affording them representation. Representation for the African-American community was good in the city under the present system because there were two black commissioners on the city commission, but minority representation on the county commission was not as good because only one out of seven of the county commissioners was African American (*Tallahassee Democrat* 1991).

When the draft charter went through public meetings, the major complaint was that the district plan would create pork-barrel politics instead of a total community focus and would limit representation from the entire county's citizens (Fineout 1991b). Representation on the proposed consolidation commission was changed in the final version of the 1992 proposed charter for consolidation adopted by the commission. There were still district representation and eight commissioners; however, there were only four districts, two seats each with staggered elections: one seat would be elected on the date of the governor of Florida election and the other seat on the date of the presidential election (*Tallahassean* 1992).

A smaller local newspaper, the *Tallahassean* (1992), provided the proposed citizen's charter and analysis. The proposed rules were provided in Table 4.2 above. The composition of the commission would be a commission mayor and eight commissioners, with the mayor elected at large. This, again, does not equal the current combined city and county representation since the 1986 change of five district and two at-large commissioners for the county and the five members for the city. There would be only four districts with two representatives for each. The mayor could make appointments to citizen boards and representatives and would have budget veto.

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Elections would be partisan, initiative by petition of 7 percent of voters, and recall by petition of 7 percent of voters. Note that in the proposed 1971 consolidation charter the percentage for recall was 10 percent of the qualified voters in the previous election, while in both the 1973 and 1976 proposed charters the recall rule was 20 percent of the qualified voters, an increase of 100 percent. In 1992, the rule was down to 7 percent of qualified voters. This is considerably less then either percentage in the prior proposed charters.

The charter could be amended by a majority vote of the electorate and amendments could be proposed in three possible ways: the commission could propose an amendment by a vote of two-thirds of the commission; the citizens could petition a proposed amendment by 10 percent of registered voters; or the charter review commission could propose a change. This was a significant modification compared to the 1971, 1973, and 1976 proposed rules. In 1976, the charter review commission was a way to revise and change the charter. In the 1976 proposed charter the requirement for petition by the people was 20 percent, while in 1992 the provision was for 10 percent of voters required for a petition. Again there is a provision for direct democracy in the citizen's ability to petition for change. This proposed rule does not have the provision of change pushed by the legislative delegation as an act from the state government.

Campaign: 1992

Proconsolidation

As noted earlier, this attempt was started again by community and civic leaders. The Jaycees, the county chairman of the Democratic Party, the chairman of the national Political Congress of Black women, a pastor of a prominent church, and the president of the Big Bend Police Benevolent Association formed the first consolidation supporter group (Butler 1989). Other groups who supported consolidation were heavily represented by the professional and academic community. The North Florida Chapter of the American Society for Public Administration (ASPA-NFC) stated demographic and efficiency reasons as grounds for support and held a one-day conference of thirty-five civic leaders to educate the community on the consolidation issue (ASPA-NFC 1991). The group urged the community not to focus on the charter but on the consolidation issue (ASPA-NFC 1991).

The former president of Florida State University was a supporter. He listed the advantages of consolidation as providing lower taxes, efficiency; a single law-enforcement agency, accountability, new jobs due to a more friendly

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business environment, government ethics, growth management, environmental protection, improved human services, and home rule (*Tallahassee Democrat* 1992a).

Many of the businessmen and members of the Chamber of Commerce were strong supporters of the consolidation. The Chamber of Commerce voted to accept and support the proposed charter even though the final proposed charter did not contain the points they wanted (Leonard 1991c). As in past attempts, there were strange alliances of groups: environmentalists, builders, the Chamber of Commerce, the Audubon Society, and the Green Party were supporters of this attempt. The explanation was that they could "fight each other better in one arena than in two" (Leonard 1992b: 1D).

Anticonsolidation

The African-American community originally supported consolidation, but withdrew their support for the final proposed charter. The African-American community for the most part felt they would lose their voice in the governing process (Leonard 1992e). Although a poll early in the consolidation effort showed a 2 to 1 margin of support for consolidation in the rural areas of the county (Fineout 1991e), this final proposed charter may have influenced the decision not to support consolidation.

Rural areas of the county did not support the consolidation charter. Residents of Woodville, which had a failed attempt at incorporation in 1972, stated that they were opposed to the rural district representation and the appointed sheriff position in the proposed charter (Fineout 1991c), while residents of Miccosukee, another small unincorporated community in east Leon County, felt their community was "a stepchild of Leon County" and consolidation would cost more money and provide few services (Fineout 1991d: 1C). The chairman of the Citizens for Progressive Government was from a "rural, conservative background" with a "deep distrust of government and a preference 'but not a blind preference' for Republicans" (Leonard 1992c: 1B).

According to newspaper accounts, the campaign against consolidation was waged by two organizations (Leonard 1992d). The first was the Citizens Concerned about Costs, whose largest contributor was a New York trust executive. The other group, the Citizens for Progressive Government, received their largest donation from three Ohio timber growers and the next largest from a Delaware corporation. The County Tax Collector was opposed to consolidation because he would lose his job if consolidation were successful (Leonard 1992d).

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The county sheriff was not a supporter of consolidation and took out a

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paid political advertisement two days before the referendum. He reported that the Sheriff's Department had actually saved the tax payers $1.7 million annually and that consolidation would require fifty-four extra officers to answer calls in the city that were currently answered by the county Sheriff's Department, at an increased cost of $4 million the first year and almost $3 million for each additional year (*Tallahassee Democrat* 1992b).

The 1992 Outcome

A poll taken two months before the 1992 election showed that the numbers pro- and anticonsolidation were beginning to change: 36.2 percent in favor, 39.5 percent opposed, and 24.6 percent still undecided [3.6 percent error] (Leonard 1992a). This poll was taken after the proposed charter was published. The proposed charter, along with consolidation, was ultimately refused by a 3 to 2 margin (Leonard 1992e). The final vote count was 37,062 for (39.8 percent) and 56,070 against (60.2 percent) the consolidation (Leon County Supervisor of Elections 2002).

Discussion and Newest Developments

Comparison of the four consolidation attempts in Tallahassee/Leon County illustrates the importance of the choice of constitutional rules for the local community. In a heterogeneous community like Tallahassee with African-American neighborhoods and clear-cut rural and urban areas, many voters would want a local constitution to provide the procedural safeguards for minority interests.

Tallahassee did not have an accelerator event. There was never an outrageous scandal, emergency, sudden loss, external crisis, or other event that rallied everyone to accept consolidation. Many of the crises were exploited to try to gather support, but never came to fruition.

In January 2002, consolidation was back on the discussion block. Leon County talked about charter government in 2000, but had decided to wait. The county renewed the subject on January 9, 2002. The commissioners voted 5 to 1 to place home rule on the ballot in November 2002 (Fleming 2002). On January 23, 2002, the city commission voted to move the city election to February 2003 so that they could place a straw ballot on consolidation of Tallahassee and Leon County on the November 2002 election ballot (Burlew 2002a).

In July 2002, the County Commission changed their proposed home-rule charter, at the suggestion of the Chamber of Commerce (Burlew 2002b). The new proposed home-rule charter scheduled for a referendum vote in

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November 2002 provided extra taxing authority, changed elections from partisan to nonpartisan, and required citizens' initiatives to change or amend the charter from 10 percent of the countywide voters to 10 percent of the voters in each district of the county. The change in the rule to amend the county home-rule charter worried several supporter groups, including the League of Women Voters. The league withdrew its support. The county sheriff said he could now support this proposed charter, but would rather see the city and county consolidated (Burlew 2002b). The referendum for Leon County home rule passed in November 5 election with a vote of 44,699 (52.4 percent) for charter government and 40,613 (47.6 percent) against (Leon County Supervisor of Elections 2002).

In February 2003, the Florida Supreme Court ruled that Florida deputy sheriffs have the right to unionize (Bridges 2003). The Tallahassee police have had the right to unionize, but the deputy sheriffs have not. According to the present county sheriff, this could pave the way for the county law enforcement to merge (Bridges 2003). Now that the county is as powerful as the city and the two law-enforcement agencies have the right to collective bargaining, will consolidation occur? Time will tell.

Notes

1. The 1973 and 1992 Tallahassee and Leon County consolidation attempts were analyzed in Johnson and Feiock (1999).
2. For a more in-depth study of the 1992 Tallahassee and Leon County consolidation attempt, see Jack Schluckebier's 1995 dissertation, an extensive case study of the attempt.

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Leon County
Board of County Commissioners

Notes for Agenda Item #20

Leon County Board of County Commissioners

Agenda Item #20

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Appointment of Commissioners to the Canvassing Board

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator
Lead Staff / Project Team:	Nicki Hatch, Assistant to the County Administrator for Legislative and Strategic Initiatives Lisa Davis, Agenda Coordinator

Statement of Issue:

Pursuant to Florida Statutes, this agenda item requests Board appointment of one eligible Commissioner to serve as a Substitute Member for the Canvassing Board. This item also recommends that the Chairman appoint an eligible Commissioner to serve as an Alternate Member for occasions when the Sitting Member is temporarily unable to participate in a Canvassing Board meeting.

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Option #1: Full Board to appoint one Commissioner as the Substitute Member for the Canvassing Board for a two-year term ending December 31, 2027. The eligible Commissioners are: Cummings, Maddox, Welch, and Proctor.

Option #2: Chairman to appoint one Commissioner as the Alternate Member for the Canvassing Board for a two-year term ending December 31, 2027. The eligible Commissioners are: Cummings, Maddox, Welch, and Proctor.

The Board Chairman will appoint an eligible Commissioner to serve as the Alternate Member for the Canvassing Board once the Board selects the Substitute Member.

Report and Discussion

Background:

Pursuant to Section 102.141, Florida Statutes, and Leon County Policy No. 11-2, "Commissioner Membership on Boards, Committees, Councils, and Authorities", this item requests the Board appoint an eligible Commissioner as a Substitute Member to the Canvassing Board. This item also recommends the Chairman appoint an eligible Commissioner to serve as an Alternate Member for occasions when the Sitting Member is temporarily unable to participate in a Canvassing Board meeting.

The Supervisor of Elections Office has tentatively scheduled a Canvassing Board Orientation Meeting to adopt a meeting calendar and set board policy and procedures, for Wednesday, April 22, 2026, at 2:00 p.m. The activities and responsibilities of the Canvassing Board members are outlined on the Supervisor of Elections website. The election dates for 2026 are:

- Primary Election: August 18
- General Election: November 3

In the month before each election, the Canvassing Board meets several times each week to accept and review Vote-by-Mail ballots. These meetings typically take less than an hour each. On Election Day, the Canvassing Board meets several times throughout the day and typically finishes around midnight. The Canvassing Board will then meet several times during the week after Election Day to review provisional ballots, conduct recounts if triggered, release results, and conduct other business. This same cycle of activity is repeated for the August Primary and the November General Election. A draft of the full calendar will be available by the Canvassing Board's Orientation Meeting in April 2026.

Analysis:

The Canvassing Board duties and responsibilities include canvassing Vote-by-Mail ballots, early voting ballots, write-in votes; canvassing returns from the polls and provisional ballots; submitting preliminary returns and unofficial results; machine recounts; manual recounts; certifying official returns; post-election audits; and contest of an election. The composition of the Canvassing Board is governed by Section 102.141(1), Florida Statutes. Membership of the Canvassing Board consists of three members as follows:

- a County Court Judge (who serves as Chair of the Canvassing Board);
- the Supervisor of Elections; and
- the BOCC Chairperson or, if the BOCC Chairperson is disqualified or unable to serve, another BOCC Commissioner (Sitting Member).

As noted above, the BOCC Chairperson is statutorily designated to serve on the Canvassing Board. If the BOCC Chairperson is unable to serve or is disqualified, the BOCC Board is required to appoint another Commissioner based on certain statutory criteria (Criteria). Namely, the Sitting Member must:

- be able to serve,
- cannot be a candidate with opposition in the election being canvassed, and
- cannot be an active participant in the campaign or candidacy of any candidate who has opposition in the election being canvassed.

Division of Elections Opinion DE 09-07 (October 15, 2009) provides that the following activities by a member of a canvassing board constitute being an "active participant" in the campaign or candidacy of any candidate who has opposition in the election being canvassed:

- Being a member of an election or re-election committee for a candidate;
- Public endorsement with or without financial support of a candidate;
- Holding campaign signs, wearing a campaign t-shirt, or other public display of support for a candidate;
- Signing an endorsement card for a candidate;
- Attending a campaign fundraiser for a candidate; or
- Chairing or co-chairing an ongoing election campaign or fundraiser for the candidate.

Broadly stated, an "active participant" in a campaign "is one who undertakes an action intentionally to demonstrate or generate public support" for a candidate. However, a commissioner who only contributes to a candidate's campaign is not considered to be an "active participant" in the campaign and, accordingly, would not be considered disqualified from serving on a canvassing board. *See* Division of Elections Opinion 08-10 (September 28, 2008). Ultimately, a commissioner must decide, based on personal knowledge of the pertinent facts and circumstances, whether or not the commissioner is disqualified from service on the canvassing board. *See* Division of Elections Opinion DE 15-03 (October 26, 2015).

In addition, to address the possibility of members becoming unavailable or ineligible to serve, Florida Statutes provide for two additional Commissioner appointments:

- A Substitute member: If the Chairperson (Sitting Member) of the BOCC is permanently unable to serve, a Substitute member is appointed by the full Board to replace the Chairperson of the BOCC.
- Alternate members: at least one Alternate is appointed by the BOCC Chairperson to serve in a temporary capacity if the Chairperson of the BOCC or Substitute is unable to attend a meeting for a temporary period of time.

Furthermore, if the Supervisor of Elections is unable to serve, the Chairperson of the BOCC is also required to appoint an eligible Commissioner to serve as a substitute.

Table #1 reflects the BOCC's representation on the Canvassing Board and the process for appointing eligible Commissioners to stand ready should the Chairperson be permanently or temporarily unable to serve on the Canvassing Board. For the upcoming election cycle, Chairman Caban is eligible to serve as the Sitting Member provided that he is not an active participant in the campaign or candidacy of any candidates with opposition in the upcoming election.

Table #1: Canvassing Board Appointment Authority and Eligibility

Canvassing Board Seat	Appointment Authority	Eligible Commissioners
Sitting Member	Designated by Florida Statutes to be the Chairperson	Chairman Caban
Substitute Member	Eligible Commissioner appointed by the Board to **permanently** serve in Chairperson's absence	Commissioners Cummings, Maddox, Welch, and Proctor*
Alternate Member	Eligible Commissioner appointed by Chairperson to **temporarily** serve in the absence of the Chairperson or Substitute Member	Commissioners Cummings, Maddox, Welch, and Proctor*

**Commissioner Proctor would no longer be eligible to serve on the Canvassing Board if an opponent files to run for County Commission District 1.*

Commissioners Minor and O'Keefe have filed for reelection and face opposition for the upcoming election which makes them ineligible to serve on the Canvassing Board. Commissioners Cummings, Maddox, and Welch are not candidates this election cycle and are eligible to serve, provided that they are not active participants in the campaign or candidacy of any candidates with opposition in the upcoming election. As of the writing of this agenda item, Commissioner Proctor has filed for reelection and currently does not face opposition for the upcoming election. Should another candidate file for the District 1 seat, Commissioner Proctor would be disqualified from serving on the Canvassing Board.

Accordingly, the Commissioners currently eligible to serve as the Substitute and Alternate Members are Carolyn Cummings, Nick Maddox, Brian Welch, and Bill Proctor (if no opponent files to run for District 1).

BOCC Appointment - Substitute Member of the Canvassing Board

To address the possibility of the Sitting Member becoming permanently unable or disqualified from serving on the Canvassing Board, Section 102.141(1)(c), Florida Statutes, affords the BOCC the opportunity to appoint another Commissioner to serve as a substitute member on the Canvassing Board (Substitute Member). The Substitute Member cannot be 1) a candidate with opposition in the election being canvassed, or 2) an active participant in the campaign or candidacy of any candidate who has opposition in the election being canvassed. Additionally, pursuant to Policy No. 11-2, the Substitute Member will serve a two-year term through December 2027.

If the BOCC elects not to appoint a Substitute Member and a vacancy occurs, Section 102.141(1)(d), Florida Statutes, authorizes the Chief Judge of the Second Judicial Circuit to fill the vacancy by appointing a qualified elector of the County who is not: 1) a candidate with opposition in the election being canvassed, or 2) an active participant in the campaign or candidacy of any candidate who has opposition in the election being canvassed.

Chairman Appointment - Alternate Member of the Canvassing Board

There may be occasions when the Sitting Member is temporarily unable to participate in a Canvassing Board meeting. To address such instances, pursuant to Section 102.141(1)(e)2., Florida Statutes, the BOCC Chairperson shall appoint a Commissioner to serve on the Canvassing Board on a temporary basis (Alternate Member). While the BOCC Chairperson is required to make this appointment if/when the Sitting Member is temporarily unavailable to serve, this item recommends that the Chairman make the appointment of an Alternate Member at this time to allow for the Alternate Member to attend the Canvassing Board Orientation Meeting taking place in April 2026. If each member of the BOCC is unable to serve or is disqualified, the BOCC Chairperson must appoint a qualified elector of the County who is not: 1) a candidate with opposition in the election being canvassed, or 2) an active participant in the campaign or candidacy of any candidate who has opposition in the election being canvassed. Pursuant to County Policy No. 11-2, the Alternate Member will serve a two-year term through December 2027.

If the Chairman elects not to appoint the Alternate Member at this time or a vacancy subsequently occurs, Section 102.141(1)(d), Florida Statutes, authorizes the Chief Judge of the Second Judicial Circuit to fill the vacancy by appointing a qualified elector of the County who is not: 1) a candidate with opposition in the election being canvassed, or 2) an active participant in the campaign or candidacy of any candidate who has opposition in the election being canvassed.

Options:

1. Full Board to appoint one Commissioner as the Substitute Member for the Canvassing Board for a two-year term ending December 31, 2027. The eligible Commissioners are: Cummings, Maddox, Welch, and Proctor.
2. Chairman to appoint one Commissioner as the Alternate Member for the Canvassing Board for a two-year term ending December 31, 2027. The eligible Commissioners are: Cummings, Maddox, Welch, and Proctor.

   The Board Chairman will appoint an eligible Commissioner to serve as the Alternate Member for the Canvassing Board once the Board selects the Substitute Member.
3. Board direction.

Recommendation:

Options #1 and #2

Leon County
Board of County Commissioners

Notes for Agenda Item #21

Leon County Board of County Commissioners

Agenda Item #21

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Appointment of Commissioners to Authorities, Boards, Committees and/or Councils

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator
Lead Staff / Project Team:	Lisa Davis, Agenda Coordinator

Statement of Issue:

This item seeks Board approval to appoint Commissioners to the Big Bend Continuum of Care Board, Capital Region Transportation Planning Agency Board, Juvenile Justice Circuit 2 Advisory Board, Leon County Educational Facilities Authority, and the Workforce Development Consortium – Region 5.

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Option #1: Full Board to appoint **one** Commissioner to the Big Bend Continuum of Care Board for a two-year term ending December 31, 2027.

Option #2: Full Board to appoint **three** Commissioners to the Capital Region Transportation Planning Agency Board for a two-year term ending December 31, 2027.

Option #3: Full Board to appoint **one** Commissioner to the Juvenile Justice Circuit 2 Advisory Board for a two-year term ending December 31, 2027.

Option #4: Full Board to appoint **one** Commissioner to the Leon County Educational Facilities Authority for a two-year term ending December 31, 2027.

Option #5: Full Board to appoint **one** Commissioner to the Workforce Development Consortium, Region 5, for a two-year term ending December 31, 2027.

Report and Discussion

Background:

Policy No. 11-2, "Commissioner Membership on Boards, Committees, Councils, and Authorities", was written to delineate the authority to appoint members of the Board of County Commissioners to various boards, committees, councils, and authorities (collectively, Committees), and the terms of those appointments.

Analysis:

For calendar year 2026, the Policy provides that the full Board make Commissioner appointments to the following Committees:

Board / Authority	Current Member	Term Expiration	Recommended Action
Big Bend Continuum of Care Board	Rick Minor	12/31/2025	Appoint **one** Commissioner to a two-year term ending December 31, 2027.
Capital Region Transportation Planning Agency	Nick Maddox Rick Minor David O'Keefe	12/31/2025	Appoint **three** Commissioners to two-year terms ending December 31, 2027.
Juvenile Justice Circuit 2 Advisory Board	Christian Caban	12/31/2025	Appoint **one** Commissioner to a two-year term ending December 31, 2027.
Leon County Educational Facilities Authority	Brian Welch	12/31/2025	Appoint **one** Commissioner to a two-year term ending December 31, 2027.
Workforce Development Consortium, Region 5	Nick Maddox	12/31/2025	Appoint **one** Commissioner to a two-year term ending December 31, 2027.

All Commissioners are eligible for appointment or reappointment.

Big Bend Continuum of Care (CoC) Board

The CoC Board serves as the planning and oversight body for a homeless response system in the eight-county region of the Big Bend of Florida. The CoC Board's goal is to develop and implement strategies to end homelessness in the Big Bend through planning, needs analysis, coordination, standard setting, and education. Per the CoC Governance Charter, the CoC Board includes a representative of the Leon County Board of County Commissioners and one senior staff member to serve as an alternate.

Commissioner Minor currently serves on the CoC Board, and his term expires on December 31, 2025. In addition, Shington Lamy serves as the staff alternate.

- **Full Board to appoint one Commissioner to the Big Bend Continuum of Care Board for a two-year term ending December 31, 2027.**

Capital Region Transportation Planning Agency (CRTPA)

The CRTPA is a Metropolitan Planning Organization intended to be a forum for cooperative decision making by the represented government entities to develop transportation-related plans and programs. The composition and membership of the CRTPA Board are governed by an interlocal agreement among the Florida Department of Transportation and the member governments of the CRTPA, as well as the CRTPA Bylaws. The CRTPA Board is comprised of voting representatives from the Counties of Gadsden, Jefferson, Leon and Wakulla; the Cities of Chattahoochee, Gretna, Midway, Quincy, and Tallahassee; and the Towns of Greensboro and Havana; nonvoting advisers from the Department of Transportation; and a nonvoting advisor from the Leon County School Board.

As outlined in the CRTPA Bylaws, the Leon County Board of County Commissioners may appoint, at its discretion, between one (1) and seven (7) Commissioners to serve as members of the CRTPA Board. As provided in Section 4.01(a)(1) of the Interlocal Agreement, the apportionment of the voting membership is based on population distribution among the member local governments. The total voting weight of the Leon County Commission is 37 points out of a total of 100 points.

The CRTPA Bylaws provide for the adjustment of the number of members serving on the CRTPA Board. Pursuant to Section IV, Paragraph (A)(2), the Leon County Board of County Commissioners may change the number of its members who serve as members of the CRTPA Board no more than once annually. An adjustment to the number of Commissioners serving on the CRTPA may be made at this time. Should the Board wish to decrease the number of Commissioners it appoints to serve on the CRTPA Board, a higher voting weight would be allocated to each appointed member. Should the Board wish to increase the number of Commissioners it appoints to serve on the CRTPA Board, a lower voting weight would be allocated to each appointed member according to the following schedule:

Number of Commissioners Appointed:	Commissioners' Individual Weighted Vote:
1	37.00 points
2	18.50 points
3	12.33 points
4	9.25 points
5	7.40 points
6	6.17 points
7	5.29 points

Commissioners Maddox, Minor and O'Keefe currently serve on the CRTPA Board and their terms expire on December 31, 2025.

- **Full board to appoint three Commissioners to the Capital Region Transportation Planning Agency Board for two-year terms ending December 31, 2027.**

Juvenile Justice Circuit 2 Advisory Board

The Circuit Advisory Board provides advice and direction to the Florida Department of Juvenile Justice (DJJ) in the development and implementation of juvenile justice programs and works collaboratively with the DJJ in seeking program improvements and policy changes to address the emerging and changing needs of Florida's youth. The membership of the Circuit 2 Advisory Board is comprised of 41 members: one state attorney, one public defender, one chief judge, six county sheriffs, eight police chiefs, six county commissioners (one from each county), six school superintendents (one from each county/district), one county workforce organization representative, one business community representative, one faith community representative, one representative from Department of Children and Families, one health services representative, one parent of a juvenile justice youth, one juvenile justice-involved youth (not >21 years), and five at-large for the Circuit (community leaders or members of youth-serving coalitions). Each entity completes a Designee Form for its representative.

Commissioner Caban currently serves on the Juvenile Justice Circuit 2 Advisory Board and his term expires on December 31, 2025.

- **Full Board to appoint one Commissioner to the Juvenile Justice Circuit 2 Advisory Board for a two-year term ending December 31, 2027.**

Leon County Educational Facilities Authority (EFA)

The purpose of the EFA is to assist institutions for higher education in the construction, financing, and refinancing of projects.

The EFA consists of seven citizen members appointed by the full Board, with each citizen member serving a term of five years. At least one must be a trustee, director, officer, or employee of an institution for higher education located in Leon County. In 2009, the Board added one County Commissioner to the EFA membership to serve as the Board's liaison for a two-year term.

Commissioner Welch currently serves as the Board's representative on the EFA.

- **Full Board to appoint one Commissioner to the Leon County Educational Facilities Authority for a two-year term ending December 31, 2027.**

Workforce Development Consortium-Region 5 (Consortium)

The Consortium was created in the Interlocal Agreement with the Big Bend Jobs & Education Council Inc. d/b/a as CareerSource Capital Region. Each respective board of county commissioners designates one individual to serve as its designee and voting member on the Consortium. The Consortium exercises approval authority over the budget adopted by CareerSource Capital Region for final submittal to, and approval by, CareerSource Florida. The Consortium also exercises approval authority and review of the CareerSource Capital Region annual audit as conducted for final submittal to the proper funding authorities by CareerSource Capital Region.

Commissioner Maddox currently serves on the Consortium and his term ends December 31, 2025.

- **Full Board to appoint one Commissioner to the Workforce Development Consortium-Region 5 for a two-year term ending December 31, 2027.**

Options:

1. Full Board to appoint **one** Commissioner to the Big Bend Continuum of Care Board for a two-year term ending December 31, 2027.
2. Full Board to appoint **three** Commissioners to the Capital Region Transportation Planning Agency Board for a two-year term ending December 31, 2027.
3. Full Board to appoint **one** Commissioner to the Juvenile Justice Circuit 2 Advisory Board for a two-year term ending December 31, 2027.
4. Full Board to appoint **one** Commissioner to the Leon County Educational Facilities Authority for a two-year term ending December 31, 2027.
5. Full Board to appoint **one** Commissioner to the Workforce Development Consortium, Region 5, for a two-year term ending December 31, 2027.
6. Board direction.

Recommendation:

Options #1 – #5

Leon County
Board of County Commissioners

Notes for Agenda Item #22

Leon County Board of County Commissioners

Agenda Item #22

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Full Board Appointment to the Early Learning Coalition of the Big Bend

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator
Lead Staff / Project Team:	Lisa Davis, Agenda Coordinator

Statement of Issue:

This item seeks the full Board's consideration for the appointment of a citizen to the Early Learning Coalition of the Big Bend.

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Option #1: Appoint one citizen to the Early Learning Coalition for a four-year term ending on December 31, 2029. The eligible applicants are: Brooke Bruner and Dr. Kyungsun Burgess.

Report and Discussion

Background:

Pursuant to Policy No. 03-15, "Board-Appointed Citizen Committees", a General Business item is presented to fill vacancies for full Board appointments of citizens to Authorities, Boards, Committees, and Councils.

Analysis:

Early Learning Coalition of the Big Bend Region (ELC)

The ELC provides early learning services to residents of Leon County. Through the School Readiness program, the ELC provides assistance with the cost of childcare for working families and, through the Voluntary Prekindergarten program, helps to prepare Leon County's youngest citizens for kindergarten.

Purpose: The Early Learning Coalition was created for the purpose of implementing, coordinating, and administering the provisions of Part V (Voluntary Prekindergarten Education Program) and Part VI (School Readiness Program) of Chapter 1002, Florida Statutes, in the ELC Service Area (Gadsden, Jefferson, Leon, Liberty, Madison, Taylor and Wakulla Counties). The ELC further serves as the community childcare coordinating agency for the ELC Service Area.

Composition: The ELC has at least 15 members but not more than 30 members per Florida Statutes. One citizen is appointed by the Board of County Commissioners for a four-year term. The Board-appointed ELC member may be reappointed for four additional years for a maximum of two consecutive terms.

Diversity of Current Board Appointed Membership:

Total Seats	Vacant Seats	Gender	Race
1	0	Female – 1	White – 1

Vacancy: The term of Kimberly Sims, the current Board-appointed ELC member, expires on December 31, 2025. Ms. Sims has served one full term and one partial term, and is not eligible for reappointment. Eligible applicants are listed in Table #1.

Table #1. Early Learning Coalition of the Big Bend Region

Vacancy	Term Expiration	Eligible Applicants Application Attachment #	Gender – Race	Recommended Action
Kimberly Sims *served one full and one partial term*	12/31/2025	1. Brooke Brunner 2. Dr. Kyungsun Burgess	Female – White N/A – N/A	Appoint **one** eligible applicant for a four-year term ending 12/31/2029.

Options:

1. Appoint one citizen to the Early Learning Coalition for a four-year term ending on December 31, 2029. The eligible applicants are: Brooke Brunner and Dr. Kyungsun Burgess.
2. Board direction.

Recommendation:

Option #1

Attachments:

1. Brooke Brunner application and resume
2. Dr. Kyungsun Burgess application and resume

LEON COUNTY BOARD OF COUNTY COMMISSIONERS
CITIZEN COMMITTEE APPLICATION
EARLY LEARNING COALITION OF THE BIG BEND REGION

It is the applicant's responsibility to keep this information current. To advise the County of any changes please contact Lisa Davis by telephone at (850) 606-5300 or by e-mail at DavisLis@leoncountyfl.gov.

Applications will be discarded if no appointment is made after two years.

Name: Mrs. Brooke Elizabeth Brunner | **Date:** 5/1/2025 4:02:55 PM

Home Address:	8292 Colters Crossing Tallahassee, FL 32309	**Do you live in Leon County?**	Yes
		Do you live within the City limits?	No
		Do you own property in Leon County?	Yes
Home Phone:	(850) 228-7008	**Do you own property in the Tallahassee City Limits?**	No
Primary Email:	brunnerb@leonschools.net	**How many years have you lived in Leon County?**	25

(EMPLOYMENT INFORMATION)

Employer:	Leon County Schools	**Work Address:**	500 Appleyard Drive Tallahassee, FL 32309
Occupation:	Educator		
Work/Other Phone:	(850) 922-2099	**Work Email:**	brunnerb@leonschools.net

(OPTIONAL)

Leon County strives to meet its goals, and those contained in various federal and state laws, of maintaining a membership in its Advisory Committees that reflects the diversity of the community. Although strictly optional for Applicant, the following information is needed to meet reporting requirements and attain those goals.

Race: White **Gender:** F **Age:** 43

District: District II **Disabled?** No

(RESUME AND REFERENCES)

References (you must provide at least one personal reference who is not a family member):

Name:	Rocky Hanna	**Name:**	Paul Mitchell
Address:	2757 W. Pensacola Street Tallahassee, FL 32304	**Address:**	123 S Adams St, Tallahassee, FL 32301
Phone:	(850) 488-1074	**Phone:**	(850) 671-4401

Resume Uploaded? Yes

If no resume is available, in the space below briefly describe or list the following: any previous experience on other Committees; your educational background; your skills and experience you could contribute to a Committee; any of your professional licenses and/or designations and indicate how long you have held them and whether they are effective in Leon County; any charitable or community activities in which you participate; and reasons for your choice of the Committee indicated on this Application. Please attach your resume, if one is available.

(COMMITTEE QUESTIONNAIRE)

IMPORTANT LEGAL REQUIREMENTS FOR COMMITTEE/BOARD/AUTHORITY MEMBERSHIP

Citizen participation is important in developing Leon County's programs and policies, and in providing quality public services to the community. We appreciate your interest in serving on a committee and would like to bring a few items to your attention. As a member of a committee/board/authority, you will be obligated to follow any applicable laws regarding government-in-the-sunshine, code of ethics for public officers, and public records disclosure.

The consequences for violating these applicable laws include criminal penalties, civil fines, and the voiding of any committee/board/authority action and of any subsequent action by the Board of County Commissioners. In order to be familiar with these laws and to assist you in answering the following questions, please take a few minutes to complete the mandatory orientation. Your application will not be deemed complete until you have completed the orientation.

Have you completed the Applicant Orientation for membership on Citizen Committees, Board & Authorities?* *Yes*

Are you currently serving on a County Advisory Committee or other Committee/Authority/Board?* *No*

Have you served on any previous Leon County committees?* *No*

Are you willing to complete a financial disclosure form if applicable?* *Yes*

Do you know of any circumstances that would result in you having to abstain from voting on a Committee/Board/Authority due to voting conflicts? (Not applicable to Focus Groups)* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with Leon County?* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with the Committee/Board/Authority to which you are applying for membership?* *No*

Do you currently have any employment or contractual relationship that would create a continuing or frequently recurring conflict with regard to your participation on a Committee/Board/Authority? (i.e. would you have frequent or reoccurring voting conflicts?)* *No*

Do you foresee participating in any competitive bid process for Leon County business during your time serving on this committee/board/authority?* *No*

Do you foresee participating in any competitive bid process involving business with the Committee/Board/Authority to which you are applying, during your time serving on that entity?* *No*

Is your personal information exempt from public records disclosure in accordance with FS 119.071(2)(j)1 or FS 119.071(4)? *No*

All statements and information provided in this application are true to the best of my knowledge.

Signature: *Mrs. Brooke Elizabeth Brunner*

The application was electronically sent: 5/1/2025 4:02:55 PM



BROOKE BRUNNER

EDUCATOR

CONTACT

850-228-7008

brooketarpley@yahoo.com

8292 Colters Crossing
Tallahassee, FL 32309

EDUCATION

2009
WALDEN UNIVERSITY

- M.S.; Educational Leadership

2003
FLORIDA STATE UNIVERSITY

- M.S., Emotional Disturbance/Learning Disabilities
- B.S., Emotional Disturbance/Learning Disabilities

SKILLS

- Grant Writing & Federal Grant Management
- Multi-million Dollar Budget Oversight
- Staff Development & Supervision (100+ employees)
- District-wide Programming & Compliance
- Early Learning Standards & Instructional Alignment
- Family Engagement & Community Collaboration
- Strategic Planning & Data-Driven Decision Making

INSTRUCTIONAL LEADERSHIP | PROGRAM OVERSIGHT | STRATEGIC BUDGET MANAGEMENT

Dynamic education leader with two decades of experience in public education, specializing in early childhood programming, federal grant oversight, and strategic partnerships. Proven success in managing multimillion-dollar budgets, supervising over 100 staff members, and advancing student outcomes through innovative programming and community collaboration.

WORK EXPERIENCE

·**Director II, Leon County Schools**
Tallahassee, FL | 2019–Present

- Direct district-wide initiatives including Early Childhood Programs, Teenage Parent Program, Childcare Center, Principal of PK overflow sites, Gifted, Title IV, Extended Day Enrichment Programs and 21st Century Programs.
- Oversee the 21st Century Community Learning Centers (21st CCLC) grant, supervising a comprehensive team to ensure grant alignment, compliance, and program excellence.
- Manage and allocate an annual budget exceeding 5 million dollars, ensuring fiscal responsibility and maximizing program impact.
- Successfully write and manage federal and state grants including IDEA B, 21st CCLC, SIPPRA, Title IV, and ESSER.
- Lead and develop a team of 100+ staff, fostering professional growth, high performance, and district-wide collaboration.
- Leverage community partnerships to expand early childhood programming and resources.
- Serve as district liaison with private early learning providers to support kindergarten readiness.

·Griffin Middle School
Tallahassee, FL | 2017–2018
·Principal, Oak Ridge Elementary
Tallahassee, FL | 2015–2017
·Principal, Canopy Oaks Elementary
Tallahassee, FL | 2012–2015
·Assistant Principal, Fort Braden School
Tallahassee, FL | 2009–2012
·Teacher Resource, Godby High School
Tallahassee, FL | 2009
·Exceptional Education Teacher, Ruediger Elementary
Tallahassee, FL | 2003–2009

REFERENCES

Rocky Hanna
Leon County Schools, Superintendnet
Phone: 850-487-7147
Email : rocky.hanna@leonschools.net

Marcus Nicolas
School Board Member, Leon County Schools
Phone: 850-694-1690
Email : marcus.nicolas@leonschools.net

Posted on December 1, 2025

LEON COUNTY BOARD OF COUNTY COMMISSIONERS
CITIZEN COMMITTEE APPLICATION
EARLY LEARNING COALITION OF THE BIG BEND REGION

It is the applicant's responsibility to keep this information current. To advise the County of any changes please contact Lisa Davis by telephone at (850) 606-5300 or by e-mail at DavisLis@leoncountyfl.gov.

Applications will be discarded if no appointment is made after two years.

Name: Dr. Kyungsun Burgess | **Date:** 6/19/2025 12:25:22 PM

Home Address:	3508 Chauncey RD Tallahassee, FL 32305	**Do you live in Leon County?**	Yes
		Do you live within the City limits?	Yes
		Do you own property in Leon County?	Yes
Home Phone:	(513) 725-7229	**Do you own property in the Tallahassee City Limits?**	Yes
Primary Email:	kyungsunburgess@gmail.com	**How many years have you lived in Leon County?**	3

(EMPLOYMENT INFORMATION)

Employer:	unemployed	**Work Address:**	
Occupation:	N/A		
Work/Other Phone:		**Work Email:**	

(OPTIONAL)

Leon County strives to meet its goals, and those contained in various federal and state laws, of maintaining a membership in its Advisory Committees that reflects the diversity of the community. Although strictly optional for Applicant, the following information is needed to meet reporting requirements and attain those goals.

Race: **Gender:** **Age:**

District: **Disabled?**

(RESUME AND REFERENCES)

References (you must provide at least one personal reference who is not a family member):

Name:	Danielle Atkins	**Name:**	Gary VanLandinham
Address:	Public Administration College of Social Sciences & Public Policy Bellamy Building 650 Florida State University Tallahassee, Florida 32306-2250	**Address:**	Public Administration College of Social Sciences & Public Policy Bellamy Building 634 Florida State University Tallahassee, Florida 32306-2250
Phone:	(865) 742-1455	**Phone:**	(850) 566-8231

Resume Uploaded? Yes

If no resume is available, in the space below briefly describe or list the following: any previous experience on other Committees; your educational background; your skills and experience you could contribute to a Committee; any of your professional licenses and/or designations and indicate how long you have held them and whether they are effective in Leon County; any charitable or community activities in which you participate; and reasons for your choice of the Committee indicated on this Application. Please attach your resume, if one is available.

(COMMITTEE QUESTIONNAIRE)

IMPORTANT LEGAL REQUIREMENTS FOR COMMITTEE/BOARD/AUTHORITY MEMBERSHIP

Citizen participation is important in developing Leon County's programs and policies, and in providing quality public services to the community. We appreciate your interest in serving on a committee and would like to bring a few items to your attention. As a member of a committee/board/authority, you will be obligated to follow any applicable laws regarding government-in-the-sunshine, code of ethics for public officers, and public records disclosure.

The consequences for violating these applicable laws include criminal penalties, civil fines, and the voiding of any committee/board/authority action and of any subsequent action by the Board of County Commissioners. In order to be familiar with these laws and to assist you in answering the following questions, please take a few minutes to complete the mandatory orientation. Your application will not be deemed complete until you have completed the orientation.

Have you completed the Applicant Orientation for membership on Citizen Committees, Board & Authorities?* *Yes*

Are you currently serving on a County Advisory Committee or other Committee/Authority/Board?* *No*

Have you served on any previous Leon County committees?* *No*

Are you willing to complete a financial disclosure form if applicable?* *Yes*

Do you know of any circumstances that would result in you having to abstain from voting on a Committee/Board/Authority due to voting conflicts? (Not applicable to Focus Groups)* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with Leon County?* *No*

Are you or your employer, or your spouse or child or their employers, currently doing business with the Committee/Board/Authority to which you are applying for membership?* *No*

Do you currently have any employment or contractual relationship that would create a continuing or frequently recurring conflict with regard to your participation on a Committee/Board/Authority? (i.e. would you have frequent or reoccurring voting conflicts?)* *No*

Do you foresee participating in any competitive bid process for Leon County business during your time serving on this committee/board/authority?* *No*

Do you foresee participating in any competitive bid process involving business with the Committee/Board/Authority to which you are applying, during your time serving on that entity?* *No*

Is your personal information exempt from public records disclosure in accordance with FS 119.071(2)(j)1 or FS 119.071(4)? *No*

All statements and information provided in this application are true to the best of my knowledge.

Signature: *Dr. Kyungsun Burgess*

The application was electronically sent: 6/19/2025 12:25:22 PM

Kyungsun Burgess, Ed.D.
Tallahassee, Florida 32305
kyungsunburgess@gmail.com / (513) 725-7229
June 19, 2025

EDUCATION

Florida State University, Tallahassee, Florida
MPA. Major: Public Administration May 2025
Burgess, K. (2025). *Florida's public early childhood educational policy in Montessori education program settings for school readiness* [Master's public administration capstone project, Florida State University].

Xavier University, Cincinnati, Ohio
Ed.D. Major: Organizational Leadership May 2022
Burgess, K. (2022). *Leaders' self-awareness combined with goal-focused actions and perceptions of followers' goal achievements in support of organizational objectives* [**Doctoral dissertation**, Xavier University].

Xavier University, Cincinnati, Ohio
M.Ed. Major: Montessori Early Childhood Education December 1998
Burgess, K. (1998). *Influence of children's emotion on their concentration* [Master's thesis, Xavier University].

Korea National Open University, Seoul, South Korea
B.Ed. Major: Early Childhood Education February 1996

Additional Credits: Xavier University, Cincinnati, Ohio
Graduate Program in Montessori Lower Elementary Education August 2011 – December 2016

OBJECTIVES

Commitment to public educational services in high-quality early childhood educational program supports

PROFESSIONAL & SKILLS SUMMARY

Early childhood educational administrator: 10 years
Montessori early childhood teacher coach: over 3 years
Teaching in early childhood education: over 10 years
Educational policy-, program evaluation-, assessment-related research
Presentation
Leadership

HONORS, AWARDS, & PRIZES

Education Minister Award May 1995
- Issued for the contribution to the local early childhood educational development, by the Kyungsangnom-do Office of Education, Kyungsangnom-do, South Korea.

SOCIAL ACTIVITIES

National Society of Leadership Success (NSLS), Miami, FL September 2022 – Present

COMMUNITY ENGAGEMENTS IN PUBLIC SECTOR

Mentor, Leon County Schools, Tallahassee, FL — November 2022 – June 2023
Educational Volunteer, Arizona Museum of Natural History, Mesa, AZ — June 2009 – August 2009
Instructor, Mesa Public School, Mesa, AZ — March 2009 – May 2009

PROFESSIONAL EXPERIENCE IN EARLY CHILDHOOD EDUCATION

Montessori Laboratory Associate Instructor — December 2012 - June 2018
Xavier University, Cincinnati, OH

- Taught students in the Montessori 3-6 classroom at the Xavier Laboratory School for daily lessons in practical life, sensorial, language, mathematics, culture, science, art, and music
- Planned and evaluated the students' progress
- Provided respect for individuals' diversity in their needs through teaching and mentoring students in the Montessori classroom
- Sustained effective teaching and learning environments, implementing the Montessori teaching methods and philosophy
- Facilitated and mentored college students in their internships in Montessori Education bachelor and master programs at Xavier University when they were in the Montessori classroom
- Collaborated with faculties to prepare Montessori classroom for the courses of Montessori Teacher Education in undergraduate and graduate program

Center Director & Teacher Coach — January 1999 – July 2002
Korea Montessori Teachers Training Center, Ulsan, South Korea

- Directed the teachers' training center.
- Taught local teachers and administrators the Montessori early childhood education program (Courses Taught: Montessori Philosophy, Montessori Methods, Montessori 3-6 Language, Montessori 3-6 Mathematics, Montessori 3-6 Sensorial, Montessori 3-6 Science, Montessori 3-6 Culture, Montessori 3-6 Practical Life, Montessori 3-6 Art and Music)
- Arranged qualitative learning environments and programs
- Provided individual outcome assessments to earn a certificate from the center
- Developed the curriculum for the training program
- Organized optimal learning environments, providing vivid Montessori materials with practices for optimal teaching performances

School Principal — January 1992 - July 2002
Mosim Kindergarten, I Montessori Children's House, Ulsan, South Korea

- Established the school vision of student normalization and satisfaction in learning that leads to students' later academic success; mission that evokes their intrinsic motivation to learn; and values that promote optimal teaching performances in the Montessori Methods, qualitative educational environment in the Montessori Philosophy
- Planned and implemented balanced budgets
- Organized and planned school fundraising events
- Developed school policy
- Designed educational program to enhance parent qualitative educational knowledge
- Evaluated the school conditions to provide an optimal-inclusive learning environment
- Developed curriculum to best fit student needs and interests to promote learning
- Trained the faculty in the schools for professional growth
- Directed the school as an educational paradigm in Montessori philosophy to local schools
- Established relationships with local educational communities, advising local educators for school improvement
- Expanded the initial school to an advanced school system
- Recruited and retained students, through optimal education services

POLICY, EVALUATION & ASSESSMENT EXPEREINCES IN EDUCATION

Public Policy Analysis August 2024 - April 2025

Capstone Project Course, Master of Public Administration Program, Florida State University

- Conducted a capstone research project for Florida's public educational policy alternatives to support a high-quality educational program in the Montessori education.
- Used quantitative research methods for data collection and analysis with statistical test.
- Recommended policy options based on assessment criteria, to Florida Department of Education.
- Provided solutions for obstacles to implement the options.

Public Program Document Assessment August 2024 - December 2024

Public Program Evaluation Course, Master of Public Administration Program, Florida State University

- Assessed the New Mexico's Legislative Finance Committee's program evaluation unit in longitudinal studies for the New Mexico's Childcare and PreK Program's outcomes.
- Provided recommendations to inform the Florida Governor for his decision-making on early childhood educational statement at the national conference speech.

Public Program Evaluation August 2024 - December 2024

Public Program Evaluation Course, Master of Public Administration Program, Florida State University

- Evaluated the Women and Girl Counseling Program at the OASIS Center, which was funded by The Children's Services Council of Leon County, Tallahassee, Florida.
- Provided recommendations to the Leon County and OASIS Center.

PUBLIC FINANCIAL & BUDGET ANALYSIS EXPERIENCES

Public Financial Analysis August 2023 - May 2023

Management of Public Financial Resources Course, Master of Public Administration Program, FSU, FL

- Analyzed annual comprehensive reports, 2021 and 2022 in comparisons between District of Colombia (DC) and City of Boston.
- Provided recommendations.
- Presented PowerPoint to the faculty and group

Public Budget Analysis August 2023 - May 2023

Management of Public Financial Resources Course, Master of Public Administration Program, FSU, FL

- Created a proposal budget of programmatic assistance program for laid-off employees, describing program goals, detailed programs, total fundings for specific areas, expenditures with specific explanations for assumptions, and summary budget.
- Generated the budget proposal to the Excel file.

RESEARCH WORK EXPERIENCES

Burgess, K. (2025). *Florida's public early childhood educational policy in Montessori education program settings for school readiness* (Master's public administration capstone project, Florida State University).

Burgess, K. (2025). *Factors of Florida public management alternatives affecting K-12 teacher retention assessing teacher shortage* (Master's public administration course research project in Confirmatory factor analysis, Florida State University).

Burgess, K. (2023). *Types of approaches to capstones in Master of Public Administration programs (MPA) accredited by Network of Schools of Public Policy, Affairs, and Administration (NASPAA)*. (Master's public administration course research project in qualitative methods, Florida State University).

Burgess, K. (2022). *Leaders' self-awareness combined with goal-focused actions and perceptions of followers' goal achievements in support of organizational objectives* [Doctoral dissertation, Xavier University]. OhioLINK Electronic Theses and Dissertations Center. http://rave.ohiolink.edu/etdc/view?acc_num=xulead16527989185478

Burgess, K. (2020). *Adult learning, development, and change process* (Doctoral course research project as a meta-analysis literature review study, Xavier University).
Burgess, K. (2020). *Organizational ethics audit* (Doctoral course research project as an organizational audit study, Xavier University).
Burgess, K. (1998). *Influence of children's emotion on their concentration* (Master's thesis, Xavier University).

PRESENTATIONS

Burgess, K. (presented in 2025, April). *Florida's public early childhood educational policy in Montessori educational program settings for school readiness.* Capstone Project Presentation with PowerPoint at Spring 2025 Capstone Presentation, Askew School of Public Administration and Policy, Florida State University.
Burgess, K. (presented in 2023, April). *Leader's goal-focused awareness-action behaviors in support of followers' and organizational goal achievements in its vision, missions, and values*. Panelist presentation with PowerPoint at Spring 2023 Fellow Forum, Fellows Society, Florida State University.
Burgess, K. (presented in 2022, April). *Leaders' self-awareness combined with goal-focused actions and perceptions of followers' goal achievements in support of organizational* objectives. Doctoral Dissertation Presentation with PowerPoint at Spring 2022 Defense Presentation, Xavier University.

CERTIFICATIONS & BADGES

Public Administration Certificate May 2025
- Issued through the Askew School of Public Administration and Policy by Florida State University, FL

Excel & Power BI Advanced Badge August 2023
- Issued through the Office of Institutional Research by Florida State University, FL

Lead Teacher for Early Childhood Education February 2010
- Issued through the Division of Child Development by the North Carolina Department of Health and Human Services, NC

Montessori Early Childhood Credential January 1999
- Issued by Xavier University, Cincinnati, OH
- Accredited by Montessori Accreditation Council for Teacher Education (MACTE).
- Affiliated by the American Montessori Society (AMS).

Kindergarten Principal License March 1992
- Issued by Department of Education, Kyungsangnom-do, South Korea.

Leon County
Board of County Commissioners

Notes for Agenda Item #23

Leon County Board of County Commissioners

Agenda Item #23

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: First and Only Public Hearing to Consider an Ordinance Amending Chapter 13, Section 13-58, of the Leon County Code of Laws, entitled "Consumption of Alcohol, Intoxication and Public Nuisances"

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Nawfal Ezzagaghi, Assistant County Administrator Maggie Theriot, Director, Office of Resource Stewardship
Lead Staff / Project Team:	Amanda Heidecker, Director, Parks and Recreation

Statement of Issue:

This item requests the Board to conduct the first and only public hearing to adopt an Ordinance amending Chapter 13, Section 13-58 of the Leon County Code of Laws, entitled "Consumption of Alcohol, Intoxication and Public Nuisances". The proposed Ordinance will establish procedures regarding authorization of alcohol at events occurring at County facilities. Further, this item seeks Board approval of scrivener's corrections to Policy 06-1, "Use and Scheduling of Parks & Recreation Facilities".

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Option #1: Conduct the first and only public hearing and adopt the Ordinance (Attachment #1) amending Chapter 13, Section 13-58, of the Leon County Code of Laws, entitled "Consumption of Alcohol, Intoxication and Public Nuisances".

Option #2 Adopt the revised Parks and Recreation Usage Policy 06-1, "Use and Scheduling of Parks & Recreation Facilities" (Attachment #4).

Report and Discussion

Background:

This item requests the Board to conduct the first and only public hearing to amend Chapter 13, Section 13-58, of the Leon County Code of Laws, entitled "Consumption of Alcohol, Intoxication, and Public Nuisances." The proposed Ordinance will establish procedures regarding authorization for the consumption of alcohol at during events at County facilities. The proposed amendment would provide for consistent application across all County park facilities by allowing special exceptions for alcohol use at the discretion of the County Administrator or designee (Attachment #1).

In preparation for the upcoming World Cross Country Championship (WXC), the Board revised Policy 06-1, "Use and Scheduling of Parks & Recreation Facilities," on November 18, 2025, and approved the scheduling of this public hearing to consider amending Chapter 13, Section 13-58, LCC. This amendment would formally codify the Board's 2016 action in Policy 06-1, which authorized the consumption of alcohol at County Parks and Recreation facilities with written approval from the County Administrator. Further, this item seeks Board approval of scrivener's corrections to Policy 06-1, "Use and Scheduling of Parks & Recreation Facilities" (Attachment #4).

On January 10, 2026, Leon County will host the WXC at Apalachee Regional Park (ARP). WXC is regarded as the premier international cross-country event, drawing professional and amateur athletes from more than 60 countries to compete on a global stage. Special events in County parks continue to grow in both number and scale, driven by increasing community interest and the Leon County Division of Tourism's efforts to promote local venues and recreational opportunities.

Analysis:

The organizers of the WXC, as well as other events such as the USATF Club Cross Country Championships, intend to provide alcoholic beverages. On July 12, 2016, the Board amended Board Policy No. 06-1, to authorize alcoholic beverages at County Parks and Recreation facilities upon written approval of the County Administrator or designee. However, the Leon County Code currently prohibits the consumption of alcohol at County Parks and Recreation facilities. Therefore, to align the Code with existing Board Policy, it is recommended that the Board consider adopting an Ordinance amending Chapter 13, Section 13-58, "Consumption of Alcohol, Intoxication, and Public Nuisances." Adoption of the Ordinance will allow sufficient time to codify the Board's action ahead of the WXC in January. The Ordinance delegates authority to the County Administrator or designee to approve alcohol use on County park property.

The proposed amendment is also consistent with the City of Tallahassee's Property Alcohol Policy and the City's Code of Ordinances, which permits alcohol consumption for special events such as the July 4th Celebration at Tom Brown Park, concerts at the Capital City Amphitheater at Cascades Park, and various events at Kleman Plaza.

This public hearing has been properly noticed and advertised (Attachment #2). A Business Impact Estimate (BIE) was prepared and posted more than 10 days before the hearing, as required by Section 125.66(3)(a), Florida Statutes (Attachment #3). As reflected in the BIE, the proposed Ordinance is anticipated to have no financial impact on businesses.

In addition, this item recommends approval of scrivener's corrections to the previously adopted Policy No. 06-1, "Use and Scheduling of Parks & Recreation Facilities" (Attachment #4). The corrections address minor edits identified after the policy's adoption at the November 18, 2025, Board meeting and do not change the substance or intent of the policy. Approval of these corrections will ensure that the official policy document accurately reflects the Board's prior action.

Options:

1. Conduct the first and only public hearing and adopt the Ordinance (Attachment #1) amending Chapter 13, Section 13-58, of the Leon County Code of Laws, entitled "Consumption of Alcohol, Intoxication and Public Nuisances".
2. Adopt the revised Parks and Recreation Usage Policy No. 06-1, "Use and Scheduling of Parks & Recreation Facilities (Attachment #4).
3. Conduct the first and only public hearing and do not adopt the Ordinance (Attachment #1) amending Chapter 13, Section 13-58, of the Leon County Code of Laws, entitled "Consumption of Alcohol, Intoxication and Public Nuisances".
4. Do not adopt the revised Parks and Recreation Usage Policy No. 06-1, "Use and Scheduling of Parks & Recreation Facilities (Attachment #4).
5. Board direction.

Recommendation:

Option #1 and #2

Attachment:

1. Proposed Ordinance
2. Notice of Public Hearing
3. Business Impact Estimate
4. Proposed revised Policy No. 06-01, "Use and Scheduling of Parks & Recreation Facilities"

LEON COUNTY ORDINANCE NO. 25-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING CHAPTER 13, ARTICLE II, DIVISION 2, SECTION 13-58, ENTITLED "CONSUMPTION OF ALCOHOL, INTOXICATION AND PUBLIC NUISANCES"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Board of County Commissioners desires to enact an ordinance amending Chapter 12, Article II, Division 2, Section 13-58, Leon County Code of Laws, relating to Consumption of alcohol, intoxication and public nuisance; and

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

Section 1. Amendment to Code.

Chapter 13, Section 13-58 of the Code of Laws of Leon County, Florida, is hereby amended to read as follows:

(a) ~~No person under the influence of any intoxicant, whether narcotic or of any other form, shall enter or remain in the park. Any person discovered in such condition may be arrested and/or ejected from the park.~~ It shall be unlawful for any person to manufacture, possess, consume, purchase, sell or offer for sale any alcoholic beverage as defined in Chapter 561, Florida Statutes, or any controlled substance as defined in Chapter 893, Florida Statutes, in any park which is controlled by the County except where authorized by the County Administrator or designee.

(b) Persons in any park who conduct themselves in a disorderly, offensive, obnoxious, obscene or profane manner, may be considered public nuisances and are subject to arrest and/or ejection from the park.

(c) No person shall abuse the facilities, rules and regulations, or privileges of any park.

(d) No person shall cause public inconvenience, annoyance or alarm by making or causing unreasonably loud noises, including, but not limited to, offensive use of stereos and radios and improper muffling of engine exhaust.

Section 2. Conflicts.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2030 Comprehensive Plan as amended, which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with the said Comprehensive Plan.

Section 3. Severability.

If any word, phrase, clause, section, or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 4. Applicability.

This ordinance shall apply to and be effective countywide in the unincorporated and incorporated area of Leon County.

Section 5. Effective Date.

This ordinance shall take effect upon being filed with the Florida Department of State.

DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County, Florida, this _____ day of _____, 20____.

LEON COUNTY, FLORIDA

By:_____
Christian Caban, Chairman
Board of County Commissioners

ATTESTED BY:
Gwendolyn Marshall Knight, Clerk of
Court & Comptroller, Leon County, Florida

By:_____

APPROVED AS TO FORM:
Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

By:_____

Leon County
Government

NOTICE OF AMENDMENT TO CHAPTER 13

NOTICE OF PUBLIC HEARING
NOTICE OF AMENDMENT TO CHAPTER 13 OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA

Notice is hereby given that the Board of County Commissioners of Leon County, Florida, will conduct a public hearing on Tuesday, December 9, at 6:00 p.m., or as soon thereafter as such matter may be heard, in the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider adoption of an ordinance entitled to wit:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING CHAPTER 13, ARTICLE II, DIVISION 2, THE CODE OF LAWS OF LEON COUNTY, FLORIDA, REGARDING CLASS I PARKS, BY AMENDING SECTION 13-58, ENTITLED "CONSUMPTION OF ALCOHOL, INTOXICATION AND PUBLIC NUISANCES"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Leon County will also broadcast the public hearing on Comcast channel 16, the Leon County Florida channel on Roku, and the County's Facebook page (https://www.facebook.com/LeonCountyFL/), YouTube channel (https://www.youtube.com/user/LeonCountyFL), and web site (www.LeonCountyFL.gov).

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Interested parties may also provide virtual real-time public comments during the public hearing. After the Board of County Commissioner's agenda is posted online, interested parties wishing to provide virtual real-time public comments must complete and submit

the registration form provided at https://www2.leoncountyfl.gov/coadmin/agenda/ by 8:00 p.m. on Monday, December 8, 2025. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX., Section E., entitled "Addressing the Board," and Article IX., Section F., entitled "Decorum," shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact, on behalf of the Chair, Mathieu Cavell at Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301 or CMR@leoncountyfl.gov, by written request at least 48 hours prior to the proceeding. Telephone: (850) 606-5300, 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

Copies of the Ordinance may be inspected as part of the agenda package on the County's website (https://www2.leoncountyfl.gov/coadmin/agenda/). To receive copies of the Ordinance by other means, such as email, mail, or facsimile transmittal, contact County Administration at (850) 606-5300.

Advertise: November 25, 2025

Publication Dates:
11/25/2025 01:00 AM

LEON COUNTY GOVERNMENT
People Focused. Performance Driven.

Business Impact Estimate

In accordance with Section 125.66(3)(a), Florida Statutes (F.S.), a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Leon County's website no later than the date the notice of intent to consider the proposed ordinance is advertised (which, per Section 125.66(2)(a), F.S., is at least ten (10) days before the Public Hearing).

Proposed Ordinance's title in full:
AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING CHAPTER 13, ARTICLE II, DIVISION 2, THE CODE OF LAWS OF LEON COUNTY, FLORIDA, REGARDING CLASS I PARKS, BY AMENDING SECTION 13-58, ENTITLED "CONSUMPTION OF ALCOHOL, INTOXICATION AND PUBLIC NUISANCES"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Proposed Ordinance Public Hearing Date: December 9, 2025

Pursuant to Section 125.66(3)(c), F.S., the following types of ordinances are exempt from the BIE requirement. As such, if one or more boxes are checked below, Leon County, Florida, believes that a BIE is not required by state law for the proposed ordinance referenced above. Leon County, Florida, reserves the right to revise this BIE following an initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by a county government;

☐ The proposed ordinance is an emergency ordinance;

☐ The proposed ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in Section 163.3164, F.S., and development agreements, as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220 – 163.3243, F.S.;

b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the County;
c. Sections 190.005 and 190.046, F.S., regarding community development districts;
d. Section 553.73, F.S., relating to the Florida Building Code; or
e. Section 633.202, F.S., relating to the *Florida Fire Prevention Code*.

In accordance with Florida law Leon County, Florida, hereby posts the following BIE information for this proposed Ordinance on its website for public viewing and consideration on this 25th of November, 2025:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The ordinance, titled "Consumption of Alcohol, Intoxication and Public Nuisances", has a general purpose of assuring the proper balance between the use of park facilities and the preservation of such facilities, law and order. An amendment to the Ordinance will provide clear authority and ensure consistency with Policy No. 06-1, "Use and Scheduling of Parks & Recreation Facilities." The goal is to establish a defined exception process for certain restricted park uses — such as consumption of alcohol — while ensuring that this flexibility applies only to permitted or County-sponsored events and does not extend to general public use.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the county, including the following (if any):

a.) Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted: None.

b.) Any new charge or fee imposed by the proposed ordinance for which businesses will be financially responsible: None.

c.) Estimate of Leon County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: None

3. Good faith estimate of the number of businesses likely to be impacted by the proposed Ordinance: None

4. Additional information Leon County deems necessary (if any): None.

15.15

Board of County Commissioners
Leon County, Florida

Policy No. 06-1

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

It shall be the policy of the Board of County Commissioner of Leon County, Florida, that Policy No. 06-1, "Use and Scheduling of Parks & Recreations Facilities" amended on ~~May 21, 2020~~ November 18, 2025, is hereby further amended, and a revised policy is hereby adopted in its place, to wit:

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

1. Purpose

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

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

2. Authority

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

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

3. Facilities Available

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

4. Reservations

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

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

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

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

5. Fees

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

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

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

5.4 Checks or money orders must be made payable to ~~the~~ Leon County, Florida ~~Board of County Commissioners~~.

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

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

5.7 The Parks & Recreation Division may require two division representatives for any teen event if the attendance exceeds 50 people. If attendance is greater than 50 people the applicant must hire one off-duty Leon County Sheriff deputy for each additional 50 people. In addition, the applicant must provide adequate adult supervision at all times. (Refer to Section 7.1~~3~~4). All teen events that occur after 6:00 p.m. may require a deputy.

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

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

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

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

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

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

6. Cancellations

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

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

7. General Rules and Regulations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. Denial of Rental

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

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

8.2 Uses deemed potentially damaging to the facility.

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

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

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

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

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

8.8 Activities that are offensive to the accepted community standards.

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

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

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

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

9. Use of facilities by Leon County employees

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

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

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

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

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

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

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

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

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

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

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

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

11. Special Events

11.1 Definitions:

A. Special Event

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

B. Applicant

An organization or individual that is conducting/hosting the Special Event. The Special Event Form will be issued in the name of the Applicant, and the Applicant will be responsible for submission of required documentation and for all payments and damages provided herein. This Special Event Form cannot be transferred or sublet to another party. (Refer to Section 7.1~~6~~7)

C. Attendance

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

D. County Co-sponsored Special Event

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

E. County Sponsored Special Event

A Special Event hosted solely by Leon County.

F. Event Organizer

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

11.2 Policy Statement:

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

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

11.3 Special Event Fees:

Refer to Sections 5 and 6.

11.4 Special Event Procedures:

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

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

B. Submission deadlines:

Refer to Section 4.1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Note: LCEMS does not provide water rescue.

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

11.5 Denial of Use

Refer to Section 8.

Revised 12/9/2025

Leon County
Board of County Commissioners

Notes for Agenda Item #24

Leon County Board of County Commissioners

Agenda Item #24

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: First and Only Public Hearing to Consider Adoption of the Annual Update to the Tallahassee-Leon County Comprehensive Plan Capital Improvements Schedule

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Nawfal Ezzagaghi, Assistant County Administrator Artie White, Director, Planning, Land Management & Community Enhancement (PLACE) Mike Alfano, Director, Planning Department
Lead Staff / Project Team:	Susan Poplin, Administrator of Comprehensive Planning Adam Moran, Planner II

Statement of Issue:

This item requests the Board conduct the first and only public hearing to adopt an Ordinance updating the Tallahassee-Leon County Comprehensive Plan Capital Improvement Schedule pursuant to Florida Statutes. The Capital Improvements Schedule reflects the capital projects identified in currently adopted federal, state, and local budgets.

Fiscal Impact:

This item has no fiscal impact. Projects contained in the Capital Improvements Schedule (CIS) are excerpts from currently adopted budgets.

Staff Recommendation:

Option #1: Conduct the first and only public hearing and adopt the Ordinance updating the Tallahassee-Leon County Comprehensive Plan Capital Improvements Schedule (Attachment #1).

Report and Discussion

Background:

This item requests the Board conduct the first and only public hearing to consider adoption of an Ordinance updating the Tallahassee-Leon County Comprehensive Plan Capital Improvements Schedule (CIS) (Attachment #1). This update is presented to the Board each year, as the CIS is adopted annually by ordinance and does not constitute an amendment to the Comprehensive Plan.

Each year, Planning staff updates the CIS by coordinating with local agencies to compile their adopted capital projects lists, including:

- Leon County – projects adopted through the County's annual budget and Capital Improvements Program (CIP).
- City of Tallahassee – projects adopted through the City Commission's annual CIP process.
- Capital Region Transportation Planning Agency (CRTPA) – transportation projects included in the regional transportation improvement program.
- Blueprint – Blueprint Intergovernmental Agency infrastructure projects.
- Leon County Schools – projects included in the School District's approved Five-Year Facilities Work Program.

The CIS includes publicly funded capital improvements projects of federal, state, or local government necessary to ensure that any adopted level-of-service standards are achieved and maintained for the five-year period. These capital improvements include sanitary sewer, solid waste, drainage, potable water, educational facilities, and transportation facilities.

Analysis:

Pursuant to section 163.3177(3)(b), Florida Statutes, the Capital Improvements Element must be reviewed by the local government on an annual basis. The Board's review of the updated CIS included as Attachment #1, Exhibit A, fulfills this requirement.

The CIS includes the adopted FY 2026 budgets that were approved by the Board of County Commissioners at its September 23, 2025, meeting and the City Commission at its September 17, 2025, meeting. Planning staff also coordinate with other public entities (as further discussed in the following paragraph) to include projects that address maintaining adopted level-of-service standards, and to incorporate statutorily required Metropolitan Planning Organization transportation projects.

Projects of other public entities include: the Transportation Improvement Program Major Capacity Projects and the Regional Mobility Plan Priority Projects updated by the CRTPA Board on June 16, 2025; the Capital Improvements Program approved by the Blueprint Intergovernmental Agency on September 11, 2025; County Public Works Division of Engineering Services on applicable Basin Management Action Plan projects; and the adopted Five-Year District Facilities Work Program certified by the Leon County School District on March 25, 2025. The School Board certifies that the Five-Year District Facilities Work Program is "a complete, balanced, and financially feasible capital outlay financial plan," consistent with the requirements of Section 1013.35(4)(a), Florida Statutes.

The Capital Improvements Element establishes policies to ensure that adequate public facilities — such as roads, schools, water, and sewer—are available when development occurs, and that adopted level-of-service standards are met or exceeded. The annual update to the CIS is consistent with these policies. Adoption of the annual update to the CIS is accomplished through ordinances adopted by the Board and the City Commission.

This public hearing has been noticed and advertised in accordance with Florida Statutes (Attachment #2). This item recommends adoption of the Ordinance (Attachment #1) updating the CIS.

Options:

1. Conduct first and only public hearing and adopt the Ordinance updating the Tallahassee-Leon County Comprehensive Plan Capital Improvements Schedule (Attachment #1).
2. Conduct the first and only public hearing and do not adopt the Ordinance updating the Tallahassee-Leon County Comprehensive Plan Capital Improvements Schedule.
3. Board direction.

Recommendation:

Option #1

Attachments:

1. Proposed Ordinance with Exhibit A: Tallahassee-Leon County Capital Improvements Schedule
2. Notice of Public Hearing

LEON COUNTY ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, UPDATING THE CAPITAL IMPROVEMENTS SCHEDULE OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; 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.

RECITALS

WHEREAS, Chapters 125 and 163, Florida Statutes, empower the Board of County Commissioners of Leon County, Florida, 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, empower and require the Board of County Commissioners of the County of Leon 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" (the "Comprehensive Plan") pursuant to the latest Evaluation and Appraisal Report; and

WHEREAS, Section 163.3177(3)(b), Florida Statutes, requires Leon County to perform an annual review of the Capital Improvements Element of the Comprehensive Plan; and

WHEREAS, pursuant to Section 163.3177(3)(b), Florida Statutes, modifications to update the 5-year Capital Improvements Schedule of the Capital Improvements Element of the Comprehensive Plan may be accomplished by ordinance and may not be deemed to be amendments to the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners of Leon County held a public hearing, with due public notice having been provided, and considered all oral and written comments received during such public hearing, including the data collection and analyses packages, and the recommendations of the Tallahassee-Leon County Local Planning Agency; and

WHEREAS, in exercise of its authority the Board of County Commissioners of Leon County has determined it necessary and desirable to adopt this update to the 5-year Capital Improvements Schedule of the Capital Improvements Element of the Comprehensive Plan;

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

Section 1. Purpose and Intent.

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

Section 2. Capital Improvements Schedule Update.

This Ordinance does hereby adopt by reference the FY2025/2026 Capital Improvements Schedule attached hereto as Exhibit "A," and made a part hereof, as an update to the 5-year Capital Improvements Schedule of the Capital Improvements Element of the Tallahassee-Leon County 2030 Comprehensive Plan, as amended.

Section 3. Applicability and Effect.

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

Section 4. Conflict with Other Ordinances and Codes.

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

Section 5. Severability.

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

Section 6. Copy on File.

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

Section 7. Effective Date.

This ordinance shall take effect upon being filed with the Florida Department of State.

DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County, Florida, this _____day of _____, 2025.

LEON COUNTY, FLORIDA

By: _____
Christian Caban, Chairman
Board of County Commissioners

Date:_____

APPROVED AS TO FORM:
Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

By:_____

ATTEST:
Gwendolyn Marshall Knight, Clerk of the
Court & Comptroller, Leon County, Florida

By:_____

EXHIBIT A

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CITY OF TALLAHASSEE
&
LEON COUNTY

CAPITAL IMPROVEMENTS SCHEDULE



FY 2026 – FY 2030

Adopted by:
Leon County Ordinance № 25-XX
City of Tallahassee Ordinance № 25-O-23

Components of the Schedule of Capital Improvements:

- City of Tallahassee Adopted 5-year Capital Improvements Program Excerpts
- Leon County Adopted 5-year Capital Improvements Program Excerpts
- Tallahassee and Leon County Basin Management Action Plan Projects
- Blueprint Intergovernmental Agency Capital Improvements Program
- CRTPA 5-year Transportation Improvement Program, Major Capacity
- CRTPA Regional Mobility Plan (RMP) Priority Project List
- Significant Benefit Project Priority List
- Leon County School District Adopted 5-year (2024-2025) Work Plan

City of Tallahassee Adopted 5-year Capital Improvements Program Excerpts

FY26 - FY30 Five Year Capital Improvement Plan by Department

	FY26	FY27	FY28	FY29	FY30	All Periods
All Departments	267,573,006	247,187,680	223,179,334	228,770,254	219,789,168	1,186,499,442
120000 - City Treasurer-Clerk	0	1,150,000	1,175,000	200,000	0	2,525,000
120101 - TREASURER-CLERK ADMINSTRATION	0	200,000	0	0	0	200,000
Treasurer-Clerk Renovation	0	200,000	0	0	0	200,000
120301 - RECORDS	0	75,000	275,000	0	0	350,000
OnBase Upgrade	0	75,000	75,000	0	0	150,000
Records Warehouse Repairs	0	0	200,000	0	0	200,000
120401 - REVENUE	0	300,000	400,000	200,000	0	900,000
Revenue Management System Upgrade/Replacement	0	150,000	150,000	200,000	0	500,000
Revenue Management System Enhancements	0	150,000	250,000	0	0	400,000
120501 - RETIREMENT	0	500,000	500,000	0	0	1,000,000
Pension Software	0	500,000	500,000	0	0	1,000,000
120601 - RISK MANAGEMENT	0	75,000	0	0	0	75,000
RISKMASTER Claims Management Application Upgrade	0	75,000	0	0	0	75,000
160000 - Technology & Innovations	19,965,116	18,896,261	13,893,864	10,903,766	11,523,573	75,182,580
160101 - Office of the CIO	14,025,270	3,647,007	3,155,876	2,735,551	2,817,618	26,381,322
Enterprise Software	2,200,000	2,266,000	2,333,980	2,403,999	2,476,119	11,680,098
T&I Service Management	303,417	312,520	321,896	331,552	341,499	1,610,884
Utility Technology Project Mas	11,521,853	1,068,487	500,000	0	0	13,090,340
160102 - Information Security	150,000	150,000	150,000	150,000	150,000	750,000
Data Classifcation Project	50,000	50,000	50,000	50,000	50,000	250,000
Risk Management Systems Project	40,000	40,000	40,000	40,000	40,000	200,000
Governance Risk Compliance Project	60,000	60,000	60,000	60,000	60,000	300,000
160201 - INNOVATIONS DEVELOPMENT	270,000	450,000	475,000	500,000	530,000	2,225,000
Data Anaytics	240,000	355,000	370,000	385,000	405,000	1,755,000
Innovation Initiatives (formerly Smart City)	30,000	95,000	105,000	115,000	125,000	470,000
160301 - PROJECT MANAG & IMPLEMENTATION	300,000	540,603	567,633	596,015	625,816	2,630,067
CityWorks	300,000	540,603	567,633	596,015	625,816	2,630,067
160401 - ENTERPRISE INFRASTRUCTURE	2,215,354	7,070,636	5,837,135	3,451,591	4,036,106	22,610,822
TI Lease Equipment	564,543	1,097,435	1,097,435	1,097,435	1,097,435	4,954,283
City Wide Wiring Project	75,000	85,000	90,000	95,000	100,000	445,000
Software Upgrades	100,000	578,131	578,131	582,200	584,200	2,422,662
Information Technology Center	105,000	190,000	195,000	198,000	198,000	886,000
Off Site Secure Storage	0	200,000	200,000	200,000	200,000	800,000
Wireless Refresh Project	0	350,000	350,000	350,000	350,000	1,400,000
Fiber Optic Redundancy Project	80,000	350,000	350,000	350,000	350,000	1,480,000
Network Switch Project	0	900,000	0	0	0	900,000
Virtualization Project	65,000	60,000	0	0	0	125,000
Replacement of Server Architecture EOL/EOS	1,020,796	3,056,114	2,772,613	375,000	365,000	7,589,523
Dell PC Lease Project	205,015	203,956	203,956	203,956	791,471	1,608,354
160501 - SOFTWARE SERVICES	0	350,000	250,000	0	0	600,000
EXADATA upgrade	0	150,000	100,000	0	0	250,000

FY26 - FY30 Five Year Capital Improvement Plan by Department

GIS and AI implementations	0	200,000	150,000	0	0	350,000
160601 - PUBLIC SAFETY TECHNOLOGY	2,257,000	3,060,523	3,137,850	3,150,239	3,181,708	14,787,320
CDA Technology	0	356,750	358,587	360,516	362,542	1,438,395
Public Safety Technology - TFD	50,000	50,000	50,000	50,000	50,000	250,000
Public Safety Technology - TPD	2,207,000	2,553,773	2,549,263	2,639,723	2,669,166	12,618,925
CDA VxRail Maintenance and Replacement	0	100,000	180,000	100,000	100,000	480,000
160901 - 800 MHZ RADIO SYSTEM	747,492	3,627,492	320,370	320,370	182,325	5,198,049
APX NEXT radio smart subscriptions	182,325	182,325	182,325	182,325	182,325	911,625
Virtual Prime with Geo-Redundancy	307,122	307,122	0	0	0	614,244
CDA Back Up Dispatch Consoles	138,045	138,045	138,045	138,045	0	552,180
Radio Dispatch Console Replacement CDA & COT	0	3,000,000	0	0	0	3,000,000
CirrusCentral Management	120,000	0	0	0	0	120,000
200000 - Fire	1,247,500	1,247,500	1,247,500	1,247,500	1,247,500	6,237,500
200101 - FIRE - ADMINISTRATION	1,247,500	1,247,500	1,247,500	1,247,500	1,247,500	6,237,500
Facilities Management & Maintenance Master	400,000	400,000	400,000	400,000	400,000	2,000,000
Fire Hydrant Maintenance Master	847,500	847,500	847,500	847,500	847,500	4,237,500
210000 - Police	44,925,194	3,111,456	2,333,606	2,839,150	2,800,350	56,009,756
210101 - POLICE - OFFICE OF THE CHIEF	80,638	61,150	64,200	67,450	70,850	344,288
AED System Sustainment	80,638	61,150	64,200	67,450	70,850	344,288
210503 - Patrol Operations	87,133	322,550	186,750	311,350	232,500	1,140,283
RAPID ID Budget	0	15,450	16,250	17,050	17,900	66,650
Officer Protection Project	73,133	160,600	153,500	184,300	43,100	614,633
Pole Cam & Throwbot Package (Patrol/VCRT)	14,000	14,000	14,000	14,000	14,000	70,000
Patrol Drone Program	0	132,500	3,000	96,000	157,500	389,000
210505 - POLICE - TACTICAL OPERATIONS	101,100	30,000	30,000	57,000	43,600	261,700
Drone Replacement	20,000	20,000	20,000	32,000	33,600	125,600
Vantage Tactical Robot	61,100	0	0	0	0	61,100
SRT Program Sustainment	20,000	10,000	10,000	25,000	10,000	75,000
210603 - POLICE-SPECIAL INVESTIGATIONS	594,450	623,400	519,650	541,800	565,250	2,844,550
Automated License Plate Readers	100,000	142,200	149,300	156,750	164,600	712,850
Public Safety Camera Systems	100,000	100,000	100,000	100,000	100,000	500,000
Digital Forensic Analysis and Investigative Software	158,900	167,850	177,350	187,400	198,100	889,600
Investigative Electronics	84,350	88,550	93,000	97,650	102,550	466,100
Video Management System and Analytical Software	151,200	124,800	0	0	0	276,000
210604 - POLICE - OPERATIONAL SUPPORT	130,200	568,700	26,450	62,900	16,300	804,550
Operational Support Traffic Safety Equipment	24,000	25,200	26,450	13,900	0	89,550
Canine Replacement	66,200	0	0	49,000	0	115,200
Canine Facility Renovation	40,000	450,000	0	0	0	490,000
Motor Unit Replacement Equipment	0	14,100	0	0	16,300	30,400
CST Vehicle Lighting Package Replacement	0	79,400	0	0	0	79,400
210614 - Police - Forensics	0	8,150	37,100	47,250	40,900	133,400
Latent Print Examiner Training Program	0	8,150	0	0	0	8,150
Crime-Lite Auto Maintenance	0	0	3,900	4,100	4,300	12,300
Biohazard Evidence Drying Tank	0	0	13,300	13,950	14,650	41,900

FY26 - FY30 Five Year Capital Improvement Plan by Department

Hand Held Alternate Light Source Replacement	0	0	19,900	20,900	21,950	62,750
Forensic Unit Drying Tank Filter Replacement	0	0	0	8,300	0	8,300
210701 - HIGH RISK OFFENDERS	26,700	108,250	35,300	36,700	38,550	245,500
Real Time Crime Center	26,700	33,950	35,300	36,700	38,550	171,200
Brasstrax Machine	0	74,300	0	0	0	74,300
210703 - POLICE - TRAINING	14,300	5,150	17,650	5,650	5,900	48,650
Less Lethal Weapon System	3,600	3,800	16,250	4,200	4,400	32,250
Active Shooter Kit	10,700	1,350	1,400	1,450	1,500	16,400
210801 - POLICE - FINANCIAL & SUPP MGMT	1,203,006	1,234,106	1,266,506	1,559,050	1,636,500	6,899,168
Body Worn Camera and Video Recording System	777,100	808,200	840,600	985,150	1,034,400	4,445,450
Taser Program	415,906	415,906	415,906	500,000	525,000	2,272,718
TPD Laptop Computer Replacement	10,000	10,000	10,000	10,000	10,000	50,000
In-car Printer Replacement	0	0	0	63,900	67,100	131,000
210804 - POLICE - FACILITY MANAGEMENT	42,687,667	150,000	150,000	150,000	150,000	43,287,667
TPD Repair, Replace and Improve Master Facilities	87,667	150,000	150,000	150,000	150,000	687,667
New Police Facility - Construction	42,600,000	0	0	0	0	42,600,000
230000 - Parks & Recreation	4,475,000	3,700,000	1,250,000	5,750,000	8,500,000	23,675,000
230101 - PARKS & RECREATION - ADMIN	1,050,000	3,050,000	1,100,000	5,600,000	8,350,000	19,150,000
East/Northeast Recreation Cen	0	0	250,000	3,750,000	0	4,000,000
Levy Park Improvements	0	200,000	0	0	0	200,000
PRNA RR&I Master	850,000	850,000	850,000	850,000	850,000	4,250,000
Northwest Park	0	0	0	1,000,000	7,500,000	8,500,000
Neighborhood First	0	2,000,000	0	0	0	2,000,000
Cascades Park Lighting	200,000	0	0	0	0	200,000
230401 - P&R - PARKS MAINTENANCE	3,000,000	0	0	0	0	3,000,000
New Senior Center	3,000,000	0	0	0	0	3,000,000
230601 - P&R - TENNIS OPERATIONS	275,000	0	0	0	0	275,000
Forestmeadows Tennis Court Renovation	275,000	0	0	0	0	275,000
230701 - ANIMAL SHELTER	150,000	650,000	150,000	150,000	150,000	1,250,000
Animal Service Center RR&I	150,000	150,000	150,000	150,000	150,000	750,000
Animal Service Center Roof	0	500,000	0	0	0	500,000
260000 - Housing and Community Resilience	175,000	175,000	175,000	175,000	175,000	875,000
265001 - Resilience Administration	175,000	175,000	175,000	175,000	175,000	875,000
Vacant-to-Vibrant	75,000	75,000	75,000	75,000	75,000	375,000
Water and Sewer System Charge	100,000	100,000	100,000	100,000	100,000	500,000
270000 - Aviation	25,062,346	10,202,500	12,881,753	12,612,572	24,220,642	84,979,813
270101 - AVIATION - AIRPORT EXE & ADMIN	200,000	200,000	200,000	200,000	200,000	1,000,000
Homeland Security	200,000	200,000	200,000	200,000	200,000	1,000,000
270201 - AVIATION - FACILITIES MGMT	45,000	45,000	45,000	45,000	45,000	225,000
Floor Care	25,000	25,000	25,000	25,000	25,000	125,000
Airport SMS	20,000	20,000	20,000	20,000	20,000	100,000
270203 - CAPITAL PROG & ENV COMPLIANCE	24,817,346	9,957,500	12,636,753	12,367,572	23,975,642	83,754,813
Airfield Preservation	150,000	150,000	150,000	150,000	150,000	750,000
Airfield Pavement Maintenance	150,000	150,000	150,000	150,000	150,000	750,000

FY26 - FY30 Five Year Capital Improvement Plan by Department

Airport Safety Project	15,000	15,000	15,000	15,000	15,000	75,000
ARFF Station Maintenance	17,500	17,500	17,500	17,500	17,500	87,500
Aviation Stormwater	22,500	22,500	22,500	22,500	22,500	112,500
Baggage Handling System-Repairs & Maintenance	75,000	75,000	75,000	75,000	75,000	375,000
Chillers/Boilers Maintenance	60,000	60,000	60,000	60,000	60,000	300,000
Emergency Maintenance	50,000	50,000	50,000	50,000	50,000	250,000
Furniture and Fixtures	60,000	60,000	60,000	60,000	60,000	300,000
Miscellaneous Major/Minor Repair/Replacement/Improvements	280,000	280,000	280,000	280,000	280,000	1,400,000
MUPIDS	65,000	65,000	65,000	65,000	65,000	325,000
Passenger Loading Bridge	30,000	30,000	30,000	30,000	30,000	150,000
Professional Studies	200,000	100,000	100,000	100,000	100,000	600,000
Public Address System	10,000	10,000	10,000	10,000	10,000	50,000
Safety & Security System Repairs	75,000	75,000	75,000	75,000	75,000	375,000
Vehicle Replacement Upgrade	20,000	20,000	20,000	20,000	20,000	100,000
Wireless Technology Improvements	12,500	12,500	12,500	12,500	12,500	62,500
Rental Car Improvements	150,000	150,000	150,000	150,000	150,000	750,000
CBP / FTZ	450,000	800,000	450,000	800,000	450,000	2,950,000
Aircraft Rescue and Fire Fighting Truck 52 Replacement	750,000	0	0	0	0	750,000
Airport Access and Roadway Realignment Phase II	0	0	4,000,000	0	0	4,000,000
Air Traffic Control Tower Repairs & Maintenance	80,000	80,000	80,000	80,000	80,000	400,000
Taxiway Bravo Rehabilitation Phase 2 - Construction (B6-B1)	16,616,074	0	0	0	0	16,616,074
Terminal Passenger Loading Bridge Replacement - A5/A6	1,650,000	1,650,000	0	0	0	3,300,000
Common Use System	35,000	35,000	35,000	35,000	35,000	175,000
Air Carrier Incentive Program	300,000	300,000	300,000	300,000	300,000	1,500,000
Air Service Improvement Program	200,000	200,000	200,000	200,000	200,000	1,000,000
Business/Economic Development	45,000	45,000	45,000	45,000	45,000	225,000
Marketing and Promotions	130,000	130,000	130,000	130,000	130,000	650,000
Taxiway A South Rehabilitation - Construction (TWY B - A7)	0	0	0	0	17,643,142	17,643,142
Advanced Air Mobility Planning Study	135,000	0	0	0	0	135,000
Airport Operations Center Renovations and Upgrades	0	0	0	1,500,000	0	1,500,000
Airport Security Improvements (Technology)	0	1,500,000	0	0	0	1,500,000
Hangar Development	0	0	2,000,000	0	0	2,000,000
Parking Lot Improvements	0	0	0	3,000,000	0	3,000,000
Terminal Modernization - Elevator & Air Handler Improvements	600,000	0	0	0	0	600,000
Aircraft Rescue and Fire Fighting Truck 53 Replacement	0	0	0	750,000	0	750,000
Runway 18/36 Reconstruction Phase II	260,772	0	0	0	0	260,772
North Apron Improvements	750,000	0	0	0	0	750,000
MUPIDS - Common Use System	500,000	0	0	0	0	500,000
Airport Parking Garage Feasibility Study	150,000	0	0	0	0	150,000
RTR Relocation	0	0	3,754,253	0	0	3,754,253
Cargo Apron Expansion	0	0	0	4,185,072	0	4,185,072
Hangar Development Phase II	0	0	0	0	3,000,000	3,000,000
Aircraft Rescue and Fire Fighting Truck 51 Replacement	0	0	0	0	750,000	750,000
FAA Wildlife Hazard Assessment	0	125,000	0	0	0	125,000

FY26 - FY30 Five Year Capital Improvement Plan by Department

TakeOff 2025	198,000	0	0	0	0	198,000
TSA Security Screening Checkpoint Expansion	250,000	2,650,000	0	0	0	2,900,000
Terminal Modernization - Terminal HVAC	0	1,100,000	0	0	0	1,100,000
Site Readiness Development	275,000	0	0	0	0	275,000
Public Address System Upgrades	0	0	300,000	0	0	300,000
290000 - Electric & Gas Utility	61,203,000	53,003,000	58,878,000	57,980,000	65,043,000	296,107,000
290101 - ELECTRIC - MANAGEMENT	314,000	330,000	348,000	365,000	383,000	1,740,000
Operations Center RR&I	314,000	330,000	348,000	365,000	383,000	1,740,000
290102 - ELECTRIC - SYSTEM CONTROL	4,593,000	4,142,000	5,662,000	4,800,000	9,710,000	28,907,000
Back-up Control Center	400,000	400,000	0	0	0	800,000
Meter Installations	2,202,000	2,313,000	2,429,000	2,551,000	2,679,000	12,174,000
SCADA Replacement	0	0	0	300,000	5,500,000	5,800,000
OMS Replacement	0	0	165,000	0	0	165,000
System Monitoring & Control	1,991,000	1,429,000	3,068,000	1,949,000	1,531,000	9,968,000
290201 - ELECTRIC - SYSTEM PLANNING	6,900,000	6,150,000	5,400,000	5,400,000	2,900,000	26,750,000
Solar Capacity Expansion	200,000	200,000	200,000	200,000	200,000	1,000,000
Clean Energy Plan IRP	200,000	200,000	200,000	200,000	200,000	1,000,000
Energy Efficiency & DSM	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
Electric System Planning Resource Studies	500,000	500,000	500,000	500,000	500,000	2,500,000
COT_EV Charging Stations	1,500,000	750,000	0	0	0	2,250,000
Storage, Automation & Moderniz	2,500,000	2,500,000	2,500,000	2,500,000	0	10,000,000
290301 - ELECTRIC - HOPKINS	13,085,000	5,810,000	5,910,000	5,050,000	6,075,000	35,930,000
Hopkins RR&I Master	13,085,000	5,810,000	5,910,000	5,050,000	6,075,000	35,930,000
290302 - ELECTRIC - PURDOM	2,625,000	2,625,000	3,150,000	1,800,000	1,850,000	12,050,000
Purdom RR&I Master	2,625,000	2,625,000	3,150,000	1,800,000	1,850,000	12,050,000
290503 - GAS UTILITY	5,286,000	5,416,000	5,048,000	5,185,000	5,325,000	26,260,000
Gas Operations Master	4,986,000	5,116,000	4,748,000	4,885,000	5,025,000	24,760,000
Gas A/R Master	300,000	300,000	300,000	300,000	300,000	1,500,000
290701 - POWER DELIVERY	26,700,000	28,030,000	33,360,000	35,380,000	38,800,000	162,270,000
OH to URD Upgrades (Fd 401)	0	600,000	800,000	1,000,000	1,000,000	3,400,000
Property Acquisitions	0	500,000	550,000	600,000	650,000	2,300,000
New Service Installations	4,490,000	4,870,000	5,000,000	5,390,000	5,660,000	25,410,000
Street & Area Lighting	2,720,000	2,990,000	3,120,000	3,300,000	3,440,000	15,570,000
Electric A/R Master	5,250,000	5,250,000	5,250,000	5,250,000	5,250,000	26,250,000
Transmission & Distribution RR&I	5,970,000	6,120,000	6,230,000	6,540,000	6,860,000	31,720,000
Power Delivery Construction	8,270,000	7,700,000	12,410,000	13,300,000	15,940,000	57,620,000
290901 - Electric Supply Center	1,700,000	500,000	0	0	0	2,200,000
New USC Construction	1,700,000	500,000	0	0	0	2,200,000
350000 - Community Beautification & Waste Management	0	1,352,000	156,000	910,000	915,000	3,333,000
350201 - SOLID WASTE - RESID - GARBAGE	0	510,000	0	300,000	300,000	1,110,000
Residential Collection Equipment	0	510,000	0	300,000	300,000	1,110,000
350301 - SOLID WASTE - COMM - DUMPSTER	0	690,000	0	450,000	450,000	1,590,000
Commercial Collection Equipment	0	690,000	0	450,000	450,000	1,590,000
350501 - Community Beautification Mgmt.	0	152,000	156,000	160,000	165,000	633,000

FY26 - FY30 Five Year Capital Improvement Plan by Department

Replacement of Mowing Equipment	0	89,000	91,000	93,000	96,000	369,000
Replacement of Utility Vehicles	0	63,000	65,000	67,000	69,000	264,000
360000 - Real Estate Management	0	75,000	60,000	500,000	0	635,000
360101 - REAL ESTATE	0	75,000	60,000	500,000	0	635,000
Gemini Bathroom Renovations	0	75,000	0	0	0	75,000
Renaissance Exterior Paint & Seal	0	0	60,000	0	0	60,000
Renaissance Roof	0	0	0	500,000	0	500,000
470000 - Fleet	16,574,250	17,402,963	18,273,111	19,186,766	20,146,104	91,583,194
470301 - Fleet Management - Parts	16,574,250	17,402,963	18,273,111	19,186,766	20,146,104	91,583,194
Fleet Vehicle Replacement	16,574,250	17,402,963	18,273,111	19,186,766	20,146,104	91,583,194
490000 - Underground Utilities & Public Infrastructure	90,845,600	107,872,000	87,855,500	84,965,500	82,717,999	454,256,599
490101 - WATER - ADMINISTRATION	8,760,000	8,140,000	0	0	0	16,900,000
LBR Relocation - Phase 1 Facility	8,760,000	8,140,000	0	0	0	16,900,000
490103 - WATER T&D ADMINISTRATION	4,185,000	4,328,000	4,370,320	4,661,933	4,802,810	22,348,063
Water Distribution Master	4,185,000	4,328,000	4,370,320	4,661,933	4,802,810	22,348,063
490201 - Sewer Administration	928,000	778,000	778,000	778,000	778,000	4,040,000
UUPI Operations Technology	778,000	778,000	778,000	778,000	778,000	3,890,000
ArcPRO Utility Network Upgrade	150,000	0	0	0	0	150,000
490209 - ENGINEERING AND INSPECTION	37,725,000	56,940,000	45,100,000	40,820,000	39,530,000	220,115,000
Southside Triangle Utility Expansion	3,000,000	4,500,000	4,500,000	3,000,000	0	15,000,000
Water System Engineering	10,690,000	5,750,000	10,060,000	10,320,000	11,430,000	48,250,000
WW Collection Engineering	19,910,000	8,030,000	21,340,000	16,500,000	15,200,000	80,980,000
WW Treatment Engineering	4,125,000	9,660,000	9,200,000	11,000,000	12,900,000	46,885,000
CCSW Effluent Forcemain (Leon SR263)	0	29,000,000	0	0	0	29,000,000
490302 - WW TREATMENT OPERATIONS	1,700,000	1,750,000	1,900,000	2,000,000	2,000,000	9,350,000
Wastewater Treatment Master	1,700,000	1,750,000	1,900,000	2,000,000	2,000,000	9,350,000
490402 - WW COLLECTION MAINTENANCE	3,500,000	3,800,000	4,100,000	4,100,000	4,500,000	20,000,000
Wastewater Collection Master	3,500,000	3,800,000	4,100,000	4,100,000	4,500,000	20,000,000
490405 - PUMPING STATIONS	1,300,000	1,350,000	1,400,000	1,450,000	1,500,000	7,000,000
Pump Station Renovation & Maintenance	1,300,000	1,350,000	1,400,000	1,450,000	1,500,000	7,000,000
490509 - WATER SUPPLY	3,025,000	3,042,000	3,059,680	2,878,067	2,897,189	14,901,936
Backflow Reimbursement Program	600,000	600,000	600,000	600,000	600,000	3,000,000
Water Production Master	2,425,000	2,442,000	2,459,680	2,278,067	2,297,189	11,901,936
490701 - STORMWATER MANAGEMENT	13,361,600	7,780,000	6,530,000	10,280,000	9,035,000	46,986,600
2020 City WQ Sales Tax Project	5,500,000	2,125,000	2,125,000	2,125,000	2,125,000	14,000,000
Medium Stormwater Improvements	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	13,750,000
Misc. Stormwater Engineering	591,600	80,000	80,000	80,000	80,000	911,600
NPDES Municipal Strmwtr Permit	95,000	150,000	150,000	150,000	155,000	700,000
Rainfall & Stream Gauging	75,000	75,000	75,000	75,000	75,000	375,000
Small Projects Initiative	200,000	200,000	200,000	200,000	200,000	1,000,000
Think About Personal Pollution	150,000	150,000	150,000	150,000	150,000	750,000
Delvin Drive Drainage Imps.	0	0	250,000	1,250,000	0	1,500,000
Fermanaugh Drive Flood Relief	0	250,000	750,000	0	0	1,000,000
Gwen St. Drainage Imps.	2,000,000	2,000,000	0	3,500,000	3,500,000	11,000,000

FY26 - FY30 Five Year Capital Improvement Plan by Department

Paddrick-Dutchess Flood Relief	2,000,000	0	0	0	0	2,000,000
490702 - DRAINAGE OPERATIONS	1,850,000	1,850,000	1,850,000	1,850,000	1,850,000	9,250,000
Stormwater Maintenance	1,850,000	1,850,000	1,850,000	1,850,000	1,850,000	9,250,000
490801 - PUBLIC INF ENGINEERING & ADMIN	4,661,000	7,334,000	7,957,500	5,302,500	4,900,000	30,155,000
Airport Drive Bridge Replacement	400,000	0	1,750,000	0	0	2,150,000
Fairlane Road PASS	0	2,500,000	0	0	0	2,500,000
FAMU Way Phase IV	500,000	0	0	0	0	500,000
Maintenance Sidewalks	1,000,000	1,400,000	1,500,000	1,600,000	1,700,000	7,200,000
New Sidewalk Program	2,250,000	3,000,000	3,000,000	3,000,000	3,000,000	14,250,000
PI Small Projects Initiative	200,000	200,000	200,000	200,000	200,000	1,000,000
Jake Gaither Community PASS	0	234,000	1,507,500	502,500	0	2,244,000
Weems Road Pass	311,000	0	0	0	0	311,000
490804 - PUBLIC INFRASTRUCTURE OPERATIO	5,300,000	7,000,000	7,000,000	7,000,000	7,000,000	33,300,000
Street Resurfacing Master	5,300,000	7,000,000	7,000,000	7,000,000	7,000,000	33,300,000
490903 - Traffic Signal System Ops	2,450,000	3,180,000	3,180,000	3,180,000	3,225,000	15,215,000
Traffic A/R Master	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	6,250,000
Traffic Operations Master	1,200,000	1,530,000	1,530,000	1,530,000	1,575,000	7,365,000
ATC Cabinet Upgrade	0	400,000	400,000	400,000	400,000	1,600,000
490905 - TRAFFIC ENGINEERING	2,100,000	600,000	630,000	665,000	700,000	4,695,000
Traffic Engineering Master	2,100,000	600,000	630,000	665,000	700,000	4,695,000
550000 - Facilities Management	3,100,000	29,000,000	25,000,000	31,500,000	2,500,000	91,100,000
550101 - Facilities Management	3,100,000	29,000,000	25,000,000	31,500,000	2,500,000	91,100,000
City Hall Roof	0	4,000,000	0	0	0	4,000,000
Facilities Improvement Master	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
HVAC Improvement Master	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
City Hall Phase Garage Waterproofing/Structural Repairs	600,000	9,500,000	9,500,000	9,000,000	0	28,600,000
Kleman Plaza Structural Repair	0	13,000,000	13,000,000	20,000,000	0	46,000,000

FY26 - FY30 Five Year Capital Improvement Plan by Funding Source

Funding Source	Project	FY26	FY27	FY28	FY29	FY30	All Periods
Fire Construction Fund (131)	Facilities Management & Maintenance Master	400,000	400,000	400,000	400,000	400,000	2,000,000
Fire Construction Fund (131)	Fire Hydrant Maintenance Master	847,500	847,500	847,500	847,500	847,500	4,237,500
Fire Construction Fund (131)	**200101 - FIRE - ADMINISTRATION**	1,247,500	1,247,500	1,247,500	1,247,500	1,247,500	6,237,500
Fire Construction Fund (131)	**200000 - Fire**	1,247,500	1,247,500	1,247,500	1,247,500	1,247,500	6,237,500
Fire Construction Fund (131)	**All Departments**	1,247,500	1,247,500	1,247,500	1,247,500	1,247,500	6,237,500
800 MHz Fund	APX NEXT radio smart subscriptions	182,325	182,325	182,325	182,325	182,325	911,625
800 MHz Fund	Virtual Prime with Geo-Redundancy	153,561	153,561	0	0	0	307,122
800 MHz Fund	CDA Back Up Dispatch Consoles	69,023	69,023	69,023	69,023	0	276,092
800 MHz Fund	Radio Dispatch Console Replacement CDA & COT	0	1,500,000	0	0	0	1,500,000
800 MHz Fund	CirrusCentral Management	60,000	0	0	0	0	60,000
800 MHz Fund	**160901 - 800 MHZ RADIO SYSTEM**	464,909	1,904,909	251,348	251,348	182,325	3,054,839
800 MHz Fund	**160000 - Technology & Innovations**	464,909	1,904,909	251,348	251,348	182,325	3,054,839
800 MHz Fund	**All Departments**	464,909	1,904,909	251,348	251,348	182,325	3,054,839
Concurrency - Dist 2 SE- Road (172)	Traffic Engineering Master	1,600,000	0	0	0	0	1,600,000
Concurrency - Dist 2 SE- Road (172)	**490905 - TRAFFIC ENGINEERING**	1,600,000	0	0	0	0	1,600,000
Concurrency - Dist 2 SE- Road (172)	**490000 - Underground Utilities & Public Infrastructure**	1,600,000	0	0	0	0	1,600,000
Concurrency - Dist 2 SE- Road (172)	**All Departments**	1,600,000	0	0	0	0	1,600,000
Passenger Facility Charge	Aircraft Rescue and Fire Fighting Truck 52 Replacement	750,000	0	0	0	0	750,000
Passenger Facility Charge	Taxiway Bravo Rehabilitation Phase 2 - Construction (B6-B1)	830,804	0	0	0	0	830,804
Passenger Facility Charge	Terminal Passenger Loading Bridge Replacement - A5/A6	1,650,000	1,650,000	0	0	0	3,300,000
Passenger Facility Charge	Taxiway A South Rehabilitation - Construction (TWY B - A7)	0	0	0	0	1,764,314	1,764,314
Passenger Facility Charge	Terminal Modernization - Elevator & Air Handler Improvements	600,000	0	0	0	0	600,000
Passenger Facility Charge	Aircraft Rescue and Fire Fighting Truck 53 Replacement	0	0	0	750,000	0	750,000
Passenger Facility Charge	North Apron Improvements	750,000	0	0	0	0	750,000
Passenger Facility Charge	MUPIDS - Common Use System	500,000	0	0	0	0	500,000
Passenger Facility Charge	Aircraft Rescue and Fire Fighting Truck 51 Replacement	0	0	0	0	750,000	750,000
Passenger Facility Charge	Terminal Modernization - Terminal HVAC	0	550,000	0	0	0	550,000
Passenger Facility Charge	Public Address System Upgrades	0	0	300,000	0	0	300,000
Passenger Facility Charge	**270203 - CAPITAL PROG & ENV COMPLIANCE**	5,080,804	2,200,000	300,000	750,000	2,514,314	10,845,118
Passenger Facility Charge	**270000 - Aviation**	5,080,804	2,200,000	300,000	750,000	2,514,314	10,845,118
Passenger Facility Charge	**All Departments**	5,080,804	2,200,000	300,000	750,000	2,514,314	10,845,118
Capital Project Account (GGCPA) (300)	Treasurer-Clerk Renovation	0	200,000	0	0	0	200,000
Capital Project Account (GGCPA) (300)	**120101 - TREASURER-CLERK ADMINSTRATION**	0	200,000	0	0	0	200,000
Capital Project Account (GGCPA) (300)	OnBase Upgrade	0	75,000	75,000	0	0	150,000
Capital Project Account (GGCPA) (300)	Records Warehouse Repairs	0	0	200,000	0	0	200,000
Capital Project Account (GGCPA) (300)	**120301 - RECORDS**	0	75,000	275,000	0	0	350,000
Capital Project Account (GGCPA) (300)	Revenue Management System Enhancements	0	150,000	250,000	0	0	400,000
Capital Project Account (GGCPA) (300)	**120401 - REVENUE**	0	150,000	250,000	0	0	400,000
Capital Project Account (GGCPA) (300)	Pension Software	0	500,000	500,000	0	0	1,000,000
Capital Project Account (GGCPA) (300)	**120501 - RETIREMENT**	0	500,000	500,000	0	0	1,000,000
Capital Project Account (GGCPA) (300)	RISKMASTER Claims Management Application Upgrade	0	75,000	0	0	0	75,000
Capital Project Account (GGCPA) (300)	**120601 - RISK MANAGEMENT**	0	75,000	0	0	0	75,000
Capital Project Account (GGCPA) (300)	**120000 - City Treasurer-Clerk**	0	1,000,000	1,025,000	0	0	2,025,000
Capital Project Account (GGCPA) (300)	Public Safety Technology - TPD	2,207,000	2,553,773	2,549,263	2,639,723	2,669,166	12,618,925
Capital Project Account (GGCPA) (300)	**160601 - PUBLIC SAFETY TECHNOLOGY**	2,207,000	2,553,773	2,549,263	2,639,723	2,669,166	12,618,925
Capital Project Account (GGCPA) (300)	**160000 - Technology & Innovations**	2,207,000	2,553,773	2,549,263	2,639,723	2,669,166	12,618,925
Capital Project Account (GGCPA) (300)	AED System Sustainment	80,638	61,150	64,200	67,450	70,850	344,288
Capital Project Account (GGCPA) (300)	**210101 - POLICE - OFFICE OF THE CHIEF**	80,638	61,150	64,200	67,450	70,850	344,288
Capital Project Account (GGCPA) (300)	RAPID ID Budget	0	15,450	16,250	17,050	17,900	66,650
Capital Project Account (GGCPA) (300)	Officer Protection Project	73,133	160,600	153,500	184,300	43,100	614,633
Capital Project Account (GGCPA) (300)	Pole Cam & Throwbot Package (Patrol/VCRT)	14,000	14,000	14,000	14,000	14,000	70,000
Capital Project Account (GGCPA) (300)	Patrol Drone Program	0	132,500	3,000	96,000	157,500	389,000
Capital Project Account (GGCPA) (300)	**210503 - Patrol Operations**	87,133	322,550	186,750	311,350	232,500	1,140,283
Capital Project Account (GGCPA) (300)	Drone Replacement	20,000	20,000	20,000	32,000	33,600	125,600
Capital Project Account (GGCPA) (300)	SRT Program Sustainment	20,000	10,000	10,000	25,000	10,000	75,000
Capital Project Account (GGCPA) (300)	**210505 - POLICE - TACTICAL OPERATIONS**	40,000	30,000	30,000	57,000	43,600	200,600
Capital Project Account (GGCPA) (300)	Automated License Plate Readers	100,000	142,200	149,300	156,750	164,600	712,850
Capital Project Account (GGCPA) (300)	Public Safety Camera Systems	100,000	100,000	100,000	100,000	100,000	500,000

FY26 - FY30 Five Year Capital Improvement Plan by Funding Source

Capital Project Account (GGCPA) (300)	Digital Forensic Analysis and Investigative Software	158,900	167,850	177,350	187,400	198,100	889,600
Capital Project Account (GGCPA) (300)	Investigative Electronics	84,350	88,550	93,000	97,650	102,550	466,100
Capital Project Account (GGCPA) (300)	Video Management System and Analytical Software	151,200	124,800	0	0	0	276,000
Capital Project Account (GGCPA) (300)	**210603 - POLICE-SPECIAL INVESTIGATIONS**	594,450	623,400	519,650	541,800	565,250	2,844,550
Capital Project Account (GGCPA) (300)	Operational Support Traffic Safety Equipment	24,000	25,200	26,450	13,900	0	89,550
Capital Project Account (GGCPA) (300)	Canine Replacement	66,200	0	0	49,000	0	115,200
Capital Project Account (GGCPA) (300)	Canine Facility Renovation	40,000	450,000	0	0	0	490,000
Capital Project Account (GGCPA) (300)	Motor Unit Replacement Equipment	0	14,100	0	0	16,300	30,400
Capital Project Account (GGCPA) (300)	CST Vehicle Lighting Package Replacement	0	79,400	0	0	0	79,400
Capital Project Account (GGCPA) (300)	**210604 - POLICE - OPERATIONAL SUPPORT**	130,200	568,700	26,450	62,900	16,300	804,550
Capital Project Account (GGCPA) (300)	Latent Print Examiner Training Program	0	8,150	0	0	0	8,150
Capital Project Account (GGCPA) (300)	Crime-Lite Auto Maintenance	0	0	3,900	4,100	4,300	12,300
Capital Project Account (GGCPA) (300)	Biohazard Evidence Drying Tank	0	0	13,300	13,950	14,650	41,900
Capital Project Account (GGCPA) (300)	Hand Held Alternate Light Source Replacement	0	0	19,900	20,900	21,950	62,750
Capital Project Account (GGCPA) (300)	Forensic Unit Drying Tank Filter Replacement	0	0	0	8,300	0	8,300
Capital Project Account (GGCPA) (300)	**210614 - Police - Forensics**	0	8,150	37,100	47,250	40,900	133,400
Capital Project Account (GGCPA) (300)	Real Time Crime Center	26,700	33,950	35,300	36,700	38,550	171,200
Capital Project Account (GGCPA) (300)	Brasstrax Machine	0	74,300	0	0	0	74,300
Capital Project Account (GGCPA) (300)	**210701 - HIGH RISK OFFENDERS**	26,700	108,250	35,300	36,700	38,550	245,500
Capital Project Account (GGCPA) (300)	Less Lethal Weapon System	3,600	3,800	16,250	4,200	4,400	32,250
Capital Project Account (GGCPA) (300)	Active Shooter Kit	10,700	1,350	1,400	1,450	1,500	16,400
Capital Project Account (GGCPA) (300)	**210703 - POLICE - TRAINING**	14,300	5,150	17,650	5,650	5,900	48,650
Capital Project Account (GGCPA) (300)	Body Worn Camera and Video Recording System	777,100	808,200	840,600	985,150	1,034,400	4,445,450
Capital Project Account (GGCPA) (300)	Taser Program	415,906	415,906	415,906	500,000	525,000	2,272,718
Capital Project Account (GGCPA) (300)	TPD Laptop Computer Replacement	10,000	10,000	10,000	10,000	10,000	50,000
Capital Project Account (GGCPA) (300)	In-car Printer Replacement	0	0	0	63,900	67,100	131,000
Capital Project Account (GGCPA) (300)	**210801 - POLICE - FINANCIAL & SUPP MGMT**	1,203,006	1,234,106	1,266,506	1,559,050	1,636,500	6,899,168
Capital Project Account (GGCPA) (300)	TPD Repair, Replace and Improve Master Facilities	87,667	150,000	150,000	150,000	150,000	687,667
Capital Project Account (GGCPA) (300)	**210804 - POLICE - FACILITY MANAGEMENT**	87,667	150,000	150,000	150,000	150,000	687,667
Capital Project Account (GGCPA) (300)	**210000 - Police**	2,264,094	3,111,456	2,333,606	2,839,150	2,800,350	13,348,656
Capital Project Account (GGCPA) (300)	Levy Park Improvements	0	200,000	0	0	0	200,000
Capital Project Account (GGCPA) (300)	PRNA RR&I Master	850,000	850,000	850,000	850,000	850,000	4,250,000
Capital Project Account (GGCPA) (300)	**230101 - PARKS & RECREATION - ADMIN**	850,000	1,050,000	850,000	850,000	850,000	4,450,000
Capital Project Account (GGCPA) (300)	Animal Service Center RR&I	75,000	75,000	75,000	75,000	75,000	375,000
Capital Project Account (GGCPA) (300)	Animal Service Center Roof	0	250,000	0	0	0	250,000
Capital Project Account (GGCPA) (300)	**230701 - ANIMAL SHELTER**	75,000	325,000	75,000	75,000	75,000	625,000
Capital Project Account (GGCPA) (300)	**230000 - Parks & Recreation**	925,000	1,375,000	925,000	925,000	925,000	5,075,000
Capital Project Account (GGCPA) (300)	Vacant-to-Vibrant	75,000	75,000	75,000	75,000	75,000	375,000
Capital Project Account (GGCPA) (300)	Water and Sewer System Charge	100,000	100,000	100,000	100,000	100,000	500,000
Capital Project Account (GGCPA) (300)	**265001 - Resilience Administration**	175,000	175,000	175,000	175,000	175,000	875,000
Capital Project Account (GGCPA) (300)	**260000 - Housing and Community Resilience**	175,000	175,000	175,000	175,000	175,000	875,000
Capital Project Account (GGCPA) (300)	Replacement of Mowing Equipment	0	89,000	91,000	93,000	96,000	369,000
Capital Project Account (GGCPA) (300)	Replacement of Utility Vehicles	0	63,000	65,000	67,000	69,000	264,000
Capital Project Account (GGCPA) (300)	**350501 - Community Beautification Mgmt.**	0	152,000	156,000	160,000	165,000	633,000
Capital Project Account (GGCPA) (300)	**350000 - Community Beautification & Waste Management**	0	152,000	156,000	160,000	165,000	633,000
Capital Project Account (GGCPA) (300)	Gemini Bathroom Renovations	0	75,000	0	0	0	75,000
Capital Project Account (GGCPA) (300)	Renaissance Exterior Paint & Seal	0	0	60,000	0	0	60,000
Capital Project Account (GGCPA) (300)	Renaissance Roof	0	0	0	500,000	0	500,000
Capital Project Account (GGCPA) (300)	**360101 - REAL ESTATE**	0	75,000	60,000	500,000	0	635,000
Capital Project Account (GGCPA) (300)	**360000 - Real Estate Management**	0	75,000	60,000	500,000	0	635,000
Capital Project Account (GGCPA) (300)	Maintenance Sidewalks	0	1,400,000	1,500,000	1,600,000	1,700,000	6,200,000
Capital Project Account (GGCPA) (300)	New Sidewalk Program	0	3,000,000	3,000,000	3,000,000	3,000,000	12,000,000
Capital Project Account (GGCPA) (300)	PI Small Projects Initiative	200,000	200,000	200,000	200,000	200,000	1,000,000
Capital Project Account (GGCPA) (300)	**490801 - PUBLIC INF ENGINEERING & ADMIN**	200,000	4,600,000	4,700,000	4,800,000	4,900,000	19,200,000
Capital Project Account (GGCPA) (300)	Street Resurfacing Master	1,300,000	7,000,000	7,000,000	7,000,000	7,000,000	29,300,000
Capital Project Account (GGCPA) (300)	**490804 - PUBLIC INFRASTRUCTURE OPERATIO**	1,300,000	7,000,000	7,000,000	7,000,000	7,000,000	29,300,000
Capital Project Account (GGCPA) (300)	ATC Cabinet Upgrade	0	400,000	400,000	400,000	400,000	1,600,000
Capital Project Account (GGCPA) (300)	**490903 - Traffic Signal System Ops**	0	400,000	400,000	400,000	400,000	1,600,000
Capital Project Account (GGCPA) (300)	**490000 - Underground Utilities & Public Infrastructure**	1,500,000	12,000,000	12,100,000	12,200,000	12,300,000	50,100,000

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Capital Project Account (GGCPA) (300)	**All Departments**	7,071,094	20,442,229	19,323,869	19,438,873	19,034,516	85,310,581
Gas Tax (302)	Street Resurfacing Master	1,250,000	0	0	0	0	1,250,000
Gas Tax (302)	**490804 - PUBLIC INFRASTRUCTURE OPERATIO**	1,250,000	0	0	0	0	1,250,000
Gas Tax (302)	Traffic Operations Master	1,200,000	1,530,000	1,530,000	1,530,000	1,575,000	7,365,000
Gas Tax (302)	**490903 - Traffic Signal System Ops**	1,200,000	1,530,000	1,530,000	1,530,000	1,575,000	7,365,000
Gas Tax (302)	Traffic Engineering Master	500,000	600,000	630,000	665,000	700,000	3,095,000
Gas Tax (302)	**490905 - TRAFFIC ENGINEERING**	500,000	600,000	630,000	665,000	700,000	3,095,000
Gas Tax (302)	**490000 - Underground Utilities & Public Infrastructure**	2,950,000	2,130,000	2,160,000	2,195,000	2,275,000	11,710,000
Gas Tax (302)	**All Departments**	2,950,000	2,130,000	2,160,000	2,195,000	2,275,000	11,710,000
Future 2020 Sales Tax Bond	East/Northeast Recreation Cen	0	0	250,000	3,750,000	0	4,000,000
Future 2020 Sales Tax Bond	Northwest Park	0	0	0	1,000,000	7,500,000	8,500,000
Future 2020 Sales Tax Bond	**230101 - PARKS & RECREATION - ADMIN**	0	0	250,000	4,750,000	7,500,000	12,500,000
Future 2020 Sales Tax Bond	**230000 - Parks & Recreation**	0	0	250,000	4,750,000	7,500,000	12,500,000
Future 2020 Sales Tax Bond	FAMU Way Phase IV	500,000	0	0	0	0	500,000
Future 2020 Sales Tax Bond	**490801 - PUBLIC INF ENGINEERING & ADMIN**	500,000	0	0	0	0	500,000
Future 2020 Sales Tax Bond	**490000 - Underground Utilities & Public Infrastructure**	500,000	0	0	0	0	500,000
Future 2020 Sales Tax Bond	**All Departments**	500,000	0	250,000	4,750,000	7,500,000	13,000,000
2024 Capital Series Bond (317)	Weems Road Pass	311,000	0	0	0	0	311,000
2024 Capital Series Bond (317)	**490801 - PUBLIC INF ENGINEERING & ADMIN**	311,000	0	0	0	0	311,000
2024 Capital Series Bond (317)	**490000 - Underground Utilities & Public Infrastructure**	311,000	0	0	0	0	311,000
2024 Capital Series Bond (317)	**All Departments**	311,000	0	0	0	0	311,000
Future Capital Bond Series	New Police Facility - Construction	42,600,000	0	0	0	0	42,600,000
Future Capital Bond Series	**210804 - POLICE - FACILITY MANAGEMENT**	42,600,000	0	0	0	0	42,600,000
Future Capital Bond Series	**210000 - Police**	42,600,000	0	0	0	0	42,600,000
Future Capital Bond Series	New Senior Center	3,000,000	0	0	0	0	3,000,000
Future Capital Bond Series	**230401 - P&R - PARKS MAINTENANCE**	3,000,000	0	0	0	0	3,000,000
Future Capital Bond Series	**230000 - Parks & Recreation**	3,000,000	0	0	0	0	3,000,000
Future Capital Bond Series	Airport Drive Bridge Replacement	400,000	0	1,750,000	0	0	2,150,000
Future Capital Bond Series	Fairlane Road PASS	0	2,500,000	0	0	0	2,500,000
Future Capital Bond Series	Jake Gaither Community PASS	0	234,000	1,507,500	502,500	0	2,244,000
Future Capital Bond Series	**490801 - PUBLIC INF ENGINEERING & ADMIN**	400,000	2,734,000	3,257,500	502,500	0	6,894,000
Future Capital Bond Series	**490000 - Underground Utilities & Public Infrastructure**	400,000	2,734,000	3,257,500	502,500	0	6,894,000
Future Capital Bond Series	City Hall Roof	0	4,000,000	0	0	0	4,000,000
Future Capital Bond Series	City Hall Phase Garage Waterproofing/Structural Repairs	600,000	9,500,000	9,500,000	9,000,000	0	28,600,000
Future Capital Bond Series	Kleman Plaza Structural Repair	0	13,000,000	13,000,000	20,000,000	0	46,000,000
Future Capital Bond Series	**550101 - Facilities Management**	600,000	26,500,000	22,500,000	29,000,000	0	78,600,000
Future Capital Bond Series	**550000 - Facilities Management**	600,000	26,500,000	22,500,000	29,000,000	0	78,600,000
Future Capital Bond Series	**All Departments**	46,600,000	29,234,000	25,757,500	29,502,500	0	131,094,000
2020 Sales Tax (322)	Neighborhood First	0	2,000,000	0	0	0	2,000,000
2020 Sales Tax (322)	**230101 - PARKS & RECREATION - ADMIN**	0	2,000,000	0	0	0	2,000,000
2020 Sales Tax (322)	**230000 - Parks & Recreation**	0	2,000,000	0	0	0	2,000,000
2020 Sales Tax (322)	Maintenance Sidewalks	1,000,000	0	0	0	0	1,000,000
2020 Sales Tax (322)	New Sidewalk Program	800,000	0	0	0	0	800,000
2020 Sales Tax (322)	**490801 - PUBLIC INF ENGINEERING & ADMIN**	1,800,000	0	0	0	0	1,800,000
2020 Sales Tax (322)	Street Resurfacing Master	2,750,000	0	0	0	0	2,750,000
2020 Sales Tax (322)	**490804 - PUBLIC INFRASTRUCTURE OPERATIO**	2,750,000	0	0	0	0	2,750,000
2020 Sales Tax (322)	**490000 - Underground Utilities & Public Infrastructure**	4,550,000	0	0	0	0	4,550,000
2020 Sales Tax (322)	**All Departments**	4,550,000	2,000,000	0	0	0	6,550,000
BP2020 Water Quality (324)	2020 City WQ Sales Tax Project	5,500,000	2,125,000	2,125,000	2,125,000	2,125,000	14,000,000
BP2020 Water Quality (324)	**490701 - STORMWATER MANAGEMENT**	5,500,000	2,125,000	2,125,000	2,125,000	2,125,000	14,000,000
BP2020 Water Quality (324)	**490000 - Underground Utilities & Public Infrastructure**	5,500,000	2,125,000	2,125,000	2,125,000	2,125,000	14,000,000
BP2020 Water Quality (324)	**All Departments**	5,500,000	2,125,000	2,125,000	2,125,000	2,125,000	14,000,000
BP2020 Sidewalks (325)	New Sidewalk Program	1,450,000	0	0	0	0	1,450,000
BP2020 Sidewalks (325)	**490801 - PUBLIC INF ENGINEERING & ADMIN**	1,450,000	0	0	0	0	1,450,000
BP2020 Sidewalks (325)	**490000 - Underground Utilities & Public Infrastructure**	1,450,000	0	0	0	0	1,450,000
BP2020 Sidewalks (325)	**All Departments**	1,450,000	0	0	0	0	1,450,000
Traffic A/R Fund (326)	Traffic A/R Master	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	6,250,000
Traffic A/R Fund (326)	**490903 - Traffic Signal System Ops**	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	6,250,000

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Traffic A/R Fund (326)	**490000 - Underground Utilities & Public Infrastructure**	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	6,250,000
Traffic A/R Fund (326)	**All Departments**	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	6,250,000
Electric RR&I (401)	Operations Center RR&I	274,000	288,000	303,000	318,000	334,000	1,517,000
Electric RR&I (401)	**290101 - ELECTRIC - MANAGEMENT**	274,000	288,000	303,000	318,000	334,000	1,517,000
Electric RR&I (401)	Back-up Control Center	400,000	400,000	0	0	0	800,000
Electric RR&I (401)	Meter Installations	2,202,000	2,313,000	2,429,000	2,551,000	2,679,000	12,174,000
Electric RR&I (401)	SCADA Replacement	0	0	0	300,000	5,500,000	5,800,000
Electric RR&I (401)	OMS Replacement	0	0	165,000	0	0	165,000
Electric RR&I (401)	System Monitoring & Control	1,991,000	1,429,000	3,068,000	1,949,000	1,531,000	9,968,000
Electric RR&I (401)	**290102 - ELECTRIC - SYSTEM CONTROL**	4,593,000	4,142,000	5,662,000	4,800,000	9,710,000	28,907,000
Electric RR&I (401)	Solar Capacity Expansion	200,000	200,000	200,000	200,000	200,000	1,000,000
Electric RR&I (401)	Clean Energy Plan IRP	200,000	200,000	200,000	200,000	200,000	1,000,000
Electric RR&I (401)	Energy Efficiency & DSM	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
Electric RR&I (401)	Electric System Planning Resource Studies	500,000	500,000	500,000	500,000	500,000	2,500,000
Electric RR&I (401)	COT_EV Charging Stations	1,500,000	750,000	0	0	0	2,250,000
Electric RR&I (401)	Storage, Automation & Moderniz	2,500,000	2,500,000	2,500,000	2,500,000	0	10,000,000
Electric RR&I (401)	**290201 - ELECTRIC - SYSTEM PLANNING**	6,900,000	6,150,000	5,400,000	5,400,000	2,900,000	26,750,000
Electric RR&I (401)	Hopkins RR&I Master	13,085,000	5,810,000	5,910,000	5,050,000	6,075,000	35,930,000
Electric RR&I (401)	**290301 - ELECTRIC - HOPKINS**	13,085,000	5,810,000	5,910,000	5,050,000	6,075,000	35,930,000
Electric RR&I (401)	Purdom RR&I Master	2,625,000	2,625,000	3,150,000	1,800,000	1,850,000	12,050,000
Electric RR&I (401)	**290302 - ELECTRIC - PURDOM**	2,625,000	2,625,000	3,150,000	1,800,000	1,850,000	12,050,000
Electric RR&I (401)	OH to URD Upgrades (Fd 401)	0	150,000	200,000	250,000	250,000	850,000
Electric RR&I (401)	Property Acquisitions	0	500,000	550,000	600,000	650,000	2,300,000
Electric RR&I (401)	New Service Installations	4,490,000	4,870,000	5,000,000	5,390,000	5,660,000	25,410,000
Electric RR&I (401)	Street & Area Lighting	2,720,000	2,990,000	3,120,000	3,300,000	3,440,000	15,570,000
Electric RR&I (401)	Electric A/R Master	250,000	250,000	250,000	250,000	250,000	1,250,000
Electric RR&I (401)	Transmission & Distribution RR&I	5,970,000	6,120,000	6,230,000	6,540,000	6,860,000	31,720,000
Electric RR&I (401)	Power Delivery Construction	8,270,000	7,700,000	12,410,000	13,300,000	15,940,000	57,620,000
Electric RR&I (401)	**290701 - POWER DELIVERY**	21,700,000	22,580,000	27,760,000	29,630,000	33,050,000	134,720,000
Electric RR&I (401)	New USC Construction	1,700,000	500,000	0	0	0	2,200,000
Electric RR&I (401)	**290901 - Electric Supply Center**	1,700,000	500,000	0	0	0	2,200,000
Electric RR&I (401)	**290000 - Electric & Gas Utility**	50,877,000	42,095,000	48,185,000	46,998,000	53,919,000	242,074,000
Electric RR&I (401)	**All Departments**	50,877,000	42,095,000	48,185,000	46,998,000	53,919,000	242,074,000
Federal Aviation Administration	Taxiway Bravo Rehabilitation Phase 2 - Construction (B6-B1)	15,785,270	0	0	0	0	15,785,270
Federal Aviation Administration	Taxiway A South Rehabilitation - Construction (TWY B - A7)	0	0	0	0	15,878,828	15,878,828
Federal Aviation Administration	Airport Security Improvements (Technology)	0	1,350,000	0	0	0	1,350,000
Federal Aviation Administration	RTR Relocation	0	0	3,378,828	0	0	3,378,828
Federal Aviation Administration	TSA Security Screening Checkpoint Expansion	0	2,385,000	0	0	0	2,385,000
Federal Aviation Administration	Terminal Modernization - Terminal HVAC	0	550,000	0	0	0	550,000
Federal Aviation Administration	**270203 - CAPITAL PROG & ENV COMPLIANCE**	15,785,270	4,285,000	3,378,828	0	15,878,828	39,327,926
Federal Aviation Administration	**270000 - Aviation**	15,785,270	4,285,000	3,378,828	0	15,878,828	39,327,926
Federal Aviation Administration	**All Departments**	15,785,270	4,285,000	3,378,828	0	15,878,828	39,327,926
Electric Accounts Receivable (415)	OH to URD Upgrades (Fd 401)	0	450,000	600,000	750,000	750,000	2,550,000
Electric Accounts Receivable (415)	Electric A/R Master	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	25,000,000
Electric Accounts Receivable (415)	**290701 - POWER DELIVERY**	5,000,000	5,450,000	5,600,000	5,750,000	5,750,000	27,550,000
Electric Accounts Receivable (415)	**290000 - Electric & Gas Utility**	5,000,000	5,450,000	5,600,000	5,750,000	5,750,000	27,550,000
Electric Accounts Receivable (415)	**All Departments**	5,000,000	5,450,000	5,600,000	5,750,000	5,750,000	27,550,000
Gas RR&I (431)	Operations Center RR&I	40,000	42,000	45,000	47,000	49,000	223,000
Gas RR&I (431)	**290101 - ELECTRIC - MANAGEMENT**	40,000	42,000	45,000	47,000	49,000	223,000
Gas RR&I (431)	Gas Operations Master	4,986,000	5,116,000	4,748,000	4,885,000	5,025,000	24,760,000
Gas RR&I (431)	**290503 - GAS UTILITY**	4,986,000	5,116,000	4,748,000	4,885,000	5,025,000	24,760,000
Gas RR&I (431)	**290000 - Electric & Gas Utility**	5,026,000	5,158,000	4,793,000	4,932,000	5,074,000	24,983,000
Gas RR&I (431)	**All Departments**	5,026,000	5,158,000	4,793,000	4,932,000	5,074,000	24,983,000
Gas A/R Project Fund (432)	Gas A/R Master	300,000	300,000	300,000	300,000	300,000	1,500,000
Gas A/R Project Fund (432)	**290503 - GAS UTILITY**	300,000	300,000	300,000	300,000	300,000	1,500,000
Gas A/R Project Fund (432)	**290000 - Electric & Gas Utility**	300,000	300,000	300,000	300,000	300,000	1,500,000
Gas A/R Project Fund (432)	**All Departments**	300,000	300,000	300,000	300,000	300,000	1,500,000
Water RR&I (461)	Water Distribution Master	4,185,000	4,328,000	4,370,320	4,661,933	4,802,810	22,348,063

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Water RR&I (461)	**490103 - WATER T&D ADMINISTRATION**	4,185,000	4,328,000	4,370,320	4,661,933	4,802,810	22,348,063
Water RR&I (461)	UUPI Operations Technology	230,000	230,000	230,000	230,000	230,000	1,150,000
Water RR&I (461)	ArcPRO Utility Network Upgrade	50,000	0	0	0	0	50,000
Water RR&I (461)	**490201 - Sewer Administration**	280,000	230,000	230,000	230,000	230,000	1,200,000
Water RR&I (461)	Water System Engineering	5,670,000	2,790,000	3,130,000	2,250,000	4,270,000	18,110,000
Water RR&I (461)	CCSW Effluent Forcemain (Leon SR263)	0	260,000	0	0	0	260,000
Water RR&I (461)	**490209 - ENGINEERING AND INSPECTION**	5,670,000	3,050,000	3,130,000	2,250,000	4,270,000	18,370,000
Water RR&I (461)	Water Production Master	2,425,000	2,442,000	2,459,680	2,278,067	2,297,189	11,901,936
Water RR&I (461)	**490509 - WATER SUPPLY**	2,425,000	2,442,000	2,459,680	2,278,067	2,297,189	11,901,936
Water RR&I (461)	**490000 - Underground Utilities & Public Infrastructure**	12,560,000	10,050,000	10,190,000	9,420,000	11,599,999	53,819,999
Water RR&I (461)	**All Departments**	12,560,000	10,050,000	10,190,000	9,420,000	11,599,999	53,819,999
Water System Charge (463)	Water System Engineering	2,330,000	960,000	950,000	950,000	950,000	6,140,000
Water System Charge (463)	**490209 - ENGINEERING AND INSPECTION**	2,330,000	960,000	950,000	950,000	950,000	6,140,000
Water System Charge (463)	**490000 - Underground Utilities & Public Infrastructure**	2,330,000	960,000	950,000	950,000	950,000	6,140,000
Water System Charge (463)	**All Departments**	2,330,000	960,000	950,000	950,000	950,000	6,140,000
Water Future Bond Construction (473)	LBR Relocation - Phase 1 Facility	4,380,000	4,070,000	0	0	0	8,450,000
Water Future Bond Construction (473)	**490101 - WATER - ADMINISTRATION**	4,380,000	4,070,000	0	0	0	8,450,000
Water Future Bond Construction (473)	Southside Triangle Utility Expansion	1,500,000	1,500,000	2,000,000	1,500,000	0	6,500,000
Water Future Bond Construction (473)	Water System Engineering	2,690,000	2,000,000	5,980,000	7,120,000	6,210,000	24,000,000
Water Future Bond Construction (473)	CCSW Effluent Forcemain (Leon SR263)	0	2,440,000	0	0	0	2,440,000
Water Future Bond Construction (473)	**490209 - ENGINEERING AND INSPECTION**	4,190,000	5,940,000	7,980,000	8,620,000	6,210,000	32,940,000
Water Future Bond Construction (473)	**490000 - Underground Utilities & Public Infrastructure**	8,570,000	10,010,000	7,980,000	8,620,000	6,210,000	41,390,000
Water Future Bond Construction (473)	**All Departments**	8,570,000	10,010,000	7,980,000	8,620,000	6,210,000	41,390,000
Florida Department of Transportation - Aviation	Airport Access and Roadway Realignment Phase II	0	0	2,000,000	0	0	2,000,000
Florida Department of Transportation - Aviation	Airport Operations Center Renovations and Upgrades	0	0	0	750,000	0	750,000
Florida Department of Transportation - Aviation	Hangar Development	0	0	1,000,000	0	0	1,000,000
Florida Department of Transportation - Aviation	Parking Lot Improvements	0	0	0	1,500,000	0	1,500,000
Florida Department of Transportation - Aviation	Runway 18/36 Reconstruction Phase II	130,386	0	0	0	0	130,386
Florida Department of Transportation - Aviation	Cargo Apron Expansion	0	0	0	2,092,536	0	2,092,536
Florida Department of Transportation - Aviation	Hangar Development Phase II	0	0	0	0	1,500,000	1,500,000
Florida Department of Transportation - Aviation	**270203 - CAPITAL PROG & ENV COMPLIANCE**	130,386	0	3,000,000	4,342,536	1,500,000	8,972,922
Florida Department of Transportation - Aviation	**270000 - Aviation**	130,386	0	3,000,000	4,342,536	1,500,000	8,972,922
Florida Department of Transportation - Aviation	**All Departments**	130,386	0	3,000,000	4,342,536	1,500,000	8,972,922
Sewer RR&I (501)	UUPI Operations Technology	470,000	470,000	470,000	470,000	470,000	2,350,000
Sewer RR&I (501)	ArcPRO Utility Network Upgrade	50,000	0	0	0	0	50,000
Sewer RR&I (501)	**490201 - Sewer Administration**	520,000	470,000	470,000	470,000	470,000	2,400,000
Sewer RR&I (501)	Southside Triangle Utility Expansion	1,240,000	0	0	0	0	1,240,000
Sewer RR&I (501)	WW Collection Engineering	11,080,000	4,710,000	2,670,000	0	0	18,460,000
Sewer RR&I (501)	WW Treatment Engineering	4,125,000	9,660,000	9,200,000	10,380,000	12,090,000	45,455,000
Sewer RR&I (501)	**490209 - ENGINEERING AND INSPECTION**	16,445,000	14,370,000	11,870,000	10,380,000	12,090,000	65,155,000
Sewer RR&I (501)	Wastewater Treatment Master	1,700,000	1,750,000	1,900,000	2,000,000	2,000,000	9,350,000
Sewer RR&I (501)	**490302 - WW TREATMENT OPERATIONS**	1,700,000	1,750,000	1,900,000	2,000,000	2,000,000	9,350,000
Sewer RR&I (501)	Wastewater Collection Master	3,500,000	3,800,000	4,100,000	4,100,000	4,500,000	20,000,000
Sewer RR&I (501)	**490402 - WW COLLECTION MAINTENANCE**	3,500,000	3,800,000	4,100,000	4,100,000	4,500,000	20,000,000
Sewer RR&I (501)	Pump Station Renovation & Maintenance	1,300,000	1,350,000	1,400,000	1,450,000	1,500,000	7,000,000
Sewer RR&I (501)	**490405 - PUMPING STATIONS**	1,300,000	1,350,000	1,400,000	1,450,000	1,500,000	7,000,000
Sewer RR&I (501)	Backflow Reimbursement Program	200,000	200,000	200,000	200,000	200,000	1,000,000
Sewer RR&I (501)	**490509 - WATER SUPPLY**	200,000	200,000	200,000	200,000	200,000	1,000,000
Sewer RR&I (501)	**490000 - Underground Utilities & Public Infrastructure**	23,665,000	21,940,000	19,940,000	18,600,000	20,760,000	104,905,000
Sewer RR&I (501)	**All Departments**	23,665,000	21,940,000	19,940,000	18,600,000	20,760,000	104,905,000
Sewer System Charge (503)	WW Collection Engineering	8,830,000	1,850,000	6,250,000	5,000,000	3,840,000	25,770,000
Sewer System Charge (503)	**490209 - ENGINEERING AND INSPECTION**	8,830,000	1,850,000	6,250,000	5,000,000	3,840,000	25,770,000
Sewer System Charge (503)	**490000 - Underground Utilities & Public Infrastructure**	8,830,000	1,850,000	6,250,000	5,000,000	3,840,000	25,770,000
Sewer System Charge (503)	**All Departments**	8,830,000	1,850,000	6,250,000	5,000,000	3,840,000	25,770,000
Sewer A/R Project Fund (505)	Backflow Reimbursement Program	400,000	400,000	400,000	400,000	400,000	2,000,000
Sewer A/R Project Fund (505)	**490509 - WATER SUPPLY**	400,000	400,000	400,000	400,000	400,000	2,000,000
Sewer A/R Project Fund (505)	**490000 - Underground Utilities & Public Infrastructure**	400,000	400,000	400,000	400,000	400,000	2,000,000
Sewer A/R Project Fund (505)	**All Departments**	400,000	400,000	400,000	400,000	400,000	2,000,000

FY26 - FY30 Five Year Capital Improvement Plan by Funding Source

Sewer Future Bond Construction (506)	LBR Relocation - Phase 1 Facility	4,380,000	4,070,000	0	0	0	8,450,000
Sewer Future Bond Construction (506)	**490101 - WATER - ADMINISTRATION**	4,380,000	4,070,000	0	0	0	8,450,000
Sewer Future Bond Construction (506)	Southside Triangle Utility Expansion	260,000	3,000,000	2,500,000	1,500,000	0	7,260,000
Sewer Future Bond Construction (506)	WW Collection Engineering	0	1,470,000	12,420,000	11,500,000	11,360,000	36,750,000
Sewer Future Bond Construction (506)	WW Treatment Engineering	0	0	0	620,000	810,000	1,430,000
Sewer Future Bond Construction (506)	CCSW Effluent Forcemain (Leon SR263)	0	26,300,000	0	0	0	26,300,000
Sewer Future Bond Construction (506)	**490209 - ENGINEERING AND INSPECTION**	260,000	30,770,000	14,920,000	13,620,000	12,170,000	71,740,000
Sewer Future Bond Construction (506)	**490000 - Underground Utilities & Public Infrastructure**	4,640,000	34,840,000	14,920,000	13,620,000	12,170,000	80,190,000
Sewer Future Bond Construction (506)	**All Departments**	4,640,000	34,840,000	14,920,000	13,620,000	12,170,000	80,190,000
Airport RR&I (541)	Homeland Security	200,000	200,000	200,000	200,000	200,000	1,000,000
Airport RR&I (541)	**270101 - AVIATION - AIRPORT EXE & ADMIN**	200,000	200,000	200,000	200,000	200,000	1,000,000
Airport RR&I (541)	Floor Care	25,000	25,000	25,000	25,000	25,000	125,000
Airport RR&I (541)	Airport SMS	20,000	20,000	20,000	20,000	20,000	100,000
Airport RR&I (541)	**270201 - AVIATION - FACILITIES MGMT**	45,000	45,000	45,000	45,000	45,000	225,000
Airport RR&I (541)	Airfield Preservation	150,000	150,000	150,000	150,000	150,000	750,000
Airport RR&I (541)	Airfield Pavement Maintenance	150,000	150,000	150,000	150,000	150,000	750,000
Airport RR&I (541)	Airport Safety Project	15,000	15,000	15,000	15,000	15,000	75,000
Airport RR&I (541)	ARFF Station Maintenance	17,500	17,500	17,500	17,500	17,500	87,500
Airport RR&I (541)	Aviation Stormwater	22,500	22,500	22,500	22,500	22,500	112,500
Airport RR&I (541)	Baggage Handling System-Repairs & Maintenance	75,000	75,000	75,000	75,000	75,000	375,000
Airport RR&I (541)	Chillers/Boilers Maintenance	60,000	60,000	60,000	60,000	60,000	300,000
Airport RR&I (541)	Emergency Maintenance	50,000	50,000	50,000	50,000	50,000	250,000
Airport RR&I (541)	Furniture and Fixtures	60,000	60,000	60,000	60,000	60,000	300,000
Airport RR&I (541)	Miscellaneous Major/Minor Repair/Replacement/Improvements	280,000	280,000	280,000	280,000	280,000	1,400,000
Airport RR&I (541)	MUPIDS	65,000	65,000	65,000	65,000	65,000	325,000
Airport RR&I (541)	Passenger Loading Bridge	30,000	30,000	30,000	30,000	30,000	150,000
Airport RR&I (541)	Professional Studies	200,000	100,000	100,000	100,000	100,000	600,000
Airport RR&I (541)	Public Address System	10,000	10,000	10,000	10,000	10,000	50,000
Airport RR&I (541)	Safety & Security System Repairs	75,000	75,000	75,000	75,000	75,000	375,000
Airport RR&I (541)	Vehicle Replacement Upgrade	20,000	20,000	20,000	20,000	20,000	100,000
Airport RR&I (541)	Wireless Technology Improvements	12,500	12,500	12,500	12,500	12,500	62,500
Airport RR&I (541)	Airport Access and Roadway Realignment Phase II	0	0	1,000,000	0	0	1,000,000
Airport RR&I (541)	Air Traffic Control Tower Repairs & Maintenance	80,000	80,000	80,000	80,000	80,000	400,000
Airport RR&I (541)	Common Use System	35,000	35,000	35,000	35,000	35,000	175,000
Airport RR&I (541)	Air Carrier Incentive Program	300,000	300,000	300,000	300,000	300,000	1,500,000
Airport RR&I (541)	Air Service Improvement Program	200,000	200,000	200,000	200,000	200,000	1,000,000
Airport RR&I (541)	Business/Economic Development	45,000	45,000	45,000	45,000	45,000	225,000
Airport RR&I (541)	Marketing and Promotions	130,000	130,000	130,000	130,000	130,000	650,000
Airport RR&I (541)	Advanced Air Mobility Planning Study	135,000	0	0	0	0	135,000
Airport RR&I (541)	Airport Operations Center Renovations and Upgrades	0	0	0	750,000	0	750,000
Airport RR&I (541)	Airport Security Improvements (Technology)	0	150,000	0	0	0	150,000
Airport RR&I (541)	Hangar Development	0	0	1,000,000	0	0	1,000,000
Airport RR&I (541)	Parking Lot Improvements	0	0	0	1,500,000	0	1,500,000
Airport RR&I (541)	Runway 18/36 Reconstruction Phase II	130,386	0	0	0	0	130,386
Airport RR&I (541)	Airport Parking Garage Feasibility Study	75,000	0	0	0	0	75,000
Airport RR&I (541)	RTR Relocation	0	0	375,425	0	0	375,425
Airport RR&I (541)	Cargo Apron Expansion	0	0	0	2,092,536	0	2,092,536
Airport RR&I (541)	Hangar Development Phase II	0	0	0	0	1,500,000	1,500,000
Airport RR&I (541)	FAA Wildlife Hazard Assessment	0	125,000	0	0	0	125,000
Airport RR&I (541)	TakeOff 2025	198,000	0	0	0	0	198,000
Airport RR&I (541)	TSA Security Screening Checkpoint Expansion	250,000	265,000	0	0	0	515,000
Airport RR&I (541)	Site Readiness Development	275,000	0	0	0	0	275,000
Airport RR&I (541)	**270203 - CAPITAL PROG & ENV COMPLIANCE**	3,145,886	2,522,500	4,357,925	6,325,036	3,482,500	19,833,847
Airport RR&I (541)	**270000 - Aviation**	3,390,886	2,767,500	4,602,925	6,570,036	3,727,500	21,058,847
Airport RR&I (541)	**All Departments**	3,390,886	2,767,500	4,602,925	6,570,036	3,727,500	21,058,847
Customer Facility Charge	Rental Car Improvements	150,000	150,000	150,000	150,000	150,000	750,000
Customer Facility Charge	Airport Access and Roadway Realignment Phase II	0	0	1,000,000	0	0	1,000,000
Customer Facility Charge	Airport Parking Garage Feasibility Study	75,000	0	0	0	0	75,000
Customer Facility Charge	**270203 - CAPITAL PROG & ENV COMPLIANCE**	225,000	150,000	1,150,000	150,000	150,000	1,825,000

FY26 - FY30 Five Year Capital Improvement Plan by Funding Source

Customer Facility Charge	**270000 - Aviation**	225,000	150,000	1,150,000	150,000	150,000	1,825,000
Customer Facility Charge	**All Departments**	225,000	150,000	1,150,000	150,000	150,000	1,825,000
BP2020 Airport Funding (OEV) (546)	CBP / FTZ	450,000	800,000	450,000	800,000	450,000	2,950,000
BP2020 Airport Funding (OEV) (546)	**270203 - CAPITAL PROG & ENV COMPLIANCE**	450,000	800,000	450,000	800,000	450,000	2,950,000
BP2020 Airport Funding (OEV) (546)	**270000 - Aviation**	450,000	800,000	450,000	800,000	450,000	2,950,000
BP2020 Airport Funding (OEV) (546)	**All Departments**	450,000	800,000	450,000	800,000	450,000	2,950,000
Solid Waste Rate Stabilization Reserve (603)	Residential Collection Equipment	0	510,000	0	300,000	300,000	1,110,000
Solid Waste Rate Stabilization Reserve (603)	**350201 - SOLID WASTE - RESID - GARBAGE**	0	510,000	0	300,000	300,000	1,110,000
Solid Waste Rate Stabilization Reserve (603)	Commercial Collection Equipment	0	690,000	0	450,000	450,000	1,590,000
Solid Waste Rate Stabilization Reserve (603)	**350301 - SOLID WASTE - COMM - DUMPSTER**	0	690,000	0	450,000	450,000	1,590,000
Solid Waste Rate Stabilization Reserve (603)	**350000 - Community Beautification & Waste Management**	0	1,200,000	0	750,000	750,000	2,700,000
Solid Waste Rate Stabilization Reserve (603)	**All Departments**	0	1,200,000	0	750,000	750,000	2,700,000
Stormwater RR&I (606)	UUPI Operations Technology	78,000	78,000	78,000	78,000	78,000	390,000
Stormwater RR&I (606)	ArcPRO Utility Network Upgrade	50,000	0	0	0	0	50,000
Stormwater RR&I (606)	**490201 - Sewer Administration**	128,000	78,000	78,000	78,000	78,000	440,000
Stormwater RR&I (606)	Medium Stormwater Improvements	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	13,750,000
Stormwater RR&I (606)	Misc. Stormwater Engineering	591,600	80,000	80,000	80,000	80,000	911,600
Stormwater RR&I (606)	NPDES Municipal Strmwtr Permit	95,000	150,000	150,000	150,000	155,000	700,000
Stormwater RR&I (606)	Rainfall & Stream Gauging	75,000	75,000	75,000	75,000	75,000	375,000
Stormwater RR&I (606)	Small Projects Initiative	200,000	200,000	200,000	200,000	200,000	1,000,000
Stormwater RR&I (606)	Think About Personal Pollution	150,000	150,000	150,000	150,000	150,000	750,000
Stormwater RR&I (606)	Delvin Drive Drainage Imps.	0	0	250,000	1,250,000	0	1,500,000
Stormwater RR&I (606)	Fermanaugh Drive Flood Relief	0	250,000	750,000	0	0	1,000,000
Stormwater RR&I (606)	Gwen St. Drainage Imps.	2,000,000	2,000,000	0	3,500,000	3,500,000	11,000,000
Stormwater RR&I (606)	Paddrick-Dutchess Flood Relief	2,000,000	0	0	0	0	2,000,000
Stormwater RR&I (606)	**490701 - STORMWATER MANAGEMENT**	7,861,600	5,655,000	4,405,000	8,155,000	6,910,000	32,986,600
Stormwater RR&I (606)	Stormwater Maintenance	1,850,000	1,850,000	1,850,000	1,850,000	1,850,000	9,250,000
Stormwater RR&I (606)	**490702 - DRAINAGE OPERATIONS**	1,850,000	1,850,000	1,850,000	1,850,000	1,850,000	9,250,000
Stormwater RR&I (606)	**490000 - Underground Utilities & Public Infrastructure**	9,839,600	7,583,000	6,333,000	10,083,000	8,838,000	42,676,600
Stormwater RR&I (606)	**All Departments**	9,839,600	7,583,000	6,333,000	10,083,000	8,838,000	42,676,600
Information Sys Svcs RR&I (706)	Enterprise Software	2,200,000	2,266,000	2,333,980	2,403,999	2,476,119	11,680,098
Information Sys Svcs RR&I (706)	T&I Service Management	303,417	312,520	321,896	331,552	341,499	1,610,884
Information Sys Svcs RR&I (706)	Utility Technology Project Mas	11,521,853	1,068,487	500,000	0	0	13,090,340
Information Sys Svcs RR&I (706)	**160101 - Office of the CIO**	14,025,270	3,647,007	3,155,876	2,735,551	2,817,618	26,381,322
Information Sys Svcs RR&I (706)	Data Classifcation Project	50,000	50,000	50,000	50,000	50,000	250,000
Information Sys Svcs RR&I (706)	Risk Management Systems Project	40,000	40,000	40,000	40,000	40,000	200,000
Information Sys Svcs RR&I (706)	Governance Risk Compliance Project	60,000	60,000	60,000	60,000	60,000	300,000
Information Sys Svcs RR&I (706)	**160102 - Information Security**	150,000	150,000	150,000	150,000	150,000	750,000
Information Sys Svcs RR&I (706)	Data Anaytics	240,000	355,000	370,000	385,000	405,000	1,755,000
Information Sys Svcs RR&I (706)	Innovation Initiatives (formerly Smart City)	30,000	95,000	105,000	115,000	125,000	470,000
Information Sys Svcs RR&I (706)	**160201 - INNOVATIONS DEVELOPMENT**	270,000	450,000	475,000	500,000	530,000	2,225,000
Information Sys Svcs RR&I (706)	CityWorks	300,000	540,603	567,633	596,015	625,816	2,630,067
Information Sys Svcs RR&I (706)	**160301 - PROJECT MANAG & IMPLEMENTATION**	300,000	540,603	567,633	596,015	625,816	2,630,067
Information Sys Svcs RR&I (706)	TI Lease Equipment	564,543	1,097,435	1,097,435	1,097,435	1,097,435	4,954,283
Information Sys Svcs RR&I (706)	City Wide Wiring Project	75,000	85,000	90,000	95,000	100,000	445,000
Information Sys Svcs RR&I (706)	Software Upgrades	100,000	578,131	578,131	582,200	584,200	2,422,662
Information Sys Svcs RR&I (706)	Information Technology Center	105,000	190,000	195,000	198,000	198,000	886,000
Information Sys Svcs RR&I (706)	Off Site Secure Storage	0	200,000	200,000	200,000	200,000	800,000
Information Sys Svcs RR&I (706)	Wireless Refresh Project	0	350,000	350,000	350,000	350,000	1,400,000
Information Sys Svcs RR&I (706)	Fiber Optic Redundancy Project	80,000	350,000	350,000	350,000	350,000	1,480,000
Information Sys Svcs RR&I (706)	Network Switch Project	0	900,000	0	0	0	900,000
Information Sys Svcs RR&I (706)	Virtualization Project	65,000	60,000	0	0	0	125,000
Information Sys Svcs RR&I (706)	Replacement of Server Architecture EOL/EOS	1,020,796	3,056,114	2,772,613	375,000	365,000	7,589,523
Information Sys Svcs RR&I (706)	Dell PC Lease Project	205,015	203,956	203,956	203,956	791,471	1,608,354
Information Sys Svcs RR&I (706)	**160401 - ENTERPRISE INFRASTRUCTURE**	2,215,354	7,070,636	5,837,135	3,451,591	4,036,106	22,610,822
Information Sys Svcs RR&I (706)	EXADATA upgrade	0	150,000	100,000	0	0	250,000
Information Sys Svcs RR&I (706)	GIS and AI implementations	0	200,000	150,000	0	0	350,000
Information Sys Svcs RR&I (706)	**160501 - SOFTWARE SERVICES**	0	350,000	250,000	0	0	600,000
Information Sys Svcs RR&I (706)	CDA Technology	0	356,750	358,587	360,516	362,542	1,438,395

FY26 - FY30 Five Year Capital Improvement Plan by Funding Source

Information Sys Svcs RR&I (706)	Public Safety Technology - TFD	50,000	50,000	50,000	50,000	50,000	250,000
Information Sys Svcs RR&I (706)	CDA VxRail Maintenance and Replacement	0	100,000	180,000	100,000	100,000	480,000
Information Sys Svcs RR&I (706)	**160601 - PUBLIC SAFETY TECHNOLOGY**	50,000	506,750	588,587	510,516	512,542	2,168,395
Information Sys Svcs RR&I (706)	**160000 - Technology & Innovations**	17,010,624	12,714,996	11,024,231	7,943,673	8,672,082	57,365,606
Information Sys Svcs RR&I (706)	**All Departments**	17,010,624	12,714,996	11,024,231	7,943,673	8,672,082	57,365,606
Fleet Reserve Fund (716)	Fleet Vehicle Replacement	16,574,250	17,402,963	18,273,111	19,186,766	20,146,104	91,583,194
Fleet Reserve Fund (716)	**470301 - Fleet Management - Parts**	16,574,250	17,402,963	18,273,111	19,186,766	20,146,104	91,583,194
Fleet Reserve Fund (716)	**470000 - Fleet**	16,574,250	17,402,963	18,273,111	19,186,766	20,146,104	91,583,194
Fleet Reserve Fund (716)	**All Departments**	16,574,250	17,402,963	18,273,111	19,186,766	20,146,104	91,583,194
Internal Loan Fund (Fund 300) (750)	Cascades Park Lighting	200,000	0	0	0	0	200,000
Internal Loan Fund (Fund 300) (750)	**230101 - PARKS & RECREATION - ADMIN**	200,000	0	0	0	0	200,000
Internal Loan Fund (Fund 300) (750)	Forestmeadows Tennis Court Renovation	275,000	0	0	0	0	275,000
Internal Loan Fund (Fund 300) (750)	**230601 - P&R - TENNIS OPERATIONS**	275,000	0	0	0	0	275,000
Internal Loan Fund (Fund 300) (750)	**230000 - Parks & Recreation**	475,000	0	0	0	0	475,000
Internal Loan Fund (Fund 300) (750)	**All Departments**	475,000	0	0	0	0	475,000
Environmental Svcs & Facilities Mgmt RR&I (766	Facilities Improvement Master	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Environmental Svcs & Facilities Mgmt RR&I (766	HVAC Improvement Master	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Environmental Svcs & Facilities Mgmt RR&I (766	**550101 - Facilities Management**	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	12,500,000
Environmental Svcs & Facilities Mgmt RR&I (766	**550000 - Facilities Management**	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	12,500,000
Environmental Svcs & Facilities Mgmt RR&I (766	**All Departments**	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	12,500,000
2019 Bank Loan	Revenue Management System Upgrade/Replacement	0	150,000	150,000	200,000	0	500,000
2019 Bank Loan	**120401 - REVENUE**	0	150,000	150,000	200,000	0	500,000
2019 Bank Loan	**120000 - City Treasurer-Clerk**	0	150,000	150,000	200,000	0	500,000
2019 Bank Loan	**All Departments**	0	150,000	150,000	200,000	0	500,000
Intergovernmental	Virtual Prime with Geo-Redundancy	153,561	153,561	0	0	0	307,122
Intergovernmental	CDA Back Up Dispatch Consoles	69,022	69,022	69,022	69,022	0	276,088
Intergovernmental	Radio Dispatch Console Replacement CDA & COT	0	1,500,000	0	0	0	1,500,000
Intergovernmental	CirrusCentral Management	60,000	0	0	0	0	60,000
Intergovernmental	**160901 - 800 MHZ RADIO SYSTEM**	282,583	1,722,583	69,022	69,022	0	2,143,210
Intergovernmental	**160000 - Technology & Innovations**	282,583	1,722,583	69,022	69,022	0	2,143,210
Intergovernmental	Animal Service Center RR&I	75,000	75,000	75,000	75,000	75,000	375,000
Intergovernmental	Animal Service Center Roof	0	250,000	0	0	0	250,000
Intergovernmental	**230701 - ANIMAL SHELTER**	75,000	325,000	75,000	75,000	75,000	625,000
Intergovernmental	**230000 - Parks & Recreation**	75,000	325,000	75,000	75,000	75,000	625,000
Intergovernmental	**All Departments**	357,583	2,047,583	144,022	144,022	75,000	2,768,210
State Law Enforcmnt Forfeiture	Vantage Tactical Robot	61,100	0	0	0	0	61,100
State Law Enforcmnt Forfeiture	**210505 - POLICE - TACTICAL OPERATIONS**	61,100	0	0	0	0	61,100
State Law Enforcmnt Forfeiture	**210000 - Police**	61,100	0	0	0	0	61,100
State Law Enforcmnt Forfeiture	**All Departments**	61,100	0	0	0	0	61,100
Funded	**All Departments**	267,573,006	247,187,680	223,179,334	228,770,254	219,789,168	1,186,499,442

Leon County Adopted 5-year Capital Improvements Program Excerpts

LEON COUNTY FISCAL YEAR 2026 - 2030 CAPITAL IMPROVEMENT PROGRAM

Capital Projects by Managing Division

Project	Project #	*FY 2025 Adj Budget	FY 2026 Budget	FY 2027 Planned	FY 2028 Planned	FY 2029 Planned	FY 2030 Planned	FY26 - FY30 Total
ENGINEERING SERVICES								
Architectural & Engineering Services	086011	$60,000	$120,000	$50,000	$50,000	$60,000	$60,000	$340,000
Arterial/Collector and Local Road Resurfacing	056001	$12,940,991	$5,371,152	$6,318,755	$6,522,285	$6,731,922	$6,947,847	$31,891,961
Blueprint 2020 Water Quality & Stormwater	067003	$4,250,000	$2,125,000	$2,125,000	$2,125,000	$2,125,000	$2,125,000	$10,625,000
Community Safety & Mobility	056005	$477,165	$0	$425,000	$1,000,000	$250,000	$250,000	$1,925,000
DOT Old Bainbridge Rd. @ CC NW	053011	$815,472	$0	$0	$0	$0	$0	$0
FDEP Springs Restoration Pilot Project	927128	$186,082	$0	$0	$0	$0	$0	$0
FDEP Springs Restoration Incentive Project	927130	$1,420,222	$0	$0	$0	$0	$0	$0
Fords Arm - Lexington Pond Retrofit	063005	$255,118	$0	$0	$0	$0	$0	$0
Intersection and Safety Improvements	057001	$3,915,607	$1,000,000	$250,000	$250,000	$250,000	$250,000	$2,000,000
Leon County Basin Management Plan Updates	067009	$0	$0	$250,000	$750,000	$750,000	$750,000	$2,500,000
L.I.F.E. Miccosukee Sense of Place	091004	$397,491	$0	$0	$0	$0	$0	$0
L.I.F.E. Neighborhood Enhancements & Transportation Safety	091006	$232,869	$175,000	$175,000	$175,000	$175,000	$175,000	$875,000
L.I.F.E. Rural Road Safety Stabilization	091003	$182,733	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000
L.I.F.E. Private to Public Dirt Road Improvement Program	091008	$500,000	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000
L.I.F.E. Stormwater and Flood Relief	091009	$335,567	$349,810	$321,386	$434,194	$407,671	$452,176	$1,965,237
L.I.F.E. Street Lighting	091005	$549,952	$125,000	$125,000	$125,000	$125,000	$125,000	$625,000
Lake Henrietta Renovation	061001	$425,000	$0	$0	$0	$0	$0	$0
Magnolia Drive Multi-Use Trail	055010	$7,683,957	$0	$0	$0	$0	$0	$0
Miccosukee Road Bridge Replacement	057918	$3,191,330	$0	$0	$0	$0	$0	$0
NE Lake Munson Septic to Sewer	062008	$4,899,332	$0	$0	$0	$0	$0	$0
Public Works Design and Engineering Services	056011	$142,097	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000
Serenity Cemetery Expansion	091002	$0	$0	$0	$0	$190,000	$0	$190,000
Sheriff Facilities Capital Maintenance	086031	$14,317,276	$1,867,609	$1,765,000	$1,560,000	$2,295,253	$2,710,000	$10,197,862
Sidewalk Program	056013	$8,277,022	$2,645,503	$2,680,368	$2,716,135	$2,752,805	$2,790,378	$13,585,189
Stormwater Infrastructure Preventative Maintenance	067006	$4,277,534	$0	$800,000	$800,000	$800,000	$800,000	$3,200,000
Tourism Building	086065	$2,081,750	$0	$0	$0	$0	$0	$0
Woodville Sewer Project	062003	$18,133,878	$0	$0	$0	$0	$0	$0
Engineering Services Subtotal		**$89,948,445**	**$14,029,074**	**$15,535,509**	**$16,757,614**	**$17,162,651**	**$17,685,401**	**$81,170,249**
FACILITIES MANAGEMENT								
Building General Maintenance and Renovations	086079	$4,273,477	$558,633	$590,000	$500,000	$500,000	$400,000	$2,548,633
Building Infrastructure and Improvements	086078	$3,765,922	$0	$675,000	$500,000	$715,000	$1,300,000	$3,190,000
Building Mechanical Repairs and Improvements	086077	$3,640,958	$0	$716,587	$235,000	$750,000	$750,000	$2,451,587
Building Roofing Repairs and Replacements	086076	$553,311	$100,000	$300,000	$275,000	$400,000	$625,000	$1,700,000
Courthouse Renovations	086027	$354,140	$165,000	$0	$0	$40,000	$40,000	$245,000
Courthouse Security	086016	$76,654	$110,000	$35,000	$35,000	$35,000	$35,000	$250,000
Courtroom Minor Renovations	086007	$99,927	$75,000	$75,000	$75,000	$75,000	$75,000	$375,000
Essential Libraries Initiative	086085	$2,420,479	$1,000,000	$4,000,000	$0	$0	$0	$5,000,000
General Furnishings	086017	$345,388	$65,000	$35,000	$35,000	$35,000	$55,000	$225,000
Lake Jackson Town Center	083002	$500,512	$20,916	$18,244	$0	$0	$0	$39,160
Leon County Government Annex	086025	$1,827,400	$401,511	$206,557	$188,905	$252,794	$252,749	$1,302,516
Medical Examiner Facility	086067	$60,000	$0	$0	$0	$0	$0	$0
Public Safety Complex	096016	$1,882,100	$1,585,000	$700,000	$510,000	$610,000	$500,000	$3,905,000
Solar Arrays on County Buildings	086081	$260,032	$80,000	$0	$50,000	$50,000	$50,000	$230,000
Facilities Management Subtotal		**$20,060,300**	**$4,161,060**	**$7,351,388**	**$2,403,905**	**$3,462,794**	**$4,082,749**	**$21,461,896**
FLEET MANAGEMENT								
Emergency Medical Services Vehicles & Equipment Replacement	026014	$6,843,041	$3,149,000	$3,708,000	$4,500,000	$4,750,000	$5,000,000	$21,107,000
Fleet Management Shop Equipment	026010	$172,980	$0	$0	$37,000	$0	$0	$37,000
General Vehicle & Equipment Replacement	026003	$1,803,473	$0	$500,000	$450,000	$300,000	$350,000	$1,600,000
Hazardous Waste Vehicle and Equipment Replacement	036042	$70,000	$65,000	$55,000	$60,000	$55,000	$60,000	$295,000
New Emergency Medical Services Vehicle & Equipment	026021	$632,992	$410,000	$0	$420,000	$0	$430,000	$1,260,000
New Parks/Greenways Vehicles and Equipment	046007	$122,319	$0	$0	$0	$0	$0	$0
Public Works Vehicle & Equipment Replacement	026005	$2,613,106	$0	$860,000	$900,000	$1,000,000	$1,200,000	$3,960,000
Rural Waste Vehicle and Equipment Replacement	036033	$14,000	$142,000	$440,000	$650,000	$400,000	$400,000	$2,032,000
Solid Waste Facility Heavy Equipment & Vehicle Replacement	036003	$290,019	$100,000	$560,000	$85,000	$55,000	$75,000	$875,000
Stormwater Vehicle & Equipment Replacement	026004	$1,379,253	$0	$400,000	$500,000	$500,000	$500,000	$1,900,000
Transfer Station Heavy Equipment Replacement	036010	$510,500	$165,000	$535,000	$55,000	$175,000	$200,000	$1,130,000
Fleet Management Subtotal		**$14,451,683**	**$4,031,000**	**$7,058,000**	**$7,657,000**	**$7,235,000**	**$8,215,000**	**$34,196,000**

*Funding for projects not completed in FY 2025 will be included in the FY 2025 to FY 2026 carry forwards to provide continued project funding.

LEON COUNTY FISCAL YEAR 2026 - 2030 CAPITAL IMPROVEMENT PROGRAM

Capital Projects by Managing Division

Project	Project #	*FY 2025 Adj Budget	FY 2026 Budget	FY 2027 Planned	FY 2028 Planned	FY 2029 Planned	FY 2030 Planned	FY26 - FY30 Total
MANAGEMENT INFORMATION SERVICES (MIS)								
Building Inspection Technology	076055	$250,361	$63,270	$65,170	$67,070	$69,065	$71,155	$335,730
County Compute Infrastructure	076008	$1,419,672	$1,070,000	$424,500	$329,135	$733,909	$588,826	$3,146,370
Courtroom Technology	076023	$421,305	$391,000	$367,230	$293,497	$394,802	$396,146	$1,842,675
E-Filing System for Court Documents	076063	$0	$0	$100,000	$100,000	$100,000	$100,000	$400,000
Emergency Medical Services Technology	076058	$240,965	$448,000	$665,000	$700,366	$806,204	$912,305	$3,531,875
Financial Hardware and Software	076001	$539,969	$420,762	$279,221	$640,744	$681,027	$1,183,158	$3,204,912
Geographic Information Systems	076009	$409,000	$449,000	$396,000	$479,000	$556,000	$583,000	$2,463,000
GIS Incremental Basemap Update	076060	$368,500	$333,500	$333,500	$333,500	$333,500	$333,500	$1,667,500
Justice Information System (JIS) Upgrade	076065	$1,025,097	$335,000	$337,550	$840,177	$842,882	$1,095,668	$3,451,277
Large Application Refreshes and Upgrades	076066	$565,912	$100,000	$44,822	$200,667	$206,687	$120,145	$672,321
Library Services Technology	076011	$569,031	$360,030	$540,030	$310,030	$270,030	$290,000	$1,770,120
Mobile Devices	076042	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$125,000
Permit & Enforcement Tracking System	076015	$444,704	$260,000	$225,600	$242,136	$309,674	$343,543	$1,380,953
Public Defender Technology	076051	$166,674	$136,733	$85,975	$98,025	$169,282	$99,765	$589,780
Public Safety Complex Technology	076069	$536,322	$15,000	$15,000	$465,000	$665,000	$15,000	$1,175,000
Records Management	076061	$254,870	$157,500	$115,375	$173,644	$182,326	$191,442	$820,287
Remote Server Center (RSC) Improvements	076067	$165,750	$0	$0	$0	$0	$0	$0
State Attorney Technology	076047	$296,216	$285,224	$187,567	$245,678	$354,358	$241,417	$1,314,244
Supervisor of Elections Technology	076005	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000
Technology in Chambers	076022	$50,000	$141,480	$141,974	$142,484	$43,008	$43,548	$512,494
User Computer Upgrades	076024	$585,954	$954,000	$650,000	$400,000	$500,000	$750,000	$3,254,000
	MIS Subtotal	**$8,385,302**	**$5,995,499**	**$5,049,514**	**$6,136,153**	**$7,292,754**	**$7,433,618**	**$31,907,538**
MISCELLANEOUS								
Voting Equipment Replacement	096028	$57,382	$334,450	$712,550	$116,000	$48,000	$48,000	$1,259,000
	Miscellaneous Subtotal	**$57,382**	**$334,450**	**$712,550**	**$116,000**	**$48,000**	**$48,000**	**$1,259,000**
PARKS & RECREATION								
Apalachee Regional Park	045001	$696,596	$450,000	$1,275,000	$825,000	$800,000	$700,000	$4,050,000
Dog Parks - Unincorporated Area	046013	$0	$90,000	$0	$0	$0	$0	$90,000
Fred George Park	043007	$73,258	$0	$0	$0	$0	$0	$0
Greenways Capital Maintenance	046009	$1,357,358	$0	$100,000	$100,000	$300,000	$300,000	$800,000
L.I.F.E. Boat Landing Enhancements & Upgrades	091007	$264,859	$85,000	$85,000	$85,000	$85,000	$85,000	$425,000
L.I.F.E. Recreational Amenities	091010	$938,626	$472,822	$541,975	$471,118	$540,850	$540,850	$2,567,615
Parks Capital Maintenance	046001	$1,894,609	$0	$300,000	$358,000	$500,000	$750,000	$1,908,000
St. Marks Headwaters Greenway	047001	$1,806,475	$0	$0	$0	$0	$0	$0
	Parks & Recreation Subtotal	**$7,031,781**	**$1,097,822**	**$2,301,975**	**$1,839,118**	**$2,225,850**	**$2,375,850**	**$9,840,615**
OPERATIONS								
Arterial & Collector Roads Pavement Markings	026015	$201,216	$135,200	$135,200	$135,200	$135,200	$135,200	$676,000
Open Graded Hot Mix Maintenance and Resurfacing	026006	$215,605	$215,605	$215,605	$215,605	$215,605	$215,605	$1,078,025
Stormwater Pond Repairs	066026	$1,097,623	$100,000	$200,000	$350,000	$100,000	$100,000	$850,000
	Operations Subtotal	**$1,514,444**	**$450,805**	**$550,805**	**$700,805**	**$450,805**	**$450,805**	**$2,604,025**
SOLID WASTE								
Household Hazardous Waste Improvements	036019	$118,266	$80,000	$80,000	$500,000	$500,000	$500,000	$1,660,000
Rural Waste Service Centers Improvements	036025	$0	$0	$300,250	$304,750	$373,000	$0	$978,000
Landfill Closure	036043	$17,955,764	$0	$0	$0	$0	$0	$0
Transfer Station Improvements	036023	$877,901	$1,255,000	$615,000	$695,000	$880,000	$900,000	$4,345,000
	Solid Waste Subtotal	**$18,951,931**	**$1,335,000**	**$995,250**	**$1,499,750**	**$1,753,000**	**$1,400,000**	**$6,983,000**
Total Capital Improvement Program		**$160,401,268**	**$31,434,710**	**$39,554,991**	**$37,110,345**	**$39,630,854**	**$41,691,423**	**$189,422,323**

*Funding for projects not completed in FY 2025 will be included in the FY 2025 to FY 2026 carry forwards to provide continued project funding.

City of Tallahassee and Leon County Basin Management Action Plan Projects

The City of Tallahassee (City) and Leon County (County) are stakeholders in the Upper Wakulla River and Wakulla Spring Basin Management Action Plan (BMAP) where the reduction of Nitrogen to groundwater is necessary to achieve the total maximum daily load (TMDL). The City and County maintain a list of projects attributable to nitrogen reduction to groundwater that are consistent with BMAP goals and objectives. On an annual basis, the City and County provide an updated list of such projects to the Florida Department of Environmental Protection (Department), which are subsequently reviewed, approved and published by the Department within the Statewide Annual Report (STAR) as required by 403.0675, F.S. **BMAP projects listed within the STAR, where the lead entity is either the City or County, are hereby incorporated by reference with the intent to satisfy requirements of Section 163.3177(3)(a)4.b., F.S.**

Blueprint Intergovernmental Agency FY 2026-2030 Capital Improvements Program

Blueprint Intergovernmental Agency
FY 2026 Capital Budget
RESOLUTION NO. 2025-02

WHEREAS, the Blueprint Intergovernmental Agency's Budget Policy 102.06.B.2, and Section 189.016(3), Florida Statues, requires the Board of Directors ("Board") to adopt an annual capital budget and appropriate funding for the upcoming year by resolution; and

WHEREAS, the Board has acknowledged the receipt of bond proceeds, sales tax revenue and other sources of revenue to fund capital expenses for the Fiscal Year 2026 beginning October 1, 2025, and ending September 30, 2026; and

WHEREAS, the Board hereby approves the five-year Capital Improvement Program for Fiscal Year 2026 through Fiscal Year 2030, in accordance with Budget Policy 102.07.3.

NOW, THEREFORE, BE IT RESOLVED, that the Leon County – City of Tallahassee Blueprint Intergovernmental Agency Board hereby adopts the Capital Budget for Fiscal Year 2026 as set forth in "Exhibit A," which is attached hereto and incorporated herein, and authorizes the carryover of any capital fund balance, including all capital fund balances, requisitions, and encumbrances from prior years which will automatically be re-appropriated.

Adopted this 11th day of September 2025.

Leon County-City of Tallahassee
Blueprint Intergovernmental Agency

By: _____
Commissioner Brian Welch
Chair, Board of Directors

Attest:

By: _____
James O. Cooke, Treasurer-Clerk
City of Tallahassee

Approved as to Form:

By: _____
DocuSigned by:
Susan Dawson
1F0B9FD346024DB...
Susan Dawson, Esq.
Blueprint Attorney

EXHIBIT A
BLUEPRINT INTERGOVERNMENTAL AGENCY FY2026 - FY2030 CAPITAL BUDGET

BLUEPRINT INFRASTRUCTURE	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Blueprint 2000 Program	-	-	-	-	-	-
Annual Allocations	9,902,500	9,902,500	9,902,500	9,902,500	9,902,500	49,512,500
Regional Mobility and Gateway Projects	87,526,382	1,151,220	-	-	-	88,677,602
CCQ Projects	-	-	2,336,820	3,555,177	4,807,173	10,699,170
Reserve Fund, Blueprint Infrastructure	-	-	-	-	-	-
Total, Blueprint Infrastructure Capital Allocations	**97,428,882**	**11,053,720**	**12,239,320**	**13,457,677**	**14,709,673**	**148,889,272**
OFFICE OF ECONOMIC VITALITY	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Projects Allocations	705,000	705,000	705,000	705,000	705,000	3,525,000
Incentives, Grants and Programs	2,412,400	2,975,547	3,173,817	3,373,210	3,582,920	15,517,894
Business2Business Engagement Actions	303,211	312,500	312,500	312,500	312,500	1,553,211
Economic Vitality Studies	500,000	120,000	120,000	120,000	120,000	980,000
Total, Office of Economic Vitality Capital Allocations	**3,920,611**	**4,113,047**	**4,311,317**	**4,510,710**	**4,720,420**	**21,576,105**
Total, Capital Project Transfers	**101,349,493**	**15,166,767**	**16,550,637**	**17,968,387**	**19,430,093**	**170,465,377**

CRTPA 5-year Transportation Improvement Program, Major Capacity

SECTION D - MAJOR CAPACITY (STATE/FEDERALLY FUNDED)

ORCHARD POND TOLL FACILITY INSURANCE
001543 Non-SIS



Project Description: TOLL PLAZA
Lead Agency: MANAGED BY FDOT
County: LEON
Length: 0
Phase Group: OPERATIONS

From:
To:

Phase	Fund Code	2026	2027	2028	2029	2030	Total
OPS	D	4,000	4,000	4,000	4,000	4,000	20,000
		4,000	**4,000**	**4,000**	**4,000**	**4,000**	**20,000**

Prior Year Cost: 20,000
Future Year Cost: 0
Total Project Cost: 20,000
LRTP: Operations/ Maintenance 2045 RMP
Page 5-8 - Table 5-4

SR 263 CAPITAL CIRCLE FROM SR 61 CRAWFORDVILLE TO CR 2203 SPRINGHILL RD
2197492 SIS



Project Description: ADD LANES & RECONSTRUCT
Lead Agency: MANAGED BY FDOT
From: SR 61 CRAWFORDVILLE
County: LEON
To: CR 2203 SPRINGHILL RD
Length: 2.341
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2026	2027	2028	2029	2030	Total
ROW	FINC	6,000,000	0	0	0	0	6,000,000
RRU	DS	1,000,000	0	0	0	0	1,000,000
RRU	LF	2,985,406	0	0	0	0	2,985,406
RRU	LFU	29,000,000	0	0	0	0	29,000,000
CST	DIH	830,714	0	0	0	0	830,714
CST	FINC	53,421,240	0	0	0	0	53,421,240
CST	LF	2,729,500	0	0	0	0	2,729,500
ENV	FINC	70,110	0	0	0	0	70,110
		96,036,970					**96,036,970**

Prior Year Cost: 38,700,660
Future Year Cost: 0
Total Project Cost: 134,737,630
LRTP: 2045 RMP Page 5-4 - Table 5-2

Project Priority No. 2: Major Capacity List FY 2025 -FY 2029

During the 2023 Session the Florida Legislature passed the Moving Florida Forward Infrastructure Initiative. As part of the initiative, the FDOT identified a selection of critical needs on state-owned roadways. Additionally, FDOT identified previously approved projects with broad community support that only lacked funding to begin construction.

SR 369 (US 319) FROM L. L. WALLACE ROAD TO S SR 61 INTERSECTION
2198811 Non-SIS



Project Description: RIGHT OF WAY - FUTURE CAPACITY
Lead Agency: MANAGED BY FDOT
From: L. L. WALLACE ROAD
County: LEON
To: S SR 61 INTERSECTION
Length: 1.61
Phase Group: RIGHT OF WAY

Phase	Fund Code	2026	2027	2028	2029	2030	Total
ROW	DIH	0	50,000	0	0	0	50,000
ROW	DS	0	450,000	0	0	0	450,000
			500,000				**500,000**

Project Priority No. 4: Major Capacity List FY 2026 -FY 2030

Prior Year Cost: 7,666,862
Future Year Cost: 0
Total Project Cost: 15,476,307
LRTP: 2045 RMP Page 5-4 - Table 5-2

SR 369 (US 319) FROM S OF WAKULLA CO LINE TO S OF L.L. WALLACE ROAD
2198815 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Lead Agency: MANAGED BY FDOT
From: WAKULLA COUNTY LINE
County: LEON
To: L.L. WALLACE ROAD
Length: 2.221
Phase Group: RIGHT OF WAY

Phase	Fund Code	2026	2027	2028	2029	2030	Total
ROW	ACSU	352,488	0	0	0	0	352,488
ROW	DIH	340,000	200,000	0	0	0	540,000
ROW	SA	2,216,087	0	0	0	0	2,216,087
ROW	SU	1,264,605	2,936,265	0	0	0	4,200,870
		4,173,180	**3,136,265**				**7,309,445**

Project Priority No. 4: Major Capacity List FY 2026 -FY 2030

CRTPA Urban Attributable Funds Programmed on the Project

Prior Year Cost: 7,666,862
Future Year Cost: 0
Total Project Cost: 15,476,307
LRTP: 2045 RMP Page 5-4 - Table 5-2

SR 373 ORANGE AVE FROM CYPRESS LAKE ST TO SR 61 S MONROE ST
4379024 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Lead Agency: MANAGED BY FDOT
From: CYPRESS LAKE ST
County: LEON
To: SR 61 S MONROE ST
Length: 1.78
Phase Group: PRELIMINARY ENGINEERING

Phase	Fund Code	2026	2027	2028	2029	2030	Total
PE	SU	0	800,000	0	0	0	800,000
			800,000				**800,000**

Project Priority No. 3: Major Capacity List FY 2026 -FY 2030

CRTPA Urban Attributable Funds Programmed on the Project

Prior Year Cost: 5,293,592
Future Year Cost: 0
Total Project Cost: 9,283,592
LRTP: 2045 RMP Page 5-4 - Table 5-2

SR 373 ORANGE AVE FROM S LAKE BRADFORD RD TO CYPRESS LAKE ST
4379023 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Lead Agency: MANAGED BY FDOT **From:**
County: LEON **To:**
Length: 0.995
Phase Group: PRELIMINARY ENGINEERING

Phase	Fund Code	2026	2027	2028	2029	2030	Total
PE	DIH	0	0	290,000	0	0	290,000
PE	SU	0	0	2,900,000	0	0	2,900,000
				3,190,000			**3,190,000**

Project Priority No. 3: Major Capacity List FY 2026 -FY 2030

CRTPA Urban Attributable Funds Programmed on the Project

Prior Year Cost: 5,293,592
Future Year Cost: 0
Total Project Cost: 9,283,592
LRTP: 2045 RMP Page 5-4 - Table 5-2

CRTPA Regional Mobility Plan (RMP) 5-year Priority Project List

ATTACHMENT 1

Capital Region Transportation Planning Agency

Fiscal Year 2027 - Fiscal Year 2031
Roadway and Capacity

Project Priority List: Adopted 6.16.2025

PROJECT NUMBER	PROJECT	[1]PHASE & FUNDING PROGRAMMED						LENGTH (MILES)	IMPROV.	NEXT PHASE	COST ESTIMATE	FUTURE PHASE	COST ESTIMATE
		PHASE	FY 26	FY 27	FY 28	FY 29	FY 30						
1	Woodville Highway (SR 363)								Add 2 lanes, multi-modal				
	Capital Circle SE to Gaile Ave	-	-	-	-	-	-	1.49		ROW	$7 M	CST	$41 M
	Gaile Ave to Paul Russell Rd	-	-	-	-	-	-	1.48		ROW	$7 M	CST	$20 M
	WPN: 424009-4, 5									*Cost to complete the project - $75 M*			
2	Crawfordville Road (US 319)								Multi-modal				
	Wakulla Arran Rd to East Ivan Rd	PE	$1.43 M	-	-	-	-	2.2		ROW	$38 M	CST	$57 M
	WPN: 450896-2									*Cost to complete the project - $95 M*			
3	Orange Avenue (SR 371)												
	Cypress Lake St to Monroe St	-	-	-	-	-	-	1.99	Add 2 lanes, multi-modal	ROW	$45 M	CST	$74 M
	S Lake Bradford Rd to Cypress Lake	-	-	-	-	-	-	1.0		ROW	$17 M	CST	$29 M
	Capital Circel, SW to S Lake Bradford Rd	-	-	-	-	-	-	2.13	Multi-Modal	ROW	$13 M	CST	$31 M
	WPN: 437902-2, 3, 4									*Cost to complete the project - $209 M*			
4	Crawfordville Road (US 319)								Add 2 lanes				
	LL Wallace Rd to S of SR61 Int.	ROW	$.5 M	-	-	-	-	1.61		ROW	$1 M	CST	$25 M
	Wakulla Co Line to LL Wallace Rd	ROW	$7.3 M	-	-	-	-	1.69		CST	$49 M	-	-
	WPN: 219881-4, 5									*Cost to complete the project - $75 M*			
5	Mahan Drive/Capital Circle, NE Intersection								Add Capacity, Multi-modal				
	Apalachee Parkway to Centerville Rd	-	-	-	-	-	-	5.4		PE	-	CST	-
	WPN: 445251-2	*PD&E to be completed in mid-2027.*								*Project cost estimates not available.*			
CST FUNDED	Capital Circle SW (SR 263) *Crawfordville Rd to Springhill Rd WPN: 219749-2*	*Construction anticipated to begin by mid-2026.*											

Fiscal Year 2027 - Fiscal Year 2031
Capital Region Transportation Planning Agency — Roadway and Capacity — Project Priority List: Adopted 6.16.2025

PROJECT NUMBER	PROJECT	[1]PHASE & FUNDING PROGRAMMED						LENGTH (MILES)	IMPROV.	NEXT PHASE	COST ESTIMATE	FUTURE PHASE	COST ESTIMATE
		PHASE	FY 26	FY 27	FY 28	FY 29	FY 30						
6	Pensacola St (SR 366)								Add 2 lanes, multi-modal				
	Capital Circle SW to Appleyard Dr	-	-	-	-	-	-	1.0		PE & ROW	$6 M	CST	$44 M
	WPN: 219820-2	*PD&E to be completed in late 2027.*								*Cost to complete the project - $50 M*			
7	Capital Circle NW								Add 2 lanes, multi-modal				
	I-10 to US 27/N. Monroe St	-	-	-	-	-	-	6.2		PD&E	$3 M	PE	-
		New project											
8	Lake Bradford Road/Springhill Rd[BPIA]								Corridor Improvement				
	Capital Circle SW to Orange Ave	ROW	$14.6M					1.7		CST	$29 M		-
	Orange Ave to Gaines St							1.6		PE	$5 M	CST	-
9	Crawfordville Road (US 319)								Add 2 lanes, multi-modal				
	Lost Creek Bridge to Wakulla Arran Rd	-	-	-	-	-	-	2.4		PE	-	CST	-
	WPN: 450896-1												
10	Crawfordville Road (US 319)								Add 2 lanes				
	N of Alaska Way to Lost Creek Bridge	-	-	-	-	-	-	3.4		PE	-	CST	-
11	Tharpe Street[BPIA]								Corridor Improvement				
	Capital Circle, NW to Ocala Rd	PE	$3M	-	-	-	-	2.7		ROW	$8 M	CST	-
12	Bannerman Road[BPIA]								Add 2 lanes, multi-modal				
	Preservation Rd to Quail Commons Dr	CST	-	$83M	-	-	-	3.4		-	-	-	-
13	Northeast Gateway/Welaunee Blvd Ext.[BPIA]								Add 2 lanes, multi-modal				
	Phase 2: I-10 to Roberts Rd	CST	$43M	-	-	-	-	2.7		-	-	-	-
14	I-10 Interchange[BPIA]								New Interchange				
	at Welaunee Boulevard	-	-	-	-	-	-	-		IJR	-	-	-

[1]PROJECT PHASES
FS - Feasibility Study
PD&E - Project Development & Environment Study
PE - Preliminary Engineering
ROW - Right-of-way Acquisition
CST - Construction

ACRONYMS
FDOT - Florida Department of Transportation
BPIA - Blueprint Intergovernemntal Agency
WPN - FDOT Work Program Number
RMP - CRTPA's 2045 Regional Mobility Plan

Capital Region Transportation Planning Agency

Fiscal Year 2027 - Fiscal Year 2031
Bicycle and Pedestrian

Project Priority List: Adopted 6.16.2025

PRIORITY NUMBER	PROJECT NAME	[1]PHASE & FUNDING PROGRAMMED						LENGTH I(MILES)	COUNTY	NEXT PROJECT PHASE	COST ESTIMATE OF PHASE
		PHASE	FY 25	FY 26	FY 27	FY 28	FY 29				
1	Thomasville Rd Shared Use Path							2.4	Leon		
	Betton Rd to Metropolitan Blvd									CST/CEI	$12.1 M
	FPN: 448868-1									*FS approved January 31, 2022.*	
2	CRA Downtown Sidewalk Improvements							0.3	Leon		
	Jefferson St to Call St	-	-	-	-	-	-			CST/CEI	$5.87 M
	Work includes landscaping, drainage, ADA, signage & pedestrian improvements. Design is complete.									*Cost estimates are being updated.*	
3	SR 267/Springhill Rd Shared Use Path							20.4	Leon & Wakulla		
	Crawfordville Rd to Capital Circle ,SW	FS	$200,000	-	-	-	-			-	-
	Multi-use path to connect to two major arterial roads, and Coastal Trail									*FS will identify if the next phase is a PD&E or PE.*	

[1] PROJECT PHASES

(FS) Feasibility Study
(PD&E) Project Development & Environmental
(PE) Design
(ROW) Right-of-Way
(CST) Construction
(CEI) Construction Engineering and Inspection

ACRONYMS

ADA -Americans with Disabilities Act
CRA - Community Redevelopment Agency

Previous Priority No. 2 **- N Monroe St Sidewalk on the west side of the Street - ROW Acquisition @ $1,325,100 is funded in FYs 24 & 26; CST @ $4,570,270 was funded in FY 25.**

Previous Priority No. 3 **- St Augustine Sidewalks - Lafyette St to Paul Russell Road - CST @ $1,417,087 is funded in FY 26 with CRTPA's Urban Attributable (SU) funding.**

Fiscal Year 2027 - Fiscal Year 2031

Capital Region Transportation Planning Agency — RMP Regional Trails — Project Priority List: Adopted 6.16.2025

PRIORITY NUMBER	PROJECT	PHASE & FUNDING PROGRAMMED						LENGTH (MILES)	COUNTY	NEXT PHASE	COST ESTIMATE	FUTURE PHASE	COST ESTIMATE
		PHASE	FY 26	FY 27	FY 28	FY 29	FY 30						
1	Wakulla Springs SUP												
	Wakulla Springs State Park to the St Marks Trail	-	-	-	-	-	-	4.89	Wakulla	CST	$8.3 M	-	-
	WPN: 410172-2	*SUN Trail funding awarded in FY 2025 to complete design.*											
2	Capital City SUP - East (US 90)												
	Pedrick Road to Lake Miccosukee	PE	-	-	-	$11.5 M	-	13.3	Leon	CST	-	-	-
	WPN: 451044-2	*PD&E to be completed in mid-2026.*											
	Lake Miccosukee to the Monticello Trail	-	-	-	-	-	-	7.5	Jefferson	*Not seeking funding at this time.*			
3	Capital City Trail - Central												
	Havana to Tallahassee SUP												
	Old Bainbridge Rd/CR 153 at Gadsden Co. line to Orchard Pond Greenway Eastern Trail Head	-	-	-	-	-	-	4.05	Leon	PE	$1.5 M	CST	$4 M
	WPN: 455411-1	*PD&E to be completed in late 2026.*											
	Old Bainbridge Rd/CR153 at the Gadsden Co. line to Salem Rd	-	-	-	-	-	-	4.74	Gadsden	CST	$7.6M	-	-
	WPN 455420-1	*Design to be completed in late 2026.*											
	Orchard Pond Greenway East Trailhead to Meridian Rd [BPIA]	-	-	-	-	-	-	1.5	Leon	CST	-	-	-
	Bannerman Road SUP[BPIA]												
	Meridian Road to Thomasville Road	-	-	-	-	-	-	2.3	Leon	CST	-		-
	Bradfordville Road/Welaunee Greenway SUP												
	Thomasville Road to Miccosukee Greenway	FS	$ 150,000	-	-	-	-	7.8	Leon	PE	-	CST	-
4	Capital City SUP - West (US 90)												
	Chattahoochee to SR 12 at Quincy Bypass	-	-	-	-	-	-	20.62	Gadsden	PD&E	-	PE	-
	WPN 455418-1	*FS to be completed in late 2026.*								*Cost estimates not available at this time.*			

Fiscal Year 2027 - Fiscal Year 2031

Capital Region Transportation Planning Agency — RMP Regional Trails — Project Priority List: Adopted 6.16.2025

PRIORITY NUMBER	PROJECT	PHASE & FUNDING PROGRAMMED						LENGTH (MILES)	COUNTY	NEXT PHASE	COST ESTIMATE	FUTURE PHASE	COST ESTIMATE
		PHASE	FY 26	FY 27	FY 28	FY 29	FY 30						
5	Welaunee Greenway SUP[BPIA]												
	Miccosukee Greenway to Centerville Road	CST		$3M	-	-	-	-	Leon				
	Bannerman Rd SUP												
	Quail Commons Drive to Preservation Way	CST		$8M	-	-	-	-	Leon				
	Orchard Pond SUP												
	Meridian to Phipps Toll Road Trailhead	CST	$2M	-	-	-	-	1.5	Leon				
6	Tram Road Connector SUP												
	Capital Circle SW to Four Oaks Blvd.	-	-	-	-	-	-	0.5	Leon	CST	$1M	-	-
	Southwood Connector SUP												
	Tram Rd at Four Oaks to US 27 at Sutor Road	-	-	-	-	-	-	4.5	Leon	PE	-	CST	-
	Apalachee Pkwy (US 27) SUPconnector SUP												
	Sutor Road to Conner Blvd	-	-	-	-	-	-	0.6	Leon	PE	-	CST	-
7	Monticello SUP Extension												
	Martin Road to Jefferson County K-12 School	-	-	-	-	-	-	0.97	Jefferson	PE	-	CST	-

PROJECT PHASES

FS - Feasibility Study

PD&E - Project Development & Environment Study

PE - Preliminary Engineering

ROW - Right-of-way Acquisition

CST - Construction

ACRONYMS

FDOT - Florida Department of Transportation

BPIA - Blueprint Intergovernmental Agency

WPN - FDOT Work Program Number

RMP - CRTPA's 2045 Regional Mobility Plan

SUP - Shared-Use Path

SUN Trails - Shared-Use Non-Motorized Trail Program

FY 2027- FY 2031

Capital Region Transportation Planning Agency Intelligent Transportation System (ITS) Project Priority List: Adopted 6.16.25

PRIORITY NUMBER	[2]WPN	PROJECT NAME & ROADWAY	[1]PHASE & FUNDING PROGRAMMED						NEXT PROJECT PHASE	COST ESTIMATE TO FUND THE PHASE
			PHASE	FY 26	FY 27	FY 28	FY 29	FY 30		
1	219785-2	Annual Funding	OPS	$500,000	$500,000	$500,000	$500,000	$500,000	OPS	500,000
		Various Locations								
		Funding in the new 5th year for operations & maintenance of the currrent ITS system.								
2		ATC Cabinet Upgrades							CAP	$4.9 M
		Various Locations								
		Request funding annually beginning in FY27 for 5 years. ITS Master Plan Project #5.								
3		Adaptive Traffic Signal Control (US90)	-	-	-	-	-	-	CAP	$1.43 M
		Capital Circle, NW to Monroe St								
		Request funding in FY27. ITS Master Plan Project #14.								
4		Adaptive Traffic Signal Control (US 27)	-	-	-	-	-	-	CAP	$1.12 M
		Monroe St to Conner Blvd								
		Request Fu nding in FY27. ITS Master Plan Project #16.								

[1] PROJECT PHASES
(OPS) Operations
(CAP) Capital

[2] ACRONYM
WPN - FL Department of Transportation Work Program Number

StarMetro

2027-2031 Project Priority List

1. **Technology Upgrades -** Today with the rapid rate in which technology changes, it is imperative that transit system solutions such as scheduling software, passenger counters, and CAD/AVL are fully integrated. The integration of these systems improves efficiency, allows for real time monitoring and communication, and provides for enhanced reporting. In addition, customer facing applications for trip scheduling, trip planning and mobile fare purchases must continue to meet the needs of customers. **$1,200,000**

2. **Expansion of the Options Program –** Options is a rider's choice program providing same-day transportation for paratransit customers. The program uses third-party app-based services to facilitate a flexible transportation choice for citizens within the City of Tallahassee and Leon County. The program was piloted in 2022. The proposed next phase of the Options would be to expand the program to ten percent of the active DAR customer base to continue to enhance paratransit services and operational efficiency. **$300,000**

3. **Neighborhood Circulators/Mobility on Demand/Micro-Mobility** – This pilot initiative aims to deploy innovative mobility services in the community to provide more flexible options that complement the fixed route system. Neighborhood circulators, mobility on demand, or micro-mobility options can connect citizens to popular local destinations like schools, grocery stores, and shopping centers while also connecting with fixed route bus lines. These options will improve neighborhood mobility and enhance fixed route service. Fixed route resources can be reallocated to improve service elsewhere while these options cover areas where fixed route service was less effective. **$750,000**

4. **Redevelopment of C.K. Steele Plaza Planning and Design Study** – Located at the intersection of W. Tennessee and Adams Street, the C.K. Steele Plaza was built in the late 1980s and serves as StarMetro's main bus terminal. This project proposes conducting an environmental assessment, feasibility study, and preliminary re-design of the C.K. Steele Plaza. The study would include identifying the needs, challenges, opportunities, and funding options to transform the Plaza from a single-use transit facility into a mixed-use, multistory intermodal facility with opportunities for housing StarMetro administrative staff, leasable space for office, and retail activities as well as connections to intercity transportation such as the Gadsden Express, Monticello Express, and Greyhound. **$700,000**

Capital Region Transportation Planning Agency (CRTPA)
Tallahassee International Airport Project Priority List (PPL)
Fiscal Years (FYs) 2026 - 2030

Fiscal Year 2026

Priority Ranking	FDOT WP#	Description	Local	FDOT	BIL-AIG	FAA	Total
1	446641-1	Terminal Modernization - Elevator & Air Handler Improvements	$ 1,475,000	$ 1,475,000			$ 2,950,000
2		TSA Security Screening Checkpoint	$ 250,000				$ 250,000
3		Aircraft Rescue and Fire Fighting Truck 52 Replacement	$ 1,500,000				$ 1,500,000
4		MUPIDS - Common Use System	$ 500,000				$ 500,000
5		Taxiway Bravo Rehabilitation Phase 2	$ 830,804		$ 1,950,000	$ 13,835,270	$ 16,616,074
6		Terminal Generator Replacement	$ 1,800,000				$ 1,800,000
7		Airport Parking Garage Feasibility Study	$ 150,000				$ 150,000
						FY26 Total	$ 23,766,074

Fiscal Year 2027

Priority Ranking	FDOT WP#	Description	Local	FDOT	BIL-AIG	FAA	Total
1	450038-1	Air Carrier Apron Improvements	$ 550,000	$ 550,000			$ 1,100,000
2		TSA Security Screening Checkpoint	$ 265,000			$ 2,385,000	$ 2,650,000
3		Airport Security Improvements (Technology)	$ 150,000			$ 1,350,000	$ 1,500,000
4		Terminal Passenger Loading Bridge Replacement - A5/A6	$ 1,650,000				$ 1,650,000
						FY27 Total	$ 6,900,000

Fiscal Year 2028

Priority Ranking	FDOT WP#	Description	Local	FDOT	BIL-AIG	FAA	Total
1	416010-7	Airport Access and Roadway Realignment Phase II	$ 2,000,000	$ 2,000,000			$ 4,000,000
2		Terminal Passenger Loading Bridge Replacement - A5/A6	$ 1,650,000				$ 1,650,000
3	450038-2	Hangar Development	$ 1,000,000	$ 1,000,000			$ 2,000,000
4		RTR Relocation	$ 375,425			$ 3,378,828	$ 3,754,253
						FY28 Total	$ 11,404,253

Capital Region Transportation Planning Agency (CRTPA)
Tallahassee International Airport Project Priority List (PPL)
Fiscal Years (FYs) 2026 - 2030

Fiscal Year 2029							
Priority Ranking	FDOT WP#	Description	Local	FDOT	BIL-AIG	FAA	Total
1	444974-2	International Passenger Processing Facility	$ 2,092,536	$ 2,092,536			$ 4,185,072
2		Aircraft Rescue and Fire Fighting Truck 53 Replacement	$ 1,500,000				$ 1,500,000
						FY29 Total	$ 5,685,072

Fiscal Year 2030							
Priority Ranking	FDOT WP#	Description	Local	FDOT	BIL-AIG	FAA	Total
1		Taxiway A South Rehabilitation	$ 1,764,314			$ 15,878,828	$ 17,643,142
2	TBD	Terminal Modernization	$ 1,500,000	$ 1,500,000			$ 3,000,000
3	TBD	Parking Area Improvements	$ 1,750,000	$ 1,750,000			$ 3,500,000
4		Aircraft Rescue and Fire Fighting Truck 51 Replacement	$ 1,500,000				$ 1,500,000
						FY29 Total	$ 25,643,142

[1] Abbreviations & Acronyms

BIL Bipartisan Infrastructure Law
AIG Formula Infrastructure Allocations
FAA Federal Aviation Administration
WP# Work Program Number
FDOT Florida Department of Transportation

Capital Region Transportation Planning Agency | **Fiscal Year 2027 - Fiscal Year 2031 Urban Area** | **Project Priority List: Adopted 6.16.2025**

PRIORITY NO.		PROGRAMMED						COST ESTIMATE OF PHASE	PHASE AND FUNDING SOUGHT
		PHASE	FY 26	FY 27	FY 28	FY 29	FY 30		
SU FUNDING									
1	CRTPA UPWP	Oper/Plan	$1.5M	-	-	-	-	$ 1 M	FY 2027 Operational and Planning
	Urban Area SU Allocation - Annual Budget for operations and planning projects								

Posted on December 1, 2025

CRTPA Project Priority Lists Fiscal Year 2027 – Fiscal Year 2031
Changes, Additions and Deletions

Roadway Project Priority List			
Project	Ranking	Action	Notes
Capital Circle NW from Hartsfield Rd. to US 27/N Monroe St	No. 7	Added	PD&E: Corridor is identified as needing future capacity.

The remainder of the projects following move down a ranking.

Bicycle and Pedestrian Project Priority List			
Project	Ranking	Action	Notes
Oak Ridge Rd Multiuse Path	No. 4	Removed	Identified as future Blueprint project.
Goose Pond Trail Extension	No. 5	Removed	Weems Rd Multiuse Path provides connection.

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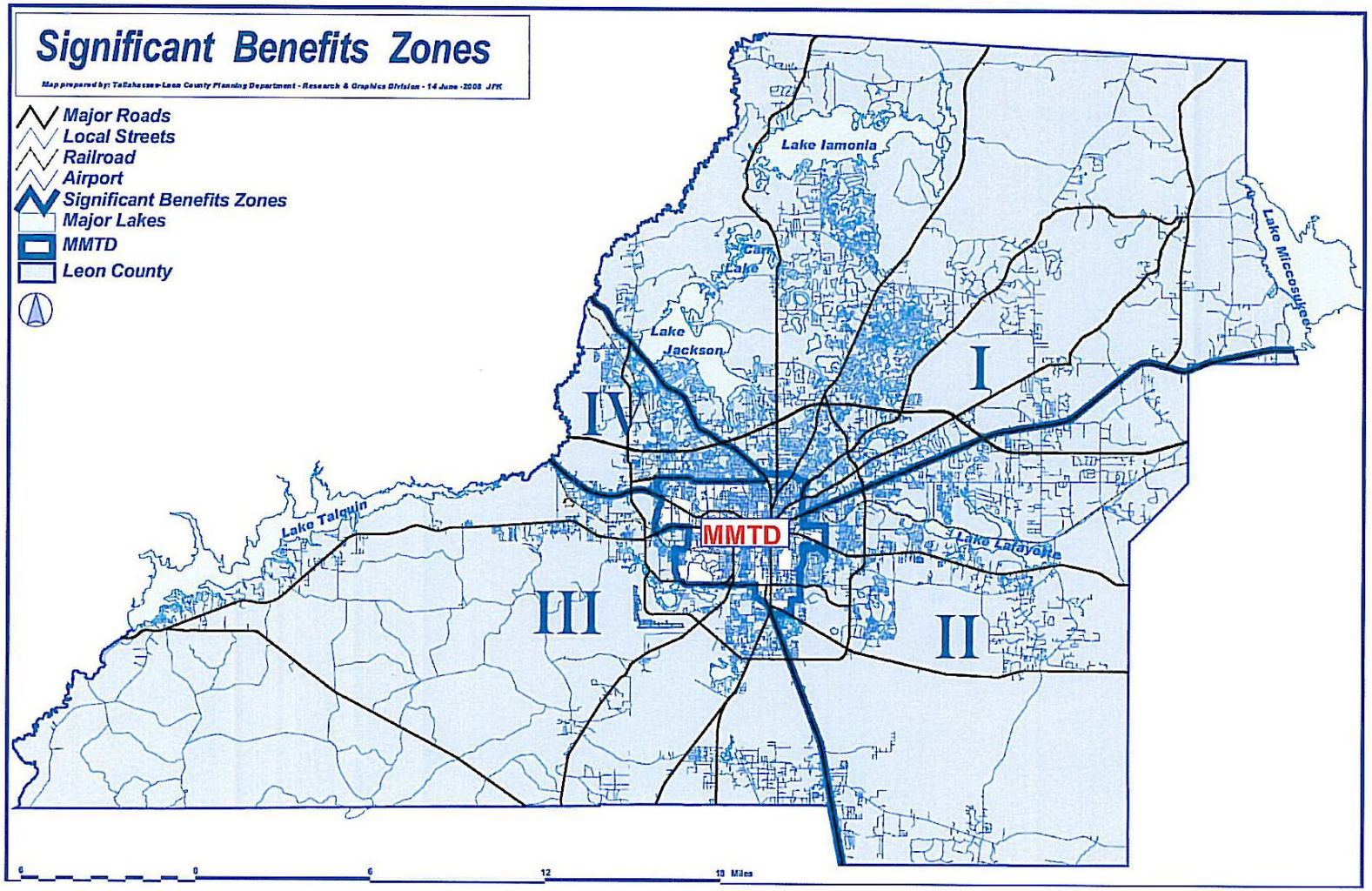
Intelligent Transportation Systems Project Priority List			
Project	Ranking	Action	Notes
ATC Cabinet Upgrades	No. 2	Revised Cost Est.	Reflects significant cost increases.

Star Metro Project Priority List			
Project	Ranking	Action	Notes
Electric Bus Conversion and Supporting Charging Infrastructure	No 1	Removed	Project funded through discretionary grant.
Technology Upgrades	No. 1	Revised Ranking	Transit Scheduling & Communications Systems Upgrade previously ranked as Project Priority No. 2.
Neighborhood Circulators/Mobility on Demand/Micro-Mobility	No. 3	Added	Pilot project initiative.
CK Steele Plaza Redevelopment Study	No. 4	Revised Ranking	Previously No. 3

Intelligent Transportation Systems Project Priority List			
Project	Ranking	Action	Notes
ATC Cabinet Upgrades	No. 2	Revised Cost Est.	Reflects significant cost increases.

Tallahassee International Project Priority List			
Project	Ranking	Action	Notes
Projects Details Updated			Reflects funding awarded

Significant Benefit Project Priority List



Attachment A

* Note: The Multimodal Transportation District (MMTD) Boundaries, as represented by the center, fifth district, require a formal Comprehensive Plan amendment to be established, and any future changes to that boundary would also require a formal Comprehensive Plan amendment. The Comprehensive Plan amendment process will require formal approvals by the City, County, and FDOT. Therefore, as stated in 2(b) of this agreement, any changes to this boundary will not require amendment to this Memorandum of Agreement, and Attachment A will be automatically updated to reflect the most current, adopted MMTD boundaries. Until the adoption of the MMTD Comprehensive Plan Amendment, the boundaries shown above shall apply.

Posted on December 1, 2025

Attachment B

Significant Benefit Project Priority List

DISTRICT 1

Tier A	Tier B	Tier C
Mahan Dr. *Section:* Dempsey Mayo to I-10 *Jurisdiction:* State *Includes:* construction & ROW *Estimated Cost:* $40 million *Justification:* #1 CRTPA Project Priority; SIS Connector ***20% of funds will support transit/bike/pedestrian facilities**	Bannerman (Phase 1) *Section:* Thomasville to Tekesta *Jurisdiction:* County *Includes:* TBD *Estimated Cost:* TBD *Justification:* Alternate route to relieve Thomasville, an SIS Collector ***20% of funds will support transit/bike/pedestrian facilities**	Bannerman (Phase 2) *Section:* Tekesta to Preservation Point *Jurisdiction:* County *Includes:* TBD *Estimated Cost:* TBD *Justification:* Alternate route to relieve Thomasville, an SIS Collector ***20% of funds will support transit/bike/pedestrian facilities**

DISTRICT 2

Tier A	Tier B	Tier C
Mahan Dr. *Section:* Dempsey Mayo to I-10 *Jurisdiction:* State *Includes:* construction & ROW *Estimated Cost:* $40 million *Justification:* #1 CRTPA Project Priority; SIS Connector ***20% of funds will support transit/bike/pedestrian facilities**	Woodville Highway *Section:* Gaile Avenue to 1000 feet north of Capital Circle SE *Jurisdiction:* State *Includes:* PD&E, Design, ROW & Construction *Estimated Cost:* $53 million *Justification:* #5 CRTPA Project Priority ***20% of funds will support transit/bike/pedestrian facilities**	Weems Road *Section:* Mahan to Capital Circle NE *Jurisdiction:* City *Includes:* PD&E, construction & ROW *Estimated Cost:* $17.5 million *Justification:* Alternate route to relieve Mahan/CCNE intersection on SIS Collector ***20% of funds will support transit/bike/pedestrian facilities**

DISTRICT 3

Tier A	Tier B
North South Connector *Section:* Orange to Jackson Bluff *Jurisdiction:* (City) *Includes:* PD&E, construction & ROW *Estimated Cost:* $15 million *Justification:* Relieve CCSW; In City 5-year CIP ***20% of funds will support transit/bike/pedestrian facilities**	Pensacola Street *Section:* Capital Cir SW to Appleyard *Jurisdiction:* (State) *Includes:* PD&E, construction & ROW *Estimated Cost:* $40 million *Justification:* #12 CRTPA Project Priority; Parallel Route to Tennessee ***20% of funds will support transit/bike/pedestrian facilities**

DISTRICT 4

Tier A	Tier B
Tharpe Street (Phase 1) *Section:* Blountstown Street to Ocala *Jurisdiction:* (County) *Includes: PD&E,* construction & ROW *Estimated Cost:* $33 million *Justification:* In LRTP; Parallel 1-10 & Tennessee ***20% of funds will support transit/bike/pedestrian facilities**	Tharpe Street (Phase 2) *Section:* Blountstown Street to Capital Circle *Jurisdiction:* (County) *Includes: PD&E,* construction & ROW *Estimated Cost:* $16 million *Justification:* In LRTP; Parallel 1-10 & Tennessee ***20% of funds will support transit/bike/pedestrian facilities**

DISTRICT 5 (Multimodal District)

Tier A	Tier B
80% - District Bike/Ped/Transit Facilities 20% - FAMU Way bike/ped facilities	100% - District Bike/Ped/Transit Facilities

Leon County Schools District Facilities Work Program

Board Date: March 25, 2025
Item No.: 19.15

LEON COUNTY SCHOOL DISTRICT

2024 - 2025 Work Plan

INTRODUCTION

The 5-Year District Facilities Work Program is a very important document. The Department of Education, Legislature, Governor's Office, Division of Community Planning (growth management), local governments, and others use the work program information for various needs including funding, planning, and as the authoritative source for school facilities related information.

The district's facilities work program must be a complete, balanced capital outlay plan that is financially feasible. The first year of the work program is the districts capital outlay budget. To determine if the work program is balanced and financially feasible, the "Net Available Revenue" minus the "Funded Projects Costs" should sum to zero for "Remaining Funds".

If the "Remaining Funds" balance is zero, then the plan is both balanced and financially feasible.
If the "Remaining Funds" balance is negative, then the plan is neither balanced nor feasible.
If the "Remaining Funds" balance is greater than zero, the plan may be feasible, but it is not balanced.

Summary of revenue/expenditures available for new construction and remodeling projects only.

	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Five Year Total
Total Revenues	$40,652,926	$40,946,877	$47,367,495	$47,462,223	$51,588,584	$228,018,105
Total Project Costs	$30,800,000	$40,946,877	$47,367,495	$47,462,223	$51,588,584	$218,165,179
Difference (Remaining Funds)	$9,852,926	$0	$0	$0	$0	$9,852,926

District LEON COUNTY SCHOOL DISTRICT

Fiscal Year Range

CERTIFICATION

By submitting this electronic document, we certify that all information provided in this 5-year district facilities work program is accurate, all capital outlay resources are fully reported, and the expenditures planned represent a complete and balanced capital outlay plan for the district. The district Superintendent of Schools, Chief Financial Officer, and the School Board have approved the information contained in this 5-year district facilities work program; they certify to the Department of Education, Office of Educational Facilities, that the information contained herein is correct and accurate; they also certify that the plan has been developed in coordination with the general purpose local governments as required by §1013.35(2) F.S. We understand that any information contained in this 5-year district facilities work program is subject to audit by the Auditor General of the State of Florida.

Date of School Board Adoption 3/25/2025

Work Plan Submittal Date 4/2/2025

DISTRICT SUPERINTENDENT Rocky Hanna

CHIEF FINANCIAL OFFICER [signature]

DISTRICT POINT-OF-CONTACT PERSON Danny Allbritton

JOB TITLE Director of Facilities and Construction

PHONE NUMBER 850-617-5907

E-MAIL ADDRESS allbrittond@leonschools.net

Expenditures

Expenditure for Maintenance, Repair and Renovation from 1.50-Mills and PECO

Annually, prior to the adoption of the district school budget, each school board must prepare a tentative district facilities work program that includes a schedule of major repair and renovation projects necessary to maintain the educational and ancillary facilities of the district.

Item	2024 - 2025 Actual Budget	2025 - 2026 Projected	2026 - 2027 Projected	2027 - 2028 Projected	2028 - 2029 Projected	Total
HVAC	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Flooring	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Roofing	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Safety to Life	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Fencing	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Parking	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Electrical	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Fire Alarm	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Telephone/Intercom System	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Closed Circuit Television	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Paint	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Maintenance/Repair	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Sub Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

PECO Maintenance Expenditures	$0	$0	$0	$0	$0	$0
1.50 Mill Sub Total:	$10,115,000	$10,353,993	$10,353,993	$10,353,993	$10,353,993	$51,530,972

Other Items	2024 - 2025 Actual Budget	2025 - 2026 Projected	2026 - 2027 Projected	2027 - 2028 Projected	2028 - 2029 Projected	Total
Handicapped access: Facilities / DW	$0	$300,000	$300,000	$300,000	$300,000	$1,200,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Site acquisition: Facilities / DW	$0	$250,000	$250,000	$250,000	$250,000	$1,000,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Security Camera Replacements - Security Dept.	$0	$75,000	$75,000	$75,000	$75,000	$300,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					

Emergency maintenance: Maintenance / DW		$500,000	$350,000	$350,000	$350,000	$350,000	$1,900,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL						
Plumbing: Maintenance / DW		$0	$25,000	$25,000	$25,000	$25,000	$100,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL						
Electrical - Facilities		$0	$25,000	$25,000	$25,000	$25,000	$100,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL						
D/W HVAC - Facilities		$0	$25,000	$25,000	$25,000	$25,000	$100,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL						
HVAC - Maintenance		$580,000	$580,000	$580,000	$580,000	$580,000	$2,900,000

Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Access Control - Security Dept	$180,000	$75,000	$75,000	$75,000	$75,000	$480,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Relocatables: Maintenance / DW	$25,000	$25,000	$25,000	$25,000	$25,000	$125,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Floor covering: Maintenance / DW	$200,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$4,200,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Sitework: Maintenence / DW	$35,000	$35,000	$35,000	$35,000	$35,000	$175,000

Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL						
Intercoms & clocks: Maintenance / DW	$35,000	$35,000	$35,000	$35,000	$35,000	$175,000	
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL						
Carpet/Flooring D/W - Facilities	$0	$25,000	$25,000	$25,000	$25,000	$100,000	
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL						
Roof PM program: Maintenance / DW	$400,000	$400,000	$400,000	$400,000	$400,000	$2,000,000	
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL						
Structural: Facilities / DW	$0	$75,000	$75,000	$75,000	$75,000	$300,000	

Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Fire alarm: Facilities/ DW	$0	$50,000	$50,000	$50,000	$50,000	$200,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Security Systems - Facilities	$0	$25,000	$25,000	$25,000	$25,000	$100,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Security Camera Maint - D/W - Maintenance	$35,000	$35,000	$35,000	$35,000	$35,000	$175,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Sitework: Facilities / DW	$35,000	$100,000	$100,000	$100,000	$100,000	$435,000

Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL						
Asphalt/Drainage: Maintenance / DW	$35,000	$35,000	$35,000	$35,000	$35,000	$175,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL						
Controls: Facilities / DW	$0	$25,000	$25,000	$25,000	$25,000	$100,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL						
Security systems/Sonitrol: Maintenance / DW	$45,000	$45,000	$45,000	$45,000	$45,000	$225,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL						
Structural: Maintenance / DW	$40,000	$40,000	$40,000	$40,000	$40,000	$200,000

Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Painting: Maintenance / DW	$300,000	$300,000	$300,000	$300,000	$300,000	$1,500,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Vehicles: Maintenance / DW	$200,000	$200,000	$200,000	$200,000	$200,000	$1,000,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Drainage/Asphalt: Facilities / DW	$0	$100,000	$100,000	$100,000	$100,000	$400,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
DW Fac Renovations	$1,500,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$5,500,000

Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
DW Fac Remodeling		$1,500,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$5,500,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Telephone: Maintenance / DW		$75,000	$75,000	$75,000	$75,000	$75,000	$375,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
ADA - Maintenance		$65,000	$65,000	$65,000	$65,000	$65,000	$325,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Environmental mandates: Maintenance / DW		$100,000	$100,000	$100,000	$100,000	$100,000	$500,000

Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Athletic Tracks & Courts D/W - Facilities	$0	$50,000	$50,000	$50,000	$50,000	$200,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Furniture Fixture & Equipment: Maintenance / DW	$120,000	$120,000	$120,000	$120,000	$120,000	$600,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Safety to Life - Fac	$0	$100,000	$100,000	$100,000	$100,000	$400,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
D/W Locks - Maintenance	$35,000	$35,000	$35,000	$35,000	$35,000	$175,000

Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Roofs: Facilities / DW	$0	$125,000	$125,000	$125,000	$125,000	$500,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Electrical D/W - Maintenance	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Relocatables: Facilities / DW	$0	$200,000	$200,000	$200,000	$200,000	$800,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
DW Fac Fire Alarm/Safety to Life - Maint.	$1,225,000	$428,993	$428,993	$428,993	$428,993	$2,940,972

Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Preventative Maintenance - Maint.	$500,000	$500,000	$500,000	$500,000	$500,000	$2,500,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Environmental Mandates - Code Dept	$250,000	$100,000	$100,000	$100,000	$100,000	$650,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Safety-To-Life Asbestos - Code Dept	$0	$100,000	$100,000	$100,000	$100,000	$400,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Furniture Fixtures and Equipment District Wide	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$5,000,000

Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Carpet/Floor Covering Replacement DW	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$5,000,000
Locations	AMOS P GODBY SENIOR HIGH, APALACHEE ELEMENTARY, ASTORIA PARK ELEMENTARY, AUGUSTA RAA MIDDLE, BELLE VUE MIDDLE, BLOXHAM BUILDING, BOND ELEMENTARY SCHOOL, BUCK LAKE ELEMENTARY, CANOPY OAKS ELEMENTARY, CHAIRES ELEMENTARY, CHAIRES ELEMENTARY PRE-KINDERGARTEN, CONNOR BOULEVARD TRANSPORTATION FACILITY, DEERLAKE MIDDLE, DESOTO TRAIL ELEMENTARY, DEVURN GLENN SERVICE CENTER, ELIZABETH COBB MIDDLE, FAIRVIEW MIDDLE, FOOD SERVICES FACILITY, FORT BRADEN SCHOOL (NEW), FRANK HARTSFIELD ELEMENTARY, FRANK R NIMS MIDDLE, GILCHRIST ELEMENTARY, GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT, GRIFFIN MIDDLE, HAWKS RISE ELEMENTARY, HOWELL CENTER, JAMES RICKARDS SENIOR HIGH, JOHN C RILEY ELEMENTARY, KATE SULLIVAN ELEMENTARY, KILLEARN LAKES ELEMENTARY, LAWTON M CHILES SENIOR HIGH, LCSB FACILITIES, MAINTENANCE & CONSTRUCTION COMPOUND, LEON SENIOR HIGH, LEWIS M LIVELY TECHNICAL CENTER, LILLIAN RUEDIGER ELEMENTARY, LINCOLN SENIOR HIGH, LIVELY TECHNICAL COLLEGE EAST CAMPUS, MAIN TRANSPORTATION FACILITY, MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER, MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD, OAK RIDGE ELEMENTARY, P A C E CENTER (old), PINEVIEW ELEMENTARY, PROPERTY MANAGEMENT WAREHOUSE, R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON, ROBERTS ELEMENTARY, SABAL PALM ELEMENTARY, SAIL (OLD), SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW), SEALEY ELEMENTARY, SPRINGWOOD ELEMENTARY, SWIFT CREEK MIDDLE, TECHNOLOGY AND INFORMATION SERVICES, WALTER T MOORE JR ELEMENTARY, WILLIAM J MONTFORD III MIDDLE SCHOOL, WOODVILLE SCHOOL					
Total:	**$10,115,000**	**$10,353,993**	**$10,353,993**	**$10,353,993**	**$10,353,993**	**$51,530,972**

Local 1.50 Mill Expenditure For Maintenance, Repair and Renovation

Anticipated expenditures expected from local funding sources over the years covered by the current work plan.

Item	2024 - 2025 Actual Budget	2025 - 2026 Projected	2026 - 2027 Projected	2027 - 2028 Projected	2028 - 2029 Projected	Total
Remaining Maint and Repair from 1.5 Mills	$10,115,000	$10,353,993	$10,353,993	$10,353,993	$10,353,993	$51,530,972
Maintenance/Repair Salaries	$4,250,000	$4,250,000	$4,250,000	$4,250,000	$4,250,000	$21,250,000
School Bus Purchases	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$7,500,000
Other Vehicle Purchases	$0	$0	$0	$0	$0	$0
Capital Outlay Equipment	$0	$0	$0	$0	$0	$0
Rent/Lease Payments	$0	$0	$0	$0	$0	$0
COP Debt Service	$9,326,825	$9,327,837	$3,111,848	$3,111,848	$3,111,848	$27,990,206
Rent/Lease Relocatables	$0	$0	$0	$0	$0	$0
Environmental Problems	$0	$0	$0	$0	$0	$0
s.1011.14 Debt Service	$0	$0	$0	$0	$0	$0
Special Facilities Construction Account	$0	$0	$0	$0	$0	$0
Premiums for Property Casualty Insurance - 1011.71 (4a,b)	$2,500,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000	$12,500,000
Qualified School Construction Bonds (QSCB)	$0	$0	$0	$0	$0	$0
Qualified Zone Academy Bonds (QZAB)	$0	$0	$0	$0	$0	$0

Sales Tax Bond Payment	$7,413,200	$7,402,825	$7,431,200	$7,431,200	$7,431,200	$37,109,625
Charter Schools SB 376	$1,394,326	$1,394,326	$1,394,326	$1,394,326	$1,394,326	$6,971,630
Local Expenditure Totals:	**$36,499,351**	**$36,728,981**	**$30,541,367**	**$30,541,367**	**$30,541,367**	**$164,852,433**

Revenue

1.50 Mill Revenue Source

Schedule of Estimated Capital Outlay Revenue from each currently approved source which is estimated to be available for expenditures on the projects included in the tentative district facilities work program. All amounts are NET after considering carryover balances, interest earned, new COP's, 1011.14 and 1011.15 loans, etc. Districts cannot use 1.5-Mill funds for salaries except for those explicitly associated with maintenance/repair projects. (1011.71 (5), F.S.)

Item	Fund	2024 - 2025 Actual Value	2025 - 2026 Projected	2026 - 2027 Projected	2027 - 2028 Projected	2028 - 2029 Projected	Total
(1) Non-exempt property assessed valuation		$27,262,559,265	$27,807,810,450	$28,363,966,659	$28,931,245,992	$29,509,870,912	$141,875,453,278
(2) The Millage projected for discretionary capital outlay per s.1011.71		1.50	1.50	1.50	1.50	1.50	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		$45,801,100	$46,717,122	$47,651,464	$48,604,493	$49,576,583	$238,350,762
(4) Value of the portion of the 1.50 -Mill ACTUALLY levied	370	$39,258,085	$40,043,247	$40,844,112	$41,660,994	$42,494,214	$204,300,652
(5) Difference of lines (3) and (4)		$6,543,015	$6,673,875	$6,807,352	$6,943,499	$7,082,369	$34,050,110

PECO Revenue Source

The figure in the row designated "PECO Maintenance" will be subtracted from funds available for new construction because PECO maintenance dollars cannot be used for new construction.

Item	Fund	2024 - 2025 Actual Budget	2025 - 2026 Projected	2026 - 2027 Projected	2027 - 2028 Projected	2028 - 2029 Projected	Total
PECO New Construction	340	$0	$0	$0	$0	$0	$0
PECO Maintenance Expenditures		$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**

CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2024 - 2025 Actual Budget	2025 - 2026 Projected	2026 - 2027 Projected	2027 - 2028 Projected	2028 - 2029 Projected	Total
CO & DS Cash Flow-through Distributed	360	$1,259,422	$1,259,422	$1,259,422	$1,259,422	$1,259,422	$6,297,110
CO & DS Interest on Undistributed CO	360	$34,770	$34,770	$34,770	$34,770	$34,770	$173,850
		$1,294,192	**$1,294,192**	**$1,294,192**	**$1,294,192**	**$1,294,192**	**$6,470,960**

Fair Share Revenue Source

All legally binding commitments for proportionate fair-share mitigation for impacts on public school facilities must be included in the 5-year district work program.

Nothing reported for this section.

Sales Surtax Referendum

Specific information about any referendum for a 1-cent or ½-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2023 - 2024? No

Additional Revenue Source

Any additional revenue sources

Item	2024 - 2025 Actual Value	2025 - 2026 Projected	2026 - 2027 Projected	2027 - 2028 Projected	2028 - 2029 Projected	Total
Proceeds from a s.1011.14/15 F.S. Loans	$0	$0	$0	$0	$0	$0
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	$0	$0	$0	$0	$0	$0
Proceeds from Special Act Bonds	$0	$0	$0	$0	$0	$0
Estimated Revenue from CO & DS Bond Sale	$0	$0	$0	$0	$0	$0
Proceeds from Voted Capital Improvements millage	$0	$0	$0	$0	$0	$0
Other Revenue for Other Capital Projects	$0	$0	$0	$0	$0	$0
Proceeds from 1/2 cent sales surtax authorized by school board	$29,750,000	$30,345,000	$30,951,900	$31,570,938	$32,202,357	$154,820,195
Proceeds from local governmental infrastructure sales surtax	$0	$0	$0	$0	$0	$0
Proceeds from Certificates of Participation (COP's) Sale	$0	$0	$0	$0	$0	$0
Classrooms First Bond proceeds amount authorized in FY 1997-98	$0	$0	$0	$0	$0	$0
Classrooms for Kids	$0	$0	$0	$0	$0	$0
District Equity Recognition	$0	$0	$0	$0	$0	$0
Federal Grants	$0	$0	$0	$0	$0	$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	$0	$0	$0	$0	$0	$0
Impact fees received	$0	$0	$0	$0	$0	$0
Private donations	$0	$0	$0	$0	$0	$0
Grants from local governments or not-for-profit organizations	$0	$0	$0	$0	$0	$0
Interest, Including Profit On Investment	$0	$0	$0	$0	$0	$0

Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	$0	$0	$0	$0	$0	$0
Total Fund Balance Carried Forward	$6,850,000	$5,993,419	$4,818,658	$3,477,466	$6,139,188	$27,278,731
General Capital Outlay Obligated Fund Balance Carried Forward From Total Fund Balance Carried Forward	$0	$0	$0	$0	$0	$0
Special Facilities Construction Account	$0	$0	$0	$0	$0	$0
One Cent - 1/2 Cent Sales Surtax Debt Service From Total Fund Balance Carried Forward	$0	$0	$0	$0	$0	$0
Capital Outlay Projects Funds Balance Carried Forward From Total Fund Balance Carried Forward	$0	$0	$0	$0	$0	$0
Subtotal	**$36,600,000**	**$36,338,419**	**$35,770,558**	**$35,048,404**	**$38,341,545**	**$182,098,926**

Total Revenue Summary

Item Name	2024 - 2025 Budget	2025 - 2026 Projected	2026 - 2027 Projected	2027 - 2028 Projected	2028 - 2029 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	$39,258,085	$40,043,247	$40,844,112	$41,660,994	$42,494,214	$204,300,652
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	($36,499,351)	($36,728,981)	($30,541,367)	($30,541,367)	($30,541,367)	($164,852,433)
PECO Maintenance Revenue	$0	$0	$0	$0	$0	$0
Available 1.50 Mill for New Construction	**$2,758,734**	**$3,314,266**	**$10,302,745**	**$11,119,627**	**$11,952,847**	**$39,448,219**

Item Name	2024 - 2025 Budget	2025 - 2026 Projected	2026 - 2027 Projected	2027 - 2028 Projected	2028 - 2029 Projected	Five Year Total
CO & DS Revenue	$1,294,192	$1,294,192	$1,294,192	$1,294,192	$1,294,192	$6,470,960
PECO New Construction Revenue	$0	$0	$0	$0	$0	$0
Other/Additional Revenue	$36,600,000	$36,338,419	$35,770,558	$35,048,404	$38,341,545	$182,098,926
Total Additional Revenue	**$37,894,192**	**$37,632,611**	**$37,064,750**	**$36,342,596**	**$39,635,737**	**$188,569,886**
Total Available Revenue	**$40,652,926**	**$40,946,877**	**$47,367,495**	**$47,462,223**	**$51,588,584**	**$228,018,105**

Project Schedules

Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

LEON COUNTY SCHOOL DISTRICT **2024 - 2025 Work Plan**

Project Description	Location		2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Total	Funded
New Construction, Remodel and Renovation	ELIZABETH COBB MIDDLE	Planned Cost:	$0	$0	$0	$15,000,000	$15,000,000	$30,000,000	Yes
		Student Stations:	0	0	0	132	132	264	
		Total Classrooms:	0	0	0	6	6	12	
		Gross Sq Ft:	0	0	0	12,858	12,858	25,716	
Renovate/Remodel to close in pods and add additional classrooms - includes sprinkling buildings and re-roof	WALTER T MOORE JR ELEMENTARY	Planned Cost:	$2,000,000	$0	$0	$0	$0	$2,000,000	Yes
		Student Stations:	80	0	0	0	0	80	
		Total Classrooms:	6	0	0	0	0	6	
		Gross Sq Ft:	2,862	0	0	0	0	2,862	
New Wing - 10 classrooms, Performing Arts, and Gym Demo	AUGUSTA RAA MIDDLE	Planned Cost:	$0	$0	$18,000,000	$23,000,000	$0	$41,000,000	Yes
		Student Stations:	0	0	0	792	0	792	
		Total Classrooms:	0	0	0	36	0	36	
		Gross Sq Ft:	0	0	9,600	19,616	0	29,216	
New Building - 15 classrooms - to Replace buildings 2 & 4 and increase the number of classrooms - Demolish building 2 & 4 Remodel and Renovate Gym - Demo Gym	GRIFFIN MIDDLE	Planned Cost:	$0	$0	$18,000,000	$0	$0	$18,000,000	Yes
		Student Stations:	0	0	200	0	0	200	
		Total Classrooms:	0	0	8	0	0	8	
		Gross Sq Ft:	0	0	25,725	0	0	25,725	
New Office and Classroom Wing and new Gym	WOODVILLE SCHOOL	Planned Cost:	$0	$0	$0	$0	$12,000,000	$12,000,000	No
		Student Stations:	0	0	0	0	286	286	
		Total Classrooms:	0	0	0	0	2	2	
		Gross Sq Ft:	0	0	0	0	29,502	29,502	

Planned Cost:	**$2,000,000**	**$0**	**$36,000,000**	**$38,000,000**	**$27,000,000**	**$103,000,000**
Student Stations:	**80**	**0**	**200**	**924**	**418**	**1,622**
Total Classrooms:	**6**	**0**	**8**	**42**	**8**	**64**

Gross Sq Ft:	**2,862**	**0**	**35,325**	**32,474**	**42,360**	**113,021**

Other Project Schedules

Major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

Project Description	Location	2024 - 2025 Actual Budget	2025 - 2026 Projected	2026 - 2027 Projected	2027 - 2028 Projected	2028 - 2029 Projected	Total	Funded
Remodel buildings 1 & 8	GILCHRIST ELEMENTARY	$0	$0	$0	$0	$1,111,120	$1,111,120	No
MS Enterprise Agreement	TECHNOLOGY AND INFORMATION SERVICES	$2,300,000	$2,500,000	$2,600,000	$2,700,000	$2,700,000	$12,800,000	Yes
Upgrade core switches; upgrade wireless access points	TECHNOLOGY AND INFORMATION SERVICES	$2,500,000	$2,950,000	$2,900,000	$2,500,000	$2,500,000	$13,350,000	Yes
Site Improvement	APALACHEE ELEMENTARY	$0	$0	$0	$0	$100,000	$100,000	No
Site Improvement	ASTORIA PARK ELEMENTARY	$0	$0	$0	$262,223	$0	$262,223	Yes
Site Improvement	BOND ELEMENTARY SCHOOL	$0	$0	$220,000	$0	$0	$220,000	Yes
Renovate Bldgs 1, 2, 3, 4, 6, 7	BUCK LAKE ELEMENTARY	$0	$0	$0	$0	$10,834,242	$10,834,242	No
Renovate Buildings 1-7	CHAIRES ELEMENTARY	$0	$0	$0	$0	$11,635,194	$11,635,194	No
Bldgs 2, 3, 4, 6 and 7 - Renovation	DEERLAKE MIDDLE	$0	$0	$0	$0	$4,000,000	$4,000,000	No
Site Improvement	JOHN C RILEY ELEMENTARY	$0	$0	$100,000	$0	$0	$100,000	Yes
Renovate Bldgs 1, 2, 9, 10, 11 and 12	JOHN C RILEY ELEMENTARY	$0	$0	$0	$0	$5,720,376	$5,720,376	No
Renovate Bldgs 1, 3 and 4	KATE SULLIVAN ELEMENTARY	$0	$0	$0	$0	$14,744,237	$14,744,237	No
Renovate Bldgs 1, 2, 3, 5, 6, 7, 8 and 9	LAWTON M CHILES SENIOR HIGH	$0	$0	$0	$0	$14,000,000	$14,000,000	No
Renovate Bldgs 1, 2, 3, 4, 5, 6 and 8	OAK RIDGE ELEMENTARY	$0	$0	$0	$0	$11,939,154	$11,939,154	No
Site Improvement	PINEVIEW ELEMENTARY	$0	$0	$100,000	$0	$0	$100,000	Yes
Renovate Bldgs 1, 2, 4 and 5	PINEVIEW ELEMENTARY	$0	$0	$0	$7,740,006	$0	$7,740,006	No
Renovate Bldgs 1-4	ROBERTS ELEMENTARY	$0	$0	$0	$0	$12,397,230	$12,397,230	No
Renovate Campus	SPRINGWOOD ELEMENTARY	$0	$0	$11,848,818	$0	$0	$11,848,818	No
Site Improvement	SWIFT CREEK MIDDLE	$0	$0	$200,000	$0	$0	$200,000	No
Renovate Bldgs 2, 3, 4, 5, 6, 7 and 8	SWIFT CREEK MIDDLE	$0	$0	$0	$0	$12,653,625	$12,653,625	No
Renovate Buildings 1 & 2	WOODVILLE SCHOOL	$0	$0	$0	$0	$5,727,150	$5,727,150	No
Site Improvement	OAK RIDGE ELEMENTARY	$0	$100,000	$0	$0	$0	$100,000	Yes
Site Improvement	LILLIAN RUEDIGER ELEMENTARY	$0	$0	$100,000	$0	$0	$100,000	No
Site Improvement	CANOPY OAKS ELEMENTARY	$0	$0	$227,495	$0	$0	$227,495	Yes

Site Improvement	LAWTON M CHILES SENIOR HIGH	$0	$100,000	$0	$0	$0	$100,000	Yes
Renovate Bldgs 1, 2, 3, 4, 5, 6 and 9	KILLEARN LAKES ELEMENTARY	$0	$0	$0	$0	$5,000,000	$5,000,000	No
Site Improvement/Parking	BUCK LAKE ELEMENTARY	$0	$200,000	$0	$0	$0	$200,000	Yes
Site Improvement	DEERLAKE MIDDLE	$0	$0	$100,000	$0	$0	$100,000	No
Site Improvement	DESOTO TRAIL ELEMENTARY	$0	$0	$100,000	$0	$0	$100,000	No
Renovate Site	FOOD SERVICES FACILITY	$0	$0	$7,000,000	$0	$0	$7,000,000	No
Remodel buildings 1, 3 & 4	ROBERTS ELEMENTARY	$0	$0	$0	$0	$1,885,696	$1,885,696	No
Expand covered play area and multipurpose dining	ROBERTS ELEMENTARY	$0	$0	$0	$0	$1,113,860	$1,113,860	No
Remodel buildings 1, 3 and 8	SABAL PALM ELEMENTARY	$0	$0	$896,240	$0	$0	$896,240	No
Site improvement	SEALEY ELEMENTARY	$0	$0	$100,000	$0	$0	$100,000	No
new covered play area	SEALEY ELEMENTARY	$0	$0	$0	$329,925	$0	$329,925	No
Site improvement	SPRINGWOOD ELEMENTARY	$0	$0	$100,000	$0	$0	$100,000	No
New covered play area	SPRINGWOOD ELEMENTARY	$0	$0	$0	$0	$894,740	$894,740	No
New Covered Play Area	WALTER T MOORE JR ELEMENTARY	$0	$0	$0	$0	$714,015	$714,015	No
Site Improvement	WALTER T MOORE JR ELEMENTARY	$0	$0	$0	$0	$100,000	$100,000	No
Remodel Building 3	WOODVILLE SCHOOL	$0	$0	$0	$0	$538,834	$538,834	No
Add new northside transportation compound behind Chiles	MAIN TRANSPORTATION FACILITY	$0	$0	$1,000,000	$0	$0	$1,000,000	Yes
Covered Play Area	PINEVIEW ELEMENTARY	$0	$0	$0	$0	$200,000	$200,000	Yes
Re-roof Buildings DW	Location not specified	$3,000,000	$3,000,000	$3,000,000	$3,000,000	$3,000,000	$15,000,000	Yes
Renovate	AMOS P GODBY SENIOR HIGH	$0	$0	$0	$0	$6,000,000	$6,000,000	Yes
Bldgs 1, 2, 3, 4, 6 and 7 - Renovate	DESOTO TRAIL ELEMENTARY	$0	$0	$0	$0	$11,217,606	$11,217,606	No
Renovate Bldgs 3 and 5	LINCOLN SENIOR HIGH	$0	$3,596,877	$0	$0	$0	$3,596,877	Yes
Renovate Campus	FORT BRADEN SCHOOL (NEW)	$0	$0	$0	$0	$12,275,835	$12,275,835	No
Site Improvement	LEON SENIOR HIGH	$0	$0	$100,000	$0	$0	$100,000	No
Re-roof Building 4	LEON SENIOR HIGH	$0	$0	$1,000,000	$0	$0	$1,000,000	No
Site Improvement	HAWKS RISE ELEMENTARY	$0	$0	$100,000	$0	$0	$100,000	No
Site Improvement	KATE SULLIVAN ELEMENTARY	$0	$100,000	$0	$0	$0	$100,000	Yes
Site Improvement	KILLEARN LAKES ELEMENTARY	$0	$0	$0	$0	$100,000	$100,000	No
Site Improvement	LINCOLN SENIOR HIGH	$0	$100,000	$0	$0	$0	$100,000	Yes
Site Improvement	MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER	$0	$0	$100,000	$0	$0	$100,000	No

Site Improvement	MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD	$0	$100,000	$0	$0	$0	$100,000	Yes
Site Improvement	ROBERTS ELEMENTARY	$0	$0	$100,000	$0	$0	$100,000	No
Site Improvement	SABAL PALM ELEMENTARY	$0	$0	$100,000	$0	$0	$100,000	No
Renovate Buildings 1, 2, 4, 5, and 6	SABAL PALM ELEMENTARY	$0	$0	$0	$0	$3,632,988	$3,632,988	No
Renovate Buildings 2-5	SEALEY ELEMENTARY	$0	$3,000,000	$0	$0	$0	$3,000,000	Yes
Site Improvement	WILLIAM J MONTFORD III MIDDLE SCHOOL	$0	$0	$100,000	$0	$0	$100,000	No
Site Expansion - 6 acres	LEON SENIOR HIGH	$0	$2,000,000	$0	$0	$0	$2,000,000	Yes
Expand Site 10 acres	JAMES RICKARDS SENIOR HIGH	$0	$0	$1,500,000	$0	$0	$1,500,000	No
Expand Site 15 acres	LAWTON M CHILES SENIOR HIGH	$0	$1,000,000	$0	$0	$0	$1,000,000	Yes
Renovate/Remodel Building 1	LEON SENIOR HIGH	$0	$0	$0	$0	$4,000,000	$4,000,000	No
Expand Site - 2 acres	FRANK HARTSFIELD ELEMENTARY	$0	$0	$750,000	$0	$0	$750,000	No
Contingency	Location not specified	$3,000,000	$3,000,000	$0	$0	$0	$6,000,000	Yes
Expand Site 2 acres	KATE SULLIVAN ELEMENTARY	$0	$1,000,000	$0	$0	$0	$1,000,000	Yes
Expand Site 17 acres	MAIN TRANSPORTATION FACILITY	$0	$0	$1,000,000	$0	$0	$1,000,000	No
Expand and Remodel office	SWIFT CREEK MIDDLE	$0	$0	$1,700,000	$0	$0	$1,700,000	No
Remodel/Expand Dining - Building 8	JOHN C RILEY ELEMENTARY	$0	$0	$0	$0	$10,000,000	$10,000,000	Yes
Cafeteria Expansion	AUGUSTA RAA MIDDLE	$0	$4,000,000	$0	$0	$0	$4,000,000	Yes
Replace Gym and Cafeteria	GRIFFIN MIDDLE	$17,000,000	$9,000,000	$0	$0	$0	$26,000,000	Yes
Renovate Buildings 1, 2, 3, 4, 5 and 6.	CANOPY OAKS ELEMENTARY	$0	$0	$0	$0	$4,979,362	$4,979,362	No
New Construction - Multipurpose (Dining)	APALACHEE ELEMENTARY	$0	$0	$0	$0	$868,180	$868,180	No
Renovate Buildings 1 and 2	ASTORIA PARK ELEMENTARY	$0	$0	$0	$7,809,972	$0	$7,809,972	No
New Covered Play Area	CANOPY OAKS ELEMENTARY	$0	$0	$1,108,465	$0	$0	$1,108,465	No
New Covered Play Area	CHAIRES ELEMENTARY	$0	$0	$894,740	$0	$0	$894,740	No
Site improvement	CHAIRES ELEMENTARY	$0	$0	$220,000	$0	$0	$220,000	Yes
New Covered Play Area	DESOTO TRAIL ELEMENTARY	$0	$0	$734,135	$0	$0	$734,135	No
Site improvement/parking	FORT BRADEN SCHOOL (NEW)	$0	$200,000	$0	$0	$0	$200,000	Yes
Renovate Buildings 9, 10, 11, 12 and 16	FRANK HARTSFIELD ELEMENTARY	$0	$0	$0	$0	$4,547,100	$4,547,100	No
Renovate buildings 4, 8, 9	FRANK R NIMS MIDDLE	$0	$0	$0	$0	$3,848,916	$3,848,916	No
Remodel buildings portions of Buildings 1 & 5	GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT	$0	$0	$0	$0	$600,000	$600,000	No

Renovate buildings1, 3, 4, 5, 6, 7, 13, 14, & 15	GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT	$0	$0	$0	$0	$11,855,129	$11,855,129	No
Site development - for PE	GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT	$0	$0	$500,000	$0	$0	$500,000	No
New gym	GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT	$0	$0	$1,413,460	$0	$0	$1,413,460	No
Remodel buildings 1,2, 3, 5, 7	FRANK HARTSFIELD ELEMENTARY	$0	$0	$0	$0	$4,000,000	$4,000,000	No
Remodel building 1 office	HAWKS RISE ELEMENTARY	$0	$0	$134,368	$0	$0	$134,368	No
Renovate buildings 1 & 2	HAWKS RISE ELEMENTARY	$0	$0	$0	$0	$11,832,672	$11,832,672	No
New covered play area	HAWKS RISE ELEMENTARY	$0	$0	$0	$0	$1,188,584	$1,188,584	Yes
Renovate buildings 2 & 3	LEON SENIOR HIGH	$0	$0	$0	$6,000,000	$0	$6,000,000	No
New industrial lab	LEWIS M LIVELY TECHNICAL CENTER	$0	$0	$0	$0	$731,800	$731,800	No
Remodel buildings 4 and 10	LEWIS M LIVELY TECHNICAL CENTER	$0	$0	$0	$0	$2,100,000	$2,100,000	No
Renovate buildings 1, 2, 3, 7, 8, 9, 10 and 14	LEWIS M LIVELY TECHNICAL CENTER	$0	$0	$0	$0	$34,099,208	$34,099,208	No
Renovate buildings 1, 9, 10, 11, 12, 13	LILLIAN RUEDIGER ELEMENTARY	$0	$0	$4,153,524	$0	$0	$4,153,524	No
Site development	MAIN TRANSPORTATION FACILITY	$0	$0	$3,000,000	$0	$0	$3,000,000	No
Instructional Technology	TECHNOLOGY AND INFORMATION SERVICES	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$5,000,000	Yes
Gym Renovation	FRANK R NIMS MIDDLE	$0	$3,000,000	$0	$0	$0	$3,000,000	Yes
Office	AUGUSTA RAA MIDDLE	$0	$0	$0	$0	$10,000,000	$10,000,000	Yes
Bathrooms	OAK RIDGE ELEMENTARY	$0	$1,000,000	$0	$0	$0	$1,000,000	Yes
		$28,800,000	**$40,946,877**	**$50,301,245**	**$31,342,126**	**$262,386,853**	**$413,777,101**	

Additional Project Schedules

Any projects that are not identified in the last approved educational plant survey.

Nothing reported for this section.

Non Funded Growth Management Project Schedules

Schedule indicating which projects, due to planned development, that CANNOT be funded from current revenues projected over the next five years.

Nothing reported for this section.

Tracking

Capacity Tracking

Location	2024 - 2025 Satis. Stu. Sta.	Actual 2024 - 2025 FISH Capacity	Actual 2023 - 2024 COFTE	# Class Rooms	Actual Average 2024 - 2025 Class Size	Actual 2024 - 2025 Utilization	New Stu. Capacity	New Rooms to be Added/Removed	Projected 2028 - 2029 COFTE	Projected 2028 - 2029 Utilization	Projected 2028 - 2029 Class Size
LEON SENIOR HIGH	1,918	1,822	1,847	76	24	101.00 %	0	0	1,788	98.00 %	24
KATE SULLIVAN ELEMENTARY	823	823	735	43	17	89.00 %	0	0	716	87.00 %	17
ELIZABETH COBB MIDDLE	1,044	939	673	46	15	72.00 %	132	6	676	63.00 %	13
FRANK HARTSFIELD ELEMENTARY	615	615	328	33	10	53.00 %	0	0	323	53.00 %	10
JAMES RICKARDS SENIOR HIGH	1,798	1,708	1,535	69	22	90.00 %	0	0	1,485	87.00 %	22
R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON	334	334	44	19	2	13.00 %	0	0	37	11.00 %	2
SABAL PALM ELEMENTARY	695	695	467	37	13	67.00 %	0	0	471	68.00 %	13
SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW)	564	423	371	23	16	88.00 %	0	0	361	85.00 %	16
LILLIAN RUEDIGER ELEMENTARY	553	553	479	30	16	87.00 %	0	0	470	85.00 %	16
AUGUSTA RAA MIDDLE	1,121	1,008	861	49	18	85.00 %	792	36	864	48.00 %	10
CHAIRES ELEMENTARY PRE-KINDERGARTEN	103	0	0	7	0	0.00 %	0	0	0	0.00 %	0
WOODVILLE SCHOOL	553	497	489	30	16	98.00 %	0	0	470	95.00 %	16
AMOS P GODBY SENIOR HIGH	1,769	1,680	1,353	73	19	81.00 %	0	0	1,358	81.00 %	19
OAK RIDGE ELEMENTARY	695	695	430	37	12	62.00 %	0	0	433	62.00 %	12
SAIL (OLD)	0	0	0	0	0	0.00 %	0	0	0	0.00 %	0
GRIFFIN MIDDLE	986	887	500	41	12	56.00 %	200	8	482	44.00 %	10
JOHN C RILEY ELEMENTARY	642	642	590	33	18	92.00 %	0	0	582	91.00 %	18
FRANK R NIMS MIDDLE	1,057	951	568	45	13	60.00 %	0	0	573	60.00 %	13
PINEVIEW ELEMENTARY	667	667	417	37	11	62.00 %	0	0	399	60.00 %	11
LEWIS M LIVELY TECHNICAL CENTER	1,367	1,640	99	83	1	6.00 %	0	0	81	5.00 %	1
GILCHRIST ELEMENTARY	941	941	886	50	18	94.00 %	0	0	880	94.00 %	18

BELLE VUE MIDDLE	913	0	0	41	0	0.00 %	0	0	0	0.00 %	0
ASTORIA PARK ELEMENTARY	627	627	463	33	14	74.00 %	0	0	453	72.00 %	14
GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT	351	351	96	34	3	27.00 %	0	0	100	28.00 %	3
WALTER T MOORE JR ELEMENTARY	773	773	546	40	14	71.00 %	80	6	549	64.00 %	12
SEALEY ELEMENTARY	568	568	387	30	13	68.00 %	0	0	382	67.00 %	13
APALACHEE ELEMENTARY	618	618	494	33	15	80.00 %	0	0	485	78.00 %	15
FAIRVIEW MIDDLE	1,018	916	728	44	17	79.00 %	0	0	730	80.00 %	17
P A C E CENTER (old)	0	0	0	0	0	0.00 %	0	0	0	0.00 %	0
KILLEARN LAKES ELEMENTARY	959	959	756	51	15	79.00 %	0	0	750	78.00 %	15
CHAIRES ELEMENTARY	599	599	472	33	14	79.00 %	0	0	453	76.00 %	14
SPRINGWOOD ELEMENTARY	599	599	424	33	13	71.00 %	0	0	420	70.00 %	13
DESOTO TRAIL ELEMENTARY	761	761	663	40	17	87.00 %	0	0	664	87.00 %	17
BUCK LAKE ELEMENTARY	779	779	731	41	18	94.00 %	0	0	720	92.00 %	18
DEERLAKE MIDDLE	1,293	1,163	873	55	16	75.00 %	0	0	862	74.00 %	16
FORT BRADEN SCHOOL (NEW)	917	825	697	43	16	84.00 %	0	0	672	81.00 %	16
LINCOLN SENIOR HIGH	2,159	2,051	1,799	91	20	88.00 %	0	0	1,784	87.00 %	20
LIVELY TECHNICAL COLLEGE EAST CAMPUS	232	232	18	11	2	8.00 %	0	0	22	9.00 %	2
HAWKS RISE ELEMENTARY	910	910	799	48	17	88.00 %	0	0	800	88.00 %	17
LAWTON M CHILES SENIOR HIGH	1,987	1,887	1,885	81	23	100.00 %	0	0	1,826	97.00 %	23
SWIFT CREEK MIDDLE	995	895	780	45	17	87.00 %	0	0	750	84.00 %	17
CANOPY OAKS ELEMENTARY	742	742	620	39	16	84.00 %	0	0	610	82.00 %	16
ROBERTS ELEMENTARY	980	980	847	53	16	86.00 %	0	0	831	85.00 %	16
MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER	428	428	218	21	10	51.00 %	0	0	206	48.00 %	10
BOND ELEMENTARY SCHOOL	790	790	593	42	14	75.00 %	0	0	576	73.00 %	14
MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD	885	885	712	48	15	80.00 %	0	0	706	80.00 %	15
WILLIAM J MONTFORD III MIDDLE SCHOOL	1,164	1,047	929	51	18	89.00 %	0	0	900	86.00 %	18
	40,292	**37,905**	**29,201**	**1,942**	**15**	**77.04 %**	**1,204**	**56**	**28,700**	**73.38 %**	**14**

The COFTE Projected Total (28,700) for 2028 - 2029 must match the Official Forecasted COFTE Total (28,699) for 2028 - 2029 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE for 2028 - 2029	
Elementary (PK-3)	8,612
Middle (4-8)	10,920
High (9-12)	9,168
	28,699

Grade Level Type	Balanced Projected COFTE for 2028 - 2029
Elementary (PK-3)	0
Middle (4-8)	0
High (9-12)	0
	28,700

Relocatable Replacement

Number of relocatable classrooms clearly identified and scheduled for replacement in the school board adopted financially feasible 5-year district work program.

Location	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Year 5 Total
Total Relocatable Replacements:	**0**	**0**	**0**	**0**	**0**	**0**

Charter Schools Tracking

Information regarding the use of charter schools.

Location-Type	# Relocatable units or permanent classrooms	Owner	Year Started or Scheduled	Student Stations	Students Enrolled	Years in Contract	Total Charter Students projected for 2028 - 2029
Arts and Sciences - Thomasville Rd	24	PRIVATE	1999	462	459	2	462
Renaissance Academy	51	PRIVATE	2012	1,145	237	3	800
School of Arts and Sciences at the Centre	30	PRIVATE	2015	450	442	5	450
Tallahassee School of Math and Science	36	PRIVATE	2015	700	621	6	650
Tallahassee Classical	43	PRIVATE	2020	728	343	1	515
	184			**3,485**	**2,102**		**2,877**

Special Purpose Classrooms Tracking

The number of classrooms that will be used for certain special purposes in the current year, by facility and type of classroom, that the district will, 1), not use for educational purposes, and 2), the co-teaching classrooms that are not open plan classrooms and will be used for educational purposes.

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
WALTER T MOORE JR ELEMENTARY	Educational	0	0	0	2	0	2
SEALEY ELEMENTARY	Educational	1	0	0	0	0	1

APALACHEE ELEMENTARY	Educational	0	0	0	4	0	4
PINEVIEW ELEMENTARY	Educational	2	0	0	0	0	2
HAWKS RISE ELEMENTARY	Educational	1	0	0	3	0	4
OAK RIDGE ELEMENTARY	Educational	3	0	0	0	0	3
CHAIRES ELEMENTARY PRE-KINDERGARTEN	Educational	0	0	5	0	0	5
KATE SULLIVAN ELEMENTARY	Educational	0	0	0	3	0	3
FRANK HARTSFIELD ELEMENTARY	Educational	0	6	0	0	0	6
R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON	Educational	0	5	0	0	0	5
Total Educational Classrooms:		**7**	**11**	**5**	**12**	**0**	**35**

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
DESOTO TRAIL ELEMENTARY	Co-Teaching	0	0	0	0	9	9
BUCK LAKE ELEMENTARY	Co-Teaching	1	0	0	2	0	3
ASTORIA PARK ELEMENTARY	Co-Teaching	0	0	0	2	0	2
WALTER T MOORE JR ELEMENTARY	Co-Teaching	0	0	0	4	0	4
SEALEY ELEMENTARY	Co-Teaching	0	0	0	4	0	4
APALACHEE ELEMENTARY	Co-Teaching	0	0	0	4	0	4
JOHN G RILEY ELEMENTARY	Co-Teaching	1	2	0	2	1	6
PINEVIEW ELEMENTARY	Co-Teaching	5	0	0	3	0	8
GILCHRIST ELEMENTARY	Co-Teaching	0	0	0	8	0	8
CANOPY OAKS ELEMENTARY	Co-Teaching	2	0	0	7	0	9
ROBERTS ELEMENTARY	Co-Teaching	0	0	0	6	0	6
HAWKS RISE ELEMENTARY	Co-Teaching	0	0	0	7	0	7
OAK RIDGE ELEMENTARY	Co-Teaching	4	0	0	4	0	8
LILLIAN RUEDIGER ELEMENTARY	Co-Teaching	0	0	0	2	0	2
KATE SULLIVAN ELEMENTARY	Co-Teaching	1	0	0	5	0	6
FRANK HARTSFIELD ELEMENTARY	Co-Teaching	0	0	0	6	1	7
SABAL PALM ELEMENTARY	Co-Teaching	0	0	0	4	0	4
FORT BRADEN SCHOOL (NEW)	Co-Teaching	2	2	0	2	0	6
MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER	Co-Teaching	0	1	0	2	0	3
KILLEARN LAKES ELEMENTARY	Co-Teaching	0	2	0	0	0	2
CHAIRES ELEMENTARY	Co-Teaching	1	4	0	5	0	10
SPRINGWOOD ELEMENTARY	Co-Teaching	0	0	0	4	0	4
Total Co-Teaching Classrooms:		**17**	**11**	**0**	**83**	**11**	**122**

Infrastructure Tracking

Necessary offsite infrastructure requirements resulting from expansions or new schools. This section should include infrastructure information related to capacity project schedules and other project schedules (Section 4).

Not Specified

Proposed location of planned facilities, whether those locations are consistent with the comprehensive plans of all affected local governments, and recommendations for infrastructure and other improvements to land adjacent to existing facilities. Provisions of 1013.33(12), (13) and (14) and 1013.36 must be addressed for new facilities planned within the 1st three years of the plan (Section 5).

Not Specified

Consistent with Comp Plan? No

Net New Classrooms

The number of classrooms, by grade level and type of construction, that were added during the last fiscal year.

List the net new classrooms added in the 2023 - 2024 fiscal year.					List the net new classrooms to be added in the 2024 - 2025 fiscal year.			
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.					Totals for fiscal year 2024 - 2025 should match totals in Section 15A.			
Location	2023 - 2024 # Permanent	2023 - 2024 # Modular	2023 - 2024 # Relocatable	2023 - 2024 Total	2024 - 2025 # Permanent	2024 - 2025 # Modular	2024 - 2025 # Relocatable	2024 - 2025 Total
Elementary (PK-3)	0	0	0	0	6	0	0	6
Middle (4-8)	0	0	0	0	0	0	0	0
High (9-12)	0	0	0	0	0	0	0	0
	0	**0**	**0**	**0**	**6**	**0**	**0**	**6**

Relocatable Student Stations

Number of students that will be educated in relocatable units, by school, in the current year, and the projected number of students for each of the years in the workplan.

Site	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	5 Year Average
AUGUSTA RAA MIDDLE	22	22	22	0	0	13
CHAIRES ELEMENTARY PRE-KINDERGARTEN	0	0	0	0	0	0
WOODVILLE SCHOOL	0	0	0	0	0	0
KATE SULLIVAN ELEMENTARY	0	0	0	0	0	0
ELIZABETH COBB MIDDLE	0	0	0	0	0	0
FRANK HARTSFIELD ELEMENTARY	0	0	0	0	0	0
JAMES RICKARDS SENIOR HIGH	0	0	0	0	0	0
R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON	0	0	0	0	0	0

SABAL PALM ELEMENTARY	0	0	0	0	0	0
BOND ELEMENTARY SCHOOL	0	0	0	0	0	0
LEON SENIOR HIGH	0	0	0	0	0	0
DEERLAKE MIDDLE	0	0	0	0	0	0
FORT BRADEN SCHOOL (NEW)	0	0	0	0	0	0
LINCOLN SENIOR HIGH	0	0	0	0	0	0
MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER	0	0	0	0	0	0
P A C E CENTER (old)	0	0	0	0	0	0
KILLEARN LAKES ELEMENTARY	0	0	0	0	0	0
CHAIRES ELEMENTARY	0	0	0	0	0	0
SPRINGWOOD ELEMENTARY	0	0	0	0	0	0
DESOTO TRAIL ELEMENTARY	0	0	0	0	0	0
BUCK LAKE ELEMENTARY	0	0	0	0	0	0
ASTORIA PARK ELEMENTARY	0	0	0	0	0	0
GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT	0	0	0	0	0	0
WALTER T MOORE JR ELEMENTARY	0	0	0	0	0	0
SEALEY ELEMENTARY	0	0	0	0	0	0
APALACHEE ELEMENTARY	0	0	0	0	0	0
FAIRVIEW MIDDLE	0	0	0	0	0	0
MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD	0	0	0	0	0	0
WILLIAM J MONTFORD III MIDDLE SCHOOL	0	0	0	0	0	0
JOHN C RILEY ELEMENTARY	0	0	0	0	0	0
FRANK R NIMS MIDDLE	0	0	0	0	0	0
PINEVIEW ELEMENTARY	0	0	0	0	0	0
LEWIS M LIVELY TECHNICAL CENTER	0	0	0	0	0	0
GILCHRIST ELEMENTARY	0	0	0	0	0	0
LAWTON M CHILES SENIOR HIGH	0	0	0	0	0	0
SWIFT CREEK MIDDLE	0	0	0	0	0	0
CANOPY OAKS ELEMENTARY	0	0	0	0	0	0
ROBERTS ELEMENTARY	0	0	0	0	0	0
LIVELY TECHNICAL COLLEGE EAST CAMPUS	0	0	0	0	0	0
HAWKS RISE ELEMENTARY	0	0	0	0	0	0
AMOS P GODBY SENIOR HIGH	0	0	0	0	0	0
OAK RIDGE ELEMENTARY	0	0	0	0	0	0
SAIL (OLD)	0	0	0	0	0	0

GRIFFIN MIDDLE	88	88	88	0	0	53
BELLE VUE MIDDLE	0	0	0	0	0	0
SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW)	0	0	0	0	0	0
LILLIAN RUEDIGER ELEMENTARY	0	0	0	0	0	0

Totals for LEON COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	**110**	**110**	**110**	**0**	**0**	**66**
Total number of COFTE students projected by year.	**29,273**	**29,207**	**29,006**	**28,831**	**28,699**	**29,003**
Percent in relocatables by year.	**0 %**	**0 %**	**0 %**	**0 %**	**0 %**	**0 %**

Leased Facilities Tracking

Exising leased facilities and plans for the acquisition of leased facilities, including the number of classrooms and student stations, as reported in the educational plant survey, that are planned in that location at the end of the five year workplan.

Location	# of Leased Classrooms 2024 - 2025	FISH Student Stations	Owner	# of Leased Classrooms 2028 - 2029	FISH Student Stations
KATE SULLIVAN ELEMENTARY	0	0		0	0
ELIZABETH COBB MIDDLE	0	0		0	0
FRANK HARTSFIELD ELEMENTARY	0	0		0	0
JAMES RICKARDS SENIOR HIGH	0	0		0	0
R.N. GOODEN/NANCY RUSSELL CENTER AT WESSON	0	0		0	0
SABAL PALM ELEMENTARY	0	0		0	0
SCHOOL FOR ARTS AND INNOVATIVE LEARNING-SAIL (NEW)	0	0		0	0
LILLIAN RUEDIGER ELEMENTARY	0	0		0	0
AUGUSTA RAA MIDDLE	0	0		0	0
CHAIRES ELEMENTARY PRE-KINDERGARTEN	0	0		0	0
WOODVILLE SCHOOL	0	0		0	0
AMOS P GODBY SENIOR HIGH	0	0		0	0
OAK RIDGE ELEMENTARY	0	0		0	0
SAIL (OLD)	0	0		0	0
GRIFFIN MIDDLE	0	0	Williams Scotsman Inc.	4	88
JOHN C RILEY ELEMENTARY	0	0		0	0
FRANK R NIMS MIDDLE	0	0		0	0
PINEVIEW ELEMENTARY	0	0		0	0
LEWIS M LIVELY TECHNICAL CENTER	0	0		0	0
GILCHRIST ELEMENTARY	0	0		0	0

BELLE VUE MIDDLE	0	0		0	0
ASTORIA PARK ELEMENTARY	0	0		0	0
GRETCHEN EVERHART TRAINABLE MENTALLY HANDICAP CENT	0	0		0	0
WALTER T MOORE JR ELEMENTARY	0	0		0	0
SEALEY ELEMENTARY	0	0		0	0
APALACHEE ELEMENTARY	0	0		0	0
FAIRVIEW MIDDLE	0	0		0	0
P A C E CENTER (old)	0	0		0	0
KILLEARN LAKES ELEMENTARY	0	0		0	0
CHAIRES ELEMENTARY	0	0		0	0
SPRINGWOOD ELEMENTARY	0	0		0	0
DESOTO TRAIL ELEMENTARY	0	0		0	0
BUCK LAKE ELEMENTARY	0	0		0	0
DEERLAKE MIDDLE	0	0		0	0
FORT BRADEN SCHOOL (NEW)	0	0		0	0
LINCOLN SENIOR HIGH	0	0		0	0
LIVELY TECHNICAL COLLEGE EAST CAMPUS	0	0		0	0
HAWKS RISE ELEMENTARY	0	0		0	0
LAWTON M CHILES SENIOR HIGH	0	0		0	0
SWIFT CREEK MIDDLE	0	0		0	0
CANOPY OAKS ELEMENTARY	0	0		0	0
ROBERTS ELEMENTARY	0	0		0	0
MEHRDAD 'PEPPER' GHAZVINI LEARNING CENTER	0	0		0	0
BOND ELEMENTARY SCHOOL	0	0		0	0
MICHAEL J CONLEY ELEMENTARY SCHOOL AT SOUTHWOOD	0	0		0	0
WILLIAM J MONTFORD III MIDDLE SCHOOL	0	0		0	0
LEON SENIOR HIGH	0	0		0	0
	0	**0**		**4**	**88**

Failed Standard Relocatable Tracking

Relocatable units currently reported by school, from FISH, and the number of relocatable units identified as ‘Failed Standards’.

Nothing reported for this section.

Planning

Class Size Reduction Planning

Plans approved by the school board that reduce the need for permanent student stations such as acceptable school capacity levels, redistricting, busing, year-round schools, charter schools, magnet schools, public-private partnerships, multitrack scheduling, grade level organization, block scheduling, or other alternatives.

The current Educational Plant Survey for Leon District schools indicates that class size reduction targets can be achieved through a combination of new classroom construction at existing schools, promoting magnet programs at selected schools, and redistricting.

School Closure Planning

Plans for the closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues.

Not Specified

Long Range Planning

Ten-Year Maintenance

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 6-10 beyond the projects plans detailed in the five years covered by the work plan.

Nothing reported for this section.

Ten-Year Capacity

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 5 years beyond the 5-year district facilities work program.

Nothing reported for this section.

Ten-Year Planned Utilization

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2023 - 2024 FISH Capacity	Actual 2023 - 2024 COFTE	Actual 2023 - 2024 Utilization	Actual 2024 - 2025 / 2033 - 2034 new Student Capacity to be added/removed	Projected 2033 - 2034 COFTE	Projected 2033 - 2034 Utilization
Elementary - District Totals	16,555	16,555	12,880.33	77.80 %	80	12,327	74.10 %
Middle - District Totals	10,148	9,128	7,098.55	77.77 %	532	6,794	70.33 %
High - District Totals	10,195	9,571	8,791.03	91.85 %	0	8,414	87.91 %
Other - ESE, etc	3,394	2,651	431.08	16.26 %	0	413	15.58 %
	40,292	**37,905**	**29,200.99**	**77.04 %**	**612**	**27,948**	**72.56 %**

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

Ten-Year Infrastructure Planning

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 06 thru 10 out years (Section 28).

Nothing reported for this section.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 06 thru 10 out years (Section 29).

Nothing reported for this section.

Twenty-Year Maintenance

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 11-20 beyond the projects plans detailed in the five years covered by the work plan.

Nothing reported for this section.

Twenty-Year Capacity

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program.

Nothing reported for this section.

Twenty-Year Planned Utilization

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2023 - 2024 FISH Capacity	Actual 2023 - 2024 COFTE	Actual 2023 - 2024 Utilization	Actual 2024 - 2025 / 2043 - 2044 new Student Capacity to be added/removed	Projected 2043 - 2044 COFTE	Projected 2043 - 2044 Utilization
Elementary - District Totals	16,555	16,555	12,880.33	77.80 %	80	11,835	71.15 %
Middle - District Totals	10,148	9,128	7,098.55	77.77 %	532	6,523	67.53 %
High - District Totals	10,195	9,571	8,791.03	91.85 %	0	8,078	84.40 %
Other - ESE, etc	3,394	2,651	431.08	16.26 %	0	396	14.94 %
	40,292	**37,905**	**29,200.99**	**77.04 %**	**612**	**26,832**	**69.66 %**

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

Twenty-Year Infrastructure Planning

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 11 thru 20 out years (Section 28).

Nothing reported for this section.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 11 thru 20 out years (Section 29).

Nothing reported for this section.

Tallahassee-Leon County Planning Department

NOTICE OF PUBLIC HEARING CAPITAL IMPROVEMENTS SCHEDULE UPDATE

NOTICE OF PUBLIC HEARING
CAPITAL IMPROVEMENTS SCHEDULE UPDATE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, December 9, 2025, at 6:00 p.m., or as soon thereafter as such matter may be heard, at the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider adoption of the ordinances entitled to wit:

LEON COUNTY ORDINANCE NO. ____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, UPDATING THE CAPITAL IMPROVEMENTS SCHEDULE OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; 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.

The proposed Capital Improvements Schedule update is available at https://www.talgov.com/place/pln-cp. For more information, contact the Planning Department at (850) 891-6400.

Leon County will also broadcast the public hearing on Comcast channel 16, the Leon County Florida channel on Roku, and the County's Facebook page

(https://www.facebook.com/LeonCountyFL/), YouTube channel (https://www.youtube.com/user/LeonCountyFL), and web site (www.LeonCountyFL.gov).

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Interested parties may also provide virtual real-time public comments during the public hearing. After the Board of County Commissioner's agenda is posted online, interested parties wishing to provide virtual real-time public comments must complete and submit the registration form provided at https://www2.leoncountyfl.gov/coadmin/agenda/ by 8:00 p.m. on Monday, December 8, 2025. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX., Section E., entitled "Addressing the Board," and Article IX., Section F., entitled "Decorum," shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301 or CMR@leoncountyfl.gov, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.
BCIS120925

Publication Dates:
11/20/2025 01:00 PM

Leon County
Board of County Commissioners

Notes for Agenda Item #25

Leon County Board of County Commissioners

Agenda Item #25

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Adoption Public Hearing on the Comprehensive Plan Update

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Nawfal Ezzagaghi, Assistant County Administrator Artie White, Director, Planning, Land Management & Community Enhancement (PLACE) Mike Alfano, Director, Planning
Lead Staff / Project Team:	Susan Poplin, Administrator of Comprehensive Planning Tyler Maldonado, Principal Planner Adam Moran, Planner II Ed Young, GIS Coordinator

Statement of Issue:

This item requests the Board conduct the adoption public hearing and adopt an ordinance amending the Land Use and Mobility Elements of the 2030 Tallahassee-Leon County Comprehensive Plan (Attachment #1) pursuant to Section 163.3184, Florida Statutes (F.S.). If adopted by both the Board and City Commission, the current Land Use Element and Mobility Element will be replaced by the proposed Land Use and Mobility Element.

Fiscal Impact:

None.

Staff Recommendation:

Option #1: Conduct the adoption public hearing and adopt the proposed ordinance (Attachment #1), thereby adopting the proposed Land Use and Mobility Element and Glossary revisions to the Tallahassee-Leon County Comprehensive Plan, subject to the City Commission's adoption of the proposed amendments in accordance with Policy 1.8.1 of the Intergovernmental Coordination Element.

Report and Discussion

Background:

At its November 18, 2025, meeting, the Board accepted a status report on the proposed Land Use and Mobility Element (LME), provided policy direction for specific updates to the proposed LME, and directed staff to schedule the adoption public hearing on the proposed LME for December 9, 2025. The item requests the Board conduct the adoption public hearing and adopt an ordinance (Attachment #1) amending the existing Land Use and Mobility Elements of the 2030 Tallahassee-Leon County Comprehensive Plan with the proposed LME, subject to the City Commission also adopting the proposed amendments in accordance with Policy 1.8.1 of the Intergovernmental Coordination Element. The adoption hearing for the City Commission is scheduled for December 10, 2025.

This item advances the following FY 2022 – FY 2026 Strategic Initiatives:

- *Complete a comprehensive review and revision to the Land Use Element of the Comprehensive Plan. (2022-13)*
- *Host community outreach events on the Vision 2025 Comprehensive Plan Land Use and Mobility Elements Update to share information and solicit input from citizens, advocacy groups, and neighborhood representatives. (2024-83)*

These particular Strategic Initiatives align with the Board's Environment and Governance Strategic Priorities:

- *(EN3) Promote orderly growth and sustainable practices.*
- *(G3) Inform and engage citizens through multiple outreach platforms to ensure consistent, high-value, transparent communication on our most important issues.*

The Board and City Commission initiated an update to the Tallahassee-Leon County Comprehensive Plan (Plan), beginning with the Land Use and Mobility Elements—Comprehensive Plan Elements that guide future growth, development, and transportation planning. Launched in late 2022, the current effort to revise the Plan reflects current conditions, complies with statutory requirements, and aligns with the community's long-term vision based on extensive public engagement.

On February 25, 2025, the Board and City Commission held a Joint Workshop to review draft goals and objectives and provided policy direction for the proposed LME. Feedback from both Commissions was used to refine the draft documents in preparation for formal review.

The Tallahassee-Leon County Local Planning Agency (LPA) held a public hearing on April 1, 2025, following several work sessions to review the proposed LME. The LPA voted to recommend transmittal of the proposed LME to the Board and City Commission.

At its May 13, 2025, meeting, the Board held the Transmittal Public Hearing and voted to transmit the proposed LME and supporting data analysis to the State Land Planning Agency (Florida Commerce) and other state and regional review agencies for the 30-day review period pursuant to Section 163.3184, F.S.

During this same period, the City Commission considered the companion transmittal on June 11, 2025. In response to citizen concerns regarding residential density, neighborhood compatibility, and growth patterns, the City Commission deferred transmittal and directed staff to conduct additional community engagement before proceeding.

Subsequently, at its July 8, 2025 meeting, the Board directed staff to undertake additional public engagement focused on the proposed LMEs, to compile and summarize community feedback, and to return to the Board with a status report, policy recommendations, and a revised project schedule for consideration prior to adoption.

While the County's engagement process was underway, the City continued its review of the proposed LME. In response to community concerns about the proposed Urban and Sub-Urban Residential Preservation Future Land Use Categories (FLUCs), the City held a community meeting on August 18, 2025, attended by representatives from numerous neighborhood associations. Based on feedback from that meeting, the City Commission voted on August 20, 2025, to retain the existing Residential Preservation FLUC with revisions to address legally established nonconforming uses. The City Commission then held its Transmittal Hearing on September 17, 2025, and voted to transmit the proposed LME—incorporating the updated Residential Preservation policies—to the State Land Planning Agency and review agencies.

The Board received a status update on November 18, 2025, that provided a thorough summary of the input received through the Board-directed community engagement. At that meeting, the Board provided policy direction to staff on specific updates to the proposed LME. Additionally, the Board directed staff to schedule the adoption public hearing for December 9, 2025. This item provides a proposed ordinance (Attachment #1) for Board consideration for the adoption public hearing. This item recommends that the Board approve the adoption of the proposed Ordinance to amend the Land Use and Mobility Elements and revise the Plan's Glossary (Option #1).

Policy 1.8.1 of the Intergovernmental Coordination Element of the Tallahassee-Leon County Comprehensive Plan requires approval by both the Board and the City Commission for text amendments, including amendments to the Urban Services Area (USA), to become effective.

Should the Board approve the adoption of the proposed LME (Option #1), and the City Commission also approves adoption of the proposed LME at its adoption public hearing, the adopted LME and related Glossary update will again be submitted to the Florida Department of Commerce and commenting agencies for a compliance review. The proposed LME would become effective 31 days after the State Land Planning Agency notifies the local governments that the plan amendment package is complete.

Analysis:

The proposed Land Use and Mobility (LME) Goals, Objectives, and Policies (Attachment #1) provide a roadmap for what the Tallahassee-Leon County community will look like in the future with the population growth projected between today and 2050.

Purpose of the Comprehensive Plan and Relationship to Land Development Codes

The Tallahassee-Leon County Comprehensive Plan is intended to express the community's plan for how growth and development occur in the City of Tallahassee and Leon County. The current Comprehensive Plan includes Goals, Objectives, and Policies regarding how land is developed to accommodate projected population growth, how infrastructure is planned and provided to support anticipated growth, how natural features are protected, and how various other factors that promote a high quality of life are addressed in the community. The Comprehensive Plan also includes the land use plan that reflects assigned future land use designations on a Future Land Use Map (FLUM). The Plan gives direction to programs and activities, and to regulation through land development codes, including zoning districts. When the update is completed, an assessment of the existing land development codes is needed to ensure that they implement the intent of the Comprehensive Plan including the FLUM and remain consistent with the Comprehensive Plan.

Implementation of the FLUM Through Zoning

Zoning districts defined in the City and County's respective Land Development Codes and reflected on the respective City and County official zoning maps implement the FLUM. In some cases, a Future Land Use Category (FLUC) is implemented by only one or two zoning districts. For example, the Urban Fringe FLUC is implemented by the Urban Fringe zoning district, the Recreation and Open Space zoning district, or a Planned Unit Development. In other cases, a FLUC may be implemented by numerous zoning districts. For example, the Suburban FLUC can be implemented by twenty-two different zoning districts. The zoning districts that implement the Suburban FLUC range from Residential Acre (RA) allowing up to one unit per acre to Medium Density Residential (MR) allowing up to 16 units per acre and from Neighborhood Commercial (C-1) allowing up to 12,500 square feet of commercial development per acre to Medical Arts Commercial (CM) allowing up to 80,000 square feet per acre. The current effort to update the FLUM does not change the current zoning designation of any property and allows existing districts to remain in place. Future zoning changes will continue to be assessed as required by the Comprehensive Plan and the land development codes.

Public Engagement

Public engagement for the LME Update was extensive, with opportunities for participation provided at multiple stages of the project. Attachment #2, *Comprehensive Plan Update Project History*, documents this process and outlines the various points at which the community was invited to provide input. Building on these earlier efforts, the consultant team conducted additional outreach activities tailored to the project's needs, which included the following:

- Ambassador Program (Throughout project)
- Educational Roadshow (September 18 - 20, 2023)
- Roundtable Discussions (September 26 - 29, 2023)

- Vision Survey (October - November 2023)
- Community Building Blocks Survey (December 2023 - February 2024)
- Strengthen, Transform, Enhance, and Preserve (STEP) Framework Workshops (January 29 - 30, 2024)
- Comprehensive Plan/Land Development Code Assessment Sessions (December 2024)
- Public Survey on Goals and Objectives (February - March 2024)
- Local Planning Agency Workshop on LME Goals and Objectives (February 4, 2025)
- Committees and Stakeholders Meeting (February 26, 2025)
- Community Engagement Meeting (March 3, 2025)
- Local Planning Agency Workshop on Future Land Use Map and Land Use Categories (March 11, 2025)
- Public Survey on Goals, Objectives, and Policies (March - April 2025)
- Local Planning Agency Public Hearing (April 1, 2025)

In addition to the consultant-led outreach, the Planning Department conducted further public engagement to gather input from community members and organizations on the draft LME Goals, Objectives, and Policies. Feedback was collected through public surveys and comments submitted directly to staff, and is summarized in Attachment #3, *Public Comment*. This input was reviewed and incorporated where it aligned with community values, data analysis, other elements of the Comprehensive Plan, applicable state statutes, and the overall purpose of the Plan. Comments deemed more appropriate for implementation through the land development code have been set aside for consideration during future updates to that code.

Data Analysis

The proposed Comprehensive Plan update must be supported by appropriate data and analysis, as required by state law. Sections 163.3177(6)(a) and (b), Florida Statutes, specify minimum requirements, including population projections; existing land uses and natural resources; the availability of public facilities and services; transportation circulation; and projected transportation levels of service. Business Impact Estimates (BIEs) for both the City and the County were also completed as required and are included as Attachment #4. These BIEs are available on the respective City and County websites. All supporting data and analyses for the Comprehensive Plan update are publicly accessible at: https://www.compplantlc.com/pages/dataandanalysis.

Housing Needs Assessment:

As part of the required data and analysis supporting the Comprehensive Plan update, an evaluation of future housing needs was completed to assess whether projected growth can be supported by existing and anticipated housing supply. This analysis identifies the additional housing units likely to be required through 2050 and examines current market conditions to understand existing shortages and pressures.

Projected population growth in Leon County is expected to create demand for approximately 23,000 additional housing units by 2050. This estimate reflects the projected addition of roughly 41,500 residents over the next 25 years, calculated using the county's average household size (2.28 persons) and a standard housing multiplier (1.25).

The local housing market is already experiencing supply pressures. As of July 2025, Tallahassee and Leon County have an estimated housing supply of 3.8 months. Although this represents an improvement from the pandemic period—when supply dropped below three months—it remains below the six-month supply that the National Association of Realtors identifies as a balanced market. Markets operating below this threshold typically experience faster price increases.

Beyond overall supply constraints, specific housing types face additional shortages. The Florida Apartment Association reports a deficit of 2,825 apartment units across all income levels in the Tallahassee Metro Area. Analyses by the University of Florida's Shimberg Center further indicate a shortfall of 7,855 affordable rental units for households earning less than 50 percent of the area median income.

Meeting this future housing demand depends on the amount and type of land available for development within the Urban Services Area (USA). The following section reviews current land capacity and considerations related to potential USA adjustments.

Growth in the USA – which is approximately 107,498 acres- will predominantly be accommodated on larger, undeveloped parcels such as the Colin English property and Welaunee Critical Planning Area Plan areas. As shown in Attachment #5, approximately 65% of the acreage inside the Urban Services Area (USA) is identified as low-density residential and, as such, has limited infill development and redevelopment potential. Additionally, parcels identified as vacant on Attachment #5 do not inherently mean that they are available or that they are not constrained by environmental features or other factors that limit development.

Given the high percentage of land within the Urban Services Area (USA) designated for low-density uses—and the limited number of parcels that are both vacant and developable—an expansion of the USA is warranted to accommodate projected growth. The proposed changes add approximately 3,800 acres (and remove approximately 1000 acres, mainly in public areas such as the national Forest) for a net increase of approximately 2,800 acres. This expansion serves to align the USA boundary with property lines, transportation corridors, and geographic features, rather than bisecting individual properties. The expansion also includes areas adjacent to existing or planned developments, such as Southwood on the south side and the area north of Bannerman Road (east of North Meridian Road), where subdivision of land has already occurred.

As shown on the proposed Future Land Use Map (FLUM), properties within the proposed expansion generally retain their existing allowable densities, intensities, and uses. In one instance, properties included in the expansion are designated as Planned Development, which will require approval of a Master Plan prior to any development. The USA concept continues to be applied in the proposed LME to direct growth to appropriate areas and to ensure that development is supported by planned services.

Planned Development Master Plans

Areas designated as Planned Development on the FLUM require the adoption of a Master Plan before any development may occur. Adopted policies in the Land Use Element state that "*a Planned Development Master Plan shall be adopted as an area plan that is consistent with, but independent of the Comprehensive Plan.*" In keeping with this principle, the proposed LME removes the adopted Southeast Sector Plan and Welaunee Critical Area Plan from the Comprehensive Plan. Both the Southeast Sector Plan and the Welaunee Critical Area Plan remain adopted Master Plans with no changes proposed. Changes to these Master Plans will still require a public process with relevant Board or City Commission approval, and any future development within these areas must be consistent with the appropriate master plan.

The Southeast Sector Plan and Welaunee Critical Area Plan are included in Attachment #6. To support this structure, language has been added to the Planned Development FLUC to reiterate that these Master Plans remain the Master Plans for these areas, as well as indicating that the Capital Circle Office Complex Planned Unit Development serves as the Master Plan for that specific Planned Development area.

Statutory Requirements

The proposed LME replaces the existing separate Future Land Use Element and Mobility Element of the Comprehensive Plan. As such, the proposed LME must meet both the requirements of Section 163.3177(6)(a), F.S., for Land Use, and (6)(b) for Transportation. Attachment #7 provides a comprehensive review demonstrating how the proposed Goals, Objectives, and Policies satisfy both sets of statutory requirements and maintain internal consistency within the Comprehensive Plan.

Comprehensive Plans must also be internally consistent across all elements. Attachment #8 illustrates how the Goals, Objectives, and Policies in the currently adopted Land Use and Mobility Elements relate to those proposed in the LME, offering a clear crosswalk between the existing structure and the updated framework.

Section 163.3177, F.S., identifies requirements for a map series. Attachment #9 presents the required map series with Natural and Historic Resources as well as Mobility Maps. As required by statute, these maps include surface waters, wetlands, flood zones, soils, historic district boundaries, potable water wells, transportation concurrency management areas, and the transportation system. Based on comments from Florida Commerce on the transmittal packages submitted for review following the Board's and the City Commission's transmittal hearings, the map series was updated as described in more detail below.

Glossary Updates

Attachment #10 includes new and revised terms to add to the Comprehensive Plan Glossary. The proposed amendment also removes outdated terms from the Glossary that are not used in any Element of the Comprehensive Plan.

Previous Direction from the Board and City Commission

At the February 25, 2025, Joint Workshop with the Board and City Commission, the Commissioners provided direction for the following to be addressed in the draft LME:

- Including policies and subsequent updates to land development code regulations that incentivize redevelopment along major roads and gateway corridors by allowing increased densities and intensities along with urban design standards.
- Addressing existing legally non-conforming uses, specifically in the Lake Protection FLUC, in ways that both improve water quality and achieve high-quality development.
- Coordinating and incorporating the efforts of the Woodville Sense of Place Plan with updates to the Comprehensive Plan and subsequent updates to the County land development code.
- Evaluating densities allowed in the Rural FLUC and identifying areas on the south side of unincorporated Leon County that should have higher allowable densities and intensities.
- Eliminating parking minimums from the Comprehensive Plan and land development codes.

Based on the direction from the Board and City Commission, the following components are included in the Draft Goals, Objectives, and Policies:

Incentivizing development on major roadways and gateways: The proposed FLUM incorporates higher density and intensity land uses along major corridors. Additionally, proposed Policy 2.6.2 specifically addresses Gateway corridors, including South Monroe, North Monroe, and the West Pensacola Street corridors. Proposed Policy 1.2.4 also aims to enhance gateway corridors through access management, preserved green space for landscaping, and consolidated signage.

Non-conforming uses in the Lake Protection FLUC: The Lake Protection FLUC (Policy 2.8.7) includes a provision that allows uses that are compatible with surrounding area and meets water quality standards for the Lake Jackson Basin to be considered permitted uses. It also provides for the development of a Lake Protection Corridor zoning district that can address uses and design standards along North Monroe Street to improve the corridor.

Woodville Sense of Place Plan: The Woodville Sense of Place is included in Policy 2.6.4. to acknowledge the potential future adoption and the need to align the Comprehensive Plan and land development codes, as necessary, when that effort is completed.

Higher Densities on the Southside: The proposed FLUM changes properties inside the USA that are currently designated Rural to higher density/intensity land uses. This was primarily on the south side of Leon County. Having areas designated Rural inside the USA is inconsistent because Rural is intended for areas that do not have and are not planned to have urban services, while the USA is specifically intended to be where urban services exist or are planned.

Additionally, the Woodville Sense of Place policy (Policy 2.6.4) may further support higher density and intensity in areas around Woodville as recommendations from that planning process are developed. Proposed Policy 2.2.6 also streamlines the transition of properties designated Rural or Rural Residential to higher density or intensity when sewer services become available, reinforcing the broader intent to guide development to areas with appropriate infrastructure.

Parking Minimums: The Comprehensive Plan does not include any parking minimums. Proposed Policy 2.7.4 states that minimum parking requirements shall not be applied to areas designated Urban Center of the FLUM and shall be significantly reduced, removed, or made otherwise flexible for other areas in the MMTD. The proposed policy enables parking minimums to be eliminated (or reduced/made flexible as determined by the City Commission) in the City's Land Development Code. Additionally, proposed Policy 6.8.5 enables parking minimums to be reduced or eliminated for other types of development, including transit-oriented development, trail-oriented development, and mixed-use developments.

LPA Workshops and Public Hearing through April 1, 2025

The Local Planning Agency (LPA) has a significant role in review and recommendation for the comprehensive plan update. Leading up to public hearing on April 1, 2025, the LPA held three workshops where it received information and progressively considered and made recommendations for the Land Use and Mobility Element (LME) Goals, Objectives, and Policies, and the Future Land Use Map. These workshops are summarized as follows:

- January 7, 2025 Workshop: Introductory Workshop on the comprehensive plan and plan update that included roles, process, and potential schedule.
- February 4, 2025 Workshop: Workshop to review the draft Land Use and Mobility Element Goals and Objectives that resulted in recommendations to incorporate Neighborhood First Plans and address housing diversity.
- March 11, 2025 Workshop: Workshop on the Draft FLUM and FLUCs that resulted in additional compatibility provisions for Residential Preservation and data generation to identify the magnitude of changes for the land use plan (See Attachment #11).

At the February and March workshops, the LPA proposed revisions that were incorporated into the proposed drafts, were shared with the public and the Commissions.

Subsequent to the workshops, the LPA held a public hearing on April 1, 2025, to consider the proposed amendments to the LME of the Tallahassee-Leon County Comprehensive Plan for transmittal to the Commissions.

Staff provided a presentation highlighting policies addressing natural resources protection, neighborhood character preservation, densities and intensities, the FLUM, the USA, and transportation policies for connectivity and safety. The LPA received comments from nine (9) public speakers.

After discussion, the LPA voted unanimously to:

- Transmit the proposed Land Use and Mobility Element to the Board and City Commission;
- Request the City Commission consider rescheduling the transmittal hearing to May 14, 2025; and
- Incorporate edits to the proposed Urban Residential Preservation, Sub-Urban Residential Preservation, and the Lake Protection FLUCs to address concerns with densities and commercial uses.

The proposed policies were revised to address the LPA recommendations; however, subsequent Board and City Commission direction has resulted in the removal of the Urban Residential Preservation and Sub-Urban Residential Preservation FLUCs.

Additional Neighborhood Outreach

The City Commission considered transmittal of the proposed plan update at its June 11, 2025, meeting. In response to citizen concerns regarding residential density, neighborhood compatibility, and growth patterns, the City Commission deferred transmittal and directed staff to conduct additional community engagement before proceeding.

Subsequently, at its July 8, 2025 meeting, the Board directed staff to undertake additional public engagement focused on the proposed Land Use and Mobility Elements, to compile and summarize community feedback, and to return to the Board with a status report, policy recommendations, and a revised project schedule for consideration prior to adoption. Following that direction, staff launched a countywide community engagement effort.

While the County's engagement process was underway, the City continued its review of the proposed LME. In response to community concerns about the proposed Urban and Sub-Urban Residential Preservation Future Land Use Categories (FLUCs), the City held a community meeting on August 18, 2025, attended by representatives from numerous neighborhood associations. Based on feedback from that meeting, the City Commission voted on August 20, 2025, to retain the existing Residential Preservation FLUC, with revisions to address legally established nonconforming uses. The City Commission then held its Transmittal Hearing on September 17, 2025, and voted to transmit the proposed LME—incorporating the updated Residential Preservation policies—to the state review agencies. The proposed LME in Attachment #1 reflects these changes.

LME Changes June – September 2025

The following section details the revisions made to the proposed LME between June and September 2025. Comments were received by state agencies in response to the proposed plan transmitted May 13, 2025, by Leon County, and several of the changes described below were directed to address technical assistance comments from Florida Commerce and the Florida Department of Environmental Protection (FDEP).

Planning Periods

Policy 2.1.1 was updated to provide the specific years covered by the short term 10-year planning period and specify that the planning periods are to be considered for amendment during the Evaluation and Appraisal Review process using relevant and appropriate data and analysis of public facilities. This update addresses the technical assistance comment from Florida Commerce.

Density and Intensity Incentives

Policy 3.6.4 was updated to establish a maximum density and intensity standard for proposed density bonuses that facilitate growth in areas that minimize and/or mitigate impacts on the natural environment or community character. This update addresses the technical assistance comment from Florida Commerce.

Future Transportation Maps

The map series was updated to include a functional classification map, a map of planned roadway improvements with the number of lanes, and a context classification map. This update addresses the technical assistance comment from Florida Commerce.

Mahan Gateway Node

Mahan Gateway Nodes are calibrated to the Sub-Urban Mixed-Use Commercial FLUC proposed along the Mahan Corridor. The nodes will continue to be implemented by the existing Mahan Corridor Node and Mahan Corridor Ring zoning districts.

Community Facilities and Community Services

According to the current definition in the glossary of the Comprehensive Plan, Community Facilities include community services, light infrastructure, heavy infrastructure, and post-secondary uses. Community Facilities are allowed in all FLUCs subject to intensity standards included in the FLUCs. Further limitations on Community Facilities are established in implementing zoning districts. Updates to the proposed LME reflect the correct use of the terms "Community Facilities" and "Community Services" depending on the intent of specific FLUCs.

Lake Protection Land Use and Lake Jackson Basin Area

Upon the County's transmittal hearing to the State agencies, FDEP raised concerns about the County's proposed FLUM modification from Rural to Lake Protection in proximity to the Lake Jackson Aquatic Preserve and the inclusion of the area within the USA. The City does not have jurisdiction over the FLUM designations in the unincorporated area but the Board and City Commission must both approve the boundary of the USA.

Based on the extent of the proposed USA boundary expansion over environmentally sensitive features within this area of the Lake Jackson basin, and comments from the State, the County recommended revisions to the unincorporated area FLUM and USA boundary. See Attachment #12 Urban Services Area Revisions Summary. These revisions included the removal of the proposed Lake Protection Node at Meridian Road and Bannerman Road/Orchard Pond Parkway, the reduction of area proposed for the inclusion in the USA, the maintenance of lands designated

Rural on the FLUM in the vicinity of the lakes, and the removal of the planned development provision for Lake Protection.

At the July 8, 2025, Board meeting, revisions to the proposed comprehensive plan amendment affecting the Lake Jackson basin and the Lake Protection FLUC were presented in a map which reduced the area previously proposed for inclusion in the USA, specifically by reverting back to the existing USA boundary along the western side of North Meridian Road, and the removal of the proposed Lake Protection Node from the intersection of Meridian Road and Bannerman Road-Orchard Pond Parkway. The proposed USA depicted an expansion east of Meridian Road to include areas that were previously developed and parcels previously subdivided for development.

The Board directed staff to develop and implement a comprehensive public participation plan designed to actively engage residents. These efforts, detailed further in this report, garnered additional feedback from the unincorporated community, stakeholders, and reviewing agencies regarding this particular issue.

Transmittal by the City Commission on September 17, 2025

At its September 17, 2025, meeting, the City Commission voted to transmit the proposed LME and Glossary revisions, revised as detailed above, to the State Land Planning Agency as presented at the Transmittal Public Hearing.

Additional Community Engagement in the Unincorporated Area September – October 2025

As indicated earlier, at the July 8, 2025, meeting, the Board directed staff to conduct additional public engagement on the proposed LME and to bring back a status report with a summary of community input and a revised project schedule for the Board's consideration.

Following the July 8, 2025, meeting, staff scheduled community open houses across the County, developed materials for the public engagement, and began promoting the engagement through coordination with Leon County Community and Media Relations (CMR) staff. Information was shared via County social media platforms and press releases, fliers were put up at community centers where the open houses would be held, staff attended activity group meetings at community centers to inform citizens of the upcoming meetings, and staff gave interviews with local media outlets who covered the engagement efforts with reporting in several mediums. The schedule of community open houses in unincorporated Leon County included meetings at:

- Lake Jackson Community Center on Thursday, September 25, 2025
- Miccosukee Community Center on Monday, September 29, 2025
- Chaires Community Center on Tuesday, September 30, 2025
- Fort Braden Community Center on Wednesday, October 1, 2025
- Bradfordville Community Center on Wednesday, October 8, 2025
- Woodville Community Center on Wednesday, October 15, 2025, and Tuesday, October 21, 2025

Community engagement sessions on the LME at the Woodville Community Center were included in the larger engagement on the County's Woodville Sense of Place Plan because of the relevance and relationship between the Comprehensive Plan and the Sense of Place Plan.

November 18, 2025 Status Report

A Status Report detailing this engagement, the feedback received, and additional analysis on the topics raised was presented to the Board at its November 18, 2025, meeting. At that meeting, the Board directed staff to incorporate 13 policy recommendations into the LME. The Board also directed staff to initiate a text amendment for the 2026 Comprehensive Plan Amendment Cycle to add a policy to Intergovernmental Coordination Policy 1.8.2 that requires large-scale map amendments, small-scale map amendments of 10 acres or more for properties designated Residential Preservation, Lake Protection, or Rural, and USA boundary expansions to come to the Board as a workshop or an agenda item prior to a Transmittal or Adoption Public Hearing. The 13 policy recommendations, which have been incorporated into the materials presented in this item at the Board's direction were to:

1. Adjust the Urban Services Area (USA) east of Meridian Road where development patterns already reflect urban or previously subdivided parcels.
2. Do not expand the USA or change land use designations west of Meridian Road to protect the Lake Jackson Basin and maintain established rural and environmental protections.
3. Maintain the USA boundary in the Chaires Area as previously transmitted to the State Land Planning Agency and review agencies.
4. Change the Bexar property designation from *Sub-Urban Neighborhood* to *Sub-Urban Mixed-Use Commercial* to reflect the 2019 Comprehensive Plan amendment.
5. Maintain the Fort Braden Rural Community boundary as transmitted, with a minor expansion to include two parcels currently partially designated as Rural Community.
6. Clarify Rural Community density standards by limiting properties without sewer to a maximum of two dwelling units per acre and maintaining up to eight units per acre where central sewer service is available, primarily within the Woodville area.
7. Clarify that public schools are directed to the USA, while remaining allowable in all Future Land Use Categories (FLUCs) except Natural Areas.
8. Confirm that existing Planned Developments—Southwood, Colin English, and Welaunee—continue to be governed by their adopted master plans.
9. Clarify the Lake Protection FLUC to emphasize sewer connections and redevelopment of existing developed nodes, with central sewer required in Conservation Subdivisions and Lake Protection Nodes along U.S. Highway 27 to achieve maximum density.
10. Confirm that Mahan Gateway Nodes correspond to the Sub-Urban Mixed-Use Commercial FLUC and remain implemented through existing Mahan Corridor Node and Ring zoning districts.

11. Standardize terminology to ensure consistent use of "Community Facilities" and "Community Services" throughout the LME, aligned with the Comprehensive Plan glossary and implementing zoning districts.
12. Remove the Urban and Sub-Urban Residential Preservation FLUCs and replace them with updated language addressing non-conforming uses, as directed by the City Commission on August 20, 2025.
13. Revise the Natural Areas FLUC to recognize the State's authority to manage publicly owned lands consistent with approved management plans, including the use of prescribed fire.

At the November 18, 2025, meeting, the Board discussed several topics that were included in the agenda materials, presented by staff, or raised by Board members in response to citizen comment. The following sections provide a summary of this discussion and additional relevant information as requested by the Board.

USA Expansion East of Meridian Road (Policy Recommendation #1)

Discussion on the impacts of expanding the USA boundary by 1,485 acres, east of Meridian Road, was focused on the development potential of the properties in the proposed expansion. This expansion includes parcels that have a density higher than Urban Fringe/Rural Residential (which acts as a buffer between urbanized and rural areas), parcels that have already been developed or subdivided, and included parcels currently split by the USA. The allowable densities and intensities today will remain in place in this area. The only practical effect of the USA expansion east of Meridian Road is that the area will be included in future planning for infrastructure (i.e., future water and sewer master plans will account for this area being within the USA). This supports the future extension of central water and sewer to developed parcels and enables undeveloped parcels to be served by these systems as they become available. Future connections or development on central water and sewer will enhance protections for Lake Iamonia and Lake Jackson, which receive drainage from this area.

Extending infrastructure to large, undeveloped tracts can create conditions conducive to subdivision and subsequent development. However, the area east of Meridian Road is already characterized by a mix of developed parcels and parcels previously subdivided for development, with relatively few large undeveloped properties remaining. Incorporating this area without modifying the underlying land use designation would not stimulate additional development activity, as the extension of the USA itself does not confer any new development entitlements beyond those already in place.

Maintaining Proposed USA Expansion Near Chaires (Policy Recommendation #3)

Discussion on the impacts of the net USA expansion of 1,408 acres south of Apalachee Parkway was also discussed. This expansion was first presented to the Board at the May 13, 2025. Discussion of this topic was focused on potential impacts to Old St. Augustine Road, a designated canopy roadway, should development occur on several large acre properties in this area. The properties in question are proposed to be designated as Planned Development or Rural Residential.

For the properties designated as Planned Development, a master plan would need to be adopted by the Board for these properties prior to development activity. The master plan requirements of the Planned Development FLUC require that the master plan shall provide for a development pattern of the area that is less oriented to the use of automobiles and include things such as: How natural features on-site will be protected; major transportation system improvements that are consistent with adopted transportation plans (this would include showing an extension of Orange Avenue through the development, which would alleviate traffic pressure on Old St. Augustine Road); impacts to surrounding areas and protection of canopy roads; how the development will reduce transportation demand by allowing for internal trip capture at project build-out through a mixture of land uses; and how the unique characteristics of the area, including cultural, environmental, and historic resources, will be addressed. As such, any potential development for this area will be required to go through an extensive public vetting process and require that the Board adopt a master plan for the area, addressing the raised concerns, before development may occur.

For the properties designated Rural Residential, there is no change in the allowable development from what is currently allowed.

Lake Protection Conservation Subdivision Standards

Discussion at the November 18, 2025, meeting also included the Lake Protection conservation subdivision standards. As proposed, the base density for the Lake Protection FLUC will remain 1 unit for two acres. For properties wishing to utilize the conservation subdivision procedure, 60% of property would be put into a conservation reserve and the remaining 40% of the property will be able to develop at 2 units per acre. This is the density currently allowed. The proposed Lake Protection FLUC adds a provision allowing properties wishing to utilize this process that have access to central water and sewer to set aside 60% of their property for conservation and develop at 4 units per acre. The proposed increase only applies to conservation subdivisions that have access to water and sewer. The intent is to incentivize the utilization of the conservation subdivision approach over traditional development by providing an increase in density that makes the water and sewer connections more feasible so that more land in the Lake Jackson basin is put into conservation easements.

Data Analysis

Section 163.3177(6)(a) and (b), F.S., require amendments to be based on data analysis as defined in those provisions. Staff, working with the consultant team for the project, developed the data analysis required by statute and made them available on the project website at https://www.compplantlc.com/pages/dataandanalysis. The data analysis has been twice submitted to State and review agencies and been found in compliance. This analysis includes medium population projections as published by the Office of Economic and Demographic Research, as required by Section 163.3177(1)(f)(3). The Community Audit available on the Data Analysis page discusses conservation and environmental lands, easements, analyses of housing, economic development data, placemaking, existing land uses, future land use analyses, infill development, vacant and underutilized lands, development potential based on the Future Land Uses, major developments, and current development trends.

As reflected in Attachment #5, the development potential analysis in the Community Audit was further refined to evaluate vacant parcels and potential redevelopment. This analysis highlights that substantial portions of the community lie within Future Land Use Categories (FLUCs) that inherently limit development or redevelopment potential—such as Residential Preservation, Lake Protection, Rural, Government Operation, and other restrictive categories. In addition, many vacant parcels are located in areas not well suited for residential use, such as commercial subdivisions.

The analysis also does not account for parcel-specific constraints that can limit development feasibility, including environmental features, physical site conditions, subdivision regulations, infrastructure capacity, urban forest requirements, parking and setback standards, and height limitations. These factors are typically addressed during the site-planning stage. Finally, a parcel identified as vacant does not necessarily indicate that it is available for development, as ownership, access, environmental constraints, and other considerations may limit its actual suitability.

Section 163.3177(6)(a)4., F.S., states: "*The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission*." Accordingly, by ensuring that the LME provides at least the amount of land needed to accommodate medium population growth projections, it meets statutory requirements while also allowing for additional land capacity beyond the minimum necessary. The analyses provided satisfy these requirements. As noted above, the data analysis was submitted to the State Land Planning Agency and review agencies as part of the transmittal packages following both the Board's and the City Commission's respective transmittal hearings. All comments related to the data analysis for the proposed LME have been addressed. See Attachment #13 for all comments received from State and review agencies.

Next Steps in the Adoption of the LME

The proposed LME was updated following the Board's November 18, 2025, meeting to incorporate the policy direction provided by the Board at that meeting.

Policy 1.8.1 of the Intergovernmental Coordination Element requires both the Board and City Commission to adopt amendments to the text of the Comprehensive Plan. As such, the proposed LME is not considered adopted unless or until both the City Commission and Board adopt the proposed LME.

The City Commission will be holding an Adoption Public Hearing on December 10, 2025. The proposed Land Uses on the Future Land Use map reflects lands in unincorporated Leon County for Board consideration and lands within City limits for City Commission consideration. Aside

from the land uses on the FLUM being specific to each jurisdiction, the proposed LME for City Commission consideration contains the same Goals, Objectives, and Policies and the same USA as the proposed LME in Attachment #1 for Board consideration. Should the Board and City Commission fail to agree on a change, it will not be included in the adopted LME.

If the LME is adopted (Option #1) by both the Board and City Commission, the adopted amendment will be submitted to the Florida Department of Commerce and other reviewing agencies for a 30-day compliance review. The proposed LME would become effective 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete.

Options:

1. Conduct the adoption public hearing and adopt the proposed ordinance (Attachment #1), thereby adopting the proposed Land Use and Mobility Element and Glossary revisions to the Tallahassee-Leon County Comprehensive Plan, subject to the City Commission's adoption of the proposed amendments in accordance with Policy 1.8.1 of the Intergovernmental Coordination Element.
2. Conduct the adoption public hearing and do not adopt the proposed ordinance (Attachment #1), thereby not adopting the proposed Land Use and Mobility Element and Glossary revisions to the Tallahassee-Leon County Comprehensive Plan.
3. Board direction.

Recommendation:

Option #1

Attachments:

1. Ordinance Land Use and Mobility Element and Glossary Update
2. History of the Land Use and Mobility Elements Update
3. Public Comment
4. Business Impact Estimate
5. Vacant and Potential Redevelopment Analysis
6. Planned Development Master Plans
7. Statutory Requirements Checklist
8. Policy Crosswalk and Internal Consistency Review
9. Map Series
10. Glossary Revisions
11. Land Use Comparison
12. Urban Services Area Boundary Adjustments
13. Comments from the State and Review Agencies

LEON COUNTY ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE LAND USE ELEMENT INCLUDING THE FUTURE LAND USE MAP AND ADDENDUM; MOBILITY ELEMENT; AND GLOSSARY 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.

RECITALS

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

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

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

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

WHEREAS, in exercise of its authority, the Board of County Commissioners of Leon County has determined it necessary and desirable to adopt the amendment to the comprehensive plan to preserve and enhance present advantages; encourage the most appropriate use of land, water and resources, consistent with the public interest; overcome present handicaps; and deal effectively with

future problems that may result from the use and development of land within Leon County, and to meet all requirements of law;

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

Section 1. Purpose and Intent.

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

Section 2. Text Amendment.

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

A. Consolidates the Future Land Use and Mobility Elements into the Land Use and Mobility Element;

B. Replaces the Land Use Element text and maps, including the Future Land Use Map and Addendum;

C. Replaces the Mobility Element text and maps; and

D. Revises the plan's Glossary of terms.

Section 3. Applicability and Effect.

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

Section 4. Conflict with Other Ordinances and Codes.

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

Section 5. Severability.

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

Section 6. Copy on File.

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

Section 7. Effective Date.

The effective date of this ordinance shall be after adoption by both the City Commission and County Commission and 31 days after the state land planning agency notifies the local governments that the plan amendment package is complete or as provided in section 163.3184(3)(c)(4), Florida Statutes.

DONE, ADOPTED, AND PASSED by the Board of County Commissioners of Leon County, Florida, this _____ day of _____, 2025.

LEON COUNTY, FLORIDA

By:_____
Christian Caban, Chairman
Board of County Commissioners

ATTESTED BY:
Gwendolyn Marshall Knight, Clerk of Court
& Comptroller, Leon County, Florida

By:_____

APPROVED AS TO FORM:
Leon County Attorney's Office

By:_____
Chasity H. O'Steen, Esq.
County Attorney

EXHIBIT A

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LAND USE AND MOBILITY ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal 1 [LM] – A Healthy Environment:

Our community will maintain a healthy environment with drinkable water, breathable air, unpolluted lakes, rivers, and soils, renewable energy sources, conservation areas that protect valuable or irreplaceable natural resources, and open spaces available and accessible to all residents and visitors to our community.

To achieve this goal, our community will:

- Identify natural resources that contribute to a healthy environment and human well-being. Prioritize the preservation of natural areas (including conservation areas, environmentally sensitive features, and water resources) when making land use and transportation decisions.
- Provide access and opportunities for passive and active open spaces that promote healthy active lifestyles for all citizens.
- Coordinate between the City and County, with neighboring jurisdictions, and with regional, state, and federal agencies to cooperatively support protection of natural resources that extend beyond jurisdictional boundaries.

Objective 1.1 – Identification of Natural Resources and Historic Features (City of Tallahassee/Leon County):

Identify natural, cultural, archaeological, and historic resources that contribute to human well-being and community character.

Policy 1.1.1 – Geographic Data (City of Tallahassee/Leon County):

Local governments shall maintain a geographic information system enabling mapping and spatial analyses that includes, at a minimum, the following data:

- Wetlands, waterbodies, watercourses
- Floodplains and floodways
- Significant and severe grades
- Drainage basins and related features
- High quality successional and native forests
- Active and other karst features
- Significant trees
- Canopy road corridors
- Local soil types and conditions
- Known operating and abandoned landfill sites
- Known active and former mining sites
- Historic resources of national, state and local significance
- Florida Ecological Greenway Network Primary Springs Protection Zone
- Perpetual conservation easements

Policy 1.1.2 – Designated Canopy Roads (City of Tallahassee/Leon County):
Local governments shall maintain a map and spatial data that identify and depict designated canopy roads.

Policy 1.1.3 – Historic District Boundaries and Historically Significant Properties (City of Tallahassee/Leon County): Local governments shall maintain a map and spatial data that identify and depict historic district boundaries and historically significant properties meriting protection. This map shall be included in the Land Use Addendum and updated with current data during the Evaluation and Appraisal Review process or as needed.

Policy 1.1.4– Soils and Water Features (City of Tallahassee/Leon County):
Local governments shall maintain a map and spatial data that identify and depict surface water features, the primary springs protection zone and soils. These maps shall be included in the Land Use and Mobility Element Addendum and updated with current data during the Evaluation and Appraisal Review process or as needed.

Objective 1.2 – Preservation of Natural Areas (City of Tallahassee/Leon County):
Preserve important natural areas, including conservation areas, environmentally sensitive features, and water resources through a combination of identification, analysis, designation of resources on the Future Land Use Map, policies in the Conservation Element, land development regulations, and acquisition. Prioritize the protection of these areas when making decisions regarding land use, transportation, and infrastructure location and expansion.

Policy 1.2.1 – Acquisition of Conservation and Preservation Lands (City of Tallahassee/Leon County):
The City and County shall monitor existing and potential funding sources for the acquisition of land to restore, connect, and protect natural habitats and sensitive lands. The Planning Department shall coordinate with the appropriate departments, agencies, or partners to support application and securing of funding for priority acquisition areas.

Policy 1.2.2 – Environmental Analysis (City of Tallahassee/Leon County):
Planning Department staff shall conduct an environmental analysis when amendments to the Comprehensive Plan are proposed. The analysis shall include natural resources and geographic features, including those listed in Policy 1.1.1, that contribute to human well-being and community character and identify the potential impacts to environmental and human health.

Policy 1.2.3 – Transportation Impact Mitigation (City of Tallahassee/Leon County):
The planning and design of new or the expansion of existing local transportation facilities shall account for natural, cultural, and historic resources and existing neighborhoods. These projects shall prioritize avoiding and minimizing impacts to those features. Where avoidance and minimization are not feasible or practical, impacts to the features shall be mitigated.

Policy 1.2.4 – Transportation Corridor Environmental Features (City of Tallahassee/Leon County):
The City and the County shall consider context-based beautification, landscaping, and stormwater facility and land development regulations that provide environmental protection measures for transportation corridors, where feasible by:

a. Increasing the amount of site and adjacent green spaces/open spaces.
b. Utilizing native or adapted vegetation and natural systems, such as bioswales, to control runoff.

c. Maintaining and/or enhancing ground cover, canopy, and understory vegetation where new roads are built.
d. Protecting designated canopy roads by designing public infrastructure improvements to minimize development impacts consistent with the Conservation Element and Canopy Roads Management Plan.
e. Enhancing the character of transportation corridors and gateways to the community through access management strategies, preserved green space for landscaping, and consolidated signage.

Policy 1.2.5 – Connected Open Space (City of Tallahassee/Leon County):
Open space that is proposed in a development application shall be organized in a manner that prioritizes natural areas with sensitive onsite environmental features and creates continuous and contiguous open space areas to the greatest extent possible to minimize habitat fragmentation. Where feasible, the siting of open space shall occur in a manner that creates cohesive and connected open space across property boundaries to ensure interconnected greenspaces.

Policy 1.2.6 – Conservation Element (City of Tallahassee/Leon County):
Should conflicts arise between implementation of policies in the Land Use and Mobility Element and the Conservation Element on matters of natural resources, the Conservation Element policies shall take precedent.

Objective 1.3 – Access to Parks and Recreation (City of Tallahassee/Leon County):
Provide equitable public access to existing and future recreation areas, open spaces, greenways, and parks.

Policy 1.3.1 – Greenways and Trails Master Plan (City of Tallahassee/Leon County):
The Planning Department shall maintain a Greenways and Trails Master Plan that identifies opportunities to expand or create a network of shared use paths that connect areas of the City and County. The master plan shall guide the implementation of the local greenway system, in coordination with the State of Florida and other conservation funding, managing, and landholding entities. The master plan shall be updated at least every 10 years to reflect completed projects, new additions and opportunities, and other changes to the greenway system.

Policy 1.3.2 – Urban Recreation Spaces (City of Tallahassee/Leon County):
Urban recreation spaces shall be developed and maintained to provide accessible opportunities for skateboarding, art installations and exhibitions, and nature-based experiences. These spaces may include educational elements such as signage or kiosks.

Policy 1.3.3 – Bicycle Parking at Parks and Civic Spaces (City of Tallahassee/Leon County):
All parks shall have bicycle parking facilities co-located with park amenities. Local government land development regulations shall specify requirements, including amount and location, for bicycle parking.

Policy 1.3.4 – Multimodal Access to Parks and Recreation (City of Tallahassee/Leon County):
All new and substantial improvements to parks and recreational facilities within the Urban Services Area shall provide public sidewalks in accordance with applicable streetscaping requirements, accessible pedestrian connections, for users of varying abilities, from amenities to all adjacent public street frontages, and pathway, trail and bicycle facility interconnections to all adjacent trails, public facilities, and neighborhoods. Coordination with StarMetro for evaluating new stop facilities or improving existing bus stop facilities shall be required within the City limits.

Objective 1.4 – Urban Forests (City of Tallahassee/Leon County):
Using the best available data, manage urban forests through strategies that address preservation of trees, planting of new trees, removal of unhealthy trees or trees in unsuitable locations for that species, maintenance of existing trees, and minimization of infrastructure conflicts.

Policy 1.4.1 – Priority Planting Sites (City of Tallahassee/Leon County):
The City and County shall identify priority planting sites to guide the planting of trees to improve wildlife habitat by reducing urban forest fragmentation, and provide for the preservation or creation of connected, wooded, and environmental corridors. The general recommendations of the Urban Forest Master Plan shall be used to inform the priority planting sites.

Policy 1.4.2 – Species Suitability (City of Tallahassee/Leon County):
The City and County shall maintain lists of tree species that are not invasive, nonindigenous species, that minimize hardscape conflicts, minimize overhead utility conflicts, and are wind resistant. These lists will be used to guide and promote the planting of suitable and preferably native species for different site locations and scenarios.

Policy 1.4.3 – Public Tree Inventory (City of Tallahassee/Leon County):
The City shall support the maintenance and updating of the Public Tree Inventory to gain data to better manage urban forests, including through identifying and securing funding opportunities.

Policy 1.4.4 – Public Development Tree Prioritization (City of Tallahassee/Leon County):
Public transportation projects shall prioritize the protection of existing high-quality trees during transportation systems planning, development, and maintenance without compromising transportation safety. Protected and preserved trees should be of a suitable species for their location, be in good health, and provide screening, landscape, runoff control, and shade without compromising safety or urban forest quality.

Policy 1.4.5 – Private Development Tree Standards (City of Tallahassee/Leon County):
Local government land development regulations shall prioritize and incentivize protection of high-quality trees through requirements for tree preservation and removal. Regulations shall include methods of relief from other development standards that commonly conflict with preservation of existing trees to reduce the need for deviations when preserving qualifying trees.

Objective 1.5 – Green infrastructure (City of Tallahassee/Leon County):
Implement green infrastructure strategies, where feasible, as a cost-effective, resilient approach to reduce flooding and treat stormwater while delivering environmental, social, and economic benefits.

Policy 1.5.1 – Community Wide Green Infrastructure (City of Tallahassee/Leon County):
The City and County shall incorporate the use of green infrastructure into their land development regulations as a viable and preferred option for achieving a connected network of natural areas that provide habitat, flood protection, cleaner air, and cleaner water. Strategies include those that:

- Create green streets and alleys by retrofitting streets and alleys as part of any repair, maintenance, or other disturbance to the road, sidewalk, or transportation right-of-way that would provide a feasible opportunity for street-level stormwater management.

- Implement green parking standards such as requiring parking facilities to have certain percentages of shaded parking.
- Ensure a robust urban tree canopy through implementation of the Urban Forest Master Plan and Canopy Road Management Plan, or their successors.
- Support off-site regional stormwater solutions for new or infill walkable development.
- Reference national models, including the Green Infrastructure standards of the United States Green Building Council (USGBC).
- Supporting transit and alternative transportation modes.

Policy 1.5.2 – Site Specific Green Infrastructure (City of Tallahassee/Leon County):
Local governments shall incentivize the use of green infrastructure stormwater management systems in the land development regulations and/or form-based code by reducing minimum green space requirements or offering other incentives in exchange for the provision of green infrastructure. Green infrastructure mimics nature to soak up and store water and may include strategies such as rain gardens, planter boxes, bioswales, and green roofs.

Policy 1.5.3 – Design Guidelines for Green Infrastructure (City of Tallahassee/Leon County):
Local governments shall establish guidelines for incorporating the use of green infrastructure techniques in public infrastructure and private development applications. Guidelines should identify the appropriate conditions for applying green infrastructure techniques, minimum and maximum design thresholds, and contemplate variations in design for urban/suburban/rural contexts.

Objective 1.6 – Community Resilience (City of Tallahassee/Leon County):
Foster community resilience by strengthening the reliability of our infrastructure and encouraging sustainable building practices, protecting a robust natural environment and local economy, and empowering self-sufficiency across the community.

Policy 1.6.1 – Energy Efficiency (City of Tallahassee/Leon County):
The City and County shall develop regulations and design standards for compact development and encourage green building techniques to reduce greenhouse gas emissions from energy generation and transportation. These regulations shall be implemented as prescribed in the land development codes to conserve land; to promote livability, walkability, and transportation efficiency, including reduced vehicle distance traveled; to leverage and support transit investments; and to reduce public health risks by encouraging daily physical activity associated with walking and bicycling.

Policy 1.6.2 – Multimodal Connectivity (City of Tallahassee/Leon County):
Within the Urban Services Area, the City and County shall use zoning and development standards for subdivision and planned unit developments to promote the location of homes, jobs, stores, parks, schools, and other destinations within 20 minutes walking distance of each other so that people can easily walk, bike, use public transit, or drive shorter distances. Development standards shall provide for interconnected pedestrian, bicycle, and transit amenities and account for the potential for future connection and expansion of pedestrian and bicycle networks on adjacent properties.

Policy 1.6.3 – Smart Growth Strategies for Community Resilience (City of Tallahassee/Leon County):
The City and County shall develop smart growth strategies to help our community adapt to the effects of climate change, natural disasters, and other events that may challenge the resilience of the City of Tallahassee and Leon County. Such strategies may include hardening infrastructure; constructing stormwater conveyance systems with greater capacity; developing complete, walkable streets; supporting agriculture and local food production; reducing indoor and outdoor water use; reducing pollutant emissions; supporting transit; and increasing renewable energy production.

Policy 1.6.4 – Urban Heat Islands (City of Tallahassee/Leon County):
The local governments shall develop strategies that minimize effects of heat islands, such strategies may include:

a. Tree and vegetation cover.
b. Green roofs and rooftop gardens.
c. Roof coatings or materials with high albedo that significantly reflect heat away from a building.
d. Alternative pavements that mitigate heat island effects.

Policy 1.6.5 – Resiliency of Transportation Facilities (City of Tallahassee/Leon County):
Design, construct, and maintain transportation facilities to prevent flooding, minimize pollution, and maintain natural stormwater runoff volume, timing, rate, and direction of flow characteristics consistent with the adopted Stormwater Level of Service Standard.

Policy 1.6.6 – Urban Forests and Climate Resilience (City of Tallahassee/Leon County):
Ensure the urban forest is managed within the urban core to balance and reduce conflicts, when feasible, between long-term urban forest health and coverage and above-ground utilities.

Objective 1.7 – Intergovernmental Coordination (City of Tallahassee/Leon County):
Coordinate with neighboring jurisdictions to effectively address and support the protection of natural resources that extend beyond jurisdictional boundaries.

Policy 1.7.1 – Key Regional Partners (City of Tallahassee/Leon County):
Coordinate with key partners, such as the Northwest Florida Water Management District (NWFWMD), and Florida Department of Environmental Protection (FDEP) on the protection and management of water resources and other environmentally sensitive features.

Policy 1.7.2 – Colleges and Universities (City of Tallahassee/Leon County):
Florida State University, Florida A&M University, and Tallahassee State College shall be subject to environmental protections identified within the Comprehensive Plan. This will be accomplished through the statutorily required campus master planning process for Florida State University and Florida Agricultural and Mechanical University.

Goal 2 [LM] – Distinct Urban and Rural Areas:

Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas.

By maintaining a distinction between these areas, our community will:

- Provide a variety of lifestyle and housing choices while reducing sprawl.
- Foster economic development in urban areas and identified activity centers.
- Promote efficient development patterns.
- Support revitalization and redevelopment efforts within the Urban Services Area.
- Reduce infrastructure costs.
- Protect agricultural and forest management uses.
- Preserve and create natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes.

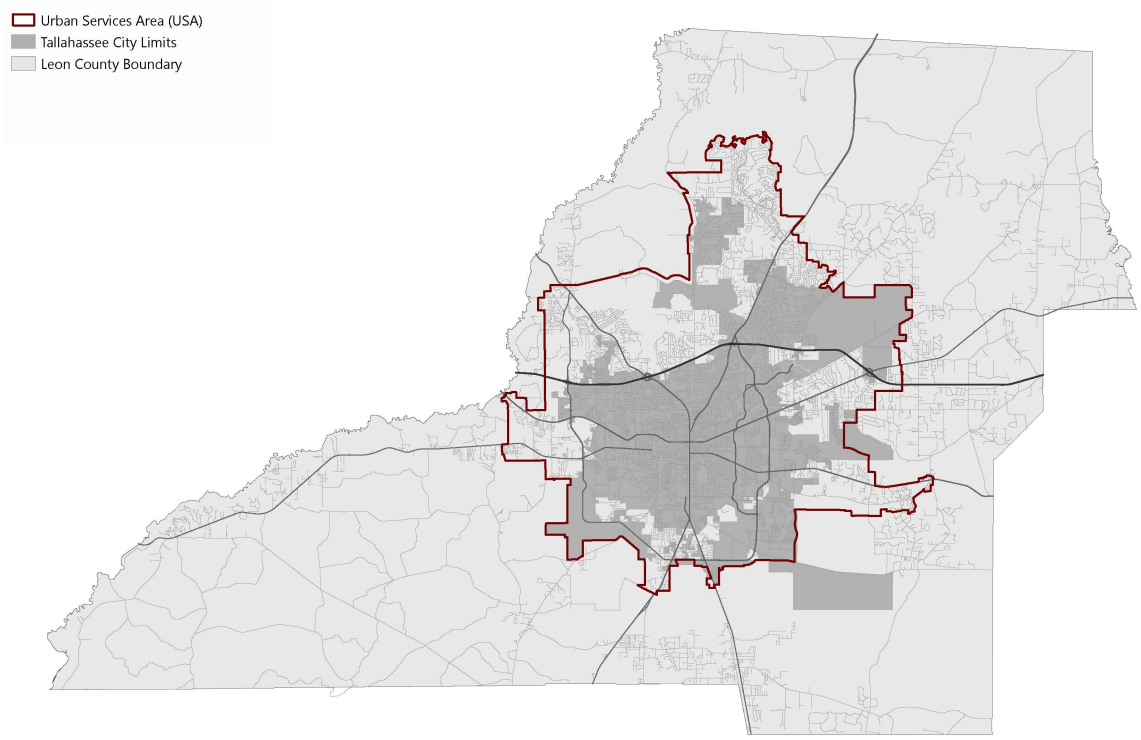
Objective 2.1 – Growth and Population Accommodation (City of Tallahassee/Leon County):
Tallahassee and Leon County will accommodate our population growth in a responsible manner. A growth and development strategy that provides for well-managed, orderly growth that preserves natural resources and promotes fiscal responsibility shall be leveraged to maximize economic and environmental stewardship while accommodating the increased population.

Policy 2.1.1 – Comprehensive Planning Periods (City of Tallahassee/Leon County):
The comprehensive plan shall have two planning periods. The short-term planning period shall be for a 10-year horizon from 2025 to 2035. The long-term planning period shall be the year 2050. The long-term planning period shall be amended during the Evaluation and Appraisal Review (EAR) process to reflect available population projections and relevant data and analysis of public facilities.

Policy 2.1.2 – Population Projections (City of Tallahassee/Leon County):
Population growth for the long-term planning period shall be based on University of Florida's Bureau of Economic and Business Research (BEBR) medium population projections.

Objective 2.2 – Efficient Growth (City of Tallahassee/Leon County):
To support the projected population growth, infrastructure shall be provided economically and efficiently while protecting surrounding forestry uses and agricultural lands from unwarranted and premature conversion to urban land uses. Growth and development shall be directed toward areas with existing or planned infrastructure in a manner that maintains distinct natural, rural, sub-urban, and urban areas.

Policy 2.2.1 – Urban Services Area (USA) (City of Tallahassee/Leon County):



To provide for well-managed, orderly growth that preserves natural resources and promotes fiscal responsibility, the City and County's growth management strategy shall include an Urban Services Area (USA). The USA shall include all areas where public facilities and services, including central water and sewer, are available or are identified in the 5-year schedule of capital improvements. The USA will be sized to include approximately 50% more vacant and developable land than is necessary to accommodate the projected population growth expected within the USA by the long-term planning horizon and will account for both the ability to provide urban infrastructure and the presence of environmentally sensitive lands and water bodies.

Policy 2.2.2 – Improvement of Capital Infrastructure (City of Tallahassee/Leon County):

Capital infrastructure improvements shall be targeted for areas within the Urban Services Area within the long-term planning period. These improvements shall be phased incrementally through annual updates to the Capital Improvements Schedule.

Policy 2.2.3 – Planning for Urban Services (City of Tallahassee/Leon County):

Local government infrastructure master plans, and updates to master plans, shall account for the Urban Services Area when determining where to provide sewer, water, electricity, paved streets, sidewalks, and other related urban services.

Policy 2.2.4 – Urban Services Outside of the Urban Services Area (City of Tallahassee/Leon County):

Urban services may be provided outside of the Urban Services Area where necessary to address critical environmental issues, critical public health issues, and/or other critical hazard vulnerabilities. Exceptions shall be substantiated in the capital improvement planning process. Emergency repairs and improvements necessary to maintain the public health, safety, and well-being shall be allowed without inclusion in the capital improvement planning process.

Policy 2.2.5 – Densities and Intensities (City of Tallahassee/Leon County):
Residential densities and non-residential intensities are established in the Future Land Use Categories and reflected on the Future Land Use Map, and are supported by available capital infrastructure. New growth shall be directed to areas within the Urban Services Area. Residential density and/or non-residential intensity of development allowed for individual site shall be determined by the infrastructure capacity to serve each proposed development, adopted levels of service, and/or the ability to implement conditions of approval or mitigation of potential impacts for the proposed development.

Policy 2.2.6 – Exceptions to the Urban Services Area (City of Tallahassee/Leon County):
Properties in southern Leon County designated Rural or Rural Residential on the Future Land Use Map that are located either between the Urban Services Area and Rural Community in Woodville or west of the Rural Community in Woodville may be designated with a higher density land use when central sewer service is available without requiring an amendment to the Urban Services Area. Any development that utilizes this provision must connect to central sewer.

Policy 2.2.7 – Roadway Improvements (City of Tallahassee/Leon County):
The planning, design, and construction of new streets and roads and the widening of existing streets and roads shall be consistent with the priority of urban services, the Future Land Use Map, and the Urban Services Area.

Policy 2.2.8 – Adaptive Reuse, Infill Development, and Redevelopment (City of Tallahassee/Leon County):
The City of Tallahassee and Leon County shall incentivize brownfield reclamation, building reuse, and the adaptive reuse of existing structures through land development regulations. These measures will support efficient growth, preserve historic buildings, protect natural resources, maintain affordable housing, and prevent the premature conversion of rural and agricultural land into suburban and urban development. Incentives may include density and intensity bonuses of up to 25%, modified development review thresholds, prioritized permitting, and fee waivers to encourage redevelopment and sustainable land use as specified in the land development code.

Policy 2.2.9 – Greyfields & Brownfields (City of Tallahassee/Leon County):
The local governments may incentivize the redevelopment and/or restoration of value to contaminated or under-utilized land on greyfield, brownfield, or other adaptive reuse/infill sites through strategies including possible density bonuses where appropriate, waiver of development fees or some combination of the two.

Policy 2.2.10 – Transportation Corridors (City of Tallahassee/Leon County):
Identify right-of-way (ROW) needed for planned future transportation improvements—in accordance with Florida Statutes Section 163.3177(6)(b)1., Section 337.273, and Section 334.03(29)—and protect it from development encroachment as development occurs to preserve the corridor for transportation use, to maintain transportation level of service standards and ensure that infrastructure occurs concurrent with the impact of development, meet concurrency, to improve coordination between land use and transportation, and to minimize the adverse social, economic, and environmental impacts of transportation facilities.

The future right-of-way needs for selected transportation corridors designated for improvement in the Tallahassee-Leon County Comprehensive Plan are depicted in the table below. This map,

table and corresponding land development regulations are intended to provide a basis for coordinating new development with the provision of transportation facilities by designating corridors where the construction and improvement of transportation facilities is expected

Future Right-of-Way Needs WITHOUT an Existing Corridor Alignment	
Functional Classification	**ROW Width (ft.)[1-3]**
Blueprint Principal Arterial	230
Principal Arterial	200
Minor Arterial	176
Major Collector	146
Minor Collector	100

1) Widths represent maximum anticipated ROW needs for generalized corridors; not precise alignments. Actual road location and design will be determined by specific corridor alignment studies, engineering studies, or other design studies.

2) Alternative widths may be established by the local government, in consultation with other affected agencies, pursuant to an adopted Critical Area Plan or based upon an analysis of existing constraints, community planning objectives, and other considerations unique to the roadway or surrounding land development.

3) In addition to the number of travel lanes, the following are important considerations in the determination of right-of- way needs for future corridors:

   a. Space for sidewalks to provide safe and convenient movement of pedestrians.

   b. The provision of bike lanes or separate bike paths.

   c. Space for current or future location of utilities so that, when necessary, they can be safely maintained without undue interference with traffic. The utility strip needs to be of sufficient width to allow placement of a water main so that in the case of rupture, neither the roadway pavement nor adjacent property will be damaged.

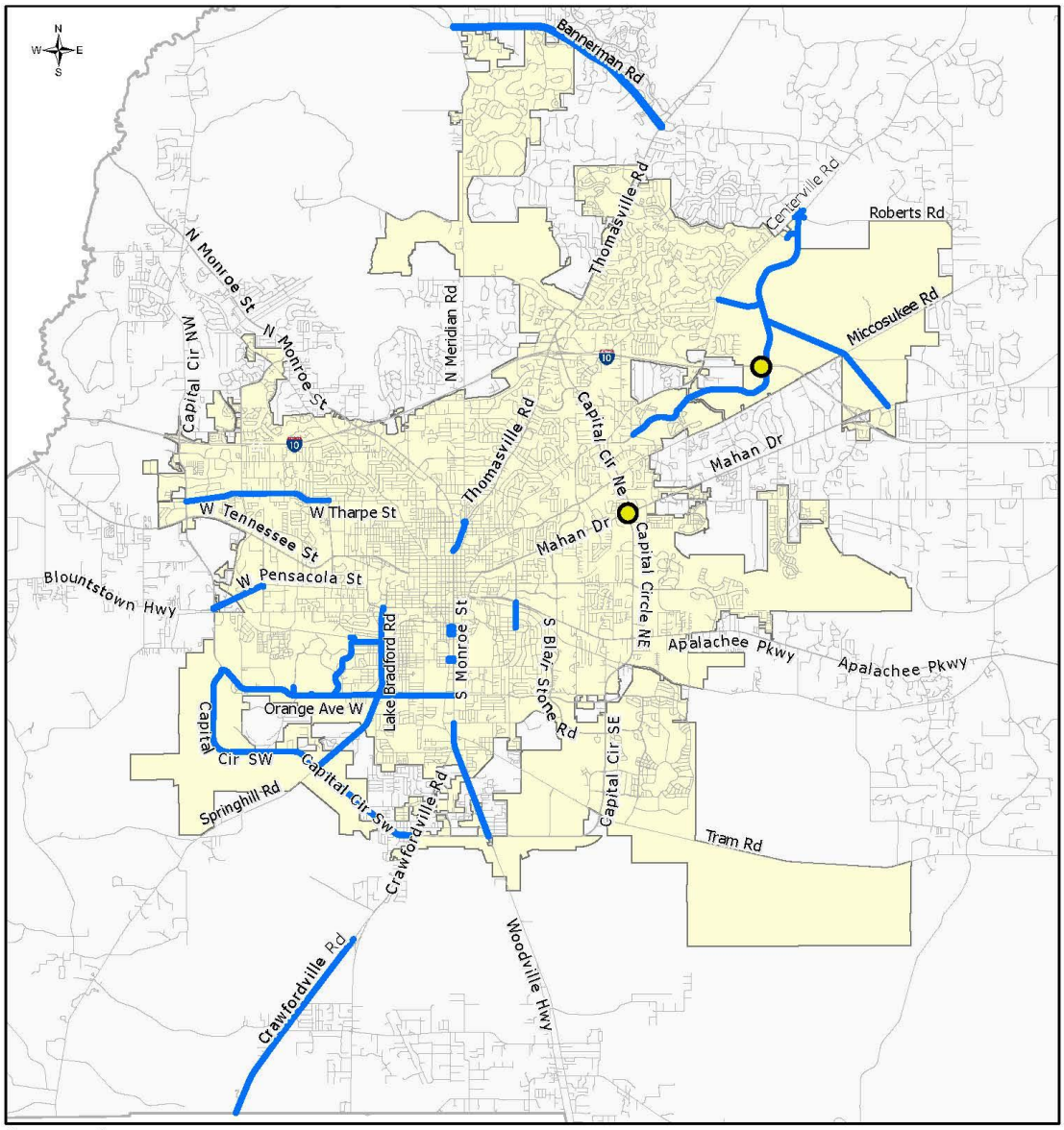
   d. Accommodation of stormwater at the surface or in storm drains.

   e. Accommodation of auxiliary lanes at intersections.

   f. Placement of trees to improve the aesthetic qualities of the roadway, to shade pedestrians, and improve community appearance. The space needs to be adequate to accommodate tree growth without damaging sidewalks, abutting development, or curb and gutter.

   g. Allowing changes in the paved section, utilities, or other modifications that may be necessary to meet unseen changes in vehicle, pedestrian, bicycle, or other transportation needs resulting from changes in land use and activity patterns.

Corridor Preservation Map



Legend

- Transportation Systems Management Projects
- Roadway Projects
- City of Tallahassee Limits

PLANNING DEPARTMENT

March 21, 2025

Objective 2.3 – Public Infrastructure (City of Tallahassee/Leon County):
Provide public infrastructure, public facilities, and public services that are necessary for public health, safety, and well-being efficiently, effectively, and equitably.

Policy 2.3.1 – Public Facilities Siting (City of Tallahassee/Leon County):
Public facilities, including community services, light infrastructure, and post-high school educational uses that provide for the operation of and provision of services on property owned or operated by local, state and federal government shall be allowable in any future land use category. Public infrastructure facilities may include public services and uses provided by private entities operating on property owned by the local, state, or federal government.

Policy 2.3.2 – Public Infrastructure Resilience (City of Tallahassee/Leon County):
To maintain resiliency and assist with post-disaster continuity of government, the siting of public infrastructure and facilities shall account for hazards by locating outside of hazard areas and evacuation zones or mitigating against potential impacts.

Policy 2.3.3 – School Siting Review & Criteria (City of Tallahassee/Leon County):
All proposals to site public or private schools shall be reviewed for consistency with the Comprehensive Plan.

Objective 2.4 – Preservation of Rural Areas (City of Tallahassee/Leon County):
Protect and create agricultural and silvicultural uses, natural resource-based activities, ecosystems, scenic vistas, and pastoral landscapes by preserving rural areas of the community and preventing the premature conversion of rural lands into low density, single-use districts.

Policy 2.4.1 – Transfer of Development Rights (City of Tallahassee/Leon County):
A transfer of Development Rights program may be established to transfer development rights from areas designated Rural on the Future Land Use Map to areas designated Rural Community or Rural Residential on the Future Land Use Map where central sewer service is available. In no instance shall the level of development be inconsistent with the provisions of the Utilities and Conservation Elements.

Policy 2.4.2 – Criteria for Urban Service Area Expansion (City of Tallahassee/Leon County):
To avoid premature conversions of rural areas to higher density and intensity uses, expansions to the Urban Services Area shall be contiguous with the Urban Service Area boundary, shall demonstrate the availability of or ability to provide central water and sewer service, and shall be based on an analysis of population projections and growth trends and an analysis of developable vacant land currently within the Urban Services Area.

Objective 2.5 – Reconnecting Urban Sprawl (City of Tallahassee/Leon County):
Mitigate the impacts of automobile-oriented, single-use developments by leveraging transportation connectivity, land use, and urban design principles that focus on reducing environmental impacts, incorporating a mix of uses, reducing vehicle miles traveled, and improving mobility, especially for people walking, riding bicycles, and using transit.

Policy 2.5.1 – Suburban retrofit (City of Tallahassee/Leon County):

The City of Tallahassee and Leon County shall develop and maintain land development regulations that encourage and incentivize redeveloping suburban areas to:

- Adaptively reuse vacant and underutilized buildings for new uses.
- Reconstruct degraded wetlands and watercourses to either "natural" functionality or repurpose them to complimentary functionality with additional community-use features.
- Build compact, walkable, mixed-use developments using Complete Streets design principles.
- Reduce block sizes to improve walkability.
- Establish more continuous streetscapes with liner buildings close to the street.
- Retrofit streets with appropriate design elements and sidewalks based on the designated Roadway Context Classification and available right-of-way.
- Interconnect street networks.
- Include more diversity in residential building types.
- Provide transit amenities.

Objective 2.6 – Recognizable Places (City of Tallahassee/Leon County):
Foster and protect distinctive, attractive places that are recognizable and important to the community.

Policy 2.6.1 – Beautifying Public Spaces (City of Tallahassee/Leon County):
The local governments shall provide land use regulations that require investment in the streetscape by adding features such as benches, planters, bike racks, tree boxes with trees with a healthy canopy; and providing space for public art installations where appropriate for a given context.

Policy 2.6.2 – Gateway Corridors (City of Tallahassee/Leon County):
Encourage the redevelopment and improvement of Gateway Corridors by providing higher density and intensity land uses along with design standards that promote complete streets and require enhanced landscaping along the corridors. Where appropriate and feasible, Gateway Corridors shall be evaluated for other improvements, including regional stormwater, parking facilities, brownfield remediation, and infrastructure improvements. Gateway Corridors include South Monroe Street, North Monroe Street, West Pensacola Street, West Tennessee Street, Thomasville Road, Mahan Drive, Apalachee Parkway, Lake Bradford Road, South Adams Street, Orange Avenue, and Springhill Road.

Policy 2.6.3 – North Monroe Corridor (City of Tallahassee/Leon County):
In addition to the Gateway Corridor components identified in Policy 2.6.2, encourage the redevelopment of the North Monroe Corridor and by establishing and maintaining the Lake Protection Corridor zoning district for areas north of Interstate-10 that are within the Lake Jackson Basin. Land development regulations shall also provide provisions for non-conforming uses and properties in the Lake Protection land use category to be deemed conforming when redevelopment or site improvements result in the site meeting the design standards and water quality standards for the Lake Jackson basin established in land development regulations.

Policy 2.6.4 – Woodville Sense of Place (Leon County):
Upon the adoption of the Woodville Sense of Place Plan by the Board of County Commissioners, the Tallahassee-Leon County Planning Department shall evaluate the need for updates to the Comprehensive Plan and land development regulations to implement the recommendations of the plan.

Policy 2.6.5 – Future Downtown Development (City of Tallahassee):
The City of Tallahassee shall incorporate design standards in the land development regulations that require complementary development and redevelopment in the Downtown area, specifically with regard for the historic context and support for multi-modal transportation.

Policy 2.6.6 – Bradfordville Study Area (Leon County):
The Bradfordville Study Area is defined in the Bradfordville Sector Plan, as adopted by the Leon County board of County Commissioners on July 11, 2000, and is depicted on the following map. Development in the unincorporated area of Leon County in the Bradfordville Study Area shall continue to be subject to the development standards for the area included in Leon County land development regulations based on the Bradfordville Area Plan.



Objective 2.7 (City of Tallahassee) – Multimodal Transportation District (MMTD):
Facilitate the safe and comfortable use of multiple modes of transportation through the use of urban design standards to develop and maintain healthy neighborhoods and thriving businesses where travel by foot, bicycle, and transit will be easy and practical to reduce automobile reliance and vehicle miles traveled.

Policy 2.7.1 – MMTD Implementation (City of Tallahassee):
The Multimodal Transportation District (MMTD), established in 2009 under the requirements of Florida Statute Section 163.3180(15) (2009) for the purpose of promoting walking, bicycling, and transit use, shall be maintained, updated, and implemented by relevant City and County departments through the Multimodal Transportation District Land Development Code and the project programming of the Capital Improvements Schedule.

Policy 2.7.2 Land Use Within the MMTD (City of Tallahassee):

The City of Tallahassee and Leon County shall periodically review the Future Land Use Map and land development regulations within the MMTD and modify them as necessary to facilitate appropriate densities, intensities, and mixture of land uses to support the goals of the district, based on the following targets:

a. Central nodes consisting of employment and services, relatively high density residential, and public spaces all oriented around convenient access to public transit facilities.

b. Areas designated primarily for residential uses should be no more than ½ mile from areas designated for shopping, services, and employment uses.

Policy 2.7.3 – Land Development Regulations in the MMTD (City of Tallahassee):

Adopt and maintain context-based land development regulations that ensure new development and redevelopment will contribute to walkable urban development patterns. Additionally, these regulations shall include and/or address the following:

a. Building placement.

b. Block size standards shall encourage small blocks and an interconnected street network.

c. Sidewalks with widths based on context.

d. Facade transparency.

e. Parking location.

Policy 2.7.4 – Minimum Parking Requirements (City of Tallahassee):

Minimum parking requirements shall not be applied to areas designated Urban Center of the Future Land Use Map and shall be significantly reduced, removed, or made otherwise flexible for other areas in the MMTD.

Policy 2.7.5 – Transit in the MMTD (City of Tallahassee):

The MMTD shall be well-connected via transit to major trip generators and attractors both inside and outside the areas where feasible; transit stops and waiting areas shall be safe, accessible, and comfortable, and intermodal connections shall be made.

Policy 2.7.6 – Transportation Mitigation (City of Tallahassee):

Transportation mitigation funds collected within the MMTD shall be used for projects within the MMTD with priority given to bicycle, pedestrian, or transit projects.

Policy 2.7.7 – MMTD Evaluation (City of Tallahassee):

The MMTD code shall be evaluated for opportunities to incorporate FDOT Context Classification along state roads, consideration of implementation through form-based code, and opportunities to streamline infill development and redevelopment within the Urban Center land use category.

Objective 2.8 – Community Context (City of Tallahassee/Leon County):

Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas will include existing development patterns, future development patterns based on land use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land uses,

transportation facilities, public facilities, and infrastructure in the City of Tallahassee and Leon County.

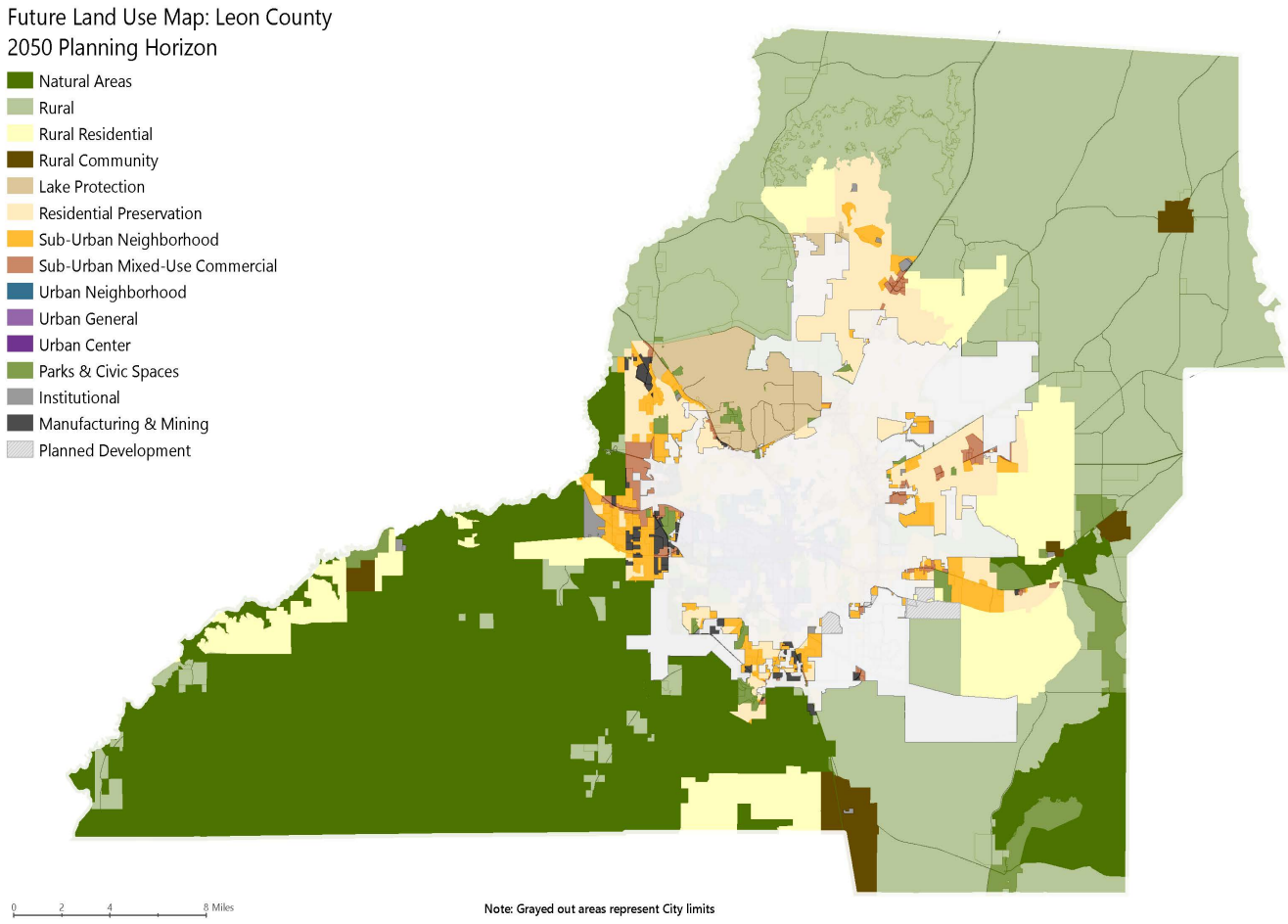
Policy 2.8.1 – Tallahassee-Leon County Future Land Use Map (City of Tallahassee/Leon County):

Identify the distribution, extent, and location of the different uses of land in the City of Tallahassee and Leon County in a manner that reflects community context and the vision for the community's future.

Policy 2.8.2 – Context Area Densities, Intensities and Mix of Uses (City of Tallahassee/Leon County):

The Future Land Use Map and Zoning Atlas shall include uses, densities, and intensities consistent with concentrating development within the Urban Services Area. Land uses and zoning within the Urban Context Areas shall have higher allowable densities and intensities than the Sub-Urban Context Areas, which shall have higher allowable densities and intensities than the Rural Context Areas. To ensure a mixture of uses in mixed-use land use categories, a minimum of 5% open space (which may include landscaping and stormwater facilities subject to land development regulations) is required and residential or non-residential land uses may develop from a range of 5% up to 95%. Public Schools are an allowable use in all future land use categories within the Urban Services Area with the exception of the Natural Areas land use. This provision is intended to provide sufficient lands proximate to residential areas to allow existing and future school siting considerations.

Future Land Map



Future Land Use Categories (FLUCs)

Policy 2.8.3 – Natural Areas Future Land Use Category (City of Tallahassee/Leon County):

State and national forests, wildlife management areas, and other managed natural areas serve to sustain the health, diversity, and productivity of valuable ecosystems while integrating public use of these resources. The Natural Areas land use category represents conservation and preservation areas protected from development.

Natural Areas consist of lands approximating or reverting to wilderness conditions, including lands unsuitable for settlement due to topography, hydrology, or vegetation. Areas designated as Natural Areas shall be protected from development except for community services, light infrastructure, and recreational uses that are compatible with the natural surroundings. Silviculture (the growth and cultivation of trees) shall be allowed.

Residential uses shall be limited to hosts and resident volunteers involved in the maintenance or operation of the managed natural areas. No residential uses shall exceed a density of one dwelling unit per 10 acres.
The following special conditions shall apply to the Natural Areas future land use category:

1. Ecotourism uses and structures ancillary to ecotourism uses (such as trailheads, interpretive kiosks, boat ramps, canoe/kayak launches, and campsite amenities) are allowable provided the structures preserve the scenic and natural character of this category.
2. Accessory uses directly associated with the operation of silvicultural, wildlife conservation, and recreational hunting shall be allowed.
3. Light infrastructure shall be allowed within the Natural Areas future land use category, provided there is no reasonable alternative location outside of Natural Areas future land use areas that provide the same public benefit.
4. State forests managed by the Florida Forest Service may be managed with frequent prescribed fire to meet ecological restoration and maintenance, wildlife habitat improvement, forest pest prevention, access and aesthetic control, and hazardous fuel reduction objectives in accordance with their respective 10-year Land Management Plans (F.s. 253.034).

Policy 2.8.4 – Rural Future Land Use Category (City of Tallahassee/Leon County):

The intent of the Rural land use category is to maintain and promote agriculture, silviculture, and natural resource-based activities, to preserve natural systems and ecosystem functions, and to protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. Typical land uses within this category shall include agriculture, silviculture, and natural resource-based activities. Due to the very low intensity development pattern that is intended for the category, urban services are not planned or programmed for the area.

The Rural land use category shall allow single family residential uses at a maximum density of one dwelling unit per 10 acres.

Non-residential uses functionally related to and directly in support of agriculture, the growth and cultivation of trees, and other natural resource-based activities, including ecotourism activities, may be permitted at a maximum intensity of 2,000 square feet per acre. The location of such uses shall be limited to the intersection of major collector and arterial or the intersection of two arterial designated roadways with development standards provided in land development code regulations for these nodes, except for non-residential uses supporting ecotourism activities, which shall be allowed near the waterbodies and natural features that are the focus of the ecotourism activity.

Community services, light infrastructure, and recreational uses may be permitted provided they are compatible with the natural and rural surroundings. Facilities associated with these uses may be permitted at a maximum intensity of 5,000 square feet per acre, with the primary structure not to exceed 7,500 square feet.

Active recreational uses not functionally related to or supportive of agriculture, silviculture, or natural resource-based ecotourism activities are prohibited. This includes, but is not limited to, golf course, drag strips, and racetracks.

To ensure that such uses are developed in a manner that is compatible with the rural nature of the area, additional design standards and limitations shall be included in the land development code.

The following special conditions shall apply to the Rural Land Use category:

1. Development proposals within the Rural Land Use category shall be evaluated for compatibility with adjacent agricultural and silvicultural uses and shall consider the land management activities associated with such uses, including prescribed fires which result in smoke. Development that is incompatible with agricultural uses, or has the potential to fragment, encroach upon, or displace such uses, shall not be permitted.
2. Property within the Rural Land Use category shall not be converted to a more intense land use category unless the subject site adjoins the Urban Services Area or a designated Rural Community.
3. Non-residential development shall be subject to design standards that preserve the scenic and rural character of this category and protect existing rural residential development from offsite impacts of non-residential development. Design standards shall include, but not be limited to, signage, lighting, parking, landscape buffers, and building materials.
4. Existing uses and structures listed on the local or national historic register as of July 6, 2015, shall be considered conforming.
5. Because urban services are not planned or programmed for areas within the Rural land use category, the Rural land use category shall not be applied to properties within the Urban Services Area.

Policy 2.8.5 – Rural Residential Future Land Use Category (Leon County):

The intent of the Rural Residential category is to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Services Area.

Residential land uses in Rural Residential shall be permitted at a density of up to one dwelling unit per three acres except in Conservation Subdivisions developed in accordance with the special conditions for the Rural Residential land use.

Community facilities, minor commercial activities, and minor offices are permitted. The maximum allowable gross square footage in Rural Residential may not exceed 20,000 square feet per acre for minor commercial and 100,000 square feet per acre for neighborhood commercial and shall be further detailed in the land development code.

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.

The following special conditions shall apply to the Rural Residential Land Use category:

1. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation Subdivisions are allowed and encouraged. Conservation Subdivision design in the Rural Residential land use may be permitted at a gross density of up to one unit per three 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. Residential lot size shall be a minimum of 0.5 acre.
2. To protect rural areas from premature development, facilitate infill and redevelopment inside the Urban Services Area, and in recognition of the significant area already mapped as Rural Residential, no additional lands designated Rural or Rural Residential shall be converted to a more dense or intense land use category unless it is within the Urban Services Area and adjoining lands are also within the designated Urban Services Area.
3. Existing, lawfully established, non-residential uses within the Rural Residential land use category that are compatible with surrounding uses shall be considered permitted uses.
4. Existing lots of record shall be considered vested for the purposes of single-family residential use regardless of lot size or density provided all other development standards can be met.
5. Drive-in and drive-thru facilities are not permitted in Rural Residential.

Policy 2.8.6 – Rural Community Future Land Use Category (Leon County):
The intent of the Rural Community land use is to distinguish long-established unincorporated communities located outside of the urban service area. These unincorporated rural communities have historically grown independently as communities outside of the Tallahassee urban area and are not extensions of urban sprawl. The Rural Community land use represents geographically compact concentrations of developed areas, including many historic towns, immediately surrounded by rural and natural areas.

Residential uses within the Rural Community land use are allowed at a base maximum density of 2 dwelling units per acre. Where central sewer is available, the maximum density allowed is 8 dwelling units per acre.

Community facilities, minor offices and small to moderate-sized commercial development that provide local and surrounding rural residents access to basic shopping opportunities are limited to a maximum intensity of 10,000 square feet per acre. Maximum building size shall not exceed 50,000 square feet. The Land Development Code shall incorporate standards to minimize potential adverse effects of non-residential uses on surrounding residential property, encourage clustering of businesses to discourage "strip" development, provide for utility space minimums to avoid traffic interference, limit building mass, and encourage pedestrian access.

The following special conditions shall apply to the Rural Community Land Use category:

1. Water and wastewater systems used to serve areas designated Rural Community shall be designated for lower density service as this category is not intended to create an area that attracts regional development.
2. Rural Communities within the Primary Springs Protection Zone shall implement development provisions per the Conservation and Utilities Elements.

Policy 2.8.7 – Lake Protection Future Land Use Category (City of Tallahassee/Leon County):

Lake Jackson, designated both an Outstanding Florida Water (OFW) and Aquatic Preserve, is one of the most unique waterways in Florida. The intent of the Lake Protection category is to ensure that development within the Lake Jackson basin occurs in a sustainable and environmentally sound manner, achieving measurable reductions in nutrient pollutants and improving water quality. The bounds of this category are to be based on the Lake Jackson basin boundary. The boundaries of the Lake Protection category may be applied to areas outside but adjacent to the Lake Jackson basin where application of the category promotes cohesive development patterns along a mixed-use corridor or node.

The Lake Protection category shall allow for residential uses at a density of one dwelling unit per two acres. To encourage compact and efficient development, three density bonus options are available for properties within the category:

- A residential density of up to 4 dwelling units per acre may be permitted within developments designed as a Conservation Subdivision, where served by central water and sewer systems.
- A residential density of up to 8 dwelling units per acre may be permitted within the Lake Protection Corridor (LPC) zoning district, where served by central water and sewer systems.
- A residential density of up to 20 dwelling units per acre may be permitted for properties on US Highway 27 within the Lake Protection Node (LPN) zoning district, where served by central water and sewer systems, and where design standards, including buffering to adjacent low and density residential, as established in the land development code is met.

Non-residential and mixed-use development within the Lake Protection category may only be permitted within areas designated with the LPN and LPC zoning districts. Within these districts, single use, non-residential development shall be allowed at a maximum intensity of 10,000square feet per acre in the LPC zone and 20,000 square feet per acre in the LPN zone where buffering to low-density residential as established in the land development code is met. Projects containing a vertical mixture of uses, including any combination of office, commercial and residential uses, may receive a bonus of 2,500 square feet per acre in the LPC zone and a bonus of 10,000 square feet per acre in the LPN zone.

Community services, light infrastructure, and recreational uses shall be permitted. Facilities associated with these uses shall be allowed at a maximum intensity of 10,000 square feet per acre.

The following special conditions shall apply to the Lake Protection Future Land Use category:

1. The local governments shall implement the Lake Protection Land Use Category with a minimum of three zoning districts, including Lake Protection, LPC, and LPN.
2. The LPN zoning district shall only be permitted at the following intersections:
    a. Highway 27 North and Sessions Road
    b. Highway 27 North and Capital Circle NW/Old Bainbridge Road
    c. Highway 27 North and Fred George Road
    d. Bannerman Road and Bull Headley Road

    The exact extent of these Nodes shall be specified in the City of Tallahassee and Leon County land development regulations but generally shall not extend beyond 0.25 miles from the respective intersection and shall not include areas within a Special Development Zone (SDZ) or existing single-family subdivisions.
3. The LPC zoning district shall only be permitted along Highway 27. The exact extent of the LPC shall be specified in the City of Tallahassee and Leon County land development regulations but generally shall not extend beyond 0.25 miles from the centerline of Highway 27 and shall not include areas within a Special Development Zone (SDZ).
4. As an alternative to large-lot developments, Conservation Subdivisions shall be permitted within the Lake Protection land use category and shall include the following:
    a. Contain a minimum of 60% open space preserved in perpetuity through a conservation easement and comprised of such things as preservation and conservation features, Special Development Zones, undeveloped uplands, passive recreation areas, and storm water facilities designed as a community amenity; and
    b. Be developed at a maximum gross density of two dwelling units per acre or a maximum gross density of four dwelling units per acre when served by central water and sewer systems.
5. Land development regulations shall include stormwater treatment standards for all development and redevelopment within the Lake Protection land use category. To

encourage redevelopment in the Lake Protection category, land development regulations may provide for a partial credit applied toward existing impervious surface on previously developed sites.

6. Minimum open space requirements, Low Impact Development strategies, and maximum building footprints shall be included as development standards for the zoning districts implementing the Lake Protection land use category. Additional development standards deemed necessary to protect Lake Jackson from further degradation and/or improve existing water quality may be included in the land development code.

7. The land development regulations shall provide provisions for legally established non-conforming uses and properties in the Lake Protection land use category to be deemed conforming when redevelopment or site improvements result in the site meeting the design standards, including buffering to adjacent low-density uses, and water quality standards for the Lake Jackson basin established in land development regulations.

Policy 2.8.8 – Residential Preservation Future Land Use Category (City of Tallahassee/Leon County):

Characterized by existing homogeneous residential areas within the community that are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions greater than 6 units per acre. 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 arterials and expressways should be planned to minimize impacts within this category. Single family, townhouse, duplexes and cluster housing may be permitted within a range of up to six units per acre. Notwithstanding the maximum densities in this policy, existing legally established residential uses exceeding 6 units per acre shall be deemed conforming. Such uses may rebuild to existing building lot coverage percentage and density. Expansion of residential uses exceeding 6 units per acre or other non-conforming uses are prohibited. Nonresidential uses, other than community facilities and recreational facilities are not permitted. Community facilities are limited to a maximum of 60% impervious surface.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily all of 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) 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 meeting land development regulation requirements for buffers, screenings, landscaping, noise, setbacks and stepbacks to be compatible with low density residential development in terms of size and appearance. The factors cited in paragraph (d) below shall be used when determining the compatibility and design techniques. 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.

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

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 or buffering between the light industrial uses and the low and medium density residential uses. The factors cited in paragraph (d) below shall be considered when determining compatibility and design techniques.

The design and layout of 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 uses shall prevent or mitigate off-site impacts in accordance with the Institutional Special District or the Manufacturing and Mining Special District t and applicable Land Development Regulations.

c) 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.

d) 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. The following factors shall continue be maintained in the land development regulations used to determine whether a new development is compatible with existing 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.

e) Limitations on Planned Unit Developments in the Residential Preservation land use category.
Planned Unit Developments proposed within the interior of a Residential Preservation area 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.

Policy 2.8.9 – Sub-Urban Neighborhood Future Land Use Category (City of Tallahassee/Leon County):

The intent of the Sub-Urban Neighborhood land use category is to allow for neighborhood-scale development that provides a mix of housing types and neighborhood scale commercial within a walkable and bikeable area It is not intended to be applied within the interior of an existing established low-density neighborhood, unless to correct, legal non-conforming uses and/or densities. Principal uses within the district shall include residential development, neighborhood commercial, and neighborhood supportive facilities such as community facilities, recreational amenities, and light infrastructure.

The Sub-Urban Neighborhood category shall allow for residential uses at a maximum density of 20 dwelling units per acre. Allowed residential building types are single-family detached, single-family attached, duplexes, triplexes, fourplexes, multiplexes, multi-family, and live-work units.

Office, commercial, and community service uses are allowed up to 20,000 square feet per acre. The intensity of all non-residential land uses shall be kept minimal to reduce the intrusive impact upon the predominant residential land use. Land development regulations shall include development standards to maintain low traffic volumes, vehicular speeds, and parking for non-residential uses.

The following special conditions shall apply to the Sub-Urban Neighborhood Future Land Use category:

1. Urban design standards, buffering standards, and screening standards shall be included in the City of Tallahassee and Leon County land development regulations to ensure compatibility between residential and non-residential uses within the Sub-Urban Neighborhood land use.
2. If central sanitary sewer is not available, non-residential development is limited to a maximum of 900 gallons of wastewater flow per day. Community service facilities are limited to no more than 5,000 square feet, or a sewage flow not to exceed 900 gallons per day. Also, refer to Sanitary Sewer Policies 1.2.3 and 2.1.2 of the Utilities Element of the Comprehensive Plan for additional requirements.

Policy 2.8.10 – Sub-Urban Mixed-Use Commercial Future Land Use Category (City of Tallahassee/Leon County):

The intent of the Sub-Urban Mixed Use Commercial Land Use Category is to establish activity centers and mixed-use nodes that provide community wide or regional commercial activities and housing. This land use category promotes the efficiency of the transportation system through consolidation of trips and discouragement of the unabated sprawl of commercial activities. An integrated pedestrian and bicycle access system shall be provided to afford safe and accessible foot and bike travel between the land uses. The district is intended to facilitate efficient traffic flow by allowing only land uses developed with comprehensively planned access, egresses, and internal circulation systems through the land development review and approval process.

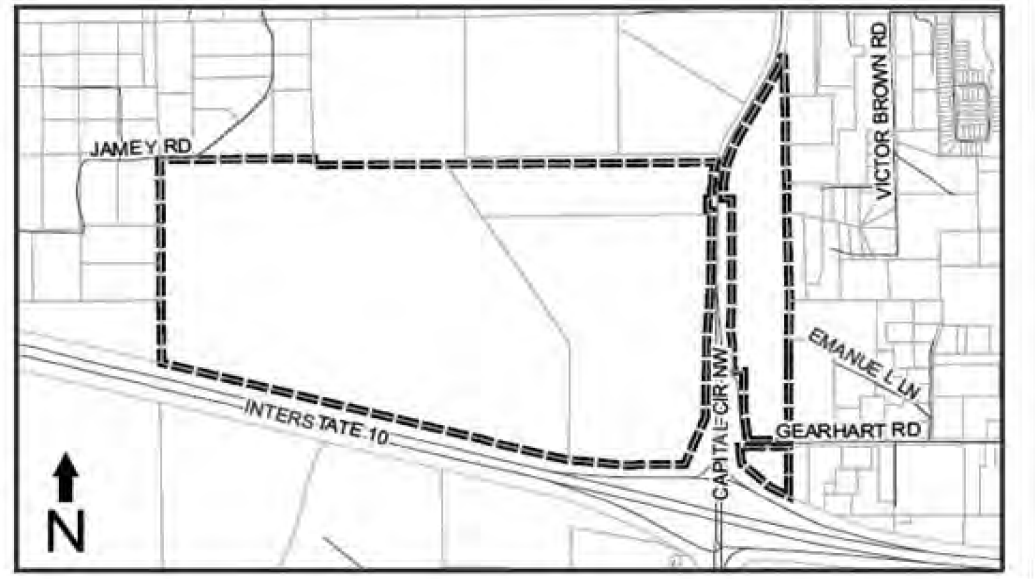
Residential land uses at a maximum density of up to 45 dwelling units per acre shall be allowed in the Sub-Urban Mixed Commercial Land Use Category. Recreational opportunities, cultural activities, commercial goods and services should be located nearby to complement residential

uses. Mass transit stops should be located at large commercial centers with appropriate connections established between commercial and residential areas to reduce the automobile dependency of residents and employers. For infill development and redevelopment projects, a variety of residential types, employment, office, and commercial uses should be incorporated.

Non-residential uses including office, recreation, light infrastructure, community services, and educational facilities shall be allowed up to 25,000 square feet per acre except for in the scenarios outlined in the special conditions below.

The following special conditions shall apply in the Sub-Urban Mixed Use Commercial Land Use Category:

1. Except within mixed-use centers, larger-scale commercial development shall be buffered from residential neighborhoods.
2. If development within the Sub-Urban Mixed Use Commercial Land Use Category only contains residential land uses, at least 5% of the gross site must be used for passive or active open space such as pocket parks, green space, or trails. The required 5% of the site shall be contiguous.
3. Non-residential development that is a part of a mixed-use development that includes medical centers may have an intensity of up to 80,000 square feet per acre, and up to 176,000 square feet per acre if it includes a hospital.
4. Park Place is a designated Regional Activity Center subject to the increased Development of Regional Impact guidelines and standards consistent with Rule 28-24.014(10)(a), Florida Administrative Code.



Park Place meets the parameters for a Regional Activity Center as defined in Rule 28-24.014(10)(c)2, Florida Administrative Code, and is depicted on the map above. Multi-use land uses for a Regional Activity Center can be accommodated by the currently designated Planned Development future land use category and development shall occur

consistent with the guiding land use policies within the local comprehensive plan and the land development code.

Policy 2.8.11 – Urban Neighborhood Future Land Use Category (City of Tallahassee):
The intent of the Urban Neighborhood Land Use is to provide medium density housing, live/work housing, and a mix of uses set within small to medium blocks that are defined by walkable streets characterized by narrow travel lanes, on-street parking, sidewalks, and planter strips. It is not intended to be applied within the interior of an existing established low-density neighborhood, unless to correct legal non-conforming uses and/or densities. The Urban Neighborhood area shall be characterized by a mix of uses on small lots, with residential uses being the predominant type, and a street network that generally connects to residential neighborhoods along corridors or behind the uses fronting major collectors or arterial roadways. Non-residential neighborhood-scale uses are allowed and intended to integrate into the surrounding neighborhood. Pedestrian safety and comfort shall be prioritized over vehicle speed.

Allowed land uses include residential and neighborhood-scale non-residential uses. The scale of all non-residential land uses shall remain accessible to pedestrians living in surrounding residences. Emphasis on commercial uses shall be limited to convenience goods and services, small to moderate scale grocery stores, and small pharmacies and offices. Community facilities, office, and commercial development in scale with surrounding residential areas are appropriate.

A maximum gross density of 26 dwelling units per acre is allowed. Residential development should include a mix of densities and housing types and be located to maximize pedestrian access to shops, public facilities and recreational opportunities that are passive or active.

A maximum intensity for commercial uses of 30,000 square feet per acre and a maximum intensity for office uses of 30,000 square feet per acre are allowed. Traffic volumes and speeds shall be kept low, and parking for nonresidential uses shall be small in scale. The number of parking spaces may be reduced to reflect increased pedestrian access.

The following special conditions shall apply to the Urban Neighborhood Land Use Category:

1. Design and development standards for the Urban Neighborhood area shall detail the placement, scale, and relationship between buildings and the street, including landscaping standards, to support an area of high pedestrian comfort and a continuous walkable street network throughout the district.
2. Urban design standards, buffering standards, and screening standards shall be included in the City of Tallahassee and Leon County land development regulations to ensure compatibility between residential and non-residential uses within the Urban Neighborhood land use category.

Policy 2.8.12 – Urban General Future Land Use Category (City of Tallahassee):
The intent of the Urban General Land Use is to provide a mixture of uses including a variety of residential land uses, employment (including light manufacturing), office and commercial activities that are arranged in a manner to promote walkability and bikeability, or reduce automobile use. This category includes a variety of building types, short setbacks, wide sidewalks,

and a street scape with trees, typically defining medium-sized blocks within walking distance of high activity or employment centers; essentially a walkable urban area with a mix of housing options and significant non-residential uses related to and supporting housing. The land use category provides higher density residential opportunities near university campuses and the downtown area. Infill and potential redevelopment and/or rehabilitation activity are encouraged.

Allowed land uses include residential, commercial, office, and community facilities.

A maximum gross density of 50 dwelling units per acre is allowed.

A maximum intensity for commercial uses of 60,000 square feet per acre and a maximum intensity for office uses of 60,000 square feet per acre are allowed.

Development in this category located along public frontages shall incorporate uses that emphasize and encourage pedestrian foot traffic and contribute towards a visually-interesting environment for the adjacent public realm. This can be achieved through methods such as high percentage of transparency, frequent pedestrian opening with connections to adjacent streetscapes, and human-scaled architectural details. Development that is primarily served by automobile traffic and generates low foot traffic shall be subject to a maximum intensity of 30,000 square feet per acre.

The following special conditions shall apply to the Urban General Land Use Category:

1. Design and development standards in the land development regulations for the Urban General area shall detail the placement, scale, and relationship between buildings and the street to support an area of high pedestrian comfort and safety, and a continuous walkable street network throughout the district.
2. Development standards in the Tallahassee Land Development Code may not require minimum parking requirements for uses in the Urban General land use category.
3. Street access by nonresidential uses may be permitted within the City limits of Tallahassee so long as site design complies with land development regulations to mitigate potential incompatibility with residential uses within the land use district.
4. Development at universities and colleges shall be regulated by the respective campus master plans and development agreements. Coordination on development in the proximity of universities and colleges shall be subject to development agreements.
5. The land development regulations shall include standards for development that do not incorporate uses that emphasize and encourage pedestrian foot traffic or contribute towards a visually-interesting environment for the adjacent public realm. Standards shall include requirements such as enhanced bicycle and pedestrian amenities and streetscaping features, building façade enhancements, and building placement.

Policy 2.8.13 – Urban Center Future Land Use Category (City of Tallahassee):
The intent of the Urban Center land use category is to be a vibrant, 18-hour urban activity center with quality development that includes a variety of residential and nonresidential uses at high densities and intensities. The land use is characterized by buildings in close proximity to one another, featuring retail on the ground floor and residential units above, wide sidewalks, consistent street trees, and a strong emphasis on pedestrian activity. The emphasis in this area, which is within the Multimodal Transportation District, is to facilitate a shift from cars to

pedestrian, bike and transit modes of transportation. The land use intends to promote a mix of uses and higher densities and intensities within its Urban Center, while promoting multiple modes of transportation.

Allowed land uses include residential, commercial, office and community facilities.

A maximum gross residential density of 150 dwelling units per acre is allowed. Development intensity in Urban Center is up to 100% lot coverage. Land development regulations may establish more restrictive lot coverage, building heights, and design standards for different locations, neighborhoods, and special character districts within the Urban Center land use.

Intensity for nonresidential uses shall be identified in the Downtown regulating land development code that shall include lot coverage and maximum building height.

The following special conditions shall apply to the Urban Center Land Use Category:

1. The development regulations within the Urban Center area shall establish Design Guidelines for the land use in order to allow for more mixed-use, pedestrian, bike and transit- oriented development.
2. Future Expansion of the Urban Center land use shall be subject to the following requirements.
    a. The proposed parcels shall be:
        i. Within the existing Downtown Overlay; and
        ii. Contiguous to the existing Urban Center FLUM area.
        iii. Served by available and adequate infrastructure to support the densities and intensities allowed in the Urban Center land use.
        iv. Demonstrated to exhibit a need for the expansion (e.g.: parcel of sufficient size not available in the Central Core FLUM for the proposed development).

Policy 2.8.14 – Special Development Districts (City of Tallahassee/Leon County):
The following Special Development Districts are created to address unique uses and areas throughout the community:

- Manufacturing and Mining – Heavy industrial land uses that do not, typically, have a defined intensity or density and may have the potential to create significant offsite impacts to surrounding areas, have specific federal and/or state requirements and must receive federal and/or state approval in addition to local government approval. Impacts such as noise, lighting, traffic, and vibrations that are not regulated by federal and/or state laws shall be regulated by the City and County.
- Institutional - Heavy infrastructure community facilities which may be public or privately owned or established that provide significant public benefit but may have the potential to create off-site impacts.
- Parks and Civic Spaces – City, County, State and Federal areas utilized for passive and/or active recreation uses. The principal land use will not, typically, have a defined density

or intensity.

- Planned Development – Large, undeveloped land areas within the Urban Services Boundary that are generally under single ownership that are required to be master planned prior to development.

Special Development Districts shall be subject to the provisions of the Comprehensive Plan except where otherwise specified by federal and state laws.

Policy 2.8.15 – Manufacturing and Mining Special District (City of Tallahassee/Leon County):

Advanced manufacturing 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 heavy industrial uses. Manufacturing and mining uses in appropriate locations provide necessary jobs and the raw materials needed to support growth and development in the community.

Manufacturing 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. The Manufacturing and Mining Special District shall not be applied to areas outside the Urban Services Area.

Because heavy 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.

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

- 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.
- 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.
- Heavy Industrial – Heavy Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. 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 impacts offsite or require mitigation and/or minimization techniques for impacts. Ancillary commercial

uses designed to serve adjacent workers may be permitted.

The following special conditions shall apply to the Manufacturing and Mining Special District:

1. Noise, vibrations, smoke, dust and particulate matter, odor, and lighting resulting from industry and mining uses shall be prevented or mitigated to avoid negative impacts on properties in the vicinity of these uses. The City and Leon County Land Development Code shall provide minimum mitigation standards.
2. 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 Special District.
3. Site plans must demonstrate the protection of adjacent non-industry and non-mining properties through development standards outlined in the land development codes.
4. 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.
5. Hydraulic fracturing, proppant fracturing, acid fracturing, matrix acidizing, and similar activities, commonly referred to as fracking, are not permitted uses in the Industry and Mining Land Use.

Policy 2.8.16 – Institutional Special District (City of Tallahassee/Leon County):
The purpose of this Special District is to provide lands for heavy infrastructure community facilities that must obtain federal and/or state approvals to be located, modified and/or expanded within the community. Institutional facilities and uses may be public or privately owned or established but must provide significant public benefit.

Principal uses for institutional facilities and uses may not have a defined density or intensity. Generally, facilities and accessory uses shall not occupy more than 90 percent of the entire site when located within the Urban Service Boundary or 75 percent of the entire site when located outside of the Urban Services Boundary. Primary buildings for institutional uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre.

The following special conditions shall apply to the Institutional Special District:

1. Institutional land uses have the potential to create offsite impacts to surrounding areas. Because institutional uses vary in their operations and their potential offsite impacts, performance and locational criteria shall be established in the City and County land development codes for the implementing zoning districts.
2. Whenever possible, noise, vibrations, smoke, dust and particulate matter, odor, and lighting resulting from institutional 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.

Policy 2.8.17 – Parks and Civic Spaces Special District (City of Tallahassee/Leon County):

The Parks and Civic Spaces Special District may be applied to publicly or privately owned lands and is intended to provide areas within the community for the resource conservation and recreational facility needs of the community. Non-residential uses that enhance parks with active recreational facilities, such as a clubhouse at a golf course or restaurant and retail uses at parks in urban areas, are allowed if designed to complement the park's intended use.

The maximum intensity for non-residential uses in areas designated Parks and Civic Spaces Special District is 1,000 square feet per acre. Residential uses shall be limited to hosts and resident volunteers involved in the maintenance or operation of the parks and civic spaces.

The following special conditions shall apply to the Parks and Civic Spaces Special District:

1. Commercial active recreation land uses shall be established through the Planned Unit Development process.
2. Because commercial active recreation land uses vary in their operations and potential offsite impacts, the Planned Unit Development shall establish standards to address the potential offsite impacts, including, but not limited to noise, lighting, and traffic access and congestion.

Policy 2.8.18 – Planned Development Special District (City of Tallahassee/Leon County):

The Planned Development Special District is intended to identify large, undeveloped land holdings that will be developed with various mixes of land uses for which more detailed planning is required to establish the appropriate mixture and arrangement of uses. Undeveloped areas within the Urban Service Area that, as of January 1, 2007, are predominantly in the same ownership or control and encompassing more than 200 acres shall be defined as a Planned Development Special District. These Planned Development Special Districts shall require, prior to subdivision or development, a Master Plan approved by the jurisdiction in which the Planned Development Special District is located.

The Planned Development Special District allows intensities of 25,000 square feet per acre and densities shall not exceed 20 dwelling units per acre. Storage areas within buildings, warehouses, mini-warehouses and self-storage facilities may have a gross floor area up to 50,000 square feet per acre.

The following special conditions shall apply to the Planned Development Special District:

1. Master Plans shall show the location, intensity and mix of proposed land uses, as well as the transportation network necessary to serve the proposed development. To provide for a more self-supporting development pattern that is less oriented to the use of automobiles, the Master Plan area shall include at least four different land uses (e.g., residential, office, commercial, recreation, light industrial, public or private open space) that are integrated with each other, as well as with the unique characteristics of the development area.
2. Master Plans shall identify the following:
    a. Boundary of area subject to Planned Development.
    b. General depiction of mix, location and intensities of future land uses.
    c. Activities permitted within each land use.

d. Total dwelling units.

e. Total square footage of non-residential development.

f. How natural resources on-site will be protected.

g. Major transportation system improvements that are consistent with adopted transportation plans.

h. Capacity maintenance, bicycle, and pedestrian accessibility, impacts to surrounding areas and protection of canopy roads, if applicable.

i. Address mass transit, if transit facilities are available or planned within the plan horizon for the Tallahassee-Leon County Comprehensive Plan to serve the Planned Development.

j. Facilities and development requirements to provide alternative modes of transportation, such as bicycle and pedestrian mobility and, if available, mass transit.

k. An infrastructure plan which identifies the type, demand, and general location of needed utilities in relation to existing and scheduled utilities in the areas of the development.

l. The location and adequacy of proposed schools, parks, and open space.

m. How the development will reduce transportation demand by allowing for internal trip capture at project build-out through a mixture of land uses.

n. How the development will comply with applicable affordable housing policies and/ordinances.

o. How the unique characteristics of the area, including cultural and historic resources, preservation and conservation features, and greenways, will be addressed.

p. A set of development guidelines that will direct the development of implementing PUD/PUDs. These guidelines shall address, but not be limited to, building height, setbacks, the interrelationships of uses, energy efficiency, pedestrian access. The guidelines shall include basic design elements that generally address crime prevention, such as landscaping and lighting considerations, Crime Prevention through Environmental Design (CTPED) principles, or other design concepts intended to improve safety and deter crime.

3. Previous approved Comprehensive Plan Area Plans shall constitute a Master Plan as required by this policy. The Southeast Sector Plan serves as the Master Plan for Southwood, Colin English Properties, and the former Southside DRI lands. The Welaunee Critical Area Plan serves as the Master Plan for the Welaunee Toe, Heel, and Arch. The Capital Circle Office Complex Planned Unit Development Master Plan Concept shall serve as the Master Plan for this area, and shall be exempted from the four use requirement of this policy.

4. Approved Master Plans are to be implemented by one or more Planned Unit Developments. Minimum size requirements for Planned Unit Developments within the district shall be established in the land development code. Minor and major amendments to the Master Plan may be approved through the Planned Unit Development requirements and procedures. The Planned Unit Development may serve as the Master Plan if it meets the requirements for a Master Plan enumerated in this policy.

5. Easements, right-of-way and other improvements located throughout the Planned Development District boundary may be required to be dedicated in conjunction with proposed development applications to ensure adequate facilities can be constructed consistent with the

Master Plan.

6. Subdivision of a portion of a Planned Development District for sale or donation to a public or quasi-public entity for the purpose of conservation, preservation, or passive resource-based recreation use shall not be contingent upon the adoption of a Master Plan or PUD.
7. Subdivision and development of a portion of a Planned Development area for sale or donation for the purpose of providing schools (pre-kindergarten through twelfth grade) and/or infrastructure to serve primarily offsite needs shall not, likewise, be contingent upon the adoption of a Master Plan or PUD. The land development code shall establish the process and requirements for siting and development of new schools and the expansion of existing schools. The conservation, preservation, passive recreation, educational facilities and types of infrastructure that are intended to be accessible by the public shall be designed for integrated auto, pedestrian and bicycle access, and shared access. The school facilities and infrastructure shall include adequate buffering for the remainder of the Planned Development. If any of these public acquisitions reduce the remaining acreage of the Planned Development below 200 acres, the Planned Development provisions of this Plan shall apply to all remaining acreage.
8. Separate Master Plans may be approved for each Planned Development District that is divided by an interstate or arterial highway that limits integration across the entire development.
9. As demands from a rapidly increasing population may require the expansion of the Urban Service Boundary in the future, additional areas will be identified as Planned Development Areas upon their inclusion within the Urban Service Area.
10. Upon expansion of the Urban Service Area, properties that meet the definitions for Planned Development areas shall be designated as Planned Development on the adopted Future Land Use Map and Zoning Map.

Goal 3 [LM] – Healthy Neighborhoods and Vibrant Places:

Our community will plan for the development of healthy neighborhoods, vibrant places, and places of employment that are designed and built to be lively, inclusive, safe, and sustainable to ensure the equitable treatment and involvement of all citizens, recognize the importance of public spaces and private property, address the importance of civic and institutional uses, and account for community context.

These places will provide for:

- Recreational opportunities.
- Pedestrian and bicycle facilities.
- Healthy food options.
- Health services.
- Community facilities, including schools, community centers, and libraries.

Objective 3.1 – Residential Character (City of Tallahassee/Leon County):
Provide for connectivity and a balanced mix of residential uses that allow for greater housing diversity while protecting the character of existing, viable residential areas and neighborhoods.

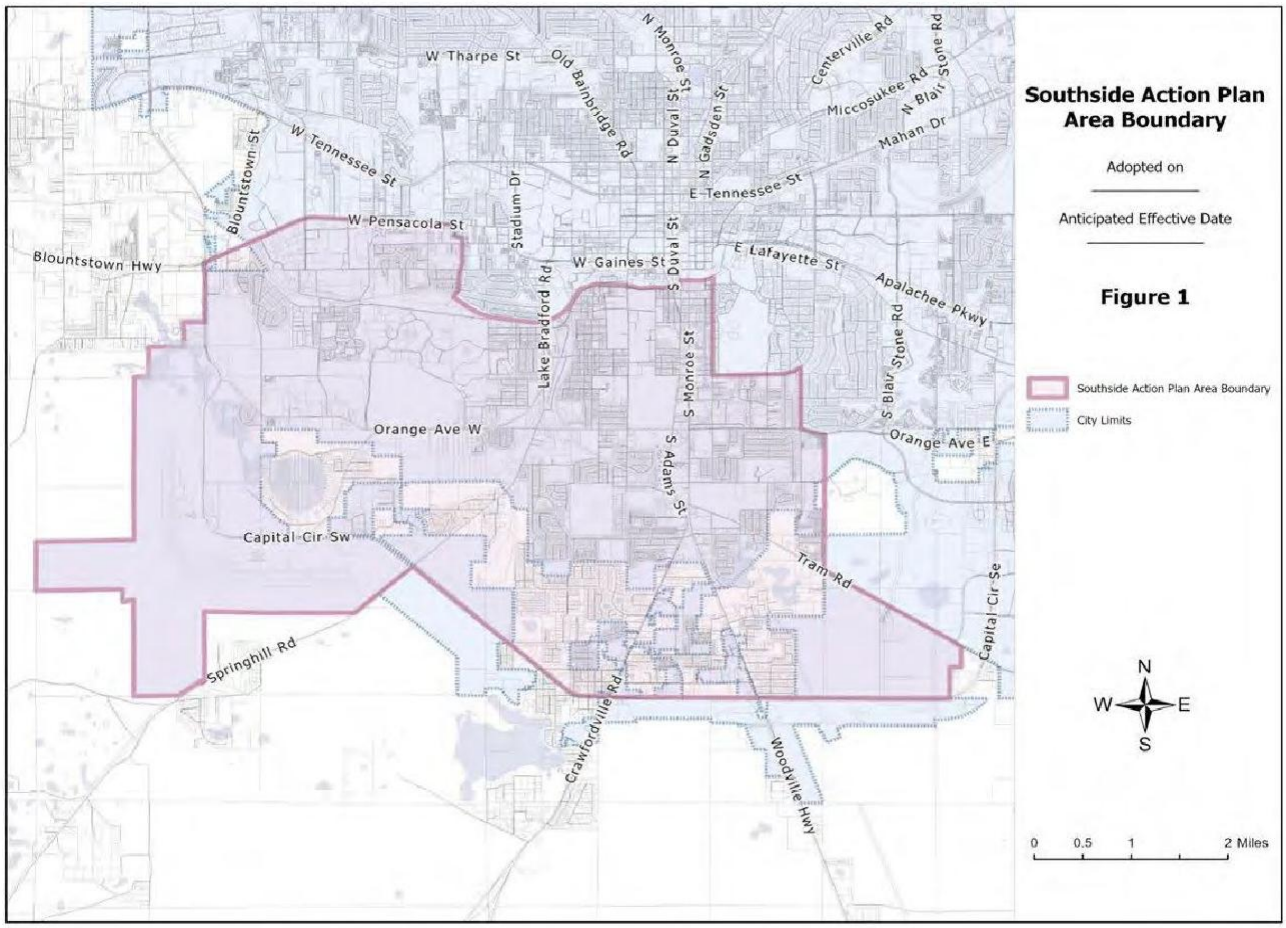
Policy 3.1.1 – Residential Character Criteria (City of Tallahassee/Leon County):
Maintain land development code regulations that protect existing residential areas from encroachment of incompatible uses. These regulations shall include context-based requirements for setbacks, buffering, open space, landscaping, tree protection, stormwater, and access management. Development proposals shall be reviewed for compliance with these requirements during the site plan review process.

Policy 3.1.2 – Housing Diversity (City of Tallahassee/Leon County):
Maintain a viable mix of available residential densities to accommodate a variety of housing types.

Policy 3.1.3 – Healthy Food Options (City of Tallahassee/Leon County):
The land development regulations shall foster healthy food options by promoting community public gardens and supporting neighborhood scale grocery uses within and adjacent to residential areas.

Objective 3.2 – Southside Action Plan (City of Tallahassee/Leon County):
Develop and monitor the Southside Action Plan to align with the community's desire for a framework of action in the southern part of the Tallahassee urban area. To achieve this objective, the local governments shall develop a Southside Action Plan that complements long term public and private investment with small scale visible improvements that are relatable and community driven. This approach recognizes that the vision of Southside citizens is essential to guiding the development, redevelopment, and rehabilitation of the Southside; and that the community's vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens.

Policy 3.2.1 – Southside Action Plan Area (City of Tallahassee/Leon County):
The objective and policies for the Southside Investment Strategy apply to the designated Southside Action Plan area.



Policy 3.2.2 – Beautification (City of Tallahassee/Leon County):
Focus local government beautification efforts in shared public spaces by frequently maintaining and enhancing existing public areas. Support citizen and business investment on private property and shared spaces.

Policy 3.2.3 – Investment (City of Tallahassee/Leon County):
Identify projects that initiate further investment opportunities in the Southside Community. Support partnerships across federal, state, city and county governments with non-profits and private organizations to identify resources for housing, homeownership, business, and infrastructure for the public. Investment within the Southside Action Plan area shall not occur at the expense of the natural environment or water quality in a manner which is found to be inconsistent with local government initiatives, policies, rules or regulations.

Policy 3.2.4 – Active and Engaged Citizens (City of Tallahassee/Leon County):
Encourage citizens, neighborhoods, and businesses in the Southside to be engaged and actively involved in community-led projects. Promote projects, empower residents, and connect efforts with resources.

Policy 3.2.5 – Southside Action Plan Evaluation and Update (City of Tallahassee/Leon County):
The local governments will monitor project implementation of the Southside Action Plan by reporting annually, or as requested by the City Commission or County Commission, on Southside Action Plan policies.

Objective 3.3 – Connectivity Access Management (City of Tallahassee/Leon County):
Require effective interconnectivity and access management to reduce vehicle trip demand, increase access and safety for bicyclists and pedestrians, and preserve the integrity of the transportation system.

Policy 3.3.1 – Access Management Design (City of Tallahassee/Leon County):
The City of Tallahassee and Leon County shall adopt and maintain access management standards and supporting design guidelines to control the location, spacing, operation and design of access connections and median openings. Development access shall be designed to protect the maximum service volume, safety, and operating characteristics of transportation facilities that it impacts, taking into account impacts to all modes and users of transportation.

Policy 3.3.2 – Intersection and Interchange Restrictions (City of Tallahassee/Leon County):
Restrict vehicular access connections (e.g., driveways) close to the intersection of streets, roads, and highway interchanges. Regulations specifying the appropriate location and spacing of access connections from intersections and interchanges will be provided in the land development regulations or local policies.

Policy 3.3.3 – Unified Access and Circulation Plans (City of Tallahassee/Leon County):
Alternative access connections and unified access and circulations plans shall be used to minimize access connections on arterial roadways. All development plans shall provide circulation systems that create multimodal access to and from the proposed development, as well as access to surrounding developments.

Policy 3.3.4 – Access Management Improvements (City of Tallahassee/Leon County):
Improve access management to support the movement of through traffic, reduced crashes, and decrease vehicle conflicts by implementing standards and strategies that:

1. Address the transition of vehicles from arterial roadways to internal circulation systems.
2. Prioritize the redesign of median openings that are inadequately designed.
3. Require the closure or modification of excessive, overly wide, or unsafe driveway connections during resurfacing, repair, and rehabilitation projects.

Policy 3.3.5 – State Road Access Management (City of Tallahassee/Leon County):
The local governments shall coordinate with the Florida Department of Transportation and utilize access management and permitting policies adopted, or recommended, by FDOT on state highways.

Policy 3.3.6 – Neighborhood Through-Traffic (City of Tallahassee/Leon County):
Utilize context sensitive roadway design and traffic calming to allow connectivity while mitigating the effects of through-traffic on neighborhoods and supporting complete streets policies.

Policy 3.3.7 – Consolidated Properties (City of Tallahassee/Leon County):
Properties under the same ownership, consolidated for development, or part of phased development plans shall be considered one property for the purposes of access management. Access points to such developments shall be the minimum necessary to provide reasonable access.

Policy 3.3.8 – Development Near Interchanges (City of Tallahassee/Leon County):
Circulation systems for new development and redevelopment at interstate interchange areas shall be designed to provide safe and efficient multimodal traffic flow through the implementation of strategies and standards such as access spacing or the utilization of service roads.

Policy 3.3.9 – Access Management Deviations (City of Tallahassee/Leon County):
Flexibility shall be provided in the administration of access spacing standards to accommodate minor deviations, where safe and appropriate, and to ensure that no property is denied reasonable access to the transportation system. Major deviations from access spacing standards shall not be granted until every feasible option for meeting access management standards has been explored and deemed impractical.

Objective 3.4 – Equitable Distribution of Land Uses (City of Tallahassee/Leon County):
Provide for the geographic distribution of land uses in a manner that meets the needs of a growing and diverse population while ensuring that the benefits and burdens of public sector projects are shared across the community equitably.

Policy 3.4.1 – Distribution of Land Uses (City of Tallahassee/Leon County):
The Future Land Use Map shall provide for the balanced and orderly growth and development of the community with a distribution of land uses that allow residential, commercial, office, institutional, and manufacturing uses throughout the community while accounting for natural resources, the geology and geography of the community, and available transportation facilities.

Policy 3.4.2 – Public Investments (City of Tallahassee/Leon County):
The City and County will strive to distribute major infrastructure projects and other public investments geographically across the community with consideration given to the unique and specific infrastructure needs of different areas.

Objective 3.5 – Safety (City of Tallahassee/Leon County):
Prioritize safety as a foundational principle in the development and amendment of policies and guidelines. Apply best practices and best available data to land development regulations, street design, and urban design to enhance and promote the safety of all people regardless of age or ability.

Policy 3.5.1 – Public Infrastructure Design (City of Tallahassee/Leon County):
Public infrastructure, relevant to transportation, shall be designed to increase the safety of its

users through strategies such as the application of context-based design and design speed, Complete Streets principles, Crime Prevention through Environmental Design (CPTED), and other nationally recognized strategies. This infrastructure design shall include sidewalks, street trees, and on-street parking. For roadways, public infrastructure including signalization, pedestrian facilities, on-street parking, and associated streetscaping elements such as lighting, pavement markings, and crosswalks shall follow design principles that increase the safety of its users. To support the goal for zero deaths and serious injuries on our roadways, design shall follow a Safe System Approach and utilize Proven Safety Countermeasures

Objective 3.6 – Land Development Regulations (City of Tallahassee/Leon County):
Maintain specific and detailed land development regulations that implement and are consistent with the goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 3.6.1 – Criteria for Amendments to Land Development Regulations (City of Tallahassee/Leon County): Proposed amendments to the City of Tallahassee and Leon County Land Development Regulations shall be evaluated for consistency with the overall intent of the adopted Goals, Objectives, and Policies of each Element of the Comprehensive Plan.

Policy 3.6.2 – Implementing Zoning Districts (City of Tallahassee/Leon County):
Each Future Land Use Map Category shall be implemented by one or more zoning districts that are consistent with the intent of that respective land use category. Each zoning district shall specify allowable land uses and activities with appropriate development and design standards, including density and intensity of development, as applicable.

Policy 3.6.3 – Site Requirements (City of Tallahassee/Leon County):
Land development regulations shall include requirements for:

- Context-based stormwater management
- Open space
- Setbacks
- Buffers
- Screening
- On-site traffic circulation
- Roadway access
- Context-based transit amenities
- Land uses
- Subdivision of land
- Signage
- Standards for the regulation of development within and adjacent to areas subject to seasonal or periodic flooding compliant with state and federal regulations
- Areas known to be vulnerable to natural or human-caused hazards
- Lighting
- Noise mitigation

Policy 3.6.4 – Density and Intensity Incentives (City of Tallahassee/Leon County):
Land development regulations shall include incentives for greater development density and intensity to facilitate growth in areas that minimize and/or mitigate impacts on the natural environment or community character. These incentives shall allow densities or intensities that exceed unincentivized limits set out in the respective Future Land Use Category by up to 20%. Incentives for greater density and intensity up to 25% will be permitted for developments along Gateway Corridors as defined in Policy 2.6.2 of this Element within the Urban Services Area for developments that incorporate urban design standards resulting in more attractive developments.

Policy 3.6.5 – Planned Unit Developments (City of Tallahassee/Leon County):
The City of Tallahassee or Leon County Land Development Regulations shall provide for the creation of Planned Unit Developments (PUD) zoning districts to accommodate development proposals that are consistent with the Comprehensive Plan but are not provided for or allowed in the zoning districts otherwise established. Planned Unit Developments may establish site-specific standards by ordinance.

Policy 3.6.6 – Non-Conforming Uses (City of Tallahassee/Leon County):
The City of Tallahassee and Leon County Land Development Regulations shall provide a procedure to substantially mitigate or eliminate legally established non-conforming land uses or deem an existing use to be conforming. These procedures shall include a process for evaluating and determining eligibility for a waiver of non-conforming status based on:

- The impact of the non-conformity to conforming land uses adjacent to the non-conformity.
- A determination that the non-conformity is not detrimental to public health, safety, and welfare.
- The ability to prevent or substantially mitigate impacts of the non-conformity.

The development regulations shall distinguish between non-conforming uses which are to be terminated or amortized, and legally established non-conforming uses in nonresidential designations which may continue, but not be expanded.

Policy 3.6.7 – Previously Vested Development (City of Tallahassee/Leon County):
Any development approved under earlier comprehensive plan versions, but not yet commenced, shall still have that approval vested as such until the expiration of the approved development or until development is approved under the current comprehensive plan.

Policy 3.6.8 – Landfill Redevelopment (City of Tallahassee/Leon County):
Local governments shall adopt and maintain land development regulations that ensure redevelopment of mapped landfill sites will not adversely impact health, safety, or welfare.

Objective 3.7 – Urban Design (City of Tallahassee/Leon County):
Incorporate urban design standards and design guidelines into the City of Tallahassee and Leon County Land Development Regulations to support distinctive and adaptable places that promote engaging,

accessible, and safe public spaces.

Policy 3.7.1 – Design Principles and Priorities (City of Tallahassee/Leon County):
General urban design principles included in land development regulations shall prioritize pedestrian safety and comfort within an interconnected network of small blocks supported by a mixture of land uses and housing types in urban areas. Outside of urban areas, design principles shall prioritize conservation and preservation of natural resources.

Policy 3.7.2 – Crime Prevention through Environmental Design (City of Tallahassee/Leon County):
Land development regulations shall incorporate principles of Crime Prevention Through Environmental Design (CPTED) to:

- Incorporate landscaping, walkways, fencing, signage, and/or other design elements that are intended to provide visual cues on whether property is public, semi-public, or private.
- Selectively place entrances and exits, fencing, lighting, and landscaping to control access to private spaces.
- Place physical features, activities, and amenities in ways that maximize the visibility of public spaces and their users.
- Standards shall be designed taking all people into consideration, regardless of age, physical ability, or mental ability.
- CPTED principles shall be applied thoughtfully and equitably so that the implementation of the principles does not reduce quality of life or inequitably burden any part of the community.

Policy 3.7.3 – Design Criteria for Mobility Hubs (City of Tallahassee/Leon County):
New developments or redevelopment projects shall contribute to providing a safe, convenient, comfortable, and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use. Mobility Hubs, that offer multiple transportation options in a centralized area, promoting the use of public transit, cycling, car-sharing, micro-mobility and other sustainable modes of transportation available to users of all ages and abilities, will be encouraged through incentives to increase access to community facilities and employment opportunities, including those for underserved communities. Design standards and incentives for including mobility hubs shall be adopted into land development regulations.

Goal 4 [LM] – Greater Housing Diversity:

Our community will strive for greater housing diversity that expands affordable housing opportunities and housing options for people with varying income levels, offers more flexibility for people in different stages of life and with different abilities, and promotes options that are supported by transit, on-demand transportation, and non-motorized forms of transportation.

While working toward greater housing diversity, our community will:

- Protect the character of existing, viable residential areas through neighborhood design, building types, buffering, and screening.
- Promote development practices to support:
    - Neighborhoods that are diverse in use and population.
    - Communities that are designed for people walking, riding bicycles, and using transit as well as driving motorized vehicles.
    - Places that offer inclusive access to public spaces and community institutions.

Objective 4.1 – Missing Middle Housing (City of Tallahassee/Leon County):
Ensure diverse housing options along a spectrum of affordability and housing types in residential areas to support walkable neighborhoods, neighborhood commercial uses, and multimodal transportation options. Allow for diverse housing options in new and existing neighborhoods to ensure that the housing types are not homogeneous and provide a solution to the mismatch between the available housing stock, shifting demographics, and growing demand for walkability.

Policy 4.1.1 – Accessory Dwelling Units (ADUs) (City of Tallahassee/Leon County):
Maintain land development regulations that allow and encourage the development of accessory dwelling units in most residential and mixed-use zoning districts to attract young graduates, support families with aging parents and grandparents, and provide additional income for homeowners.

Policy 4.1.2 – Missing Middle Housing as Conforming Uses (City of Tallahassee/Leon County):
Existing, legally established single-family detached dwellings, accessory dwelling units, single-family attached dwellings or townhomes, and two-family homes or duplexes shall be deemed conforming uses notwithstanding any density or permitted use provisions of the Comprehensive Plan or land development regulations.

Policy 4.1.3 – Community Character Analysis (City of Tallahassee/Leon County):
In order to facilitate the development of diverse housing options, form-based zoning districts may be developed indicating a specific range of housing types that are permitted. Form-based zoning districts will be based on a Community Character Analysis to identify a range of housing types appropriate accounting for the existing physical development patterns.

Policy 4.1.4 – Pattern Books (City of Tallahassee/Leon County):
Pattern books shall be developed to identify a specific range of housing types allowed for different land use categories. These pattern books would serve as a tool to provide predictability of the housing types allowed in various areas of the community and to provide residents, developers, and homebuilders with an understanding of allowable housing types in the community.

Objective 4.2 – Mobility-Based Housing Incentives (City of Tallahassee/Leon County):
Provide density bonuses and other incentives that encourage compact, mixed-use communities near transit and trail corridors and mobility hubs.

Policy 4.2.1 – Coordinate Transit with Land Use (City of Tallahassee):
As transit centers are planned, the Planning Department shall evaluate adjacent land uses for opportunities to implement Transit-Oriented Development.

Policy 4.2.2 – Transit-Oriented Development (TOD) Design Standards (City of Tallahassee/Leon County):
Land development regulations shall include design standards to encourage the following principles around transit centers:

- Site centers in locations with highest ridership potential and development opportunities.
- Designate 0.5-mile radius around centers as higher density, mixed-use, walkable development.
- Create a range of densities with highest at centers, tapering down to existing neighborhoods.
- Design centers for seamless pedestrian connections to surrounding development.
- Create public plaza directly fronting one or more sides of the center building where feasible.
- Create retail and cafe streets leading to center entrances along main pedestrian connections where feasible.
- Reduce parking at centers and locate parking in areas that direct pedestrian flow along retail streets.
- Enhance multi-modal connections, making transfers easy, direct, and comfortable.
- Incorporate bikeshare, a comprehensive bikeway network, and large ride-in bike parking areas.
- Use centers as catalysts for major redevelopment of area and create placemaking around centers.

Policy 4.2.3 – Transit-Oriented Development (TOD) Density Bonus (City of Tallahassee/Leon County):
Land development regulations may include provisions that allow for densities up to 20% higher than otherwise allowable in a given land use category with a minimum density bonus of one additional unit for development located within ¼ mile of a transit stop. This density bonus shall

not apply to the Residential Preservation land use category. This density bonus may be applied in addition to other eligible density bonuses. Total density bonuses shall not exceed 30% of the residential density allowed in the underlying land use category.

Policy 4.2.4 – Coordinate Trails with Land Use (City of Tallahassee/Leon County):
As shared use paths and protected bike lanes are planned and designed, adjacent land uses shall be evaluated by the Planning Department for opportunities to implement trail-oriented development.

Policy 4.2.5 – Trail-Oriented Development (TrOD) Design Standards (City of Tallahassee/Leon County):
Trail Oriented Development shall be mixed-use areas and feature a Mobility Hub connected to the trail network to serve as a focal point that brings multiple modes of personal mobility together.

Policy 4.2.6 – Trail-Oriented Development (TrOD) Density Bonus (City of Tallahassee/Leon County):
Land development regulations shall include provisions that allow for densities up to 20% higher than otherwise allowable in a given land use category with a minimum density bonus of one additional unit for development located within 1/2 miles of a trailhead. This density bonus may be applied in addition to other eligible density bonuses. Total density bonuses shall not exceed 30% of the residential density allowed in the underlying land use category.

Objective 4.3 – Affordability (City of Tallahassee/Leon County):
Provide density bonuses and other incentives that expand affordable housing opportunities and options for people with varying income levels, including opportunities and options not adequately supplied by the market.

Policy 4.3.1 – Inclusionary Housing Policy (City of Tallahassee/Leon County):
As part of an overall affordable housing strategy, the City and County shall develop and maintain inclusionary housing policies in their respective land development regulations in order to increase private development of affordable housing. The inclusionary housing policies may include a range of incentives, including density bonuses up to 30% greater density than otherwise provided by the applicable zoning district.

Policy 4.3.2 – Establishing Community Land Trusts (City of Tallahassee/Leon County):
To support long-term affordable homeownership, prioritize the use of Community Land Trusts (CLTs) when possible. In doing so, give preference to CLTs over other affordable housing models that:

- Do not include resale restrictions, or
- Include resale restrictions that are temporary, forgiven, or set to expire over time, or
- Rely on local government land donations without long-term affordability guarantees.

Policy 4.3.3 – Requirements of Community Land Trusts (City of Tallahassee/Leon County):

To qualify for local government assistance, Community Land Trusts shall:

- Require permanent affordability.
- Require that owners live in the homes as their primary residence.
- Include resale formulas in land leases.

Policy 4.3.4 – Affordable Housing Design Standards (City of Tallahassee/Leon County):

Develop design standards for affordable housing, including Aging in Place design that could be incorporated into the County and City's Housing Programs.

Policy 4.3.5 – Affordable Housing Density Bonus (City of Tallahassee/Leon County):

Land development regulations shall include provisions that allow for densities up to 25% higher than otherwise allowable in a given land use category with a minimum density bonus of one additional unit for the provision of affordable housing units. Land development regulations may include qualifying criteria, design standards, and site design flexibility for the implementation of the density bonus.

Objective 4.4 – Family Heir Subdivisions (City of Tallahassee/Leon County):

Provide a hardship provision by which owners of property outside of the Urban Services Area who meet defined eligibility requirements may have the ability to create smaller parcels of land for family members for use as homesteads.

Policy 4.4.1 – Family Heir Subdivision Eligibility (City of Tallahassee/Leon County):

The use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel is permitted per this policy, notwithstanding the density or intensity of use assigned to the parcel by the Future Land Use Map and official zoning atlas. The parcel to be subdivided must be in the same configuration as it was on February 1, 1990; or the parcel must have been created through subdivision pursuant to the family heir provision and the applicant is an originally intended heir or an heir through successive generations of the originally intended heir. The parcel shall be conveyed within 90 days of subdivision approval to the intended heir, who shall hold uninterrupted title for at least two years.

Goal 5 [LM] – A Robust Economy:

Our community will facilitate the development, attraction, and cultivation of innovative businesses and associated job creation to position the local economy for sustained, directed growth, raise the quality of life for residents, and alleviate poverty in the community.

Our community will foster a robust economy by:

- Supporting target industry cluster development and innovation districts.
- Retaining and creating new employment opportunities emphasizing Tallahassee-Leon County's target industries.
- Reducing barriers to starting and growing businesses.
- Increasing access to job opportunities and training.
- Ensuring adequate and suitable lands are designated for commercial and industrial uses.

Objective 5.1 – Economic Health (City of Tallahassee/Leon County):
Initiate community planning, urban development, and redevelopment strategies that prepare businesses, production facilities, trades, and related activities that provide the livelihoods of the population to take advantage of positive opportunities and withstand negative changes in the economy and to continue providing jobs and incomes to support the community.

Policy 5.1.1 – Economic Development Strategic Plan (City of Tallahassee/Leon County):
The Tallahassee-Leon County Office of Economic Vitality (OEV) shall maintain a strategic plan that includes, at a minimum, target industries and objectives for business development and job creation. During development project reviews, the Planning Department and OEV shall coordinate on issues of land use and development to support economic health consistent with the OEV strategic plan.

Objective 5.2 – Airport Access (City of Tallahassee):
Provide access to the Tallahassee International Airport to ensure the movement of people and commerce while maintaining the safety and security of the airport.

Policy 5.2.1 – Airport Master Plan (City of Tallahassee):
The airport master plan developed for the Tallahassee International Airport shall account for transportation facilities and access to both the General Aviation and the Commercial Service facilities at the airport. The airport master plan shall be coordinated with the plans of the US Army Corps of Engineers, the Federal Aviation Administration, FDOT, and the CRTPA. The planning, design, and construction of transportation facilities in the vicinity of the Tallahassee International Airport shall account for existing airport access as well as planned development at the airport.

Objective 5.3 – Freight and Cargo (City of Tallahassee/Leon County):
Provide a network of transportation facilities that are coordinated across different modes of travel to support the movement of freight and cargo.

Policy 5.3.1 – Intermodal Centers (City of Tallahassee/Leon County):
The City of Tallahassee and Leon County shall maintain an inventory of intermodal freight centers, including the locations, types of facilities, and activities of the centers.

Policy 5.3.2 – Tallahassee International Airport (City of Tallahassee/Leon County):
Coordinate land uses adjacent to the Tallahassee International Airport, access to the airport, and access to other transportation facilities to enhance the express shipment, transfer, and movement of air cargo, including air freight and mail.

Policy 5.3.3 – Transportation Access (City of Tallahassee/Leon County):
Industrial uses and other freight-related uses shall be located in proximity to and have direct access to major transportation routes and intermodal freight centers, or other freight transfer locations.

Objective 5.4 – Resilience Planning (City of Tallahassee/Leon County):
Plan for post-disaster recovery and redevelopment to help resume economic activities following damage or destruction by a natural or human-made disaster.

Policy 5.4.1 – Post Disaster Redevelopment Plan (City of Tallahassee/Leon County):
The community shall maintain a countywide post-disaster redevelopment plan to better prepare the community for long-term recovery and redevelopment after a disaster. The post-disaster redevelopment plan shall address business resumption and economic redevelopment; infrastructure restoration and mitigation; housing repair and reconstruction; sustainment of services; sustainable land use; and financial management.

Policy 5.4.2 – Local Mitigation Strategy (City of Tallahassee/Leon County):
The community shall maintain the Local Mitigation Strategy to identify those strategies and projects that improve the resiliency of critical public infrastructure assets of the community based on potential hazards.

Objective 5.5 – Intergovernmental Coordination (City of Tallahassee/Leon County):
Increase the economic strength of the Tallahassee Metropolitan Statistical Area (MSA) by leveraging opportunities, programs, land uses, and transportation facilities across the region to grow existing businesses and attract new businesses.

Policy 5.5.1 – Regional Economic Development Coordination (City of Tallahassee/Leon County):
The Department of PLACE shall coordinate economic development projects and programs with the State of Florida, Apalachee Regional Planning Council, Capital Region Transportation Planning Agency, and/or appropriate neighboring jurisdictions to leverage opportunities, programs, land uses, and transportation facilities across the region to support business retention and expansion, and to attract new businesses.

Policy 5.5.2 – Grant Funding Opportunities (City of Tallahassee/Leon County):
Local governments shall pursue grant opportunities for projects or programs of regional significance.

Goal 6 [LM] – A Balanced Transportation Network:

Our community will support a balanced and viable transportation network with convenient and context-sensitive options, so pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities can travel safely around the community.

The transportation network shall:

- Include streets, sidewalks, bicycle lanes, shared use paths, trails, aviation facilities, rail lines, transit, and on-demand transportation options.
- Account for land use context, right-of-way constraints, and the short-term and long-term costs of transportation infrastructure.
- Account for emerging technologies and best practices.
- Discourage the negative effects roadway widening can have on neighborhoods and community character.
- Provide safe routes to schools and options for the transportation disadvantaged and vulnerable road users.
- Maintain adopted roadway level of service (LOS) measures and retain multimodal level of service targets.
- Be coordinated between the local governments, with neighboring jurisdictions, and with regional, state, and federal agencies to cooperatively plan and manage transportation systems that are within the community but managed by FDOT.

Objective 6.1 – Land Use and Transportation Coordination for Livability (City of Tallahassee/Leon County):

Coordinate land use and transportation systems to foster vibrant communities across context areas with compact urban forms and a mixture of uses to minimize travel distances, reduce greenhouse gas emissions, and enhance pedestrian, bicycle, and transit mobility.

Policy 6.1.1 – Mitigate Sprawl (City of Tallahassee/Leon County):

New and substantial improvements to roadways, shall be identified and programmed consistent with the context (Context Classification) where design and environmental constraints allow that supports the Urban Services Area policies to promote efficient growth and urban infill, and discourage urban sprawl.

Policy 6.1.2 – Context-Based On-Site Facilities (City of Tallahassee/Leon County):

Development projects shall contribute to a safe, convenient, and comfortable transportation environment that promotes walking, cycling, and transit use consistent with the development's context-classification. Land development regulations shall specify the conditions and standards for provision of on- and off-site roadway extensions, sidewalk and trail connections, and transit facilities. Context-appropriate improvements or enhancements shall be required as a condition of development approval, such as, but not limited to sidewalks and bicycle facilities, plantings, and building configuration, buffers, setbacks and stepbacks. Development shall mitigate impacts to the multi-modal transportation network.

Policy 6.1.3 – Tallahassee-Leon County Transportation Corridors (City of Tallahassee/Leon County):
Transportation corridor maps showing the future land uses shall be developed and maintained to reflect the enhanced coordination between land use and transportation including new construction and improvements, reflecting the intended context classification.

Policy 6.1.4 (City of Tallahassee/Leon County) – Retrofit for Livability:
Roadways with design characteristics inconsistent with their assigned Context-Classification shall be inventoried and prioritized for retrofit including but not to limited lane width adjustments, street lighting, stormwater management retrofits, and streetscape improvements such as sidewalks, bicycle lanes, shared-use paths, transit amenities, and plantings to improve livability for the adjacent land uses consistent with the Future Land Use Map.

Objective 6.2 – Network Connectivity Improvement (City of Tallahassee/Leon County) :
Improve the balance of transportation options, connectivity, and capacity of the multimodal transportation network.

Policy 6.2.1 – Enhance Connectivity (City of Tallahassee/Leon County):
Local governments shall identify, prioritize, and engage in the necessary collaboration to establish crossings that connect road and trail networks across interstates, railroads, and other dividing features such as stormwater ditches. Locations where informal crossing regularly occurs shall be prioritized and where appropriate mid-block crossing may be assessed and implemented. Locations where high-quality and/or sensitive natural features exist shall be deprioritized.

Policy 6.2.2 – Future Right-of-Way Needs (City of Tallahassee/Leon County):
Local governments shall secure anticipated right-of-way needs, including supporting stormwater management, for additional travel lanes and/or turn lanes, as well as multimodal facilities, through appropriate development review and other processes, targeted acquisitions, or other suitable means to address motor vehicle traffic volume on roadway segments that will be impacted by targeted development areas within the long-term planning period. Roadways shall not be constructed to accommodate development anticipated beyond the long-term planning period.

Policy 6.2.3 – Build and Enhance the Network (City of Tallahassee/Leon County):
Where appropriate, create new minor and major collector roadways to relieve motor vehicle traffic congestion and increase network connectivity. Additionally, include network-enhancing local and minor collector street projects. All development plans shall contribute to developing a local and collector street and unified circulation system that will allow multimodal access to and from the proposed development, as well as access to surrounding developments.

Policy 6.2.4 – Corridor Management and Preservation (City of Tallahassee/Leon County):
Transportation corridors requiring additional right of way and/or corridor management are designated for preservation and management as provided in §337.273, F.S.

Policy 6.2.5 – Interconnectivity for Development (City of Tallahassee/Leon County):
Require vehicle, pedestrian, and bicycle interconnections between adjacent, compatible development; and require these interconnections between adjacent, incompatible developments when such connection has the potential to reduce the vehicular traffic on the external street system.

Policy 6.2.6 – Continuation of Streets (City of Tallahassee/Leon County):
All development plans shall incorporate and continue all sub arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development.

Policy 6.2.7 – Interconnectivity to Adjacent Uses (City of Tallahassee/Leon County):
Require private developers within the Urban Service Area to include bikeways, pathways, or sidewalks in their proposed developments, with connections to nearby properties and land uses.

Objective 6.3 – Context Based Mobility (City of Tallahassee/Leon County):
Plan, design, and build the transportation system to reflect the existing context areas and what the context areas will be based on future land use and zoning.

Policy 6.3.1 – Local Context Classification and Safe Systems (City of Tallahassee/Leon County):
A Local Context Classification system shall be implemented for all publicly maintained streets and roads that reflects Future Land Use and zoning, and follows nationally accepted professional guidelines to best identify and classify facilities. Additional criteria shall be developed for local streets. The Context Classification system shall incorporate design characteristics that reflect Safe Systems approaches using proven safety countermeasures and complete streets design principles. These measures shall aim for zero deaths and serious injuries along roadways and recognize that transportation systems users inherently make mistakes and ensure that the transportation system will be constructed in a manner that mitigates frequency and severity of crashes when errors occur.

Policy 6.3.2 – Context Classification Application (City of Tallahassee/Leon County):
The context classification system shall be applied to City and County roadway resurfacing and enhancement projects in a manner that reflects the future vision and context of the area, and considers available rights-of-way and environmental constraints where the project is located by accounting for the Future Land Use map, zoning, and Context Classification. Land Development Regulations shall provide for the implementation of context classification design standards as a requirement or condition of development approval.

Policy 6.3.3 – Context Classification Map (City of Tallahassee/Leon County):
By 2030, a Local Context Classification map shall be developed and maintained through the planning timeframe that recognizes local roadway functional classification and context classification in addition to land use context. The Local Context Classification map shall be updated concurrently with amendments to the Local Functional Classification Map and the Future Land Use Map. As part of map series, the FDOT context classification and functional classification maps are included as a reference and resource document.

Policy 6.3.4 – Downtown Traffic (City of Tallahassee/Leon County):
By 2035, in alignment with the vision of a vibrant 18-hour Downtown, strategies to reduce the negative effect of high-volume multi-lane through traffic in the Urban Core including managing speed and streetscaping shall be implemented.

Policy 6.3.5 – Lane Repurposing (City of Tallahassee/Leon County):
Evaluate the need for road lane repurposing to accommodate existing and future capacity, land uses, and multi-modal demand through the planning timeframe. Reducing, narrowing, or repurposing automobile lanes to support multimodal or travel by modes other than by automobile will not require transportation concurrency mitigation. Outside of the Multimodal Transportation District (MMTD), an analysis of transportation and land use impacts on parallel roadways must be conducted prior to implementation.

Policy 6.3.6 – One-Way Pair Studies (City of Tallahassee/Leon County):
Studies completed by the City and/or County for one-way pairs shall evaluate potential safety, operational, and aesthetic improvements. Improvements considered in the studies may include pedestrian crossings, speed reduction, one-way pair conversions, landscaping, and other potential improvements. The policy aims to strengthen neighborhood connectivity, support local businesses, and foster a more livable urban environment. Reduced levels of service due to improvements shall be acceptable within the Multimodal Transportation District (MMTD), prioritizing safety and complete networks for pedestrians and bicyclists over traffic efficiency.

Policy 6.3.7 – Speed Management (City of Tallahassee/Leon County):
By 2035, the City and County shall implement speed management programming based on the most recent American Association of State Highway and Transportation Officials (ASHTO), Federal Highway Administration (FHWA), Florida Department of Transportation (FDOT), and National Association of City Transportation Officials (NACTO) guidelines to reduce the frequency and severity of crashes and collisions. Additional speed management criteria shall be established in the land development code for local streets.

Policy 6.3.8 – Level of Service (LOS) (City of Tallahassee/Leon County):
Peak Hour Roadway Level of Service is established below and shall be assessed during the Evaluation and Appraisal Report every 7 years.

Functional Classification	Inside the Urban Service Area	Outside the Urban Services Area
Interstate, Intrastate, Limited Access Parkways	C	B
Principal Arterials	D	C
Minor Arterials	D/E*	C
Major and Minor Collectors	D/E*	C
Local Streets	D	D

*For Minor Arterials, and Major and Minor Collectors located inside the Urban Service Area and south of U.S. 90, the Level of Service shall be "D" for purposes of establishing priorities for programming transportation improvements, and "E" for meeting concurrency requirements, to support the Southside Action Plan. Roads north of U.S. 90 shall be LOS D for both programming improvement and concurrency purposes.

Policy 6.3.9 – Multimodal Transportation District Area Wide Level of Service (LOS) (City of Tallahassee):
In order to create community design that supports mobility and prioritizes a safe, comfortable and attractive pedestrian environment with convenient interconnection to transit, the following performance standards are targeted for the Multimodal Transportation District:

MMTD Areawide Multimodal Level of Service Standards

Areawide Multimodal Level of Service Standards Pursuant to F.S. 163.3180(5)(f)2			
Pedestrian	**Transit**	**Bicycle**	**Automobile**
C	C	D	E+50%

By 2030, assess MMTD Areawide LOS standards to determine if revisions to the measures should be made.

Objective 6.4 – Complete Streets (City of Tallahassee/Leon County):
Design, construct, and operate streets and roads, consistent with context-sensitive design principles, to provide safe and convenient facilities, and access for pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities.

Policy 6.4.1 – Project Evaluation (City of Tallahassee/Leon County):
Road projects, including resurfacing projects, shall be evaluated for the inclusion of bicycle lanes or paved shoulders, sidewalks, shared use paths, appropriate sidewalk shade plantings, right-sized traffic lanes, on-street parking, stormwater management, street lighting, utility improvements, and transit amenities where they did not previously exist. Where design criteria allow, bicycle and pedestrian facilities shall be separated from vehicular traffic.

Policy 6.4.2 – Share Transportation Information (City of Tallahassee/Leon County):
The City and County shall share information across departments and with policy makers and the general public regarding the health benefits and existing laws related to motor vehicle, bicycle and pedestrian operation and interaction.

Policy 6.4.3 – Bicycle and Pedestrian Network (City of Tallahassee/Leon County):
The City and County shall maintain and enhance the local system of bicycle lanes, sidewalks, and shared-use paths in conjunction with the Greenways and Trails Master Plan. Enhancements shall be prioritized in the vicinity of schools, community facilities, parks, recreation facilities, and mixed-use areas with a retail and service focus.

Policy 6.4.4 – Bicycle and Pedestrian Master Plan (City of Tallahassee/Leon County):
In coordination with the Capital Region Transportation Planning Agency, the City and County shall maintain a bicycle and pedestrian master plan through the planning timeframe that identifies projects to address bicycle and pedestrian network connectivity and safety feature

upgrades, and pursue implementation funding. The bicycle and pedestrian master plan shall identify gaps where facilities do not exist in the bicycle and sidewalk networks.

Policy 6.4.5 – Safe Routes to Schools (City of Tallahassee/Leon County):
Provide a safe, accessible environment and support active living for students by developing and maintaining programs to increase biking, walking, and transit to schools, prioritizing sidewalk and bicycle infrastructure within a two-mile radius of schools, and continuing to identify, fund and build Safe Routes to Schools projects.

Policy 6.4.6 – Community Gateways (City of Tallahassee/Leon County):
Designate preferred entrance corridors into and connecting Tallahassee and Leon County. City and County departments with interests in the public right-of-way shall identify funding sources to convert these corridors into shaded bicycle and pedestrian ways to create attractive gateways into the community. These entrance corridor gateways shall include an appropriate gateway from the airport to Downtown, the Capitol Center, and University destinations.

Policy 6.4.7 – Scenic Roadway Assessments (City of Tallahassee/Leon County):
In the planning and construction of new roads in the suburban and rural areas and for needed improvement of existing roads, the City and County shall require a scenic roadway assessment, environmental assessment, and landscape component for the purposes of preserving those scenic features, protecting natural resources and providing interesting and aesthetically preferred places.

Policy 6.4.8 – Maintenance of Traffic (City of Tallahassee/Leon County):
When construction or repair work infringes on regular corridor operation, a project specific Maintenance of the Traffic Plan shall be developed that specifies one or more alternate routes accounting for all modes of transportation, including vehicles, bicycles, pedestrians, transit and freight.

Policy 6.4.9 – Multi-Modal Safety and Access (City of Tallahassee/Leon County):
Development shall provide safe and convenient access to transportation facilities for pedestrians, cyclists, and transit users, with the following exceptions:

- For emergency repair and routine maintenance.
- In locations where specific users are prohibited, such as interstate freeways or pedestrian malls. In these instances, a safe and convenient alternate route shall be identified and, if needed, prioritized for improvement or construction.
- A documented absence of current or future need.
- Procedures and criteria for approving exceptions will be identified in the Land Development Code.

New transportation facilities shall follow generally accepted or adopted design standards when implementing improvements intended to fulfill this Complete Streets policy and shall use innovative or non-traditional design options where a comparable level of safety for users is present.

Policy 6.4.10 – Applicability (City of Tallahassee/Leon County):
All new roadway facilities, whether publicly or privately designed and constructed, shall comply with this Complete Streets Objective and associated policies, in coordination with standards of the designated Context Classification, shall follow nationally accepted or recommended Complete Street design standards as specified in Policy 6.4.12. When circumstances do not allow for full compliance, innovative or nontraditional design options may be utilized, provided a comparable level of safety for users is present.

Policy 6.4.11 – Equity (City of Tallahassee/Leon County):
The implementation of Complete Streets shall reflect equity by facilitating safe streets for all users, regardless of ability or income, and that enables travel to destinations with or without a car.

Policy 6.4.12 – Design Standards (City of Tallahassee/Leon County):
Land Development Codes that apply to all development policies and programs shall be revised by 2030 to use the latest professionally accepted design guidance, standards, and recommendations for Complete Streets in coordination with the designated context classification Guidance resources shall include, but need not be limited to:

- Federal Highway Administration's Manual on Uniform Traffic Control Devices
- Florida Department of Transportation (FDOT) Context Classification Guide, Complete Streets Handbook, FDOT Design Manual, and Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (the Florida Greenbook)
- National Association of City Transportation (NACTO) published guidelines
- American Association of State Highway and Transportation Official (AASHTO) published guidelines
- U.S. Department of Transportation's National Roadway Safety Strategy (NRSS), including the Safe System Approach

Policy 6.4.13 – Pavement Markings and Signage (City of Tallahassee/Leon County):
All projects, whether public or private, that provide vehicle, bicycle, and/or pedestrian infrastructure shall provide proper pavement markings and signage to enhance recognition of infrastructure elements such as bicycle lanes, neighborhood bikeways, and pedestrian crossings. The City and County shall identify, prioritize, and install or update any such pavement markings or signage that are absent or out of date with current practices during the course of required maintenance.

Policy 6.4.14 – Two-Way Left Turn Lane Replacement (City of Tallahassee/Leon County):
Identify and prioritize replacement of existing continuous two-way left turn lanes with raised medians and exclusive turn lanes on multi-lane arterials. Replacement shall be contingent upon funding availability.

Policy 6.4.15 – Measuring Progress (City of Tallahassee/Leon County):
The success of this Complete Streets Objective shall be measured by the Planning Department

with assistance by the City and County during the Evaluation and Appraisal Review process, using but not limited to, the following performance measures:

- Total miles of new designated bike lanes
- Total miles of new shared-use paths (paved and natural surface)
- Total miles of neighborhood bikeways signed, marked, or constructed
- Linear feet of new and repaired sidewalk and other pedestrian accommodations (paths, trails, etc.)
- Number and type of crosswalk and intersection improvements and new installations
- Number of revenue service miles traveled by transit vehicles
- Rates of crashes, injuries, and fatalities by mode, as available
- Identification and updates to existing codes, policies, or programs to incorporate updated guidance from FDOT, FHWA, NACTO, AASHTO, and other best practices.
- Number of exceptions to this policy granted

The Joint City-County Bicycle Working Group and Advisory Committee for Quality Growth may review these measures and make recommendations annually.

Policy 6.4.16 – Coordination with Placemaking Plans (City of Tallahassee/Leon County):
Implementation of Complete Streets policies for development shall be coordinated with the existing placemaking plans by including reference to those that are applicable.

Objective 6.5 – Bicycle Facilities (City of Tallahassee/Leon County):
Develop a network of bicycle facilities that provides safe, comfortable, and direct connections for all users throughout the community.

Policy 6.5.1 – Build Bike Facilities Concurrent with Maintenance (City of Tallahassee/Leon County):
All roadway or trail resurfacing, restoration, and rehabilitation projects shall be evaluated for the ability to add bicycle facilities where they currently do not meet bicycle facility selection and design standards.

Policy 6.5.2 – Bicycle Facilities in New Development (City of Tallahassee/Leon County):
New development shall prioritize the provision of and maintain continuous bicycle networks, including connections to transit stops and adjacent properties, and to provide bicycle parking at all non-residential uses, multi-family uses and other key destinations. Bicycle and trail connections shall be required consistent with and coordinated with the Leon County Greenways Master Plan per the City or the County when development contains or is adjacent to planned greenway projects.

Objective 6.6 – Pedestrian Facilities (City of Tallahassee/Leon County):
Improve walkability by designing and providing facilities that create an environment where walking is useful, safe, comfortable, and aesthetically interesting. Prioritize the pedestrian network over other transportation modes in the Multimodal Transportation District within the most urbanized and densely populated areas of the community.

Policy 6.6.1 – Pedestrian Level of Comfort (City of Tallahassee/Leon County):
As part of development review and approval, pedestrian level of comfort shall be enhanced through planting of shade trees and other amenitization including but not limited to installation of water fountains, benches, overhead pavilions, street and trail lighting, and installation of wayfinding signage.

Policy 6.6.2 – Crosswalks (City of Tallahassee/Leon County):
Programming of sidewalks projects in the budget and capital improvement schedule shall include provisions for crosswalk installations to provide regular crossings that align with the roadway's Local Context Classification.

Policy 6.6.3 – Pedestrian Infrastructure for New Development (City of Tallahassee/Leon County):
New development shall maintain continuous pedestrian networks, including connections to transit stops, adjacent lots, and between building entrances and the internal and external sidewalk network. Land development regulations shall include alternative options such as payment in lieu, the dedication of easements, and the dedication of right-of-way and shall identify when the alternative scenarios may apply.

Objective 6.7 – Mobility Hubs (City of Tallahassee/Leon County):
Support and incentivize the creation of mobility hubs to serve as connection points between public and private shared mobility services and multimodal options.

Policy 6.7.1 – Implementation of Mobility Hubs (City of Tallahassee/Leon County):
Implement a network of mobility hubs in partnership with transit providers, incorporating transit with other shared mobility services, such as bikeshare and car-share where feasible.

Policy 6.7.2 – Mobility Hubs Location Coordination (City of Tallahassee/Leon County):
The City and County shall work with community-based organizations to ensure the appropriate geographic placement of mobility hubs and outreach regarding transportation options.

Policy 6.7.3 – Mobility Hubs Design Guidelines Requirements (City of Tallahassee/Leon County):
Amend the land development regulations by 2028 to provide mobility hub design guidelines to support mobility hub implementation and provide flexibility for change as technology and travel behavior and patterns evolve over time.

Objective 6.8 – Transportation Demand Management (City of Tallahassee/Leon County):
Leverage transportation and parking demand management strategies to promote system efficiencies and alternate modes of travel and to spread the travel demand across more hours of the day that result in minimizing impacts on natural resources and neighborhoods and reducing vehicle miles traveled.

Policy 6.8.1 – Encourage Alternate Transportation Modes (City of Tallahassee/Leon County):
Through the planning timeframe, the use of alternate transportation modes through the promotion of public transit, provision of or coordination with on-demand, micromobility or car-share and van-share or pool programs, investment in bicycle and pedestrian infrastructure, and support for telecommuting policies shall be encouraged by public and private sector transportation entities.

Policy 6.8.2 – Enhance Bicycle and Pedestrian Infrastructure (City of Tallahassee/Leon County):
City and County shall prioritize bicycle and pedestrian enhancements in high-traffic areas, mixed use areas, and near transit stops for both public and private projects to ensure biking and walking are a safe, comfortable, and convenient alternative to driving.

Policy 6.8.3 – Land Development Patterns (City of Tallahassee/Leon County):
The City and County shall propose or maintain land development regulations that promote development patterns that reduce the need for personal automobile ownership including mixed use development, Transit Oriented Development (TOD), and pedestrian friendly design strategies.

Policy 6.8.4 – Shared Parking Criteria (City of Tallahassee/Leon County):
Private shared parking arrangements may be allowed as a method to meet parking requirements for development. Eligibility criteria may be adopted regarding proximity of sites, timing of peak parking demand, requirements for a written and recorded parking agreement, availability of parking spaces, availability transit amenities, and other criteria that ensure the effectiveness of shared parking arrangements.

Policy 6.8.5 – Parking Reduction for Certain Development Types (City of Tallahassee/Leon County):
City and County land development regulations, if adopting minimum or maximum parking requirements, shall provide for reduced minimum parking requirements for mixed use developments, Transit Oriented Development (TOD), Trail Oriented Development (TrOD), and other development types that have a reduced parking need. Reductions from standard parking requirements shall be based on the peak parking demand for the mix of uses and account for mode shift.

Policy 6.8.6 – Private Parking Lots (City of Tallahassee/Leon County):
City and County land development regulations shall include provisions for privately owned and operated parking lots as a principal use in urban center and urban mixed use land use categories. Development and design criteria shall be adopted with regard to minimum and/or maximum size, location relative to intersections or distance between such facilities, demonstration of parking demand within a walkable area, minimum landscaping requirements to reduce visual impact and enhance aesthetics especially adjacent to public rights-of-way, lighting, and minimum requirements for safe and convenient pedestrian connections.

Policy 6.8.7 – Drop-Off & Pick-Up Zones (City of Tallahassee/Leon County):
The City and County shall adopt or maintain land development regulations through the planning timeframe for the provision of drop-off and pick-up zones to accommodate the increase in use of ride share services and autonomous vehicle use. Requirements shall apply to certain uses such as restaurants, bars, hotels, office parks, religious facilities, community facilities, sporting facilities, parks, and other uses with a high frequency of drop-off and pick-up activity. Criteria shall be with regard to size of the use, provide design standards, location on site, and the availability of porte cocheres or valet operations that meet the design requirements.

Policy 6.8.8 – Intelligent Transportation Systems (ITS) (City of Tallahassee/Leon County):
City and County transportation strategies, to the extent possible, shall incorporate intelligent transportation systems strategies including speed management programming, traffic signal control, and variable driver real-time messaging, to minimize environmental effects of congestion and improve safety.

Policy 6.8.9 – Traffic Operations Management (City of Tallahassee/Leon County):
The transportation management system in the land development code shall be maintained or revised to reduce demand for wider roads by evaluating traffic operations to maximize efficiency of the existing street system capacity and support modal shifts to public transit, bicycling, and walking.

Objective 6.9 – Transportation for the Disadvantaged (City of Tallahassee/Leon County):
Coordinate transportation options to empower members in the community who are unable to provide their own transportation to vital services, including seniors, and individuals with disabilities, people with low incomes, and children at risk.

Policy 6.9.1 – Human Services Transportation (City of Tallahassee/Leon County):
Through the planning timeframe, applicable projects shall comply with federal and state requirements regarding planning and coordination of human services transportation in meeting the needs of the Transportation Disadvantaged.

Policy 6.9.2 – Transport to Destinations (City of Tallahassee/Leon County):
Through the planning timeframe, the transit provider shall ensure Transportation Disadvantaged program services continue to provide transport to local goods and services, including medical services for all users.

Policy 6.9.3 – Affordable and Cost-Effective Service (City of Tallahassee/Leon County):
Transit providers, the Capital Region Transportation Planning Agency, Community Transportation Coordinator, and the Apalachee Regional Planning Council shall support innovative ways, such as utilizing emerging technology or negotiating fees and services with on-demand providers, to reduce costs and provide superior service for the transportation disadvantaged that also increases efficiency and provide local government savings.

Policy 6.9.4 – Transportation Disadvantaged Needs Assessment (City of Tallahassee/Leon County):

A needs assessment of the Transportation Disadvantaged shall be developed/updated every 5 years or as required by federal and state laws. This assessment of existing public and private transit programs shall be undertaken with an analysis to determine needs. A strategy to meet identified needs of the Transportation Disadvantaged shall be developed.

Objective 6.10 – Transit (City of Tallahassee/Leon County):

Ensure that the community is well-connected via transit to major employment and activity centers, that transit stops and waiting areas are safe and comfortable, and that transit is coordinated with other modes of transportation.

Policy 6.10.1 – Transit Development Plan (City of Tallahassee):

Through the planning timeframe, the Transit Development Plan shall identify transit improvements needs and capital improvements plans shall prioritize funding for transit projects that increase the availability, speed, frequency, duration, and reliability of transit. Development shall be consistent with and support the Transit Development Plan.

Policy 6.10.2 – Pedestrian Infrastructure Connectivity (City of Tallahassee/Leon County):

The annual infrastructure capital improvements list maintained by City and County shall prioritize sidewalks and pedestrian facilities that provide connectivity to transit stops.

Policy 6.10.3 – Southside Transit (City of Tallahassee/Leon County):

The City, County, and CRTPA shall prioritize improved transit service on the Southside by including, where appropriate and feasible, projects in the Transit Development Plan that would have a positive impact on the area.

Policy 6.10.4 – Employment and Activity Center Service (City of Tallahassee):

Systematically prioritize the extension and/or route modifications within the City limits to provide access to major employment, shopping, and business, recreational, and other activity centers. Transit service outside of City limits are not the responsibility of the City of Tallahassee.

Policy 6.10.5 – Transit Corridors (City of Tallahassee/Leon County):

Incentives shall be developed to encourage the donation of transit rights-of-way to establish and maintain transit corridors. Development agreements and land use regulations shall be used when available and in the best interest of transit service to preserve future transit corridors.

Objective 6.11 – Aviation (City of Tallahassee/Leon County):

Provide aviation facilities to meet the demand for commercial service, general aviation, freight and cargo, advanced air mobility, and military services and to enhance aviation and airport development opportunities.

Policy 6.11.1 – Adjacent Land Use Compatibility (City of Tallahassee/Leon County):
Protect the Tallahassee International Airport from the encroachment of incompatible land uses and the creation or establishment of airport hazards to ensure the continuation of normal airport operations, including landing and takeoff of aircraft, in order to promote public health, safety, and general welfare by implementing airport land use compatibility zoning regulations that include potential noise and safety impacts to surrounding land uses.

Policy 6.11.2 – Airport Master Plan (City of Tallahassee):
The Tallahassee International Airport shall maintain an airport master plan that establishes a logical set of development parameters and timelines that coincide with the airport's needs for general aviation, commercial service, freight and cargo, and advanced air mobility through the planning horizon.

Policy 6.11.3 – Compatibility of Land Use (City of Tallahassee/Leon County):
Airport land use compatibility zoning regulations shall include provisions for existing aviation facilities as well as planned aviation facilities identified in the airport master plan. The City and County shall coordinate with Airport staff to develop any additional regulations needed that are not identified in the airport master plan, such as for locations off-airport suitable for development under these categories and for advanced air mobility facilities and services.

Policy 6.11.4 – Compatibility for Noise and Safety (City of Tallahassee/Leon County):
Airport land use compatibility zoning regulations shall include potential noise and safety impacts to surrounding land uses.

Policy 6.11.5 – Advanced Air Mobility (City of Tallahassee/Leon County):
Advanced Air Mobility facilities, including any public-use vertiport facilities, shall be directed to appropriate areas and not located within areas that may create compatibility issues. Land development regulations shall identify zoning districts and/or areas where Advanced Air Mobility facilities are either prohibited or restricted uses and include appropriate development standards for Advanced Air Mobility facilities.

Objective 6.12 – Rail (City of Tallahassee/Leon County):
Accommodate and mitigate impacts of existing rail-based freight and cargo services, support opportunities for commercial passenger service, and coordinate with rail owners to enhance the safety of existing crossings and seek additional safe crossings for pedestrian and bicycle users.

Policy 6.12.1 – Railroad Crossings (City of Tallahassee/Leon County):
Coordinate with the Federal Highway Administration and railroad companies to ensure railroad crossings are constructed and maintained to ensure safe crossings for drivers, pedestrians, and cyclists. Pedestrian crossings shall be constructed and maintained to ensure compliance with the Americans with Disabilities Act and other Federal and State Standards. Deficient crossings and new crossings of railroads shall be inventoried and prioritized in programming of the transportation network and trail system.

Objective 6.13 – Intergovernmental Coordination (City of Tallahassee/Leon County):
Coordinate with neighboring jurisdictions, the Florida Department of Transportation, and the Capital Region Transportation Planning Agency to effectively plan and manage transportation systems that extend beyond jurisdictional boundaries.

Policy 6.13.1 – Consistency with State Transportation Plans (City of Tallahassee/Leon County):

Maintain consistency with and support state transportation plans, including the Florida Transportation Plan and the Strategic Intermodal System Plan.

Policy 6.13.2 – Consistency with Regional Transportation Plans (City of Tallahassee/Leon County):

Maintain consistency with and support regional transportation plans, including the Capital Region Transportation Planning Agency's Regional Mobility Plan, Transportation Improvement Plan, and any future regional transit plans.

Policy 6.13.3 – Consistency with Local Transportation Plans (City of Tallahassee/Leon County):

Maintain consistency with other transportation plans for Leon County and the City of Tallahassee, including the Bicycle and Pedestrian Master Plan.

Policy 6.13.4 – Signal Coordination Plans (City of Tallahassee/Leon County):

Require conformance of new signals with signal coordination plans and FDOT signal spacing standards for the state highway systems.

Policy 6.13.5 – Project Planning Partnerships (City of Tallahassee/Leon County):

Forge partnerships and effectively coordinate with modal providers, state and regional agencies, and other local governments in mobility planning and project development.

Policy 6.13.6 – Evacuation Routes (City of Tallahassee/Leon County):

Coordinate with the Florida Department of Transportation to ensure that the transportation network provides the capability to facilitate the evacuation of the coastal population in the event of an impending natural disaster.

Policy 6.13.7 – Emerging Technology (City of Tallahassee/Leon County):

New advancements in transportation and mobility technologies shall be monitored for identification of potential infrastructure and safety needs, and implementation of these emerging technologies shall be coordinated with federal, state, regional, and local transportation authorities.

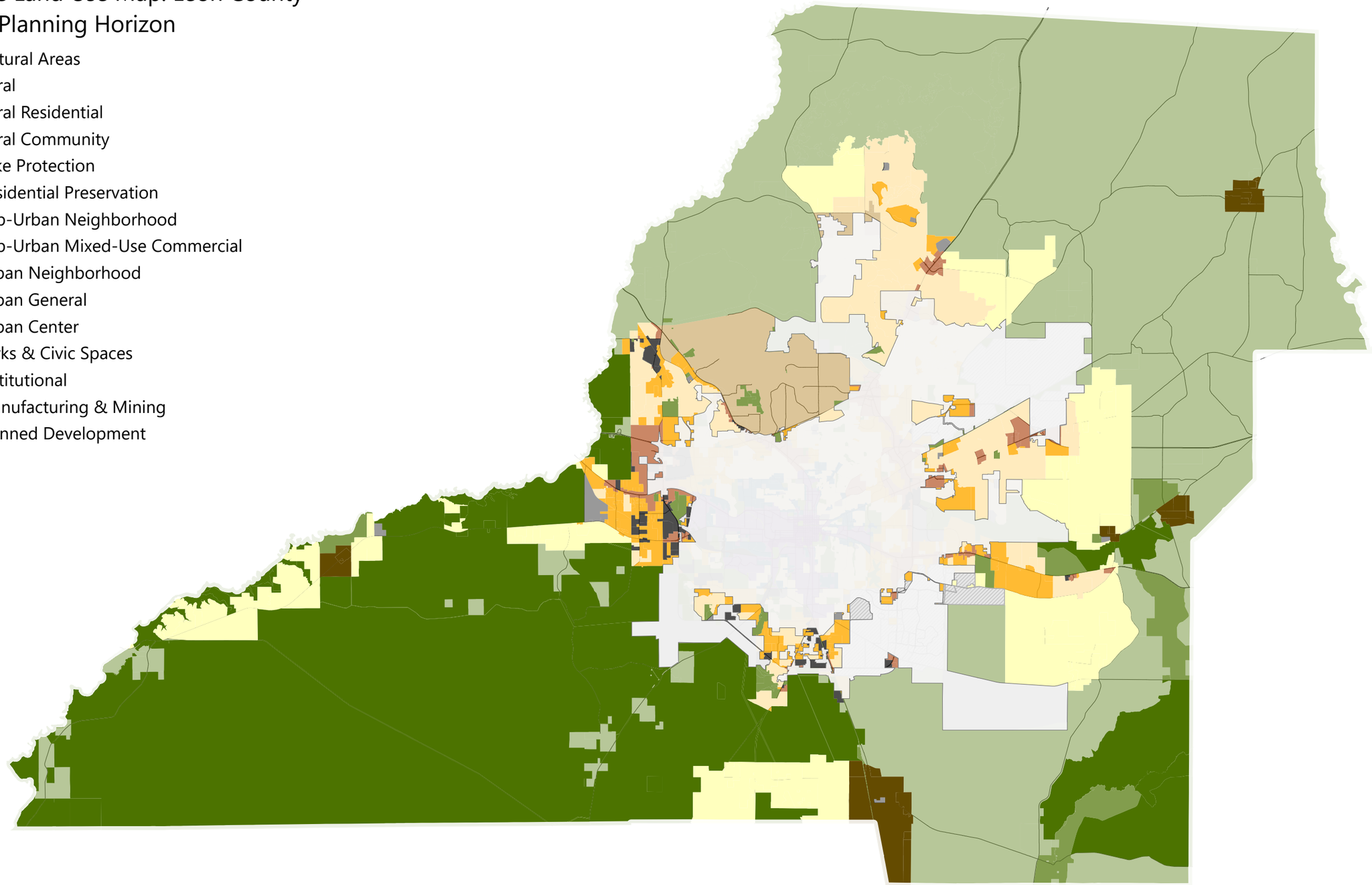
Maps Series: Future Land Use Map

Maps and Data are maintained through GIS: https://tlcgis.org/

The Future Land Use Map is included in the map series for illustrative purposes. The official Future Land Use Map is adopted as Policy 2.8.1 of the Land Use and Mobility Element.

Future Land Use Map: Leon County
2050 Planning Horizon

- Natural Areas
- Rural
- Rural Residential
- Rural Community
- Lake Protection
- Residential Preservation
- Sub-Urban Neighborhood
- Sub-Urban Mixed-Use Commercial
- Urban Neighborhood
- Urban General
- Urban Center
- Parks & Civic Spaces
- Institutional
- Manufacturing & Mining
- Planned Development



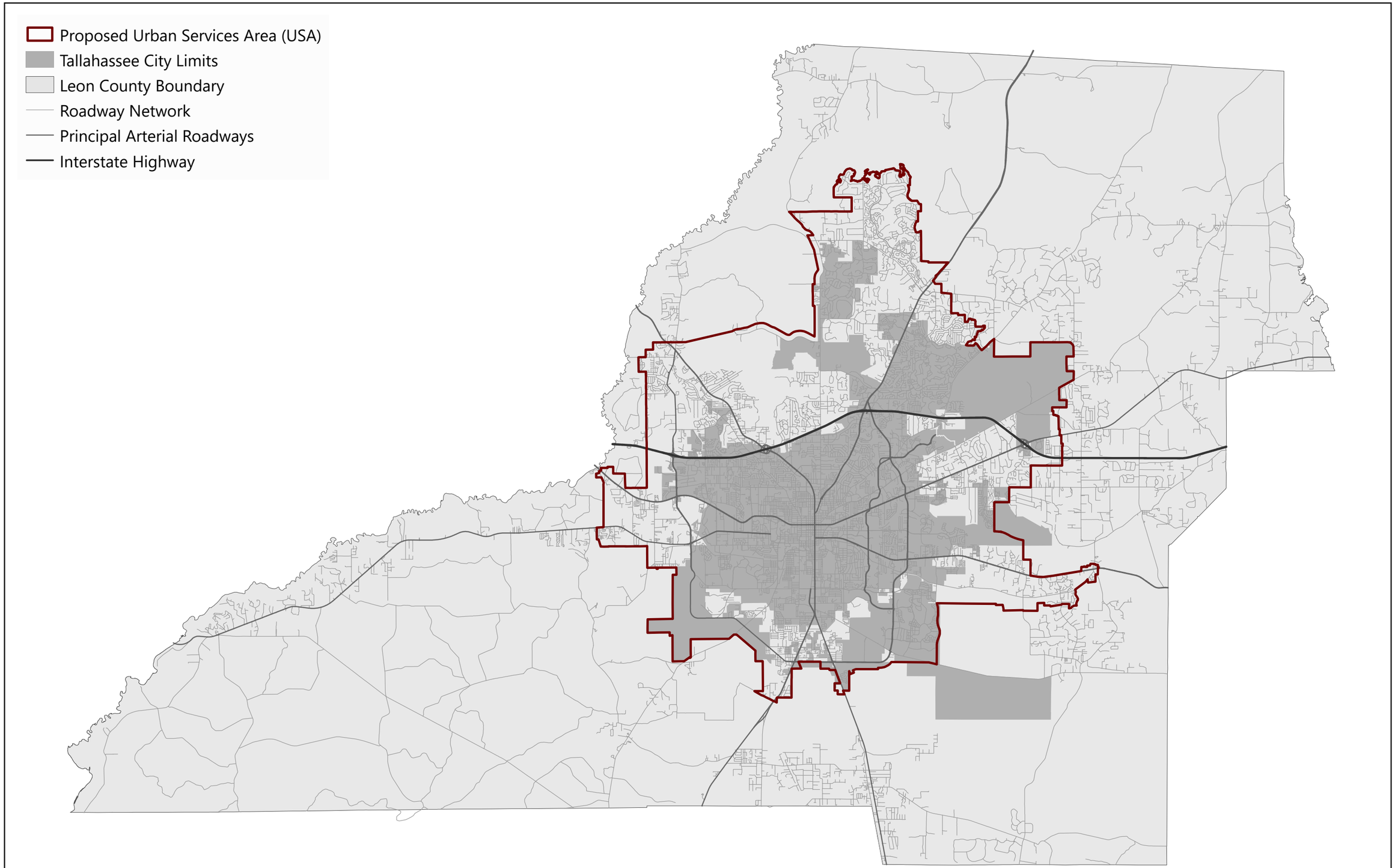
0 2 4 8 Miles

Note: Grayed out areas represent City limits

Maps Series: Urban Services Area

Maps and Data are maintained through GIS: https://tlcgis.org/

The Future Land Use Map is included in the map series for illustrative purposes. The official Future Land Use Map is adopted as Policy 2.8.1 of the Land Use and Mobility Element.


Proposed Urban Services Area (USA)
Tallahassee City Limits
Leon County Boundary
Roadway Network
Principal Arterial Roadways
Interstate Highway

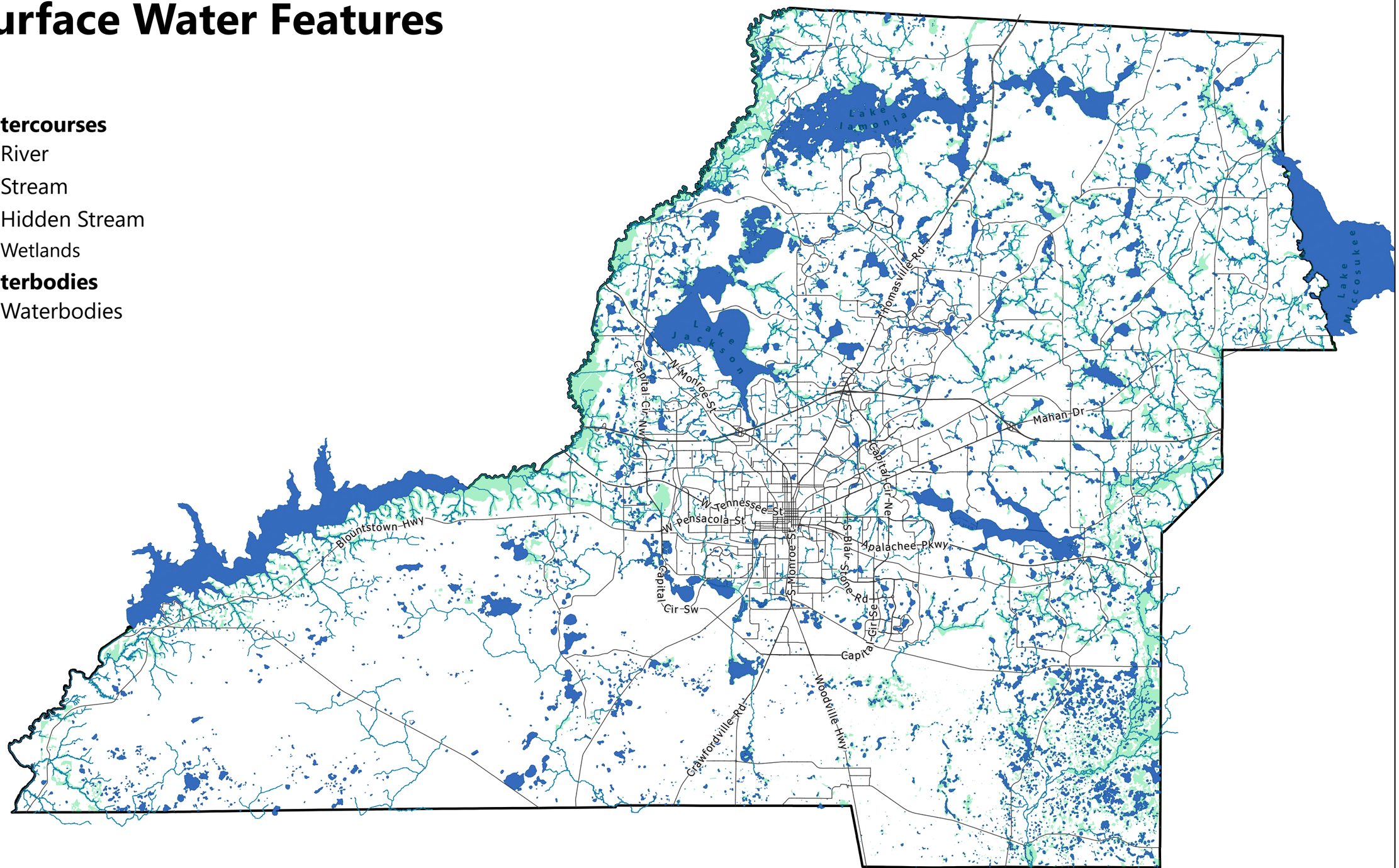
Maps Series: Natural and Historic Resources

Maps and Data are maintained through GIS: https://tlcgis.org/

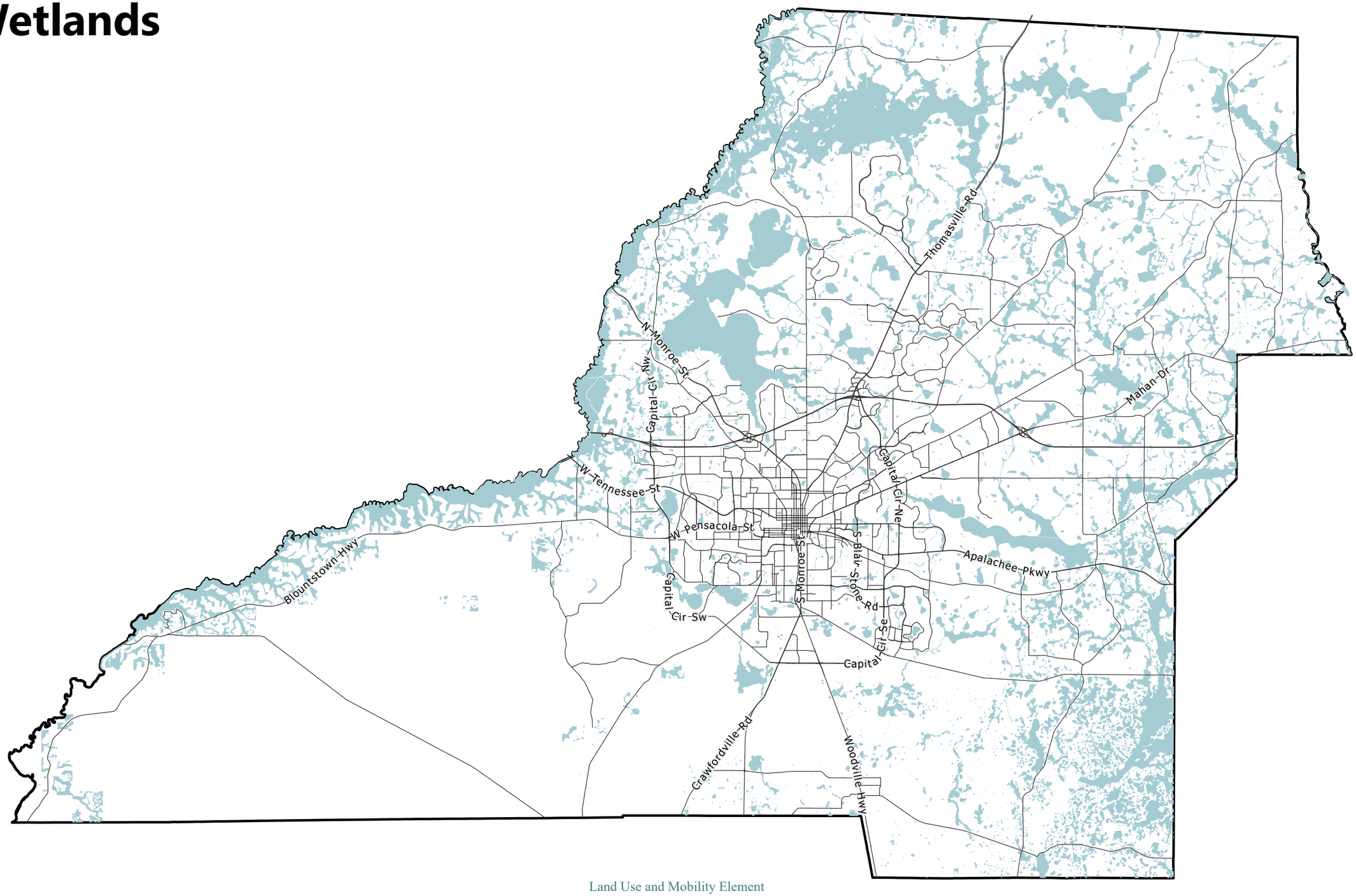
Surface Water Features

Watercourses
- River
- Stream
- Hidden Stream
- Wetlands

Waterbodies
- Waterbodies

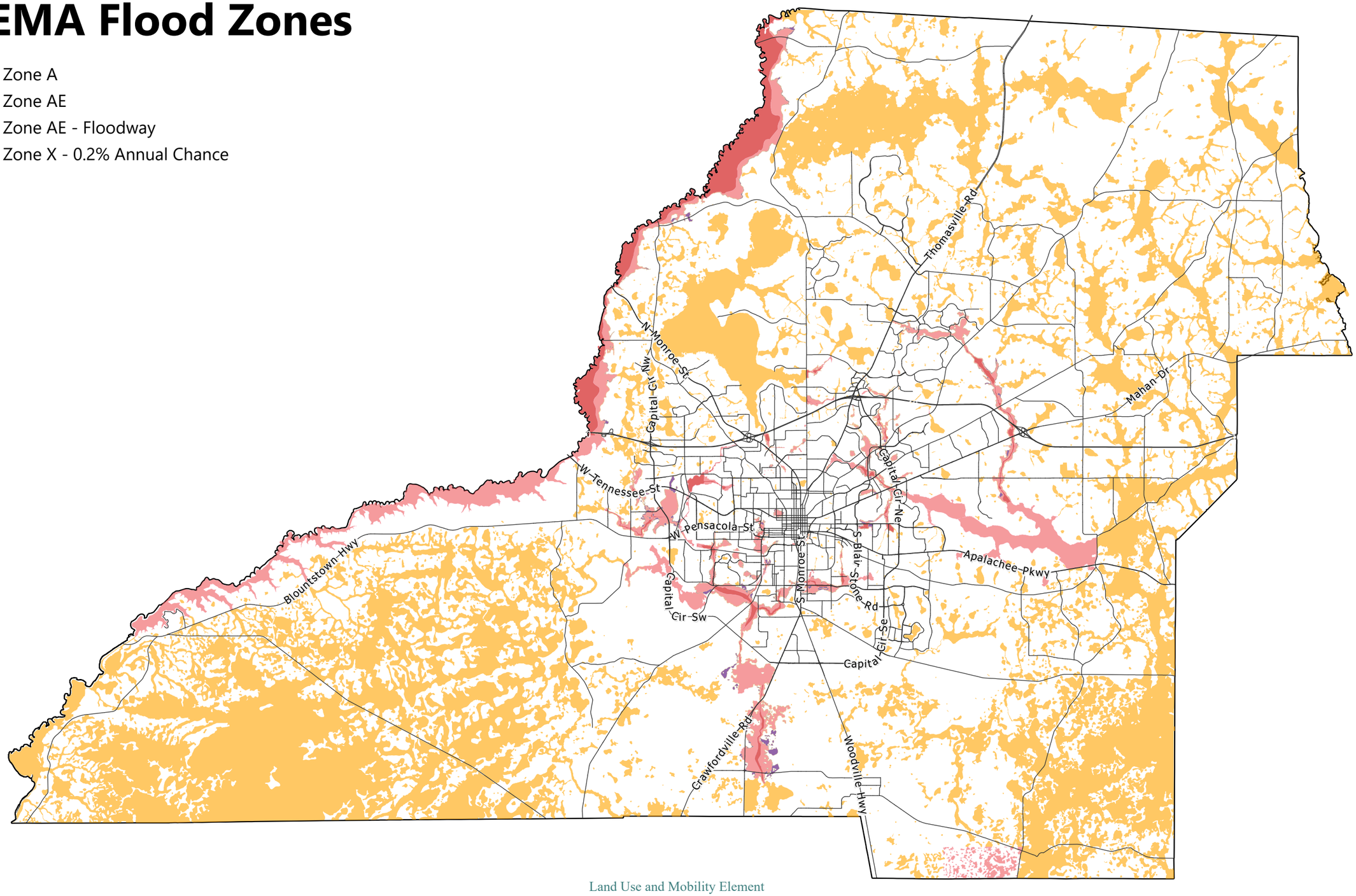


Wetlands


Thomasville Rd
N Monroe St
Capital Cir NW
W Tennessee St
W Pensacola St
Capital Cir NE
Mahan Dr
Apalachee Pkwy
S Blair Stone Rd
S Monroe St
Capital Cir SE
Capital Cir SW
Blountstown Hwy
Crawfordville Rd
Woodville Hwy

FEMA Flood Zones

- Zone A
- Zone AE
- Zone AE - Floodway
- Zone X - 0.2% Annual Chance



Soils of Tallahassee-Leon County

Soils by Hydrologic Group

- Group A
- Group B
- Group C
- Group A/D
- Group B/D
- Group C/D
- No Group Indicated

Group A - Group A soils consist of deep, well drained sands or gravelly sands with high infiltration and low runoff rates.

Group B - Group B soils consist of deep well drained soils with a moderately fine to moderately coarse texture and a moderate rate of infiltration and runoff.

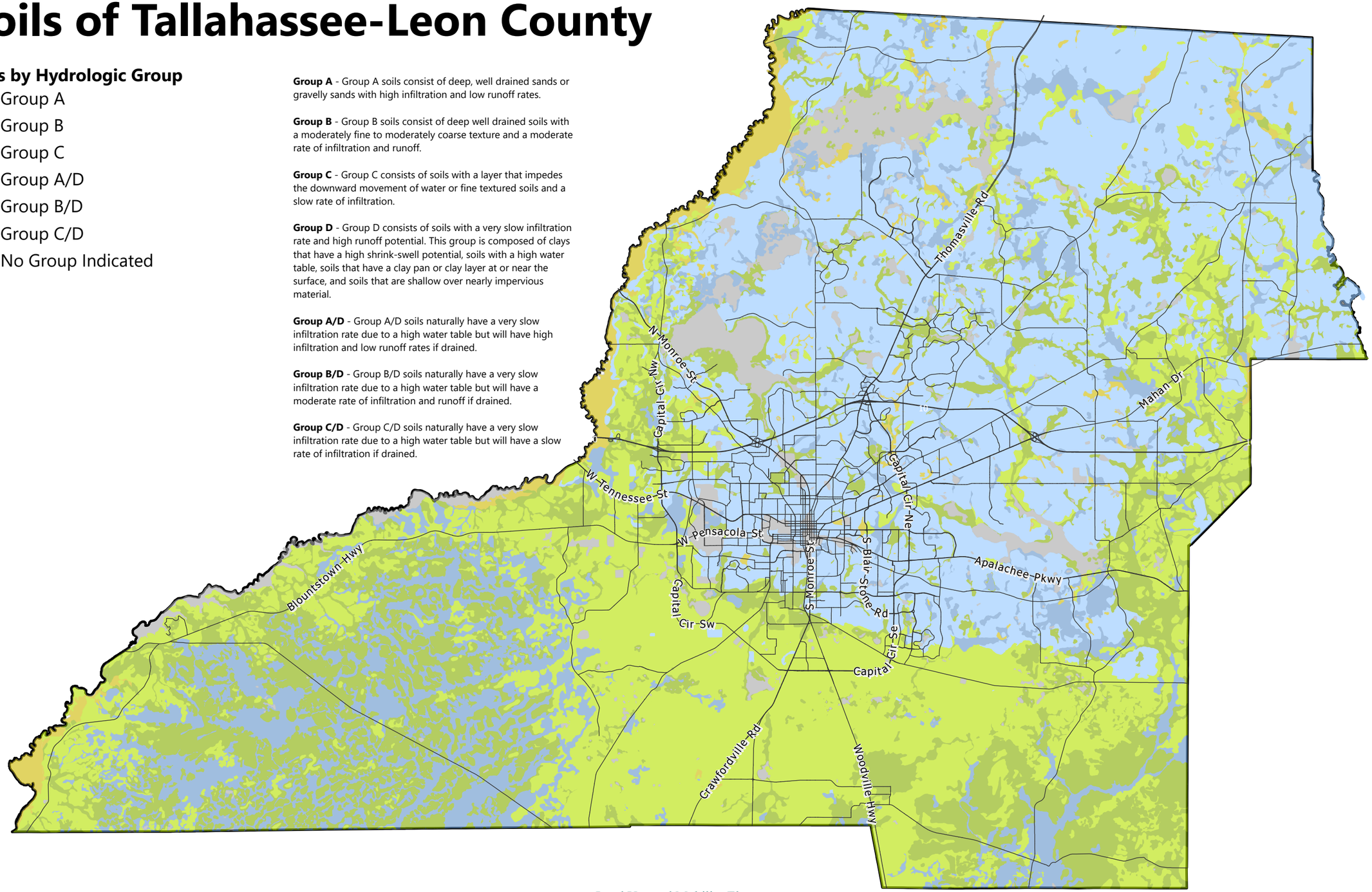
Group C - Group C consists of soils with a layer that impedes the downward movement of water or fine textured soils and a slow rate of infiltration.

Group D - Group D consists of soils with a very slow infiltration rate and high runoff potential. This group is composed of clays that have a high shrink-swell potential, soils with a high water table, soils that have a clay pan or clay layer at or near the surface, and soils that are shallow over nearly impervious material.

Group A/D - Group A/D soils naturally have a very slow infiltration rate due to a high water table but will have high infiltration and low runoff rates if drained.

Group B/D - Group B/D soils naturally have a very slow infiltration rate due to a high water table but will have a moderate rate of infiltration and runoff if drained.

Group C/D - Group C/D soils naturally have a very slow infiltration rate due to a high water table but will have a slow rate of infiltration if drained.



Designated Canopy Roads

Meridian Road from its intersection with Seventh Avenue to the state fine.

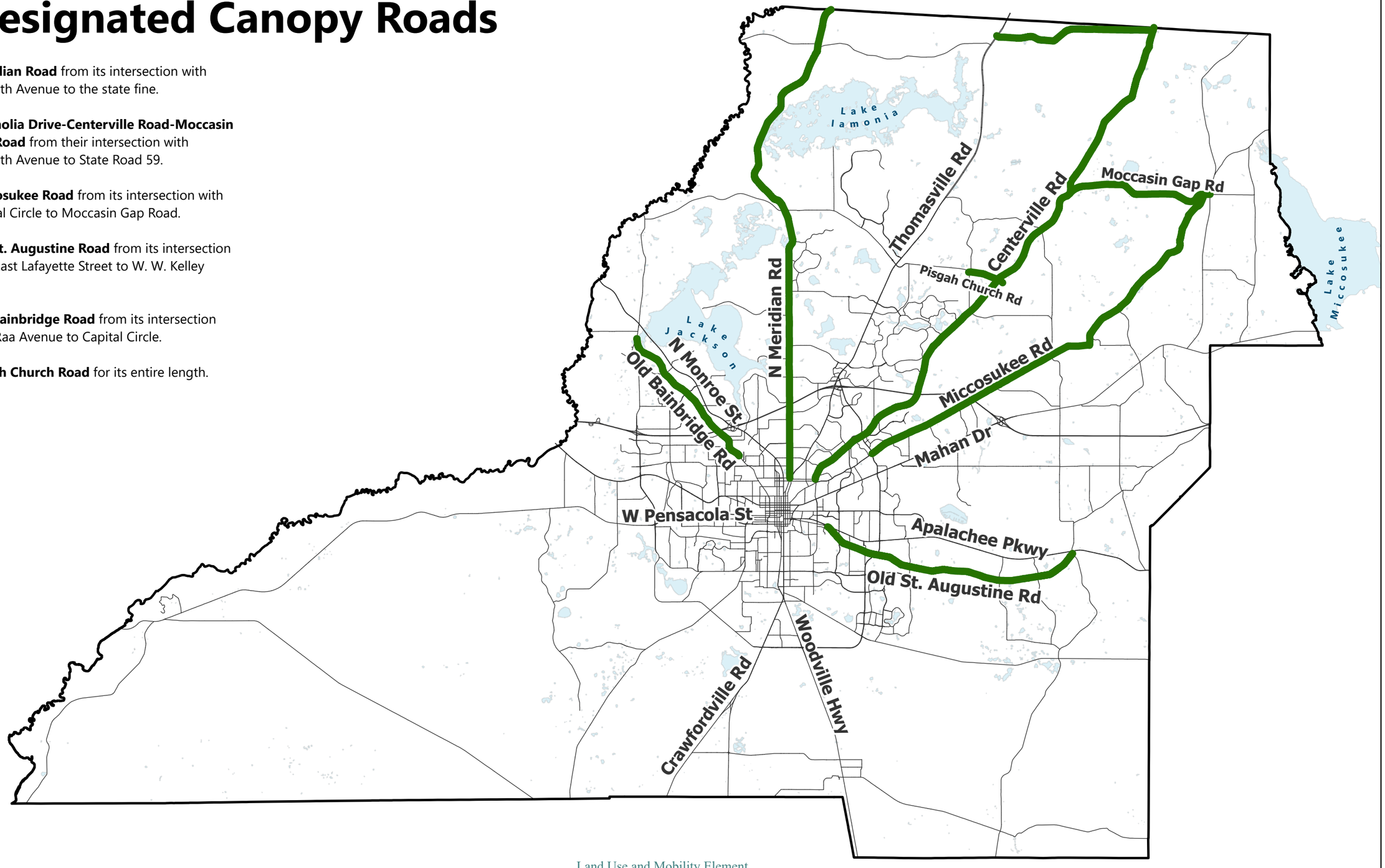
Magnolia Drive-Centerville Road-Moccasin Gap Road from their intersection with Seventh Avenue to State Road 59.

Miccosukee Road from its intersection with Capital Circle to Moccasin Gap Road.

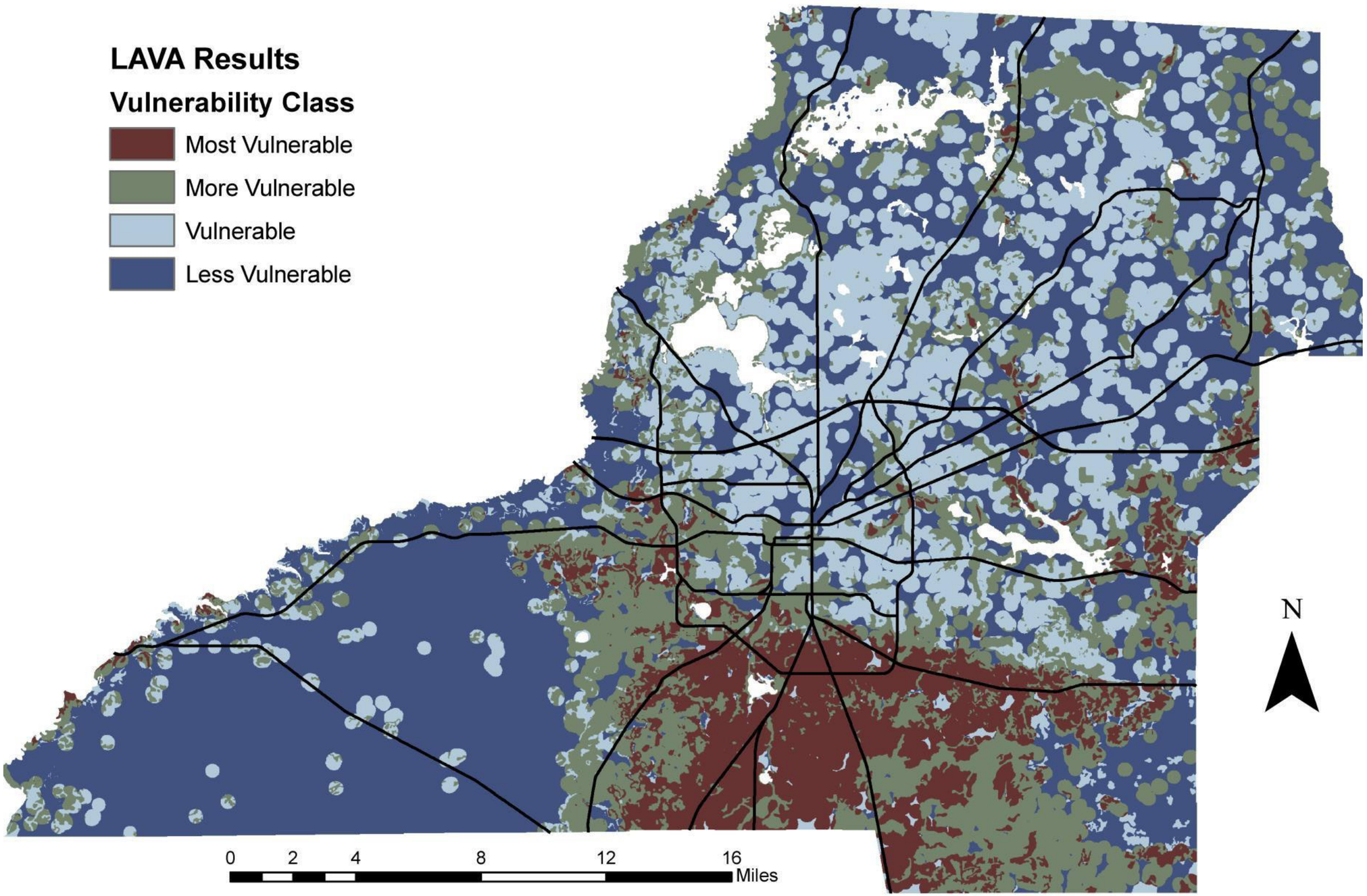
Old St. Augustine Road from its intersection with East Lafayette Street to W. W. Kelley Road.

Old Bainbridge Road from its intersection with Raa Avenue to Capital Circle.

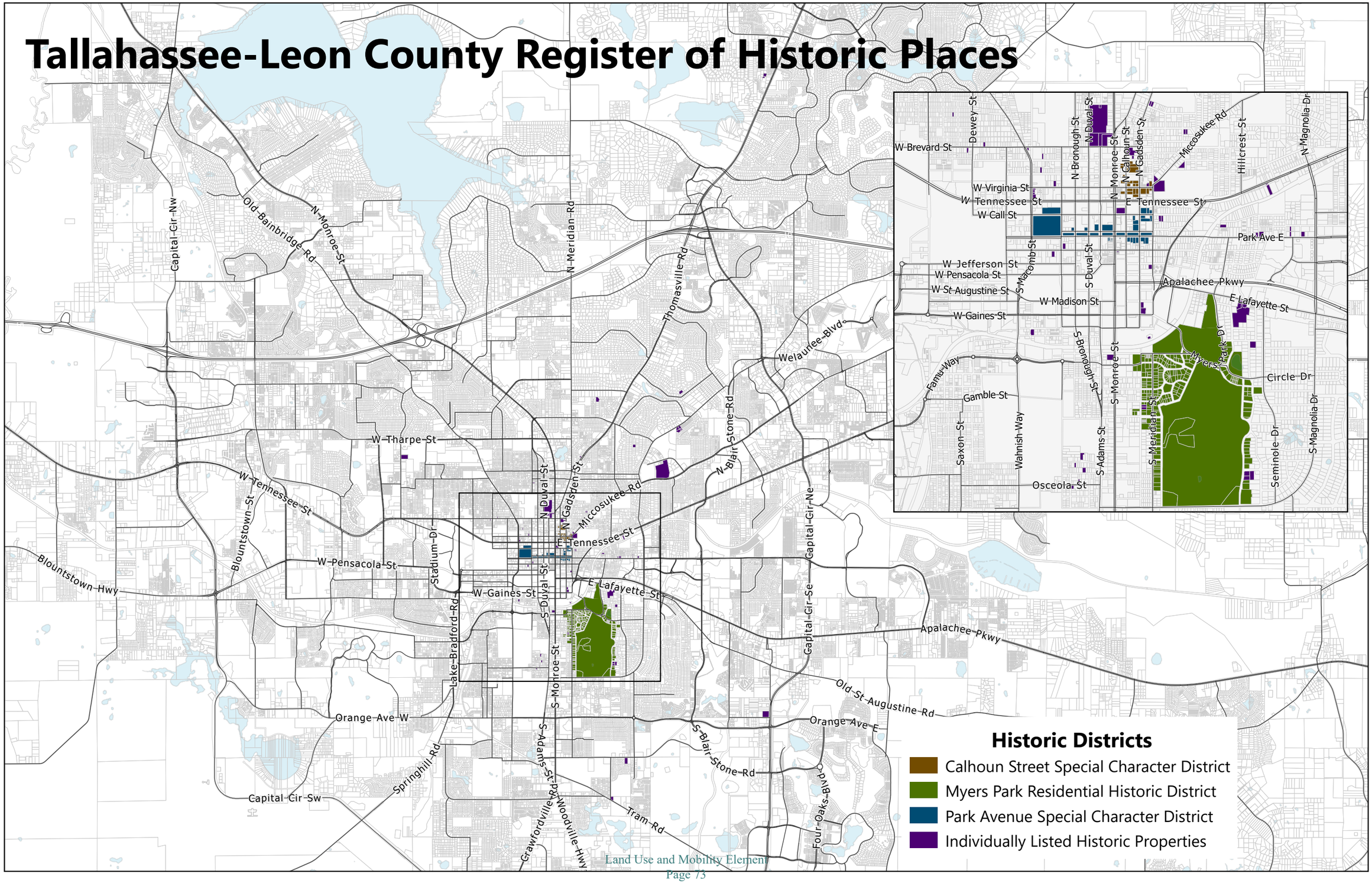
Pisgah Church Road for its entire length.



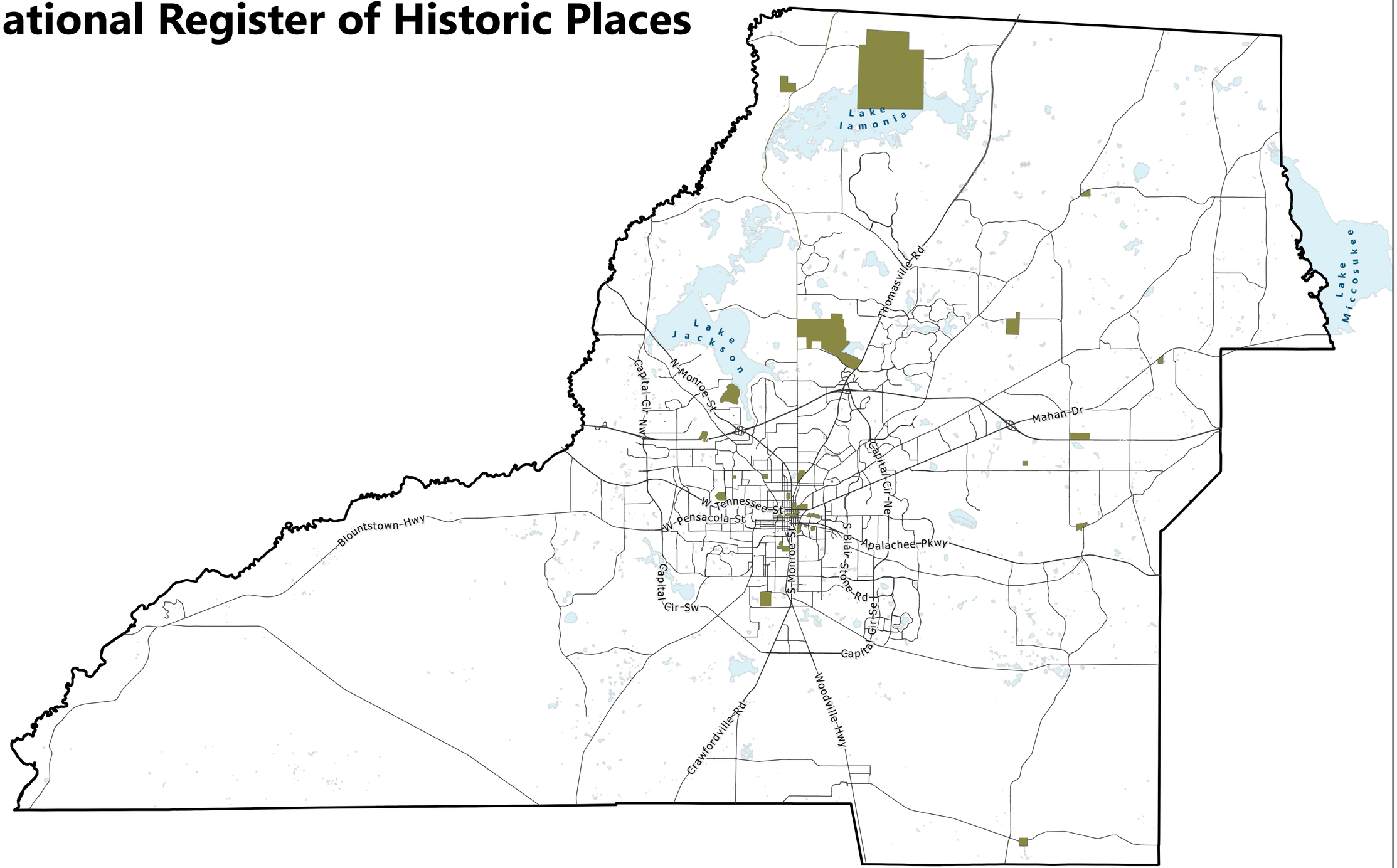
Primary Springs Protection Zone

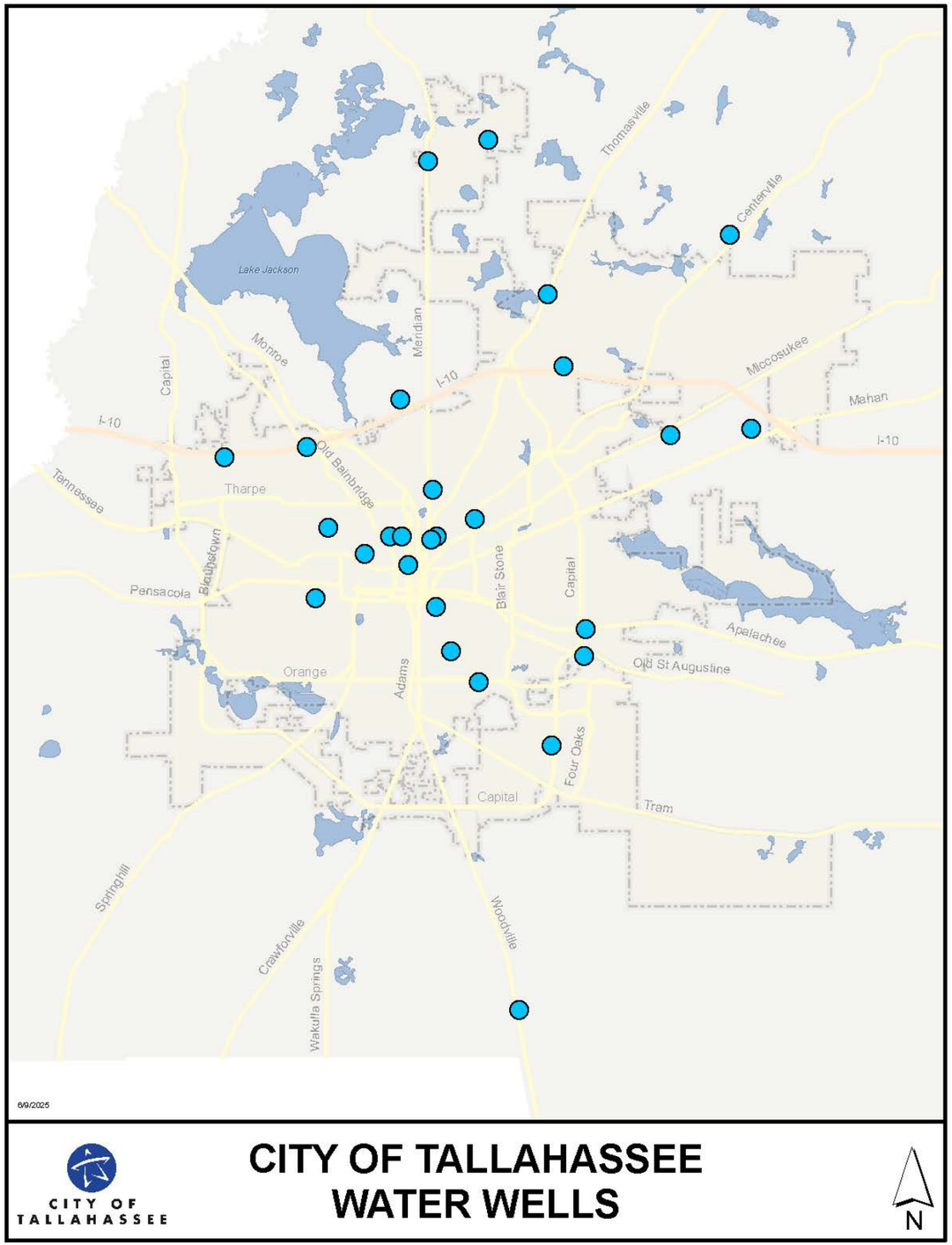

LAVA Results
Vulnerability Class
Most Vulnerable
More Vulnerable
Vulnerable
Less Vulnerable
0
2
4
8
12
16
Miles
N

Tallahassee-Leon County Register of Historic Places



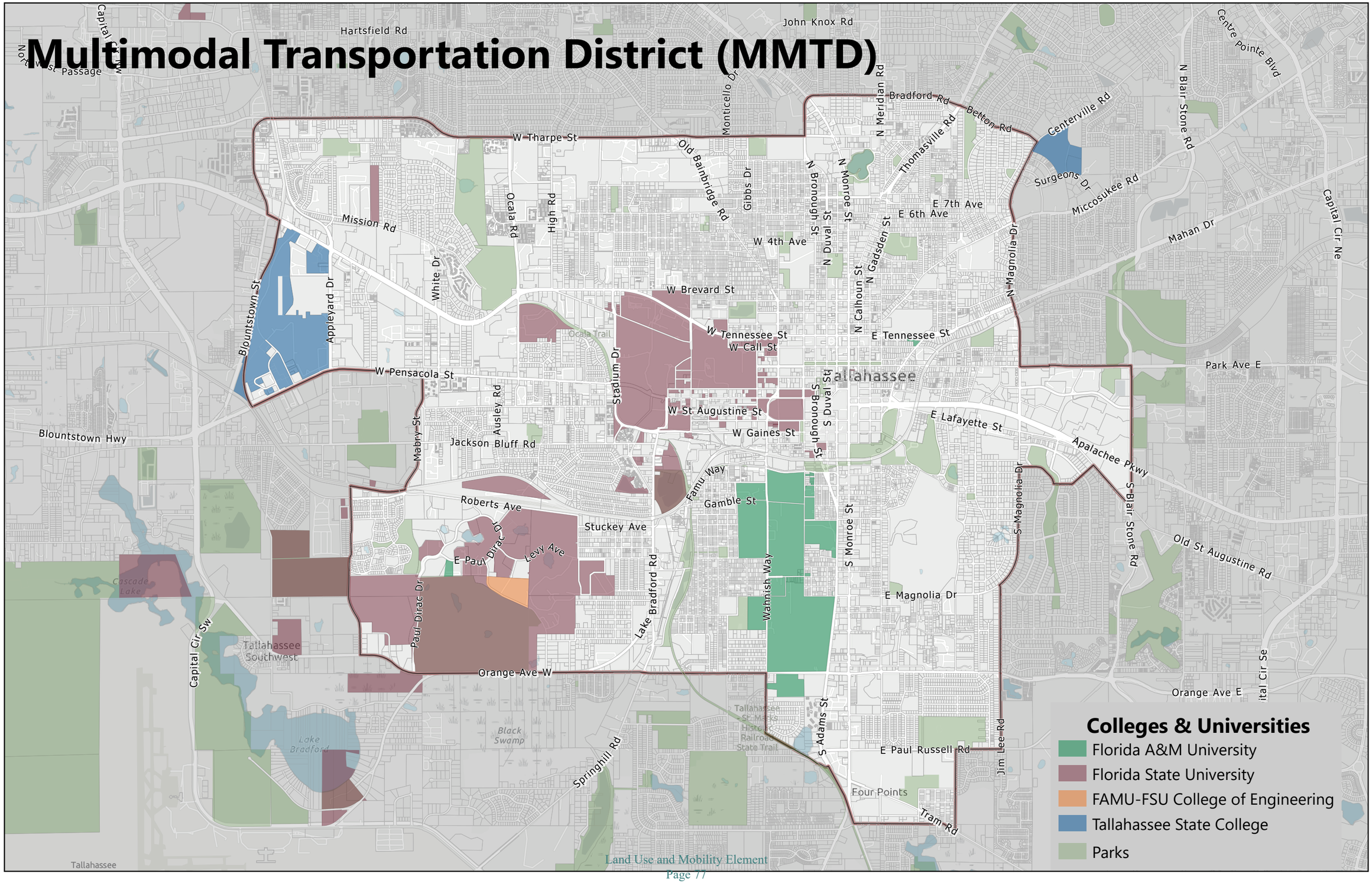
National Register of Historic Places




Thomasville
Centerville
Lake Jackson
Meridian
Monroe
Capital
I-10
Miccosukee
Mahan
Old Bainbridge
Tharpe
Tennessee
Bloxham
Pensacola
Blair Stone
Capital
Apalachee
Old St Augustine
Orange
Adams
Four Oaks
Capital
Tram
Springhill
Crawfordville
Wakulla Springs
Woodville
6/9/2025
CITY OF TALLAHASSEE
WATER WELLS
N

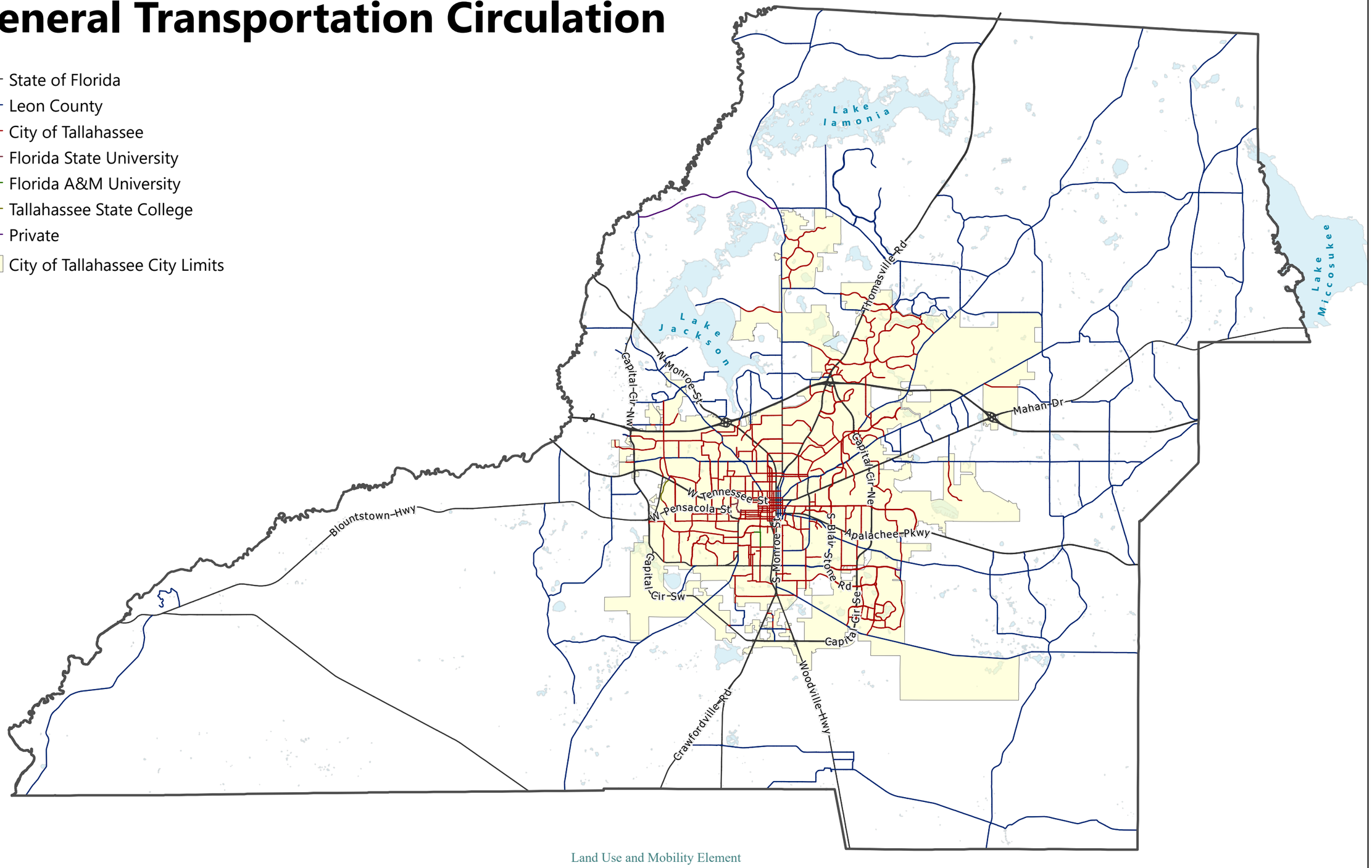
Mobility Maps

Multimodal Transportation District (MMTD)



General Transportation Circulation

- State of Florida
- Leon County
- City of Tallahassee
- Florida State University
- Florida A&M University
- Tallahassee State College
- Private
- City of Tallahassee City Limits



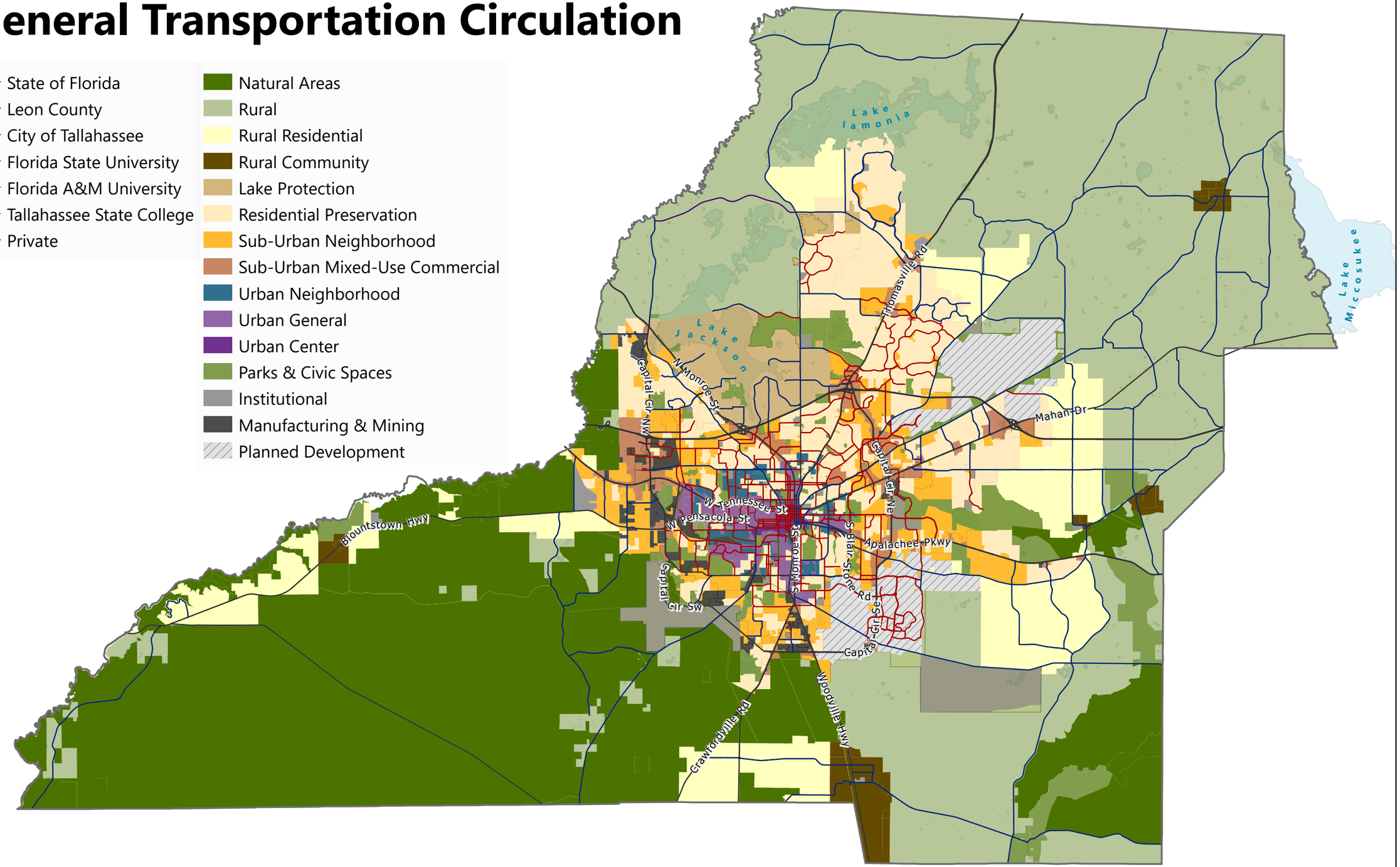
General Transportation Circulation

- State of Florida
- Leon County
- City of Tallahassee
- Florida State University
- Florida A&M University
- Tallahassee State College
- Private
- City of Tallahassee City Limits

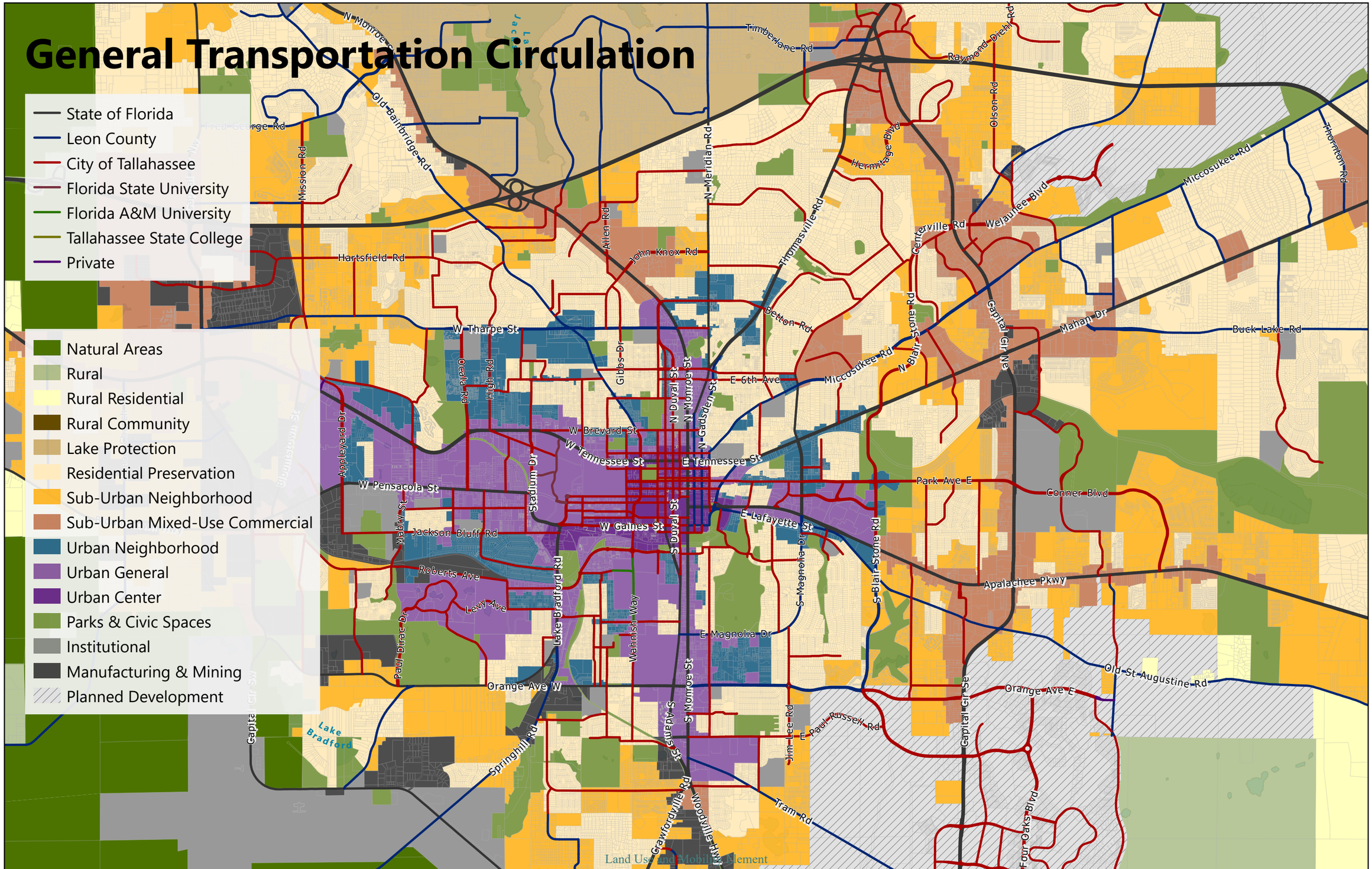
General Transportation Circulation

- State of Florida
- Leon County
- City of Tallahassee
- Florida State University
- Florida A&M University
- Tallahassee State College
- Private

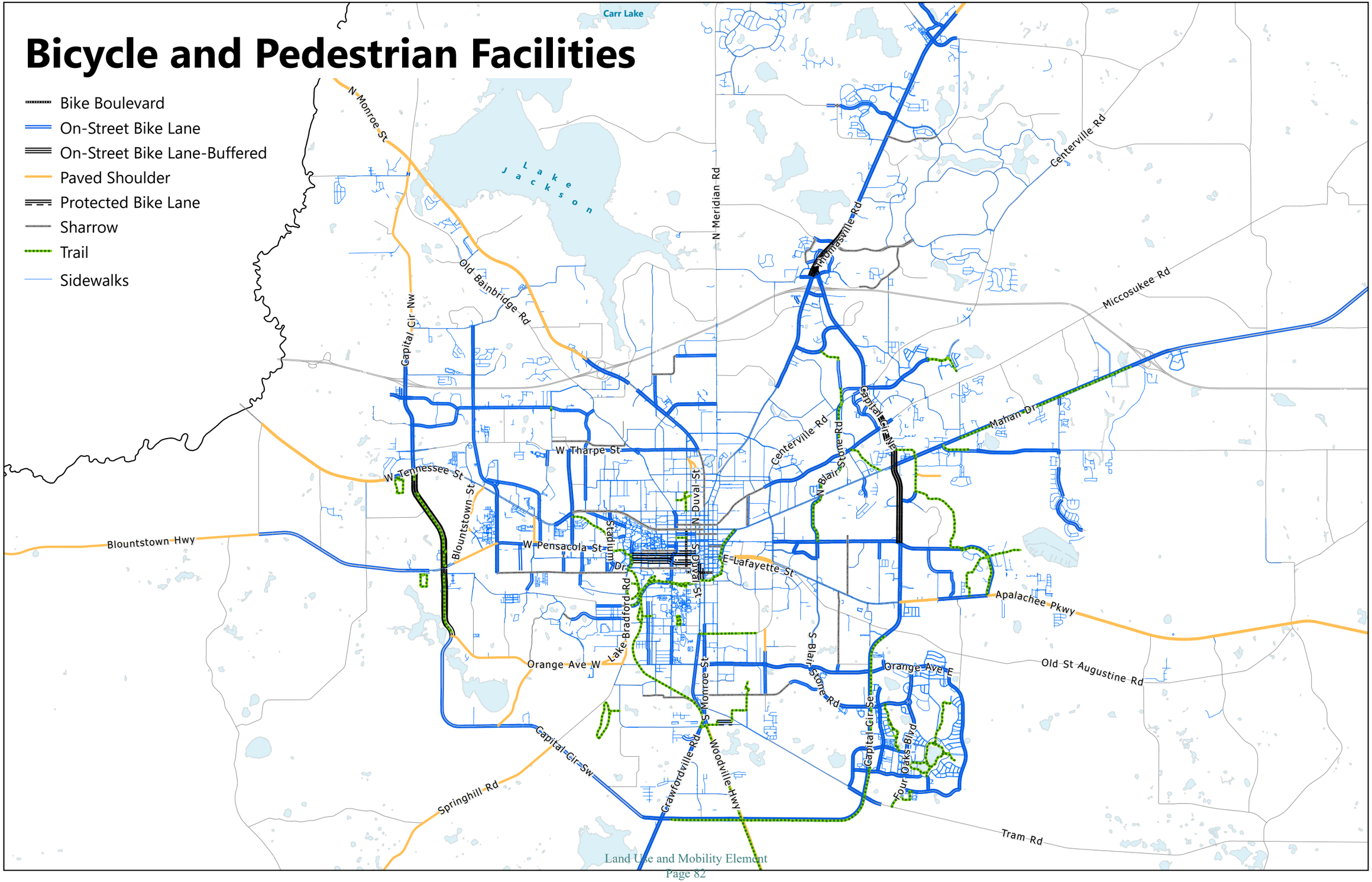
- Natural Areas
- Rural
- Rural Residential
- Rural Community
- Lake Protection
- Residential Preservation
- Sub-Urban Neighborhood
- Sub-Urban Mixed-Use Commercial
- Urban Neighborhood
- Urban General
- Urban Center
- Parks & Civic Spaces
- Institutional
- Manufacturing & Mining
- Planned Development



General Transportation Circulation



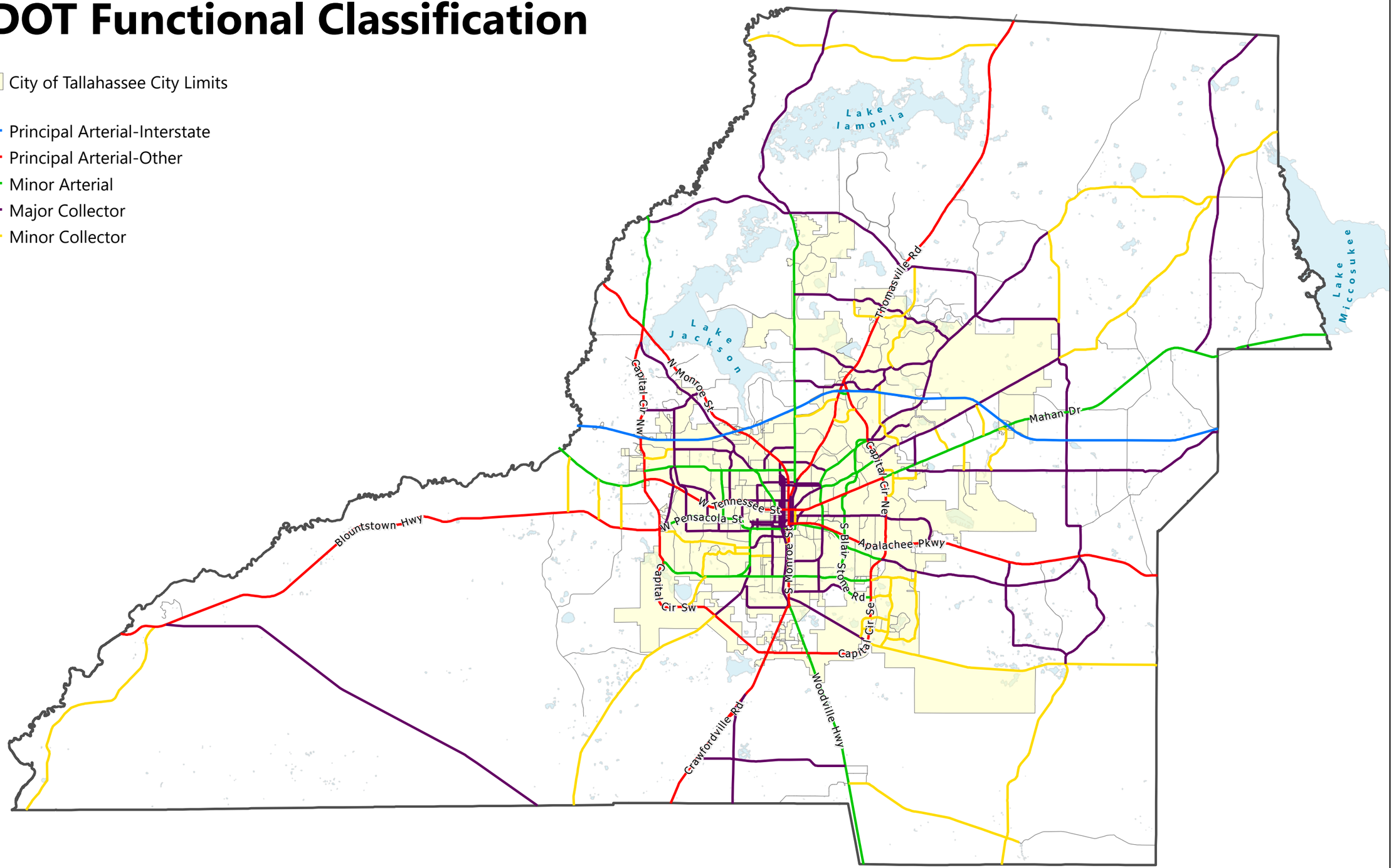
Bicycle and Pedestrian Facilities



FDOT Functional Classification

City of Tallahassee City Limits

- Principal Arterial-Interstate
- Principal Arterial-Other
- Minor Arterial
- Major Collector
- Minor Collector



FDOT Functional Classification

City of Tallahassee City Limits

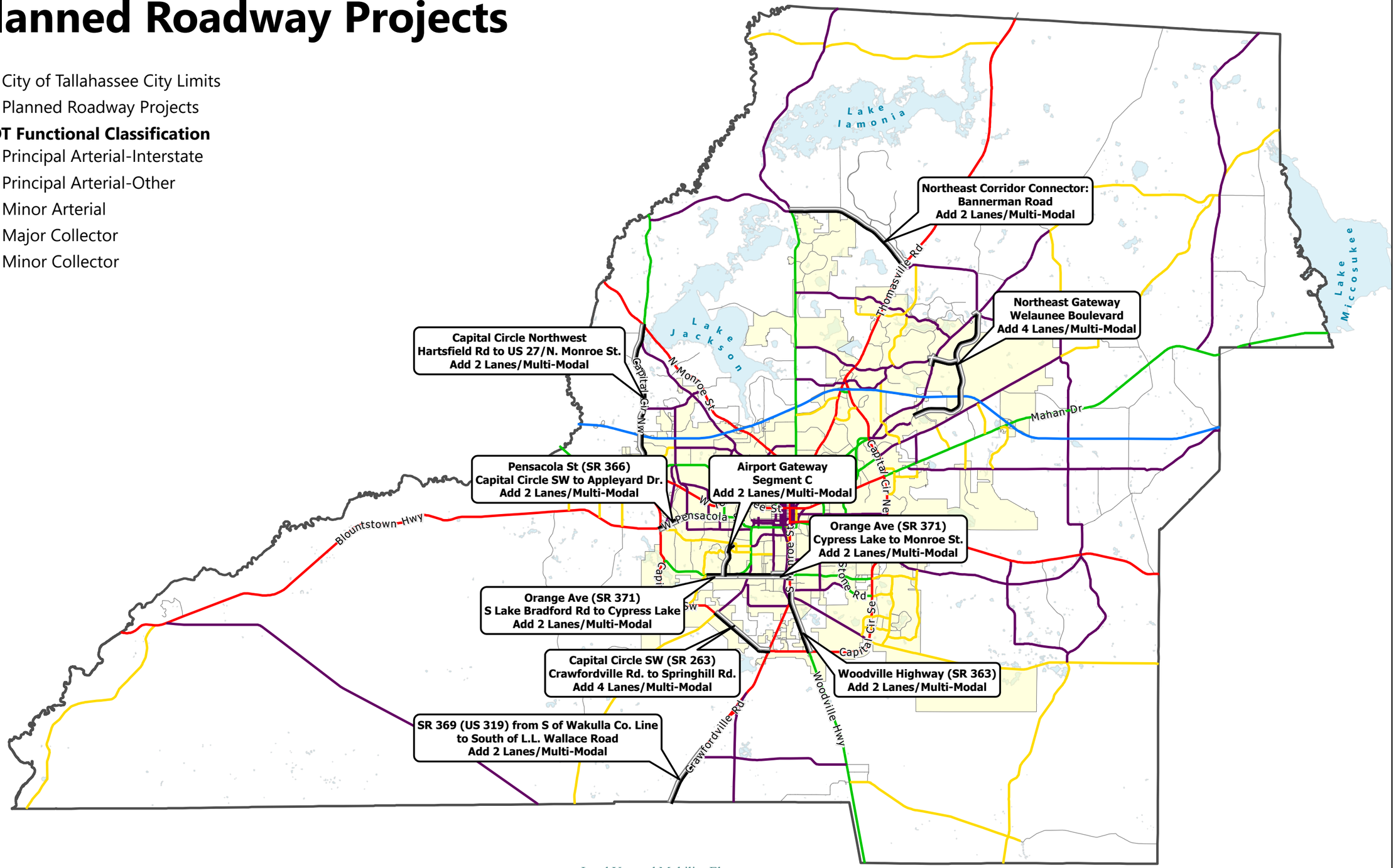
- Principal Arterial-Interstate
- Principal Arterial-Other
- Minor Arterial
- Major Collector
- Minor Collector

Planned Roadway Projects

City of Tallahassee City Limits
Planned Roadway Projects

FDOT Functional Classification

Principal Arterial-Interstate
Principal Arterial-Other
Minor Arterial
Major Collector
Minor Collector



Planned Roadway Projects

City of Tallahassee City Limits

Planned Roadway Projects

FDOT Functional Classification

- Principal Arterial-Interstate
- Principal Arterial-Other
- Minor Arterial
- Major Collector
- Minor Collector

Capital Circle Northwest
Hartsfield Rd to US 27/N. Monroe St.
Add 2 Lanes/Multi-Modal

Northeast Gateway
Welaunee Boulevard
Add 4 Lanes/Multi-Modal

Pensacola St (SR 366)
Capital Circle SW to Appleyard Dr.
Add 2 Lanes/Multi-Modal

Airport Gateway
Segment C
Add 2 Lanes/Multi-Modal

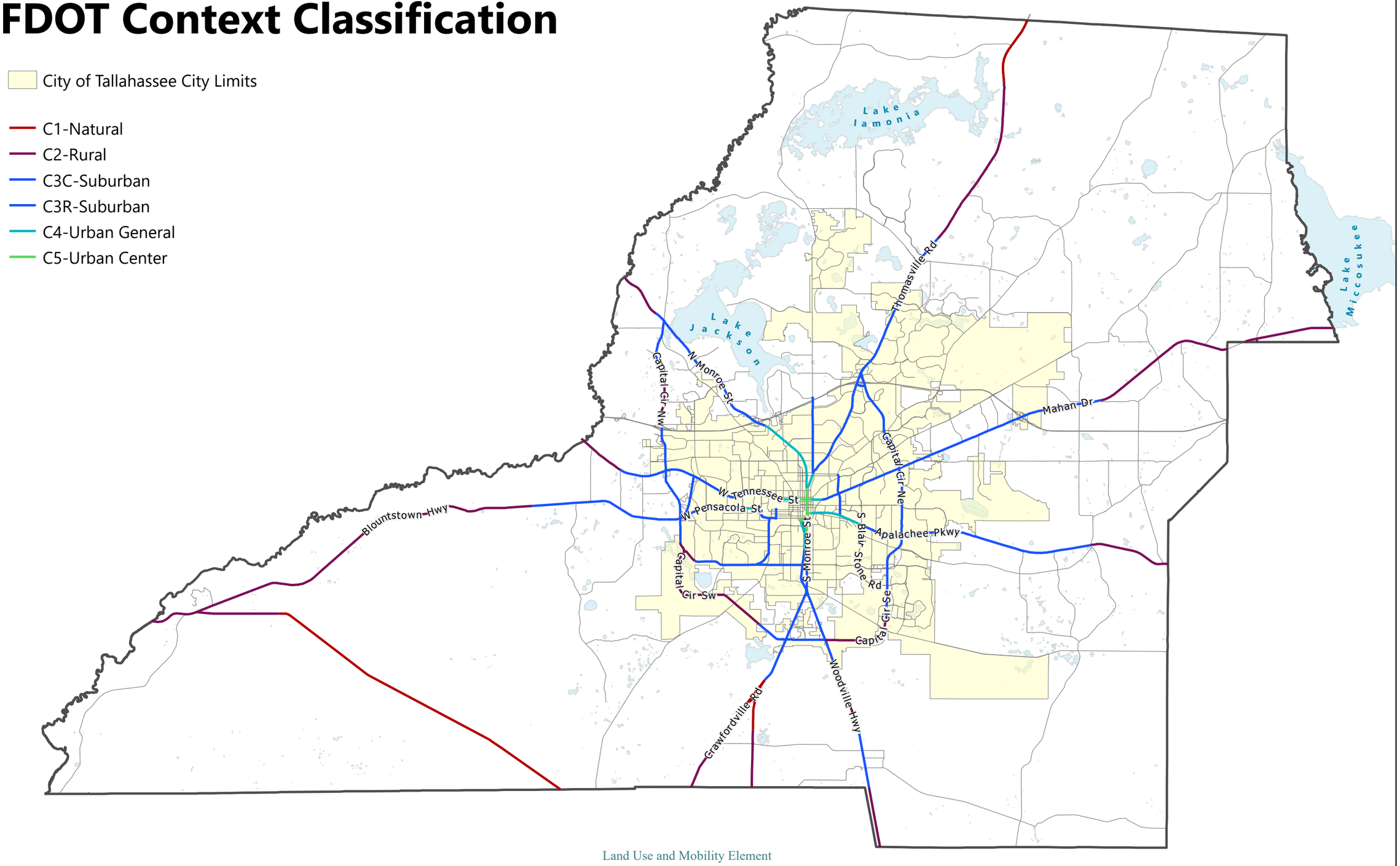
Orange Ave (SR 371)
Cypress Lake to Monroe St.
Add 2 Lanes/Multi-Modal

Orange Ave (SR 371)
S Lake Bradford Rd to Cypress Lake
Add 2 Lanes/Multi-Modal

Capital Circle SW (SR 263)
Crawfordville Rd. to Springhill Rd.
Add 4 Lanes/Multi-Modal

Woodville Highway (SR 363)
Add 2 Lanes/Multi-Modal

FDOT Context Classification



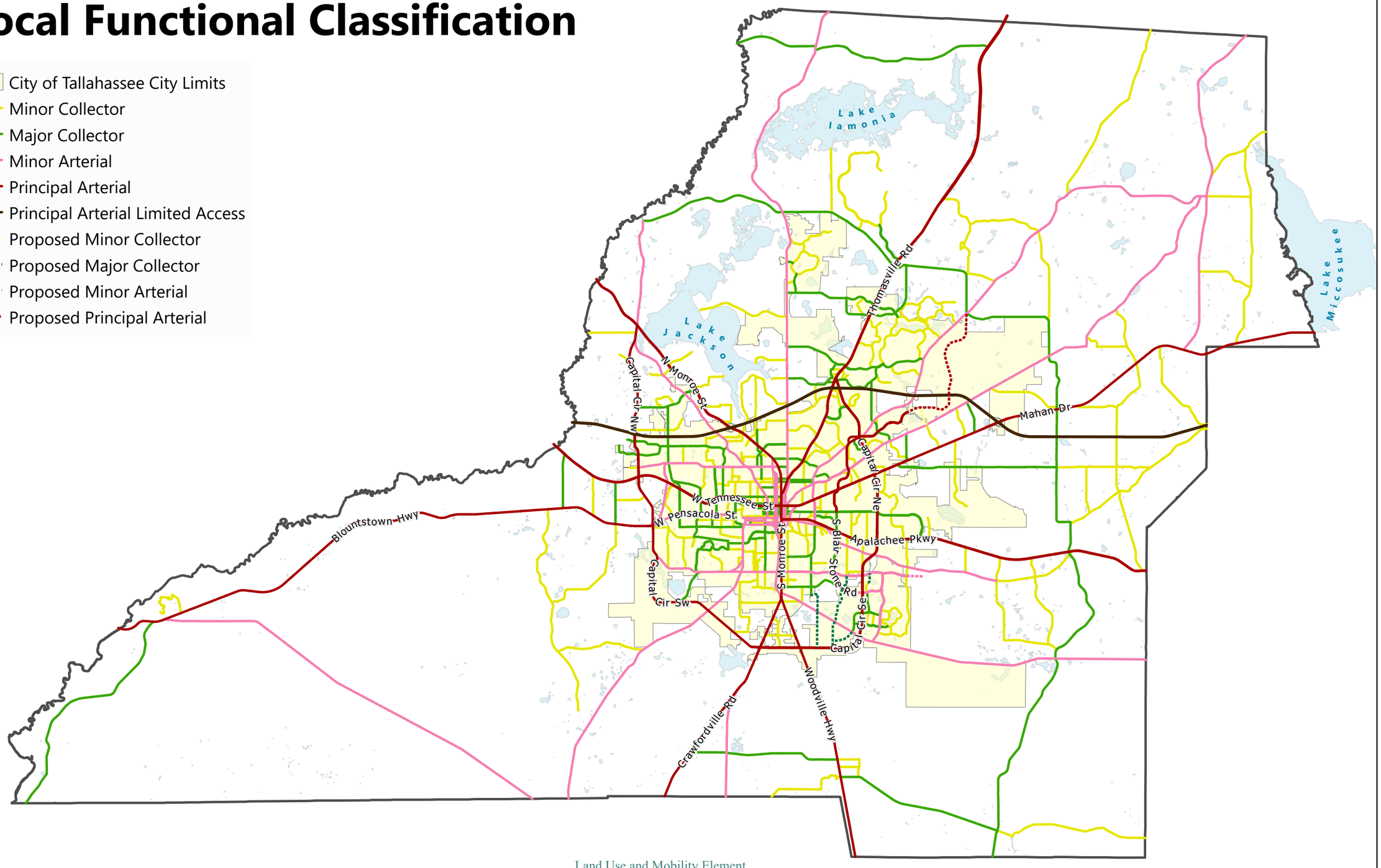
FDOT Context Classification

City of Tallahassee City Limits

- C2-Rural
- C3C-Suburban
- C3R-Suburban
- C4-Urban General
- C5-Urban Center

Local Functional Classification

- City of Tallahassee City Limits
- Minor Collector
- Major Collector
- Minor Arterial
- Principal Arterial
- Principal Arterial Limited Access
- Proposed Minor Collector
- Proposed Major Collector
- Proposed Minor Arterial
- Proposed Principal Arterial

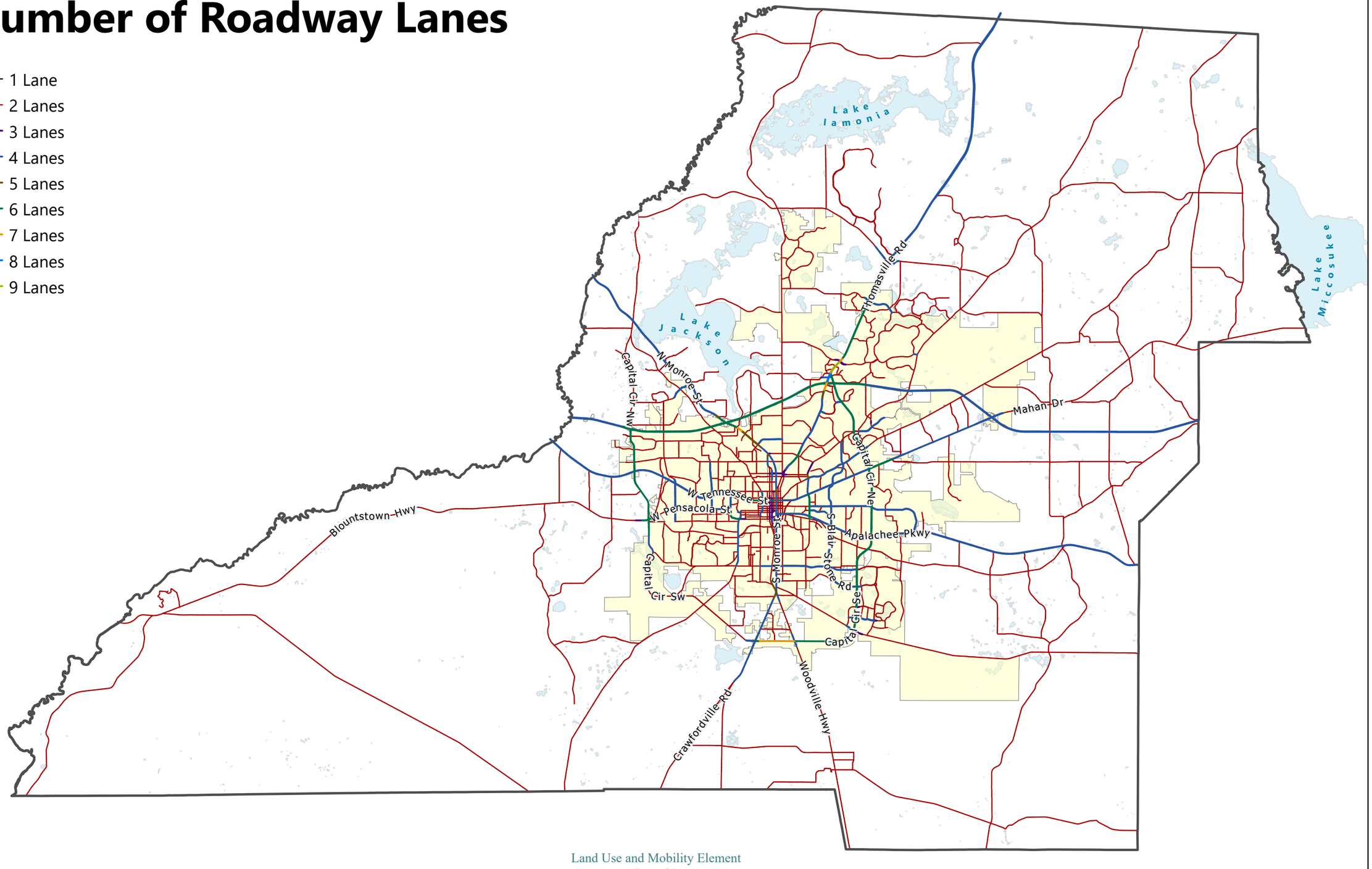


Local Functional Classification

- City of Tallahassee City Limits
- Minor Collector
- Major Collector
- Minor Arterial
- Principal Arterial
- Principal Arterial Limited Access
- Proposed Minor Collector
- Proposed Major Collector
- Proposed Minor Arterial
- Proposed Principal Arterial

Number of Roadway Lanes

- 1 Lane
- 2 Lanes
- 3 Lanes
- 4 Lanes
- 5 Lanes
- 6 Lanes
- 7 Lanes
- 8 Lanes
- 9 Lanes



Number of Roadway Lanes

- 1 Lane
- 2 Lanes
- 3 Lanes
- 4 Lanes
- 5 Lanes
- 6 Lanes
- 7 Lanes
- 8 Lanes
- 9 Lanes

LAND USE

GOALS, OBJECTIVES AND POLICIES

Goal 1: [L] (EFF. 7/16/90)

The Comprehensive Plan shall protect and enhance the quality of life in this community by providing economically sound educational, employment, cultural, recreational, commercial, industrial and professional opportunities to its citizens while channeling inevitable growth into locations and activities that protect the natural and aesthetic environments and residential neighborhoods.

GROWTH MANAGEMENT/ URBAN SERVICES AREA

Objective 1.1: [L] (EFF.7/16/90; REV. EFF. 7/26/06; REV. EFF. 12/24/10)

Direct development to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and the service capacity to accommodate growth in an environmentally acceptable manner. This shall be accomplished in part through the establishment and maintenance of an Urban Service Area (USA) concept. This Urban Service Area (USA) concept is based upon a desire to have Tallahassee and Leon County grow in a responsible manner, with infrastructure provided economically and efficiently, and surrounding forest and agricultural lands protected from unwarranted and premature conversion to urban land use. An urban service strategy provides for well managed, orderly growth, which preserves natural resources and promotes fiscal responsibility. The location and size of the USA shall be depicted on the Future Land Use Map and is based upon the area necessary to accommodate 90% of new residential dwelling units within the County by the Plan Horizon; the ability to provide urban infrastructure; and, the presence of environmentally sensitive lands and water bodies, requiring protection from the impacts of urban development.

Policy 1.1.1: [L] (REV. EFF. 7/20/05)

In order to discourage urban sprawl, new development shall be concentrated in the urban service area plus in the Woodville Rural Community future land use category and the rural communities of Capitola, Chaires, Ft. Braden and Miccosukee, as designated on the future land use map.

Policy 1.1.2: [L] (REV. EFF. 12/10/91)

Improvement of capital infrastructure shall be provided within the designated urban service area and shall be phased over the life of the plan.

Policy 1.1.3: [L] **(REV. EFF. 12/10/91; REV. EFF. 7/26/06)**

Capital infrastructure designed to support urban density outside the Urban Service Area shall be prohibited except as described below. Capital infrastructure which is designed or intended to provide services to the population of the Urban Service Area may be located outside the Urban Service Area. This policy includes but is not limited to landfill, spray irrigation facilities, and inter-county transportation roadways.

Capital improvement projects or expenditures designed to support urban density outside of the Urban Service Area will not occur outside the designated Urban Service Area unless a demonstrated hardship can be shown to occur for existing development or residents as of February 1, 1990. A demonstrated hardship refers to:

- Replacement of existing facilities due to deterioration or destruction from natural disaster.
- A public health and/or safety problem if no improvements are made (example - contaminated water wells).
- Potential of severe environmental degradation if no improvements are made (example - failing septic tanks).

The capacity of these facilities shall be limited to that necessary to serve development existing on or prior to February 1, 1990.

Policy 1.1.4: [L] **(REV. EFF. 7/20/05)**

Central water and sewer may be provided in areas designated as Rural Community, Woodville Rural Community, and enclaves within the Woodville Rural Community designated for Residential Preservation on the future land use map.

Policy 1.1.5: [L] **(EFF. 7/16/90; REV. EFF. 7/26/06)**

Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. Capital infrastructure, which supports higher land use densities and intensities, consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.

Policy 1.1.6: [L] **(EFF. 7/16/90)**

Areas within the urban service area will receive urban level capital facilities and services according to the schedule established in the Capital Improvements Element.

Policy 1.1.7: [L] **(EFF. 7/16/90)**

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.

Policy 1.1.8: [L] **(EFF. 7/26/06; REV. EFF. 12/24/10)**

The size of the USA is related to the projected fiscal capacity of the local government to provide urban infrastructure. An assessment of changing conditions over the 20-year period of the plan is built in through the required seven year Evaluation and Appraisal Report (EAR) and the annual capital improvements process. The integrity of the USA concept is maintained by strict adherence to the premise of not funding or scheduling major capital improvement projects outside the USA, Rural Communities or the Woodville Rural Community in conjunction with a policy of discouraging premature use and underutilization of land designated for urban development. Additionally, the size of the USA should be limited to reflect the ability of the public to provide infrastructure, limitations of environmental constraints and existing development and to provide for a phasing mechanism to the Plan Horizon.

The area within the USA is sized to accommodate approximately 50% more vacant land than is necessary to accommodate the population growth expected within the USA from 1993 to the Plan Horizon. It is expected that a USA sized 50% larger than our vacant land needs will provide sufficient constraint for growth management policies to be effective, while not over constraining the supply of vacant land.

Policy 1.1.9: [L] **(EFF. 7/26/06)**

In order to achieve efficient and effective use of infrastructure and land, residential density within the USA shall average no less than 2 dwelling units per gross acre. Some future land use categories may establish higher minimum densities and minimum intensity requirements for nonresidential development. Attainment of minimum densities and intensities will be measured and reported annually and be evaluated at a minimum during subsequent Evaluation and Appraisal Reports and adjustments to the Comprehensive Plan necessary to achieve this measure will be recommended as warranted in the future.

Policy 1.1.10: [L] **(EFF.7/16/90; RENUMBERED EFF. 7/26/06; FORMERLY POLICY 1.1.8.)**

Compliance with the Conservation Element shall be met prior to consideration of requirements in the Land Use Element.

Policy 1.1.11: [L] **(REV. EFF. 3/14/07; REV. EFF. 1/7/10)**

The growth management strategy of the Tallahassee-Leon County Comprehensive Plan is designed to be implemented by a series of instruments which include:

1) An **Urban Service Area** strategy to guide and coordinate land use densities and intensities with the availability of capital infrastructure and to discourage urban sprawl.

2) A **Land Use Map** to graphically distribute broad categories of land use and allowable densities and intensities. In conjunction with the Land Use Map, an environmental overlay system has been included which depicts the general

location of environmental features which are to be preserved as required by the Conservation Element, or to which development limitations will apply as identified in the Conservation Element.

3) A **Future Right-of-Way Needs Map** to graphically represent planned future transportation projects in the City of Tallahassee (City) and Leon County (County) and a table of projects indicating the project termini and access classifications. This map, table, and corresponding land development regulations are intended to provide a basis for coordinating new development with the provision of transportation facilities by designating corridors where the construction and improvement of transportation facilities is expected. Objectives and policies related to the Future Right-of-Way Needs Map are provided in the Transportation Element. **(EFF. 7/1/04)**

4) **Commercial Site Location** standards, which apply to certain Future Land Use Categories other than Central Core, Central Urban, Village Mixed Use, Suburban, Bradfordville Mixed Use, Planned Development and Woodville Rural Community shall be implemented through the Land Development Regulations, are intended to integrate commercial land uses into the transportation network and development patterns in order to assure accessibility by the general public. **(REV. EFF. 3/14/07; REV. EFF. 1/7/10)**

5) **Land Use Category Summaries** for each Future Land Use which in conjunction with the land use map provide the allowable densities and intensities of uses use on specific sites.

6) The **Planned Development Future Land Use Category** applies to large land holdings that will be developed for a mix of land uses. **(REV. EFF. 3/14/07)**

7) Descriptions of eight different **Mixed Use development patterns** which establish development pattern intent, allowed density and intensity, development pattern location criteria, and development pattern access criteria within the Bradfordville Mixed Use Category (see Objective 1.7) **(REV. EFF. 3/14/07)**

8) **Goals, Objectives and Policies** which further add guidance by outlining courses of action to be taken in conjunction within the instruments listed above to further assure implementation.

These instruments do not act independently of each other. Rather, they combine to form a set of parameters in which land use decisions are made consistent with a growth management strategy designed to address the issues important to the community.

Policy 1.1.12: [L] **(EFF. 8/9/12)**

The parcel shown on the map below at the intersection of I-10 and US Highway 90 is within the designated Urban Service Area (USA), as defined in Section 163.3164(50), Florida Statutes, having public services and facilities, including, but not limited to, central water and sewer capacity and roads. As a parcel within a designated statutory USA, proposed development within the parcel is exempt from the development of regional impact process pursuant to Section 380.06(29)(c)3, Florida Statutes. As part of this

exemption, any future development on the subject parcels shall, in addition to applicable Comprehensive Plan policies, address the following objectives:

(a) Provide opportunities for a "main street" component that allows on street parking,

(b) Provide landscaping, buffering and screening or any of the three options for aesthetic enhancements if building facades are not oriented towards Thornton Road and US 90,

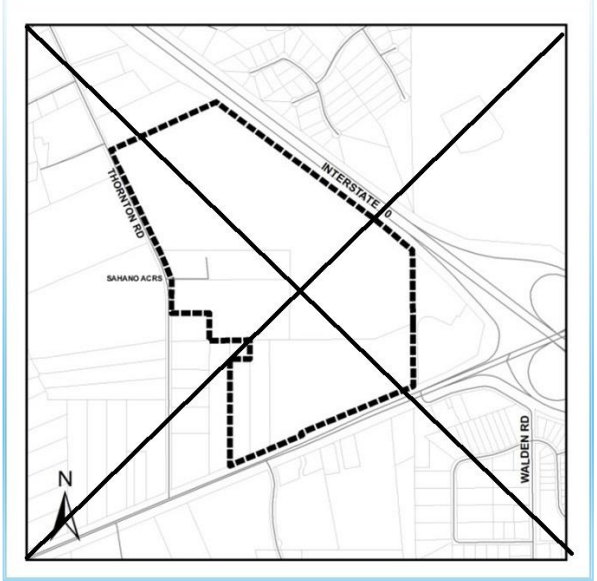
(c) Incorporate storm water management facilities and natural features as amenities into the project's overall design concept,

(d) Incorporate a consistent design theme for freestanding signage throughout the property,

(e) Coordination of appropriate location for mass transit stops and pedestrian connections to development on the property at the time of development,

(f) Buildings will incorporate architectural features and patterns that provide visual interest such as building facades that are not uniform in mass or scale and height and pedestrian scale facade treatments such as canopies, overhangs, arcades, gabled entryways, and porticos.

Map 1: I-10 and Mahan US 90 DRI Exemption Area



DEVELOPMENT IN RELATION TO ENVIRONMENTAL CONSTRAINTS

Objective 1.2: [L](EFF. 7/16/90; REV. EFF. 4/10/09)

Coordinate the location of land uses with local soil conditions, topography, and aquifer vulnerability as well as available services.

~~I. Land Use~~

~~*Policy 1.2.1: [L] Leon County only* **(EFF. 7/16/90)**~~

~~Emphasize land use location that minimizes topographical changes. The proposed land use should fit the site location. The location should not be substantially altered to fit the proposed land use.~~

~~*Policy 1.2.1: [L] City of Tallahassee only* **(REV. EFF. 7/1/04)**~~

~~Emphasize land use location that minimizes topographical changes. The proposed land use should fit the site location. The location should not be substantially altered to fit the proposed land use, unless an off-site mitigation plan for the development of a site with significant grades has been approved. Such off-site mitigation plans shall recognize the contribution of preserved significant grades to community character, ameliorating the impacts of stormwater, and providing conditions for native plant communities.~~

~~*Policy 1.2.2: [L] Leon County only* **(REV. EFF. 9/19/91)**~~

~~The type, intensity and structural design of any development proposed for a site shall be appropriate to the existing natural topography. Site alterations will be limited to the absolute minimum necessary to develop a site safely. Design criteria in the land development regulations will emphasize site designs that fit the topography, not changing the topography to fit the design. Minimum grade changes typically associated with site development include those necessary for the safety of a building including parking, road right-of-way, handicapped access or utilities. Criteria for approval of development in areas with significant and severe grades will be limited to the type of land use that requires the least disturbance of sloped areas.~~

~~*Policy 1.2.2: [L] City of Tallahassee only* **(REV. EFF. 7/1/04)**~~

~~The type, intensity and structural design of any development proposed for a site shall be appropriate to the existing natural topography. Site alterations will be limited to the absolute minimum necessary to develop a site safely. Design criteria in the land development regulations will emphasize site designs that fit the topography, not changing the topography to fit the design, unless an off-site mitigation plan for the development of a site with significant grades has been approved. Minimum grade changes typically associated with site development include those necessary for the safety of a building including parking, road right-of-way, handicapped access or utilities. Criteria for approval of development in areas with significant and severe grades will be limited to the type of land use that requires the least disturbance of sloped areas.~~

~~*Policy 1.2.3: [L]* **(REV. EFF. 12/7/99)**~~

I. Land Use

(a) The local governments shall maintain a map indicating the locations of all known operating and abandoned land fill sites. As the location of additional abandoned land fill sites become known, this map shall be revised accordingly.

(b) By 2001, local government will include requirements in their land development regulations that the development of any property within a mapped landfill site shall be required to submit information relating to the subsurface geology of the property necessary to assure that future development of the site will not adversely impact the health, safety or welfare of the public.

(c) By 2001, local governments will include requirements in their land development regulations that regulate the location of stormwater facilities or conveyance systems within any abandoned landfills.

Policy 1.2.4: [L] **(EFF. 4/10/09)**

By 2010, local government shall adopt in the Land Development Regulations a mapped Primary Spring Protection Zone for Wakulla Springs based on the Leon County Aquifer Vulnerability Assessment. Accompanying land development regulations for the Primary Spring Protection Zone shall be developed as indicated in Policy 4.2.5 of the Conservation Element to aid in the protection of Wakulla Springs. These efforts shall be coordinated with Wakulla County.

Policy 1.2.5: [L] **(EFF. 4/10/09)**

1. By 2014, local government shall develop and maintain as part of the local geographic information system database areas of known hazards.

2. By 2014, local government will include requirements in their land development regulations that mitigate and/or prevent future development in areas of known hazards. The land development regulations shall also contain provisions for the mitigation of existing development in areas of known hazards so as to prevent repetitive hazard losses.

LEVEL OF SERVICE (REGULATIONS)

Objective 1.3: [L] **(EFF. 7/16/90)**

Achieve and maintain the adopted level of service standards set forth within the Tallahassee-Leon County Comprehensive Plan.

Policy 1.3.1: [L] **(EFF. 7/16/90)**

Before a development order or permit is issued, local government shall ensure that the adopted level of service standards for the affected public facilities will be maintained in accordance with the Concurrency Management System.

Policy 1.3.2: [L] **(REV. EFF. 12/16/94)**

Residential density and/or non-residential intensity of development allowed for individual sites shall be determined by the degree of compliance with the goals, objectives and policies of the Comprehensive Plan and the land use development matrix, which is intended to be a pictorial representation of existing policies in the plan, as implemented by the land development regulations. Overall densities and intensities should be consistent with capital facilities and services being available at the adopted level.

Policy 1.3.3: [L] **(REV. EFF. 12/10/91)**

Environmental and development ordinances shall include the following:

(a) Explicit and strict protection of environmentally sensitive areas, thus minimizing future costs to taxpayers by prohibiting unsound uses; and

(b) Availability and use of the conservation and preservation overlays as detailed in the Conservation Element prior to the issuance of development orders.

(c) Apportioning development costs so that those fees collected from the existing population be applied to elimination of current "deficits" in levels of service, while those fees collected in new developments are applied to maintain levels of service established by the entire community. Maintenance and enhancements to the adopted levels of service shall be the responsibility of both. This policy shall not preclude new development paying toward current deficits if such an arrangement can be worked out between the local government and the developer.

(d) Policies and procedures in the land development regulations shall ensure that the range of development types by percentage distribution are monitored and maintained.

This policy shall not preclude new development paying toward current deficits if such an arrangement can be worked out between the local government and the developer.

Policy 1.3.4: [L] **(DEL. EFF. 3/14/07)**

Reserved

LAND DEVELOPMENT REGULATIONS

Objective 1.4: [L] (REV. EFF. 7/20/05)

Maintain a set of specific and detailed Land Development Regulations, which implement and are consistent with the goals, objectives and policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 1.4.1: [L] **(REV. EFF. 12/10/91)**

Density and intensity incentives shall be established within the required land development regulations to encourage growth in areas which minimize and mitigate development's negative impact on the natural and aesthetic environment.

Policy 1.4.2: [L] **(REV. EFF. 12/16/94; REV. EFF. 1/7/10)**

The Comprehensive Plan shall establish guidelines for the application of traditional zoning districts in order to implement a future land use regulatory system that is more predicable than area-wide application of mixed use performance zoning. These traditional zoning districts shall specify a range of allowable land use within each district. In certain land use designations, mixed use performance zoning will be retained to integrate land uses which may be otherwise incompatible. Development regulations shall include development and design standards. Allowed land uses within a future land use category shall be implemented by one or more specific zoning districts consistent with the intent of a future land use category. The development and application of specific zoning districts to a zoning map implementing the Comprehensive Plan shall be based upon furthering the intent of the Comprehensive Plan:

(a) Zoning district use classifications shall be developed, based upon the Comprehensive Plan, existing land use patterns, previous zoning which continues to direct land use and development standards, and accepted guidelines for land use impact classifications and service requirements;

(b) Specific zoning districts shall be implemented through the application of the zoning district classification system as guided by the Comprehensive Plan.

(c) All zoning decisions will be made by the governing Commission based upon a finding of the furthering of and consistency with the intent of the Comprehensive Plan, in recognition of Land Use Policy 1.1.10, which establishes the supremacy of the Conservation Element.

(d) Specific zoning districts will be applied within the Urban Service Area except for University Transition, Activity Center, Central Urban, Central Core land use designations and Mixed Use parcels greater than 200 acres in area. Extension of site specific zoning beyond the Urban Service Area and to other areas is consistent with the intent of the Comprehensive Plan.

Policy 1.4.3: [L] **(DEL. EFF. 7/25/03)**

Reserved

Policy 1.4.4: [L] **(DEL. EFF. 7/20/05)**

Reserved

Policy 1.4.5: [L] **(REV. EFF. 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 particular 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 1.4.6: [L] **(EFF. 7/16/90; REV. EFF. 4/10/09)**

By 2014, land development regulations will include standards for the regulation of future land use categories, subdivision, signage, and areas subject to seasonal or periodic flooding and areas of known hazards. Regulations concerning areas subject to seasonal or periodic flooding shall be consistent with all applicable state and federal regulations.

Policy 1.4.7: [L] **(EFF. 7/16/90)**

The adopted land development regulations shall include requirements for stormwater management, open space, and convenient on-site traffic flow (including need).

Policy 1.4.8: [L] **(EFF. 7/16/90)**

The land use development matrix shall be adopted as part of the comprehensive plan and shall in conjunction with the future land use map and the goals, objectives and policies contained within the individual elements be used in evaluating future land use decisions.

Policy 1.4.9: [L] **(EFF. 7/16/90)**

Changes in classification of highways and streets that affect the allowable uses of property as set forth in the land development matrix and the comprehensive plan shall be considered plan amendments and shall be required to follow the plan amendment process.

Policy 1.4.10: [L] **(REV. EFF. 12/16/94)**

The land development regulations shall provide for zoning districts which shall indicate which land uses are allowed, prohibited, or conditional with specified constraints consistent with the criteria set forth in the narrative intent of the future land use categories, the land use development matrix which is intended to be a pictorial representation of existing policies in the Comprehensive Plan, and the Goals, Objectives, and Policies of the Comprehensive Plan.

(a) In those future land use categories that encourage a mixing of land uses, the land development regulations shall contain provisions that facilitate multiple land uses within the same site, the same development, or the same structure.

(b) When appropriate, the land development regulations may provide for zoning districts that allow for two or more land use types, consistent with the intent of the future land use category.

(c) The land development regulations may also provide for zoning districts that further divide any of the allowed land use types into two or more subsets.

Policy 1.4.11: [L] **(EFF. 9/19/91)**

The land development regulations shall include standards and criteria such as minimum open space requirements (between 25% and 10% depending on the land use and existing vegetation), internal circulation and minimum setbacks and buffers for uncomplimentary land uses. These buffer requirements will contain buffer widths between land uses, required number of trees and shrubs per linear foot of buffer, opacity of the buffer, etc. Additional buffering requirements may be related to Planned Unit Developments (PUDs).

Policy 1.4.12: [L] **(EFF. 9/19/91)**

(a) The intent of Site Plan and PUD planning and design requirements shall be to encourage and require the development of urban living and work spaces that minimize impacts to the natural environment. Environmental impacts shall be minimized through the development and redevelopment of compact and efficient urban land use patterns that closely integrate living and work spaces while maintaining compatibility through specified performance design criteria. Neighborhood and inter-site compatibility shall be implemented through site planning and design criteria that require objectionable impacts of particular land use activities to be internally located within site or building designs, rather than relying exclusively on standard landscape and setback buffering methods to reduce perimeter oriented objectionable impacts.

(b) Objectionable impacts of service and delivery areas, refuse and recycling collection areas, as well as the outdoor storage and work areas generally associated with commercial and residential buildings shall be planned to minimize off-site impacts.

(c) Site Plan and PUD requirements shall minimize impacts to the natural environment resulting from urban sprawl by not only identifying and protecting

environmentally sensitive lands, but just as importantly by limiting urban sprawl into less environmentally sensitive lands through the implementation of compact and efficient urban development and redevelopment.

Policy 1.4.13: [L] **(REV. EFF. 3/14/07)**

The intent of designating roads as nonresidential is to recognize existing nonresidential development patterns and to allow for planned mixed-use or nonresidential developments. As such, street access requirements contained in the Land Use Summary Charts are waived for those streets designated as nonresidential by clearly defining areas where existing development patterns will be allowed to continue. It also serves to protect residential and residential components such as elementary schools and neighborhood parks from adverse impacts of nonresidential development as well as protecting nonresidential development from the encroachment of residential uses.

The designation of a nonresidential street does not exempt any potential development along the street from further concurrency or consistency review.

Roadway access limitations and locational criteria from the nonresidential road classification system do not apply to the Woodville Rural Community, Suburban, Bradfordville Mixed Use, Planned Development, Village Mixed Use and Urban Residential 2 Future Land Use Categories. Roadway access limitations and locational criteria for these categories shall be established in Land Development Regulations.

Policy 1.4.14: [L] **(EFF. 8/17/92)**

Compile a list and waive access standards for non-residential minor collector and local streets based on the following criteria:

a) It is part of a platted non-residential subdivision.

b) It is part of an approved PUD.

c) It has over 66% of its developed frontage in non-residential land uses and essentially functions as an access road for these developments. The designation of these streets is a recognition of existing development patterns and is intended to permit future development compatible with existing land uses and consistent with road capacity and design. These streets will be reviewed by the respective elected Commission on a case by case basis and may be designated as non-residential streets.

A segment of a road, meeting the above criteria, may be designated a non-residential if it will not result in non-residential traffic impacting residential areas on other segments of the road or in the adjacent area. (A segment is the road length between two intersecting roads).

Policy 1.4.15: [L] **(EFF. 8/17/92; REV. EFF. 5/31/18)**

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

Unless otherwise specifically stated, all time lines stated in the Comprehensive Plan are intended to mean by December 31 of the stated year.

Policy 1.4.17: [L] (City of Tallahassee only) **(EFF. 8/17/92; REV. EFF. 6/6/08)**

New minor office uses may be permitted access to a local residential street in the Central Urban and University Transition land use categories within the city limits of Tallahassee so long as site design complies with land development regulations to mitigate potential incompatibility with residential land use in the vicinity.

Policy 1.4.18: [L] (City of Tallahassee only) **(REV. EFF. 3/14/07; REV. EFF. 6/6/08)**

New minor commercial uses shall not be permitted access to a local residential street within the city limits of Tallahassee. This limitation shall not apply to the Bradfordville Mixed Use, Suburban, Planned Development, Central Urban, University Transition, and Village Mixed Use Categories which establish street access standards by Land Development Regulations.

Policy 1.4.19: [L] **(EFF. 1/19/02)**

New commercial, office and residential land uses within the Gaines Street Corridor Study Area may be permitted access to any street classification or designation. Access limitations may be further restricted based on the Gaines Street Revitalization plan.

Policy 1.4.20: [L] **(REV. EFF. 7/25/03)**

Community services which are religious facilities to be used solely for religious functions, volunteer fire stations in the Rural or Agriculture/Silviculture/Conservation future land use categories, and community services that are operated by public agencies and are located outside of the Urban Service Area may be permitted access onto a local street only after a higher level of review as specified in the Land Development Regulations. Land development regulations shall require site design criteria addressing impacts which include, but are not limited to: peak use traffic, noise, building orientation and setbacks or any other potential negative impacts affecting adjacent residential uses or the residential character of the surrounding area. Religious facilities that have day care, recreation facilities, schools, or other similar ancillary activities shall not be permitted to access a local street.

I. Land Use

Policy 1.4.21: [L] **(EFF. 7/1/94; REV. EFF. 7/20/05)**

The land development regulations shall provide for minor and major office uses, minor commercial uses, and low and medium density residential uses with access to minor collector streets and, in specific instances, to local streets, as well as the relaxation of parking, landscape, and buffering standards to encourage a wider variety of uses and greater range of economic development opportunities in the Central Urban future land use category, without creating conditions leading to the conversion of midtown residential enclaves, which although not meeting all of the criteria for inclusion in and protection by the Residential Preservation future land use category, remain viable for residential use and provide important housing opportunities in close proximity to the downtown area, the universities, and employment centers.

The intent of these land development regulations is to promote the infill of vacant blocks and tracts and/or the redevelopment of existing non-residential areas. These additional land development regulations shall also establish criteria to avoid creation of low-density residential enclaves for neighborhoods that satisfy some but not most of the general criteria for the Residential Preservation category.

To facilitate this, the land development regulations shall, at a minimum, provide the following techniques: allowing utilization of the Urban Planned Unit Development zoning district; allowing for the establishment of *Live-work units* with access to any (functional) classification of street; and, allowing for the establishment of proprietary zoning districts tailored to fit neighborhood or sub-neighborhood conditions, reflecting local preferences and incorporating applicable restrictions for mitigating impacts relating to allowable use, traffic circulation and access design, parking, building design, orientation, and height.

Policy 1.4.22: [L] **(EFF. 7/1/04)**

Waive all street access, intersection and adjoining use restrictions for allowed uses internal to the Activity Center future land use category. The exception to this policy is that access shall be prohibited to any local street within a recorded or unrecorded residentially platted subdivision. It is not the intent of this policy to waive landscaping or buffer requirements.

Policy 1.4.23: [L] **(EFF. 7/1/04)**

By 2005, the Tallahassee-Leon County Comprehensive Plan and the implementing City and County land development regulations shall include provisions relating to regional recreational facilities. These regulations shall establish a definition of regional recreational facilities and shall specify the Future Land Use Map categories and zoning districts that regional recreational facilities are allowable with and shall require a greater level of review and additional site design criteria to address the off-site impacts of regional recreation uses. Impacts addressed shall include, but be not limited to: peak use traffic, hours of operation, lighting, noise, building orientation, buffers and setbacks, or any other potential negative impacts of such uses affecting adjacent or nearby residential uses or residential character of the nearby area.

NON-CONFORMING USES AND NONCOMPLYING CHARACTERISTICS

Objective 1.5: [L] (EFF. 7/16/90)

Provide a procedure within the land development regulations which will substantially mitigate or lead to the eventual elimination of nonconforming land uses created by the adoption of this plan.

Policy 1.5.1: [L] (REV. EFF. 6/28/95)

Existing land uses which are nonconforming to the Comprehensive Plan may be reviewed by the local government at the request of the owner in order to determine the degree on nonconformity. The review may result in:

1) A determination that the impact of the nonconformity is minimal upon surrounding conforming land use and is not detrimental to the public health, safety and welfare and as a result, the nonconforming status is waived; or

2) A determination that the impact of the nonconformity may be substantially mitigated in which the development may attain conforming status by implementing the required mitigation steps; or

3) A determination that the nonconformity has substantial impacts which may not be overcome by any mitigation procedures and as such the development shall remain in a nonconforming status and such use shall terminate according to law.

Policy 1.5.2: [L] (EFF. 6/28/95)

A legally established single family residential use shall be considered a conforming use of land in all Comprehensive Plan land use designations. However, this conforming status shall not be interpreted to preclude the use of property adjoining a low density use for an otherwise permitted non-residential use if the low density residential use accesses an arterial or major collector roadway.

Policy 1.5.3: [L] (DEL. EFF. 8/1/07)

Reserved

Policy 1.5.4: [L] (EFF. 6/28/95)

The local government shall implement development regulations which distinguish between nonconforming uses which are to be terminated or amortized, and nonconforming uses in nonresidential designations which may continue, but not be expanded.

Policy 1.5.5: [L] (EFF. 6/28/95)

The local government shall implement development regulations which distinguish between nonconforming use of property and noncomplying physical characteristics or features of the use. This procedure shall allow for the continued conforming use of the

noncomplying physical features, and shall require correction of non-structural, noncomplying physical features prior to any conforming expansion of use.

Objective 1.6: [L] (Eff. 6/28/95; Del. Eff. 1/7/10)

Reserved

Bradfordville Mixed Use Development Patterns (applies to Bradfordville Study Area Only)

Objective 1.7: [L] (Rev. Eff. 3/14/07)

The Comprehensive Plan provides an overall vision for the community. The arrangement of land uses is a major factor in achieving this vision. Within the Bradfordville Mixed Use Future Land Use Category, land uses may be further separated to achieve efficient and environmentally sound development patterns and to promote the Plan's overall vision. This objective and its policies describe the development patterns associated with the Bradfordville Mixed Use Future Land Use Category.

The following statements of intent express, in part, the overall vision of the community as established in the Comprehensive Plan. These statements of intent explain the basis for the development patterns described in the following policies and shall be achieved through the zoning process and other Land Development Regulations as appropriate. Application of these development patterns in combination with each other is expected to achieve these intents. Individual development patterns may only partially achieve the following purposes:

a) Provide opportunity for residential, shopping, employment, education and recreation use within walking distance of each other;

b) Promote higher density housing and concentrations of nonresidential activity in close proximity to each other;

c) Provide for a range of housing opportunities which does not isolate families or individuals based upon age, income or race;

d) Ensure that mapping of zoning districts is consistent the long term protection of environmental features;

e) Ensure that mapping of zoning districts will be appropriate to location, access and surrounding land use;

f) Ensure that mapping of zoning districts is consistent with the phasing and availability of infrastructure;

g) Encourage a mix of complimentary land uses and concentrations of mixed use development in appropriate locations;

h) Promote development patterns which reduce trip length and/or the need for private automobile travel;

i) Ensure that zoning implementation does not promote sprawl development, nor concentrations of single use development; and

j) Scale development densities and intensities to provide a range of appropriately located development patterns.

Policy 1.7.1: [L] **(REV. EFF. 3/14/07)**

Low Density Residential Development Pattern

INTENT–The low density residential development pattern is intended to provide for a wide range of housing types and opportunities within the low density range. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed. Some low density residential areas may be restricted to limited density zoning due to existing development patterns, or environmental or utility constraints, while other areas may have zoning districts that allow for a broad range of density.

DENSITY/INTENSITY–Areas designated Low Density Residential shall not have a gross density greater than 8 dwelling units per acre. Nonresidential development shall not have a gross building area exceeding 10,000 square feet per acre.

LOCATION–Bradfordville Mixed Use Area is appropriate for zoning Low Density Residential development patterns. Other areas appropriate for zoning Low Density Residential activities may include: Areas in Bradfordville Mixed Use where intensity of uses is constrained or limited due to environmental features or lack of adequate infrastructure; and Bradfordville Mixed Use areas in proximity to Village Centers. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location.

ACCESS–Areas zoned for the Low Density Residential development pattern shall have public street access.

Policy 1.7.2: [L] **(REV. EFF. 3/14/07)**

Medium Density Residential Development Pattern

INTENT–The Medium Density Residential development pattern is intended to encourage a wide range of medium density housing opportunities in close proximity to more intensive nonresidential uses, both which can be efficiently served by existing or planned infrastructure, including mass transit. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed.

DENSITY/INTENSITY–Areas designated Medium Density Residential shall not have a gross density greater than 16 dwelling units per acre. Minimum density shall be 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density. Nonresidential development shall not have a gross building area exceeding 20,000 square feet per acre.

LOCATION–Areas designated Bradfordville Mixed Use on the Future Land Use Map are appropriate for zoning of Medium Density Residential Areas. Additional criteria for zoning are as follows: Areas of existing medium density development; Areas of transition from more intensive use to Low Density Residential and Residential Preservation; Areas in proximity to higher intensity uses; Areas served by mass transit service; Areas in

proximity to community schools, parks, and public greenways; Areas along arterial and collector roadways; and Areas adjacent to the Village Center, Suburban Corridor, and Urban Pedestrian Center Mixed Use development patterns. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location.

ACCESS - Areas zoned for the Medium Density Residential development pattern shall have access to an arterial or collector roadway.

Policy 1.7.3: [L] **(REV. EFF. 3/14/07)**

Low Density Residential Office Development Pattern

INTENT–The Low Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other. While conversion of existing residential structures on arterial and collector streets to office use is a situation where this development pattern will be applied, this development pattern should not be applied to such an extent that it would disrupt the viability of residential neighborhoods and adjacent residential properties. Zoning districts will be created to distinguish Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses.

DENSITY/INTENSITY–Redevelopment or reuse of existing residential or office uses in this development pattern shall have a maximum gross density of eight dwelling units per acre and/or an intensity not to exceed the floor area of the existing structure. New development in the Low Density Residential Office Development Pattern shall have a maximum gross density of eight dwelling units per acre and nonresidential gross building area shall not exceed 10,000 square feet per acre and non-residential gross building area shall not exceed 10,000 square feet per acre. For mixes of residential and non-residential development on one parcel an overall limit to building floor area will be set at 12,500 square feet per acre.

LOCATION–Bradfordville Mixed Use areas are appropriate for zoning of Low Density Residential Office for low density/low intensity uses. Additional criteria are as follows: Transition areas between Medium Density Residential, Village Center, and Urban Pedestrian Center Mixed Use development patterns to Low Density Residential and Residential Preservation; and Transitional land use areas along arterial and collector roadways and Areas of Low Density Residential Office as a principal land use along arterial and collector roadways.

ACCESS–Areas zoned for the Low Density Residential Office development pattern shall have access to an arterial or collector roadway.

Policy 1.7.4: [L] **(REV. EFF. 3/14/07)**

Medium Density Residential Office Development Pattern

INTENT–The Medium Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other.

The Residential Office development pattern is intended in some locations to serve as an employment and residential area with medium densities and intensities. Zoning districts will be created to distinguish Medium Density Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services, Light Infrastructure and Post-Secondary Schools) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses. Ancillary first floor commercial use may also be permitted in Medium Density Residential Office.

DENSITY/INTENSITY–Residential use within this development pattern shall have a minimum density of 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density and a maximum density of 16 dwelling units per acre in Bradfordville Mixed Use and nonresidential use shall not have a gross building area exceeding 20,000 square feet per acre.

LOCATION–Bradfordville Mixed Use areas are appropriate for zoning of Medium Density Residential Office density medium intensity uses. Additional criteria for mapping these areas are as follows: Areas of existing offices and multi-family uses; Areas adjacent to Medium Density Residential, Village Center, Suburban Corridor, and Urban Pedestrian Center Mixed Use development patterns; and Areas of Medium Density Residential Office as a principal land use along arterial and collector roadways.

ACCESS – Areas zoned for the Medium Density Residential Office development pattern shall have access to an arterial or collector roadway.

Policy 1.7.5: [L] **(REV. EFF. 3/14/07)**

Village Center Development Pattern

INTENT–The Village Center development pattern is intended to provide locations for offices and commercial uses which provide goods and services, that people frequently use, in close proximity to their homes. Village Centers are intended to be compact and not promote strip commercial development; therefore, zoning districts implementing this development pattern will include limitations on arterial and collector street frontage and maximum development pattern size, not to exceed 20 acres and 200,000 square feet of commercial use per parcel, except a Village Center may be as large as 30 acres if its gross square footage does not exceed 250,000 square feet. Village Centers are characterized by a scale and design that is compatible with nearby residential areas and zoning districts implementing this development pattern will include appropriate development standards. Zoning districts may include additional thresholds in order to size Village Centers in relation to the needs of the surrounding area. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to the principal use of this development pattern be allowed in a manner which would ensure the protection of adjacent uses.

DENSITY/INTENSITY–Nonresidential development shall not exceed 12,500 square feet of a gross building area per acre for Village Centers 20 acres and less. Nonresidential development shall not exceed 250,000 square feet of gross building area for Village Centers from 20 to 30 acres in size. Residential use is permitted on the second floor and

above, above office or commercial use, up to a maximum density of sixteen dwelling units per acre.

LOCATION–Bradfordville Mixed Use areas are appropriate for zoning Village Centers. Additional criteria for zoning these areas are as follows: Areas adjacent to low and medium density residential development; and Areas adjacent to the Residential Preservation Future Land Use category and Low Density Residential, Medium Density Residential, Suburban Corridor, and Urban Pedestrian Center Corridor Mixed Use development patterns.

ACCESS–Areas zoned for the Village Center development pattern shall have access to an arterial or collector roadway.

Policy 1.7.6: [L] **(REV. EFF. 3/14/07)**

Suburban Corridor Development Pattern

INTENT–The Suburban Corridor development pattern is intended to accommodate existing development patterns representing a broad range of commercial, light industrial, and office uses which typically serve a regional or sub-regional population. Office use, and commercial use up to 200,000 square feet per parcel is allowed. Medium density residential use is also appropriate within this development pattern in order to promote a living working environment and make efficient use of infrastructure. It is also intended that community facilities (Recreation, Community Services and Light and Heavy Infrastructure) be allowed. Suburban Corridors are characterized by a linear pattern of single use development along arterial roadways, low floor area ratios and large impervious surface parking areas which are generally larger than the use that they serve. This pattern of development makes inefficient use of infrastructure and has a disproportionate impact upon the environment. Increases in land area zoned for the Suburban Corridor to accommodate a single use development are inconsistent with the Comprehensive Plan, except for increases in areas zoned for Suburban Corridor which permit an allowed use with an existing structure to expand. The intent of this exception is to encourage the continued use of existing structures, rather than the relocation of business to outlying locations. Reusing existing single use sites for multiple use developments, adding new uses to single use sites and/or new multiple use developments in the Suburban Corridor that share parking facilities, have parking structures and/or have high floor area ratios shall be facilitated by Land Development Regulations.

DENSITY/INTENSITY–Nonresidential development shall not have a gross building area exceeding 25,000 square feet per acre. Residential use shall not exceed sixteen dwelling units per acre. Storage areas within buildings, warehouses, mini-warehouses and self-storage facilities may have a gross floor area up to 50,000 square feet per acre.

LOCATION–Bradfordville Mixed Use areas, which already exhibit the type of uses and intensity associated with the Suburban Corridor development pattern may be appropriate to be zoned Suburban Corridor. An increase in the area designated for Suburban Corridor may occur through limited expansion of the existing Suburban Corridors. In deciding whether to expand an existing Suburban Corridor, the following criteria shall be considered: Lack of suitably located land which can accommodate the Suburban Corridor development pattern; and Access to arterials with high traffic volumes, surrounded by

relatively low density and intensity uses, such as the Residential Preservation Future Land Use Category and Low Density Residential development pattern. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location. Expanding existing or establishing new Suburban Corridors shall require demonstration that more than one land use will be included in the expansion area.

ACCESS—Areas zoned for the Suburban Corridor development pattern shall have access to an arterial roadway.

Policy 1.7.7: [L] **(REV. EFF. 3/14/07; REV. EFF. 12/24/10)**

Urban Pedestrian Center Development Pattern

INTENT–The Urban Pedestrian Center is intended to encourage compact, linear and pedestrian scale urban development along arterial roadways that provide a wide range of uses and activities to serve both the corridor itself and surrounding areas. Although some areas within the Urban Pedestrian Center are currently of lower density and intensity, it is intended that Urban Pedestrian Centers will develop and redevelop with higher densities and floor area ratios. The arterial roadway along which the Urban Pedestrian Center is located is characterized by relatively high volume traffic with lower traffic speeds and served by mass transit. Zoning districts which implement the Urban Pedestrian Center will include urban design standards which establish criteria that will promote pedestrian activity. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) may also be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern. Residential use, office use, and commercial use up to 200,000 square feet per parcel is allowed.

DENSITY/INTENSITY–Nonresidential development in Bradfordville Mixed Use shall not exceed 20,000 square feet of gross building area per acre. Residential development in Bradfordville Mixed Use shall have a minimum density of 6 dwelling units per acre and shall not exceed sixteen dwelling units per acre. Building height shall not exceed six stories.

LOCATION–Bradfordville Mixed Use areas where the Urban Pedestrian Center is a transition between low density residential uses and more intensive uses may be appropriate for zoning of an Urban Pedestrian Center. Additional criteria for zoning these areas are as follows: Areas proximate to medium and high density residential land uses in urban areas; Areas proximate to higher intensity Mixed Use Development patterns, such as Medium Density Residential, Low and Medium Density Residential Office and Village Center; and Areas within walking distance of transit and along corridors designated for alternate transportation (per the most current adopted Long Range Transportation Plan).

ACCESS–Areas zoned for the Urban Pedestrian Center development pattern shall have access to an arterial roadway.

Policy 1.7.8: [L] **(REV. EFF. 3/14/07)**

Light Industrial Development Pattern

I. Land Use

INTENT–The Light Industrial development pattern is intended to provide areas for industrial and warehousing activities, including storage, service commercial, office and assembly activities. It is intended that regulations implementing this development pattern will preclude non-light industrial uses which would limit or interfere with industrial development. It is also intended that community facilities (Recreation, Community Services, Post-Secondary Schools, and Light and Heavy Infrastructure) may be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern. Office use, and commercial use up to 10,000 square feet per parcel, is allowed.

INTENSITY/DENSITY–Nonresidential development shall not exceed 25,000 square feet of gross building area per acre. Residential use (intended for a watchman or guard) shall not exceed one dwelling unit per industrial use. Storage areas within buildings, warehouses, mini-warehouses and self-storage facilities may have a gross floor area up to 50,000 square feet per acre.

LOCATION–Areas within Bradfordville Mixed Use that are currently developed with industrial uses may be appropriate for zoning as Light Industrial. New areas within Bradfordville Mixed Use that may be appropriate for zoning as Light Industrial include: Areas proximate to interstate and intrastate highways and highways which connect to cities in adjacent counties.

ACCESS—Areas zoned for the Light Industrial development pattern shall have access to an arterial roadway.

Policy 1.7.9: [L] **(REV. EFF. 3/14/07)**

Table 1: Bradfordville Mixed Use Development Patterns

BRADFORDVILLE MIXED USE	Development Patterns	Allowed Land Uses	Density	Intensity
Primary: (From 68 - 82%)	Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	Up to 8 UNITS/ACRE	10,000 SQ FT/AC
	Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	Up to 8 UNITS/ACRE	10,000 SQ FT/AC
Secondary: (25% or less of Bradfordville Mixed Use)	Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ACRE	20,000 SQ FT/AC
	Medium Density Residential Office	Residential, Office, Ancillary 1st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools	Up to 16 UNITS/ACRE	20,000 SQ FT/AC
	Village Center	Residential, Office, Commercial up to 200,000 SQ FT, Recreation, Light Infrastructure & Community Service	Up to 16 UNITS/ACRE	12,500 SQ FT/AC
Tertiary: (7% or less of Bradfordville Mixed Use)	Urban Pedestrian Center	Residential, Office, Commercial up to 200,000 SQ FT, Recreation, Light Infrastructure & Community Service	Up to 16 UNITS/ACRE (1)	20,000 SQ FT/AC
	Suburban Corridor	Residential, Office, Commercial up to 200,000 SQ FT, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ACRE	25,000 SQ FT/AC
	Light Industrial	Ancillary Residential, Office, Commercial up to 10,000 SQ FT, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools	1 unit / develop-ment	20,000 SQ FT/AC

Notes: (1) 8 units/acre minimum for exclusively residential

Goal 2: [L] **(EFF. 7/16/90; REV. EFF. 7/26/06)**

Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods.

RESIDENTIAL LAND USE

Objective 2.1: [L] **(REV. EFF. 7/20/05)**

Enhance the livability of existing neighborhoods and in new neighborhoods provide for future mixed residential areas which will accommodate growth and provide a wide choice of housing types, densities and prices as well as commercial opportunities based on performance criteria. In furtherance of this, maintain a system of land development regulations and ordinances which will facilitate the implementation of the policies adopted in relation to residential land use. These shall include but not be limited to:

1) Setback requirements from natural waterbodies and wetlands
2) Buffering requirements
3) Open space requirements
4) Landscape requirements
5) Tree protection
6) Stormwater management requirements

Policy 2.1.1: [L] **(REV. EFF. 6/28/95; REV. EFF. 7/26/06; REV. EFF. 5/31/18)**

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:

a) Inclusion of a Residential Preservation category on the Future Land Use Map.

b) Limitations on future commercial intensities adjoining low density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the commercial uses and the low density residential uses; and are to allow only those commercial activities which are compatible with low density residential development in terms of size and appearance.

c) Limitations on future higher density residential adjoining low density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the higher density residential uses and the low density residential uses.

d) Limitations on future light industry adjoining low and medium density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the light industrial uses and the low density residential uses.

e) Prevention or mitigation of off-site impacts from Industry and Mining uses.

f) 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 if ancillary facilities are 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 low density residential uses.

Policy 2.1.2: [L] **(EFF. 7/16/90)**

Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm or slope hazards and unstable soil or geologic conditions.

Policy 2.1.3: [L] **(REV. EFF. 8/17/92)**

Require clustering of residential units on non-environmentally significant portions of parcels where conservation or preservation overlay districts exist elsewhere on the site. Net density on parcels where clustering is required on the developable portion of the parcel where the units are clustered shall not exceed double the allowable density for the land use category in which the parcel is located.

Policy 2.1.4: [L] **(EFF. 7/16/90)**

Residential densities shall not be permitted that would exceed the ability of local government or other providers to provide capital facilities and services in a cost effective manner.

Policy 2.1.5: [L] (City of Tallahassee) **(EFF. 7/16/90)**

Residential developments shall be designed to include a system of internal and inter-neighborhood circulation which promotes pedestrian and bicycle mobility. Within the Urban Service Area, sidewalks shall be required to provide pedestrian mobility.

Policy 2.1.5: [L] (Leon County) **(REV. EFF. 12/10/91)**

Bicycle facilities within residential developments shall only be required along major collectors or other streets with a higher functional classification.

Policy 2.1.6: [L] **(EFF. 7/16/90)**

Criteria shall be established within local development regulations which require within residential developments the provision of non-residential land uses such as parks, school sites and potential walk-to minor commercial and office opportunities.

Policy 2.1.7: [L] **(REV. EFF. 8/17/92)**

Criteria established within the subdivision ordinances shall set aside land for active and passive contiguous green space in order to provide for accessible recreation and/or open space areas for all neighborhoods.

Policy 2.1.8: [L] **(REV. EFF. 7/26/06; REV. EFF. 1/7/10)**

Maintain a viable mix of available residential densities to accommodate a variety of housing types. Current residential densities are summarized below:

RESIDENTIAL DENSITIES RANGE (REV. EFF. 12/15/11; REV. EFF. 7/19/13)

Table 2: Residential Densities Range

Future Land Use Category	Maximum Gross Density - Dwelling Units (DU)/Acre (Ac)[1]	Minimum Gross Density Dwelling Units (DU)/Acre (Ac)
Rural	1 DU/10 AC	No minimum
Urban Fringe	1 DU/3 AC (standard) or 1 DU/3 AC (Conservation subdivision)	No minimum
Urban Residential	10 DU/AC	4 DU/AC
Urban Residential 2	20 DU/AC [2]	No minimum
Village Mixed Use	20 DU/AC [2]	No minimum
Suburban	20 DU/AC [2]	No minimum
Planned Development	20 DU/AC [2]	No minimum
Bradfordville Mixed Use [2]	20 DU/AC	No minimum
Central Urban [2, 3]	45 DU/AC	No minimum
Activity Center [2, 3]	45 DU/AC	No minimum
University Transition [2, 3]	50 DU/AC	No minimum
Central Core [2, 3] **(EFF.1/7/10)**	150 DU/AC **(EFF. 1/19/02)**	No minimum
Rural Community	4 DU/AC	No minimum
Residential Preservation [2]	6 DU/AC	No minimum
Lake Talquin Recreation/Urban Fringe [4]	1 DU/3 AC (standard)	No minimum
Lake Protection [4]	1 DU/2 AC (standard)	No minimum

Notes:

[1] Maximum gross density is based on the gross acreage of the site and may not be achievable after addressing applicable land development regulations (e.g., parking, stormwater, and other regulations that may limit maximum development potential).

[2] Density ranges can be increased up to 25% above the maximum limits listed above for the purpose of providing affordable housing units, consistent with Policy 2.1.14 [LU].

[3] Density ranges can be increased up to 35% above the maximum limits listed above for the purpose of encouraging infill development and redevelopment, consistent with Mobility Element Policy 1.1.10 [M] (Eff. 12/15/11; Rev. Eff. 7/19/13)
[4] Clustering Option Available

Policy 2.1.9: [L] (Leon County) **(REV. EFF. 6/6/08)**

Either provision described in Policy 2.1.9 (a) and (b) below may apply only once to any individual, and may not be used in combination. Any parcel created through use of the non-family heir provision of this policy shall not be further divided using the family heir provision. Neither provision may be used to create a lot which is smaller than ½ acre in size. The provisions described below shall be further described and regulated within the implemented land development regulations.

a) Family Heir Subdivisions

The use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual is permitted per this policy, notwithstanding the density or intensity of use assigned to the parcel within this Plan.

b) Non-Family Heir Subdivisions

To avoid a disproportionate impact on owners of small parcels of property, each parcel of property in single ownership as of February 1, 1990, in the Urban Fringe, and Rural and Lake Talquin Recreation/Urban Fringe areas may be developed at a maximum density of two units per acre, for the first six dwelling units on such parcel, including existing dwelling units. This provision for non-family heir subdivisions shall expire on February 1, 2010 at 12:01 a.m. when such subdivisions shall no longer be permitted.

Policy 2.1.9: [L] (City of Tallahassee) **(REV. EFF. 6/6/08)**

Either provision described in Policy 2.1.9 (a) and (b) below may apply only once to any individual, and may not be used in combination. Any parcel created through use of the non-family heir provision of this policy shall not be further divided using the family heir provision. Neither provision may be used to create a lot which is smaller than ½ acre in size. The provisions described below shall be further described and regulated within the implemented land development regulations.

a) Family Heir Subdivisions

The use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual is permitted per this policy, notwithstanding the density or intensity of use assigned to the parcel within this Plan.

b) Non-Family Heir Subdivisions

~~To avoid a disproportionate impact on owners of contiguous property 25 acres or less in size in single ownership as of February 1, 1990, in the Urban Fringe, and Rural and Lake Talquin Recreation/Urban Fringe areas may be developed at a maximum density of two units per acre, for the first six dwelling units on such parcel, including existing dwelling units. This provision for non-family heir subdivisions shall expire on February 1, 2010 at 12:01 a.m. when such subdivisions shall no longer be permitted.~~

~~*Policy 2.1.10: [L]* **(DEL. EFF. 7/6/15)**~~

~~*Reserved*~~

~~*Policy 2.1.11: [L]* **(EFF. 1/19/02; REV. EFF. 6/6/08)**~~

~~Criteria for approval of Central Urban development shall be established in the Land Development Regulations.~~

~~*Policy 2.1.12: [L]* **(DEL. EFF. 6/6/08)**~~

~~*Reserved*~~

~~*Policy 2.1.13: [L]* **(EFF. 8/17/92)**~~

~~Existing adjoining land uses are not to be a factor in determining the suitability for residential development which would allow high and medium density residential uses to be located anywhere in the University Transitional land use category.~~

~~*Policy 2.1.14: [L]* **(EFF. 6/07/01; REV. EFF. 7/26/06)**~~

~~The land development regulations may contain provisions that allow for densities greater than otherwise provided in the respective future land use classifications specified within the Land Use Element in exchange for the construction of affordable housing units. These density bonuses shall be limited to a density no greater than 25% higher than would otherwise be allowed within the respective future land use classification. In addition, to ensure that the additional density does not create unacceptable adverse impacts, the land development regulations shall provide additional qualifying criteria which must be met in order to qualify for the density bonus. At a minimum, these criteria should ensure:~~

~~1) that the development seeking the density bonus will be providing affordable housing units;~~

~~2) that the development seeking the density bonus is located within the urban services area, in a location where zoning allows density of greater than 2 dwelling units per acre and where infrastructure, utilities, and public services are adequate and sufficient to meet the projected demands associated with the requested additional density; and,~~

~~I. Land Use~~

3) ~~that the design and orientation of the development seeking the density bonus is compatible with the surrounding land use character, particularly with any low density residential neighborhoods. Building size and massing, site layout and design, architectural characteristics, and landscaping will be components of this criterion.~~

~~The land development regulations may further restrict the density bonus to be provided in proportion to the quantity of affordable housing units to be provided in the development seeking the density bonus.~~

~~In addition, in order to provide the site design flexibility necessary to accommodate these density bonuses, the land development regulations shall contain provisions that allow for a reduction or elimination of requirements to set aside land for urban forest or landscaping, subject to the following criteria:~~

1) ~~the development meets all of the above criteria for density bonuses;~~

2) ~~no less than 10% of the dwelling units within the development will be affordable housing units;~~

3) ~~the reduction or elimination of requirements to set aside land for urban forest or landscaping shall not have an adverse impact to any Preservation or Conservation feature;~~

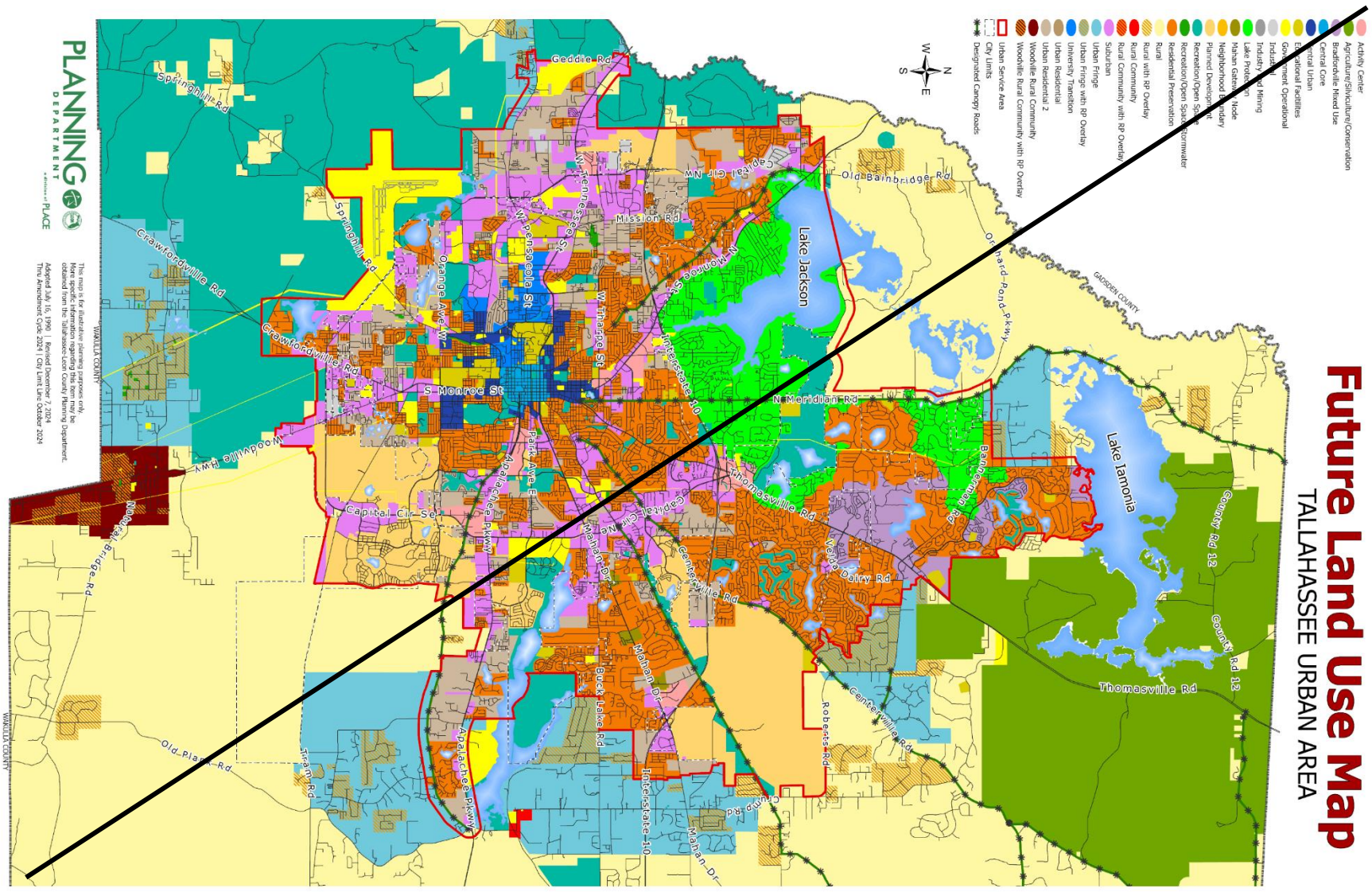
4) ~~the development shall provide the minimum landscaping necessary to ensure compatibility with adjoining land uses; and~~

5) ~~the development adheres to the general principles of Traditional Neighborhood Design, the Front Porch Florida program, and Crime Prevention Through Environmental Design (CPTED).~~

~~The land development regulations may base any reduction or elimination of requirements to set aside land for urban forest or landscaping on the quantity or percentage affordable housing units in the development and the proximity of the development to areas targeted for urban infill, redevelopment or more intensive land uses.~~

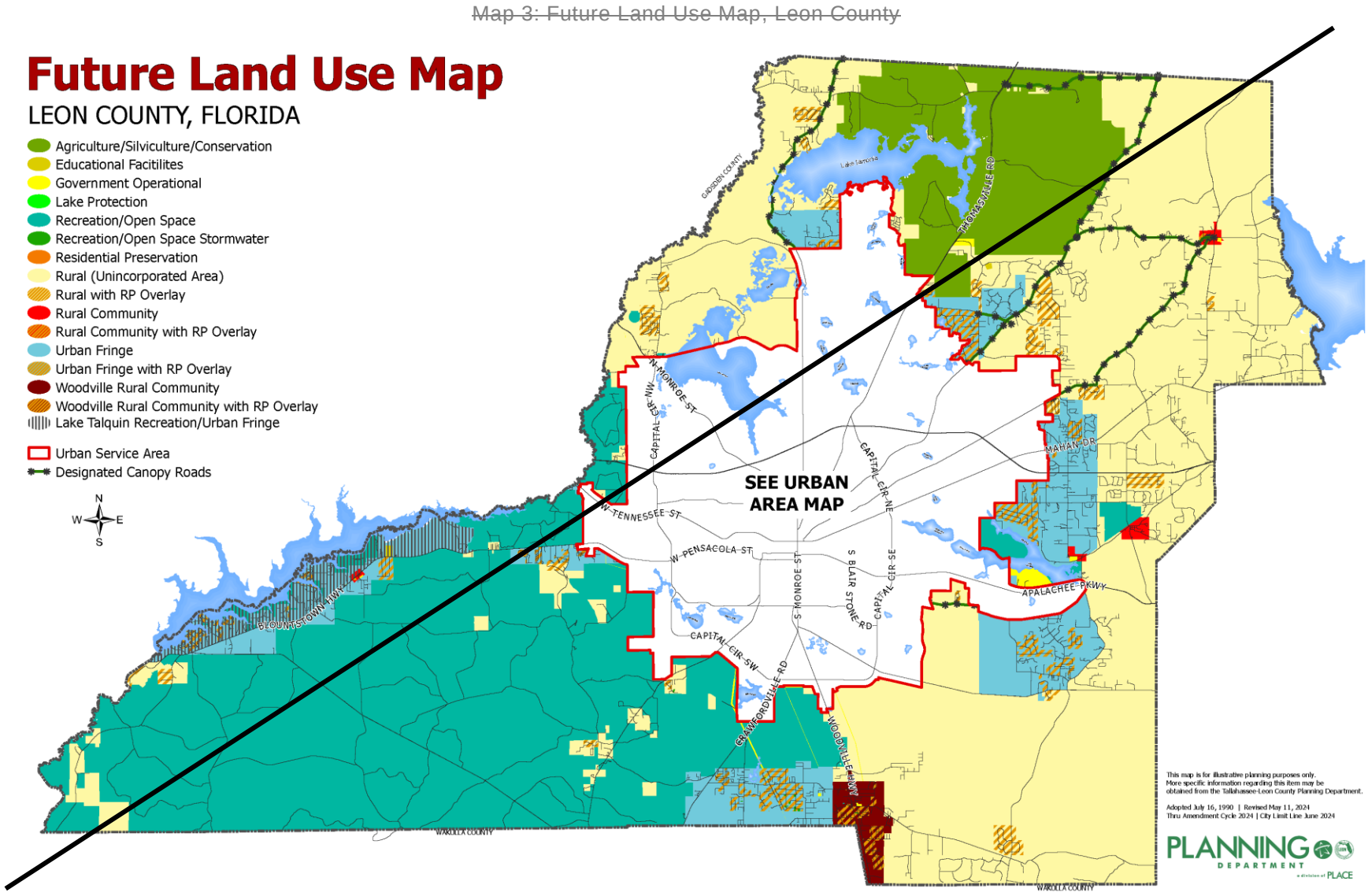
~~I. Land Use~~

~~Map 2: Future Land Use Map, Tallahassee Urban Area~~



~~I. Land Use~~

~~Map 3: Future Land Use Map, Leon County~~



FUTURE LAND USE MAP CATEGORIES

Objective 2.2: [L] (REV. EFF. 7/26/06)

To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure through the establishment of a Future Land Use Map depicting appropriate land use categories. In order to fulfill this intent, the Land Use Plan establishes policies and guidance for the mapping of Future Land Use Categories, which are depicted on the Future Land Use Map. These categories are designed to promote a variety of land use types and patterns to meet the needs of the community.

The Tallahassee-Leon County Comprehensive Plan shall promote appropriate location of land uses and regulation of development

density and intensity based upon: (1) protection of conservation and preservation features; (2) compatibility with adjacent existing and future residential land uses; (3) access to transportation facilities in keeping with their intended function; and (4) the availability of infrastructure.

The Plan shall also establish policies and guidance for the mapping of Future Land Use Categories, which are depicted on the Future Land Use Map. These categories are designed to promote a variety of land use types and patterns to meet the needs of the community and are shown on the following maps:

NOTES APPLICABLE TO URBAN AREA FUTURE LAND USE MAP (REV. EFF. 3/14/07)

Parcels 21-26-35-C-0010, 21-26-35-C-0020, 21-26-35-C-130 may be developed as an independent living facility for the elderly only if a Planned Unit Development is approved which includes Parcels 21-26-51-000-0040, 21-26-51-000-0050, and 21-26-51-000-120. Development intensity on the vacant parcels is limited to 45 units and 34,000 square feet and building height is limited to three stories. If the Planned Unit Development is not completed or approved, the vacant parcels shall only be developed as low-density residential development allowed under the R-1 or R-2 zoning districts.

Parcel 11-08-20-630-0000 shall only be developed with general office that may include a lending institution with a drive-through facility on the first floor. The total amount of development is limited to 30,000 square feet. The architecture and site design must be consistent with the adjacent Thomasville Road/I-10 Planned Unit Development. Site plans must be submitted to the Live Oak Plantation and Piedmont Neighborhood Associations, the 1300 Live Oak Plantation Property Owners Association, as well as the developers of the Thomasville Road/I-10 Planned Unit Development for comments prior to submitting the site plan to the City.

The area designated University Transition with hatching is subject to Transportation Element Objective 2.2, which may limit density to less than the maximum permitted by the category.

I. Land Use

NOTES APPLICABLE TO LEON COUNTY FUTURE LAND USE MAP **(REV. EFF. 6/19/07)**

The allowable density is limited to 200 single-family residential dwelling units on parcels 15-17-20-224-0000 and 15-20-20-034-0000 combined and no non-residential development is permitted on these parcels. Also, for these parcels at least 50% of the entire combined acreage must be placed in permanent open space. The permanent protection of this open space shall be further defined through the PUD process.
(Parcels) 12-02-20-602-0000 and 12-11-20-202-0000 will be developed at a cumulative density no greater than 81 residential detached units.

Policy 2.2.1: [L]

RURAL/AGRICULTURE **(REV. EFF. 8/17/92; REV. EFF. 7/26/06; REV. EFF. 12/24/10; REV. EFF. 7/6/15; REV. EFF. 1/19/20)**

INTENT

Leon County's agricultural and silvicultural lands have a long and productive history. They have served as both a source of food and materials for urbanized areas of the County and as a significant economic engine for the region. Decades of suburbanization have dramatically reduced the amount of arable land available for agriculture and silviculture within the County. These lands are now at a premium and require protection to ensure that they remain viable, unfragmented, and productive for future generations.

The intent of the Rural category is to maintain and promote agriculture, silviculture, and natural resource-based activities, to preserve natural systems and ecosystem functions, and to protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. Typical land uses within this category shall include agriculture, silviculture, and natural resource-based activities. Due to the very low intensity development pattern that is intended for the category, urban services are not planned or programmed for the area.

To promote infill and redevelopment within the Urban Service Area (USA) and Rural Communities, higher density residential, and non-residential activities that are not functionally related to and supportive of agriculture, silviculture and other natural resource based activities shall be prohibited within the Rural category.

ALLOWABLE USES, DENSITIES, AND INTENSITIES

1. Residential

   The Rural category shall allow for single family residential uses at a maximum density of one (1) dwelling unit per ten (10) gross acres.

2. Non-residential

   Agriculture, silviculture, and other natural resource based activities shall comprise the primary non-residential uses within the Rural category.

   Consistent with Florida's Right to Farm Act, bona-fide agricultural uses, on land classified as agricultural land by the Leon County Property Appraiser, shall not be subject to a non-residential intensity limitation.

Non-residential uses functionally related to and directly in support of agricultural, silvicultural, and other natural resource based activities, including ecotourism activities, may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre. The location of such uses shall be limited to the intersection of major collector and arterial or arterial and arterial designated roadways. Total development at any one intersection shall not exceed 10,000 sq. ft.

To ensure that such uses are developed in a manner that is compatible with the rural nature of the area, additional standards and limitations shall be included in the land development code.

3. Community and Recreational Facilities

Community services and recreational uses may be permitted provided they are compatible with the natural and rural surroundings. Facilities associated with these uses may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre.

Active recreational uses not functionally related to or supportive of agriculture, silviculture, natural resource based, or ecotourism activities, including, but not limited to golf courses, drag strips, and racetracks for motorized vehicles, are prohibited.

To ensure that such uses are developed in a manner that is compatible with the rural nature of the area, additional design standards and limitations shall be included in the land development code.

SPECIAL CONDITIONS

The following special conditions shall apply to the Rural future land use category:

1. Development proposals within the Rural area shall be evaluated for compatibility with adjacent agricultural uses and shall consider the land management activities associated with such uses. Development that is incompatible with agricultural uses, or has the potential to fragment, encroach upon, or displace such uses, shall not be permitted.
2. Property within the Rural category shall not be converted to a more intense land use category unless the subject site adjoins the Urban Service Area or a designated Rural Community.
3. Non-residential and light infrastructure development shall be subject to design standards that preserve the scenic and rural character of this category and protect existing rural residential development from offsite impacts of non-residential development. Design standards shall include, but not be limited to, signage, lighting, parking, landscape buffers, and building materials.
4. Existing uses and structures listed on the local or national historic register at the time of adoption of this amendment shall be considered conforming.

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 2.2.3: [L]

RESIDENTIAL PRESERVATION **(EFF. 7/16/90; REV. EFF. 7/26/06; REV. EFF. 4/10/09; REV. EFF. 5/31/18)**

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function 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, 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. Consistency 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 all of 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.

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 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 expanding or redeveloping light industrial uses and 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 uses shall 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.

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:

Existing land use character of the subdivision	Gross residential density
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 2.2.4: [L]

VILLAGE MIXED USE **(REV. EFF. 12/23/96; REV. EFF. 7/26/06; REV. EFF. 3/14/07)**

To create traditional neighborhood developments with an emphasis on low to medium density residential land use, small to medium scale commercial shopping opportunities for area residents, schools and small to moderate scale churches, and recreational and leisure oriented amenities for the enjoyment of area residents. Development in this category shall require compliance with traditional neighborhood development standards to be established in the Land Development Regulations. New development in this category requires the establishment of a true, mixed-use project, either through buildings that integrate a mixture of uses or series of buildings that result in a compatible mix of uses. Integration includes the establishment of pedestrian connections, shared public spaces, streetscapes that focus on people before automobiles and parking designs that minimize their visibility. Commercial development shall be of a walkable scale and intensity. Residential development shall include a mix of housing densities and housing types.

Traditional neighborhood development regulations shall include specific criteria to ensure that development in this category results in walkable, mixed-use neighborhoods that satisfy a variety of housing needs and provide easy access to goods and services. The regulations shall require:

- A minimum of 40 acres per project unless the proposed project compatibly integrates with existing development abutting the project to establish an effective area of at least 40 acres that is consistent with traditional neighborhood development standards;
- A high degree of connectivity;
- Flexible greenspace requirements;

- Design and amenities that facilitates pedestrian access throughout each development;
- Minimum densities that are consistent with the Village Mixed Use Intensity Guidelines;
- Maximum setback requirements and standards that orient entrances and windows toward streets and pedestrian facilities;
- A mix of uses that is consistent with the Village Mixed Use Intensity Guidelines; and
- Requirements for public spaces that are readily accessible by pedestrians.

Development shall comply with the Village Mixed Use Intensity Guidelines. The scale of all nonresidential land uses shall be limited to preclude large automobile-oriented retail businesses and to ensure that non-residential uses remain accessible to pedestrians living in surrounding residences. Traffic volumes and speeds shall be kept low, and parking for nonresidential uses shall be small in scale. In village centers, the number of spaces may be reduced to reflect increased pedestrian access. These characteristics are reflective of the village life-style. Residential development should include a mix of densities and housing types and be located to maximize pedestrian access to shops, public facilities and recreational opportunities that are passive or active.

Village Mixed Use Intensity Guidelines **(REV. EFF. 3/14/07)**

Table 3: Village Mixed Use Intensity Guidelines

Minimum Percentage of Land Use by Acreage (1)	Development Patterns	*Allowed Land Uses (3)*	Residential Density (2)	Non-Res Intensity
10% of net area	Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 units/ acre	10,000 SQ. FT. per acre
5% of net area	Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 units/ acre	13,000 to 20,000 SQ. FT. per acre
10% of net area	Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/ acre	12,500 SQ. FT. per acre
5% of net area	Medium Density Residential Office	Residential, Office, Ancillary 1st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 16 units/ acre	17,000 to 25,000 SQ. FT. per acre

I. Land Use

Minimum Percentage of Land Use by Acreage (1)	Development Patterns	*Allowed Land Uses (3)*	Residential Density (2)	Non-Res Intensity
5% of net area	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 20 units/ acre	17,000 to 40,000 SQ. FT. per acre
10% of gross area	Public Spaces	Recreation and cultural facilities, plazas, trails, parks and other public gathering places		

Notes:

(1) All percentages except public spaces are based on net area to be defined in the land development regulations as excluding undevelopable land;

(2) Densities apply to residential acreage only.

(3) All projects in the Village Mixed Use category must have a discernible center with a minimum of 10,000 retail and/or office. The project must also have a minimum of 50 residential units in order to ensure a mixed use project is developed on site.

An essential component of Village Mixed Use is residential land use. The village also will require small shops and some services to serve nearby residents. Emphasis on commercial uses shall be limited to convenience goods and services, small to moderate scale grocery stores, and small pharmacies and offices. Office and commercial development in scale with surrounding residential areas are appropriate. Allowed land uses within the Village Mixed Use Future Land Use Category shall be regulated by zoning districts that implement the intent of this category, and reflect the unique land use patterns, character, and availability of infrastructure in the different Village Mixed Use areas. In areas lacking the necessary infrastructure, the Land Development Regulations may necessitate a lower intensity interim use that the maximum intensities established in this Plan. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure, as well as compatibility with and appropriate connectivity to existing residential neighborhoods. Industrial development is prohibited in this Future Land Use Category.

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; REV. EFF. 5/31/18)**

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 (4)	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ ACRE (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 1st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ ACRE	20,000 SQ FT/ACRE (6)	
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/ ACRE (3)	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)	

I. Land Use

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ ACRE (1)	80,000 SQ FT/ACRE (2)	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ ACRE	20,000 SQ FT/ ACRE	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.

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 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 2.2.6: [L]

BRADFORDVILLE MIXED USE **(Rev. Eff. 12/23/96; Rev. Eff. 7/26/06; Rev. Eff. 3/14/07) (Applies to Bradfordville Study Area Only)**

The Bradfordville Mixed Use Category is depicted on the Future Land Use Map. The category establishes differing proportions of allowed land uses and land use densities and intensities and is intended to be implemented by zoning districts which will reflect eight different development patterns which are described in Objectives 1.7 and 6.1.

The Mixed Use Development patterns shall be applied through zoning and Land Development Regulations in a manner consistent with the Future Land Use Map delineation of Bradfordville Mixed Use. These eight different development patterns are not intended to be mapped as part of the Future Land Use Map, rather they are intended to serve as a mechanism to assure that the appropriate location and mixture of land uses occur within the category.

Commercial development allocations in the Bradfordville Mixed Use Future Land Use Category are intended to limit gross leasable square footage per parcel as defined in the Land Development Regulations.

Intended Function: Create a village atmosphere with an emphasis on low to medium density residential land use, small scale commercial shopping opportunities for area residents, schools and churches, and recreational and leisure-oriented amenities for the enjoyment of area residents.

The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the residential land use. The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the predominant residential land use. Traffic volumes and speeds shall be kept low, and parking for nonresidential uses shall be minimal. These characteristics are reflective of the village life-style.

The essential component of Bradfordville Mixed Use is residential land use. The low to medium density residential development will be located to provide for maximum land use compatibility and enjoyment of recreational and leisure opportunities (recreational land uses are included in the description of Community Facilities). The village will also allow small shops and some services to serve nearby residents. Emphasis on commercial uses shall be limited to convenience, grocery, and small pharmacies and offices. Office and commercial development in scale with and meeting the needs of the surrounding predominately residential area are appropriate.

It is also possible that appropriate sites within the area designated for Bradfordville Mixed Use may be developed for enclosed industrial uses. These are land uses that would usually be considered incompatible with the mixed use village, but due to site conditions, with careful design and facility planning, may be successfully integrated. Compatibility is also protected by allowing few such uses and limiting their size (development intensity).

All of the development patterns are appropriate within Bradfordville Mixed Use as described in Policy 1.7.9 [L]. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use.

Allowed land uses within the Bradfordville Mixed Use 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 Bradfordville Mixed Use 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; Rev. Eff. 5/31/18)**

Contains industrial uses which have or may have substantial off-site 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 2.2.8: [L]

CENTRAL URBAN **(REV. EFF. 6/07/01; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 6/6/08)**

Characterized by older developed portions of the community that are primarily located adjacent to or in close proximity to the urban core and major universities. Intended to provide a variety of residential types (up to 45 DU/AC), employment (includes light manufacturing), office and commercial activities. Infill and potential redevelopment and/or rehabilitation activity should be encouraged. Actual siting of land uses within the category are dependent on implementing zoning districts. Roadway access standards are determined by application of land development regulations. Land use intensity is intended to be higher (up to 20,000 sq. ft. for minor commercial uses; up to 100,000 sq. ft. for neighborhood commercial uses; and up to 200,000 sq. ft. for community commercial uses) due to the presence of requisite capital infrastructure and location of employment and activity centers.

Policy 2.2.9: [L]

HIGH INTENSITY URBAN ACTIVITY CENTER**(EFF. 7/16/90; REV. EFF. 7/26/06; RENUMBERED 3/14/07)**

Designed to function as urban activity centers by primarily providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. Intended to provide large scale commercial activities to serve retail needs of large portions of the population. Promotes efficiency of the transportation system by consolidating trips and discouraging unabated sprawl of commercial activities. Planned, integrated development is required to promote synergy between the different allowable land uses. An integrated pedestrian mobility system designed to provide safe and accessible foot and bike travel between the land uses shall be stressed in granting development approvals. Access and egress to Activity Centers as well as internal vehicle travel shall be planned in a comprehensive manner in order to facilitate traffic movement. Residential development shall be permitted up to 45 dwelling units per acre.

Policy 2.2.10: [L]

CENTRAL CORE **(EFF. 1/19/02; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 1/7/10; REV. EFF. 7/19/13)**

The current Central Core of Tallahassee has a strong government presence. However, the character of this area has changed since 2002 to a more mixed use center with new office, commercial, retail and residential uses. The Central Core of Tallahassee is intended to

expand into a vibrant 18-hour urban activity center with quality development. The emphasis in this area is intended to shift from cars to pedestrian, bike and transit modes of transportation. The development regulations within the Central Core area have to be amended to allow for a more urban kind of development where the primary emphasis is on pedestrian, bike and transit modes of transportation. The Central Core area is within the Downtown Overlay. The City of Tallahassee intends to promote mix of uses and higher densities and intensities within its Central core, while promoting multiple modes of transportation. The City shall establish Design Guidelines for this area in order to allow for more mixed use, pedestrian, bike and transit oriented development. Residential development may be permitted up to 150 units per acre.

Any development with density of more than 10 dwelling units per acre shall be consistent with the design standards identified in Policy 1.1.10 [M] subject to further clarification in the Land Development Code.

The future expansion of the Central Core FLUM will be limited to only those parcels within the Downtown Overlay District when:

- The proposed parcels are contiguous to existing central core FLUM area;
- The proposed parcel has all the infrastructure available;
- The proposed parcel has to exhibit a need for the expansion (e.g.: parcel of sufficient size not available in the Central Core FLUM for the proposed development).

Policy 2.2.11: [L]

RURAL COMMUNITY***(REV. EFF. 6/28/02; REV. EFF. 7/26/06; RENUMBERED 3/14/07)**

The Rural Community future Land Use Designation is intended to distinguish long-established unincorporated communities located outside of the urban service area. These communities have existing concentrations of residential land use at densities typically less than those desirable within an urban area (gross densities are typically less than 2 dwelling units per acre and the most intensely developed portions rarely exhibit net densities above 4 dwelling units per acre). The intensity and layout of development within these communities more closely reflect rural design characteristics than urban design characteristics, with home sites and businesses typically being situated on larger lots, with greater setback than their urban counterparts, and while some commercial development in these communities occurs in the geographically compact "nodes", located at or near the intersections of major roads, it is also common to find established existing linearly developed commercial areas along limited portions of State Highway frontage. Communities so designated have grown as historically independent communities outside of the urban area and not extensions of urban sprawl. As such, this future land use designation recognizes that these communities typically have their own small, business-commercial "districts", where minor offices and small to moderate-sized commercial development provide local and surrounding rural residents access to basic shopping opportunities accordingly, the intensity of non-residential development is limited to a maximum of 50,000 square feet building and 50,000 square feet per parcel. Residential development may be permitted up to 4 dwelling units per acre. Development intensity

may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations. Although some urban services may be available to serve development within areas designated Rural Community, urban services are not prerequisites for the limited development intensities allowed within these areas. Central sewer and water systems used to serve areas designated Rural Community shall be designated for lower density service as this category is not intended to create an area that attracts regional development or functions as a growth node.

Policy 2.2.12: [L]

WOODVILLE RURAL COMMUNITY* **(REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 4/10/09)**

The Woodville Rural Community shares many of the same characteristics as other Rural Communities, but has experienced different types of growth pressures than the other areas designated as Rural Community. Therefore it has received a separate Future Land Use designation with specific objectives and policies to address the issues unique to Woodville. Non-residential development is limited to a maximum of 50,000 square feet per building and 50,000 square feet per parcel; residential development is limited to a density of 4 dwelling units per acre. Through the transfer of development units system provided for in Policy 4.2.5 [C] residential densities of up to 8 dwelling units per acre may be allowed.

*Category located outside of designated Urban Service Area.

Policy 2.2.13: [L]

EDUCATIONAL FACILITIES **(EFF. 8/17/92; REV. EFF. 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 2.2.14: [L]

RECREATION/OPEN SPACE **(EFF. 8/17/92; REV. EFF. 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 2.2.15: [L]

RECREATION/OPEN SPACE - STORMWATER FACILITY **(EFF. 7/2/99; REV. EFF. 7/26/06; RENUMBERED 3/14/07)**

This is a sub-category of the Institutional Recreation/Open Space category. This category is intended for government owned stormwater facilities.

Included in this category are the following:

(1) Government owned lands which serve as structural or non-structural stormwater facilities.
(2) The primary function of land in this category is stormwater attenuation, stormwater treatment for water quality, or stormwater conveyance.
(3) These areas may be used for passive parks that do not contain any permanent structure. Allowable open space uses include parks, nature preserves, cultivation, grazing, and unimproved pervious parking areas.

Policy 2.2.16: [L]

GOVERNMENT OPERATIONAL **(EFF. 8/17/92; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 12/24/10)**

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.

Policy 2.2.17: [L]

UNIVERSITY TRANSITION **(REV. EFF. 12/14/04; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 1/7/10)**

The University Transition land use category may only be applied through amendment to the Future Land Use Map to lands located generally within the rectangle created by the Florida State University main campus and Florida A & M University, Tallahassee Community College/Lively Technical Institute campuses and Innovation Park. Specifically, lands lying west of South Adams Street, South of West Tennessee Street, north of Orange Avenue and adjoining Innovation Park and Tallahassee Community College to the east. It is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment. However, it is not intended that this category be applied in a manner that would encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods. The category is intended to transition from present industrial and lower density residential uses to those more compatible with vibrant urban areas and shall remain within a compact area located in close proximity land owned by the universities and existing areas designated as University Transition.

Higher density residential redevelopment of up to 50 DU/AC is allowed to provide housing for students and close in housing opportunities to the downtown for professionals. Retail commercial limited to a smaller scale classification to provide essential services to immediate residents and ancillary needs of universities such as book stores and photo copying establishments may be permitted. State and private offices properly designed and scaled to surrounding uses may be permitted as well as central parking facilities, artistic studios and workshops. Restaurants, movie theaters, lounges and other entertainment commercial uses shall be permitted as commercial. Development regulations which allow flexibility in their design and operation to permit such uses as outdoor cafe and gardens shall be incorporated into zoning code. Pedestrian pathways and access systems shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to cut down on dependence of automobile travel. Design controls shall be employed to provide land use compatibility by offsetting potential negative impacts.

The areas within the Gaines Street Revitalization Plan Study Area will have up to 100 DU/AC.

Policy 2.2.18: [L]

LAKE PROTECTION **(REV. EFF. 12/22/95; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 7/14/14; REV. EFF. 7/6/15)**

INTENT

Lake Jackson, designated both an Outstanding Florida Water (OFW) and Aquatic Preserve, is one of the most unique waterways in Florida. Historically, the lake has suffered from water quality issues associated with rapid urbanization and large-scale roadway projects. Lake Jackson's water quality has improved since adoption of the Comprehensive Plan, due in large part to the adoption of stringent stormwater treatment standards and the implementation of capital projects; however, nutrient levels in the Lake remain elevated and the Lake continues to be designated "Impaired" by the Florida Department of Environmental Protection.

The intent of the Lake Protection category is to ensure that development within the Lake Jackson basin occurs in a sustainable and environmentally sound manner with minimal impact to water quality. The Lake Protection category is the basis for regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin. The bounds of this category are to be the Lake Jackson basin boundary adjusted to include contributing watersheds but excluding existing, more intensely developed areas south of Interstate 10 and areas outside the Urban Service Area.

ALLOWABLE USES, DENSITIES, AND INTENSITIES

1. Residential

The Lake Protection category shall allow for residential uses at a base density of one (1) dwelling unit per two (2) gross acres.[1] To encourage compact and efficient development, two density bonus options are available for properties within the category:

i) A residential density of up to two (2) dwelling units per gross acre may be permitted within developments designed as a Clustered Subdivision.
ii) A residential density of up to eight (8) dwelling units per gross acre may be permitted within the Lake Protection Node (LPN) zoning district.

[1] (Leon County) Any development affecting real property located in whole or in part within the Lake Protection Future Land Use Map category west of US 27 North for which an initial Planned Unit Development Concept or Final Development Plan was approved before January 1, 2005 shall be vested for all uses, intensities and densities set forth in the PUD Concept Plan Ordinance. Said PUD shall be entitled to rely on the closed basin exemption previously set forth in this section if the Commission determined prior to January 1, 2005 that the PUD met the requirements for such closed basin exceptions and that such determination has not been overturned by a court of competent jurisdiction at the time vested rights are sought under this provision. If a court of competent jurisdiction invalidates such a PUD due to reasons unrelated to whether the property met the requirements for the closed basin exception, any new or modified PUD application relating to the same real property shall be vested for the uses, intensities and densities of the previously approved PUD. All development within said certified closed basins approved pursuant to this provision shall be approved through the PUD amendment process, except that in unincorporated Leon County a one-into-two residential lot split exemption shall be processed according to the established County procedures instead of the PUD process.

2. Mixed-use & Non-residential

Non-residential and mixed-use development (including, but not limited to, office and commercial uses) within the Lake Protection category may only be permitted within areas designated with the Lake Protection Node (LPN) zoning district. Within this district, single use, non-residential development shall be allowed at a maximum intensity of 10,000 square feet (S.F.) per gross acre. Projects containing a vertical mixture of uses, including any combination of office, commercial and residential uses, may receive a bonus of 2,500 S.F. per gross acre, for a total of 12,500 S.F. per gross acre.

3. Community and Recreational Facilities

Community services, light infrastructure, and recreational uses shall be permitted within the Lake Protection (LP) and Lake Protection Node (LPN) zoning districts. Facilities associated with these uses shall be allowed at a maximum intensity of 10,000 square feet (S.F.) per gross acre.

SPECIAL CONDITIONS

The following special conditions shall apply to the Lake Protection Future Land Use category:

1. The Lake Protection Node zoning district shall only be permitted at the following intersections:

- Highway 27 North and Sessions Road
- Highway 27 North and Capital Circle NW/Old Bainbridge Road
- Highway 27 North and Fred George Road
- Bannerman Road and Bull Headley Road

The exact extent of these Nodes shall be specified in the City of Tallahassee and Leon County land development regulations, but generally shall not extend beyond ¼ mile from the respective intersection and shall not include areas within a Special Development Zone (SDZ) or existing single-family subdivisions.

2. As an alternative to large-lot developments, Clustered Subdivisions shall be permitted within the Lake Protection zoning district. Clustered Subdivisions shall:

- Contain a minimum of 60% contiguous open space preserved in perpetuity and comprised of such things as preservation and conservation features, Special Development Zones, undeveloped uplands, passive recreation areas, and storm water facilities designed as a community amenity;
- Be developed at a maximum density of two (2) dwelling units per gross acre; and,
- Be served by central water and sewer systems.

3. A volume control based stormwater treatment standard shall be required for all development and redevelopment within the Lake Protection land use category. This standard shall ensure that runoff volumes in excess of the pre-development runoff volume shall be retained for all storm events up to a 100-year, 24-hour duration storm. To encourage redevelopment in the Lake Protection category, a partial credit may be applied toward existing impervious surface on previously developed sites.

4. Additional development standards deemed necessary to protect Lake Jackson from further degradation and/or improve existing water quality may be included in the land development code.
5. Existing, lawfully established, non-residential uses within the Lake Protection land use category that are compatible with surrounding uses and meet all water quality standards for the Lake Jackson Basin shall be considered permitted uses.

Policy 2.2.19: [L]

LAKE TALQUIN RECREATION/URBAN FRINGE* **(REV. EFF. 8/17/92; REV. EFF. 7/26/06; RENUMBERED 3/14/07)**

This is a category that is specific to the eastern shore area of Lake Talquin north of State Highway 20. This area has unique characteristics in that it has developed to a large extent with weekend or vacation homes along the lake. This category is intended to allow one unit per three acres or one unit per acre if the development is clustered on 25% of the site. This is intended to protect environmentally sensitive areas until the critical areas study is completed.

A critical areas study will be required for this area in order to ascertain the environmental impacts of further development in this area as well as a strategy to provide services. Once the critical areas study has been completed, allowable densities, based on the information from the study, will be reassessed.

*Category located outside of designated Urban Service Area.

Policy 2.2.20: [L]

AGRICULTURE/SILVICULTURE/CONSERVATION **(REV. EFF. 6/28/02; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 1/19/20; REV. EFF 7/25/24)**

Conserving large tracts of plantation and former plantation land, forest land, agriculture and silviculture lands and wildlife and conservation and recreational hunting areas is an efficient means of protecting natural resources that constitute important physical, social, aesthetic and economic assets to all of the residents of Leon County. The expansion of urban development into agriculture/ silviculture/ conservation areas creates conflicts between farm and urban activities that encourage the premature conversion of agricultural and silvicultural land to other uses, and results in the loss of open space and natural beauty. The designation of land as ASC substantially protects the continued existence of the land for agriculture, silviculture, forest wildlife conservation and recreational hunting purposes, and otherwise promotes the public health, safety and general welfare of the residents of Leon County.

Extensions of Community Services (libraries, religious facilities, and police/fire stations) and Light Infrastructure (water wells, water tanks, sewage pump stations, and electric substations) within all ASC areas is allowed. Solar facilities shall comply with the setback and landscape buffer area criteria for other similar uses in this land use category. Very low residential density not to exceed 1 unit per 10 acres, is also allowed within the entire

ASC land use category. Accessory uses directly associated with the operation of agriculture, silvicultural, wildlife conservation, recreational hunting and permitted residential uses shall be allowed.

Areas which meet the criteria for inclusion in the ASC category include, but are not limited to the tracts known as Foshalee, Cherokee and Horseshoe plantations, and the Tall Timbers Research, Inc. ownerships. These large-ownership properties are in the Rural Zoning District and some of the smaller portions of the properties within the District currently have minor commercial uses or have had such in the past.

In recognition of the existence of those uses, the need to provide nodes of non-residential land use between long distances of rural plantation lands to serve the needs of pass-by traffic, and the need for a potential expansion of similar uses such as office uses that are currently not permitted in the Rural Land Use District portions of the properties lying within the ASC Land Use Category may be developed utilizing the Planned Unit Development process for rezoning to allow the expansion of uses permitted within a special development district provided that the proposed ASC PUD meets and addresses the following criteria:

(A) The development parcel and Planned Unit Development is located in only one quadrant of the intersection of a Minor Collector or Major Collector and an Arterial Roadway of parcels in excess of 200 acres in size; and
(B) Other quadrants must be dedicated as a conservation easement in perpetuity.
(C) The arterial road frontage of the lands surrounding the proposed development remains in its natural state for a minimum of 500 feet from the right of way in a Conservation Easement;
(D) The development area for the non-residential component of the PUD is a maximum of 30 acres; and
(E) The area to be dedicated as a Conservation Easement in perpetuity is conveyed prior to the issuance of Environmental Management permits; and
(F) The following site plan and design criteria are incorporated into the overall PUD:
    (1) Parking is buffered from the adjacent roadways;
    (2) Clustering of buildings and parking areas is utilized; and
    (3) A maximum of 10,000 square feet per structure not to exceed 50,000 gross square feet in total of non-residential is provided; and
    (4) Asphalt/concrete areas are minimized by providing grassed overflow parking, etc.; and
    (5) A limitation to a maximum of 30% total impervious area is utilized; and
    (6) Maximum building height is limited to two (2) stories; and
    (7) The overall PUD site is limited to one access entrance to the arterial roadway and one access to the collector roadway and provides internal connection to the overall parent parcel; and
    (8) There is an architecturally consistent theme that reflects the regional plantation vernacular throughout the development; and
    (9) The development incorporates an overall infrastructure plan (sewer, water, fire, sheriff, garbage, etc.) designed to serve the proposed development without extending existing services; and
    (10) Retail uses are limited to tourist-related retail, convenience stores (including gasoline sales), restaurants, and hotel/motel lodging. Office uses are limited

to civic and social organizations, offices serving primarily rural and agricultural/silvicultural needs, membership sports and recreations clubs, cultural and educational retreat facilities, and research and testing services related to agriculture/silviculture and plantations. Recreational uses are limited to museums, art galleries, and botanical and zoological gardens.

Policy 2.2.21: [L]

NEIGHBORHOOD BOUNDARY **(EFF. 7/25/03; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 11/26/20)**

Intent: This future land use category is intended to create a transition area between residential development and more intensive development such as higher density multi-family and higher intensity non-residential development while still preserving roadway capacity through access management practices. Where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan, this future land use category may also be used to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses.

Allowable Uses: Low-density residential including duplexes, townhomes, triplexes, and quadplexes; and non-residential development scaled to serve the surrounding neighborhood such as limited retail, offices, bed and breakfast inns and community services. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. The use must not cause excessive traffic, noise, light, odor, or dust impacts. Auto-oriented uses, such as gas stations or any other use having drive-through facilities, are not allowed in order to protect neighborhoods from any negative impacts associated with increased vehicular traffic.

Intensity/Density: Density and intensity standards for residential and non-residential development shall be established within the implementing zoning district's development standards. In no case shall the maximum density established exceed eighteen (18) dwelling units per acre. Non-residential structures are permitted up to a maximum of 20,000 square feet of gross building floor area per acre.

Design Standards: The land development regulations shall establish design standards to promote compatibility with adjacent residential development.

Location and Orientation: The location of this land use category shall either serve as a buffer between residential development and more intensive development or to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan. Those properties currently within the Lake Protection land use category may not be amended to the Neighborhood Boundary land use category.

Access Management: The land development regulations shall specify specific vehicular access management requirements that will serve to mitigate possible negative impacts to roadways associated with the implementation of this category**.**

I. Land Use

Policy 2.2.22: [L] **(EFF. 1/7/10; MAHAN DRIVE LAND USE CATEGORIES DEL. 1/7/10)**

MAHAN GATEWAY NODE LAND USE CATEGORY

INTENT

The Mahan Gateway Node land use category is applicable only within the Mahan Drive Corridor Study area (see reference map below). The application of this land use category and associated implementation regulations to the Mahan Drive Corridor is intended:

- To preserve existing residential preservation neighborhoods;
- To create an attractive gateway into Florida's Capital City, Tallahassee;
- To foster an appropriate mix and location of land uses along the corridor to preserve the scenic and residential character of a majority of the corridor;
- To provide for the potential development of commercial and retail developments within designated nodes along the corridor;
- To prohibit strip commercial development along the corridor;
- To maximize and promote efficient use of infrastructure within the Tallahassee-Leon County Urban Service Area;
- To facilitate the development and provision of transit service along the corridor;
- To promote pedestrian activities by providing neighborhood-serving commercial and office uses within walking distance of one another, nearby to existing and future residential developments; and
- To promote shorter vehicular trips for adjacent neighborhood residents and to increase usage of non-vehicular transportation modes.

ALLOWABLE LAND USES, DENSITY AND INTENSITY

1. Residential

   The Mahan Gateway Node shall provide for low to medium density residential development, ranging in maximum permitted density from 4-16 dwelling units per acre. The maximum residential density shall be allowed in the mixed use zoning district(s) as defined below. Residential uses and types ranging from single family detached houses to multi-family residential structures shall be allowed.

2. Mixed-use & Non-Residential

   Mixed-use developments and non-residential uses such as a combination of commercial/office uses and residential uses, shall be allowed within the Mahan Gateway Node future land use category based on the following intensity standards.

   iii) Maximum non-residential uses shall not exceed 12,000 gross square feet per acre. The highest intensity of non-residential uses shall be allowed in mixed-use developments, which combine residential and non-residential uses in a common plan of development.

   iv) Mixed-use development must include a residential component. The land development regulations shall specify the percentage range for the residential component.

3. Community Facilities

The Mahan Gateway Node future land use category shall allow community facilities related to residential uses including but not limited to religious facilities, libraries, police/fire stations, elementary and middle schools. Leon County shall consider siting public community facilities needed to support development in the Mahan Drive corridor, within the Mahan Gateway Node future land use category. Density transfers shall be allowed for properties dedicated and accepted by the appropriate local government for the location of public community facilities within these nodes.

IMPLEMENTATION DISTRICTS

In order to achieve the intent of the Mahan Gateway Node future land use category, the future land use category shall be implemented through zoning districts, based on the criteria cited below and further defined in the land development regulations.

Mixed-use zoning district(s)

The Mahan Gateway Node future land use category shall include at least one mixed-use zoning district which shall allow for medium density residential uses, non-residential uses and a combination of medium density residential uses and non-residential uses (mixed-use developments).

Mixed-use zoning district(s) for Mahan Gateway Node shall be guided by the following requirements:

1. Location

i) The areas immediately surrounding the intersections of Mahan Drive and the following streets: Dempsey Mayo Road, Edenfield Road and Thornton Road and as further defined in the land development regulations.

ii) The properties designated Residential Corridor Node (Future Land Use Map Amendment 2005-2-M-015) east of Highland Drive and on the south side of Mahan Drive.

Mixed-use zoning district(s) shall have frontage on Mahan Drive and shall be limited in its extent along Mahan Drive as further defined in the land development. The depth of the district(s) shall be specified in the land development regulations.

2. Limitation on Non-Residential Uses: The land development regulations shall establish limits for the location of non-residential structures along the designated cross streets cited in subparagraph (a) above.

3. Access Management: Where feasible, practical and safe, access to Mahan Drive and the intersecting streets associated with each node shall be limited to one access driveway per node quadrant. Temporary access may be allowed until the desired interconnectivity for each node quadrant is achieved. The land development regulations shall specify criteria for access management, including, if necessary, the development of an access management plan.

4. Adjacency to Residential Preservation: Properties not currently designated Residential Corridor Node, as January 30, 2009, shall not be designated/zoned

~~in a manner to allow the mixed-use zoning district(s) to abut areas designated Residential Preservation. This provision is not applicable when the abutting properties in the Residential Preservation area have been developed with community facility uses. The mixed-use zoning district(s) are intended to be located in the core area of each designated node, around the identified arterial/collector roadway intersection with Mahan Drive.~~

5. ~~Incentives for Unified Master Plan: To encourage, within the maximum development density and intensity standards, the combined development of properties within the Mahan Gateway Node future land use category, Leon County and/or the City of Tallahassee shall provide development incentives to property owners/developers within a node quadrant who proposed a binding master plan for a significant amount of the acreage or multiple properties within a node quadrant. The land development regulations shall provide a framework and guiding principles for the development of master plan(s) under this policy and the incentives to be provided.~~

~~*Residential zoning district(s)*~~

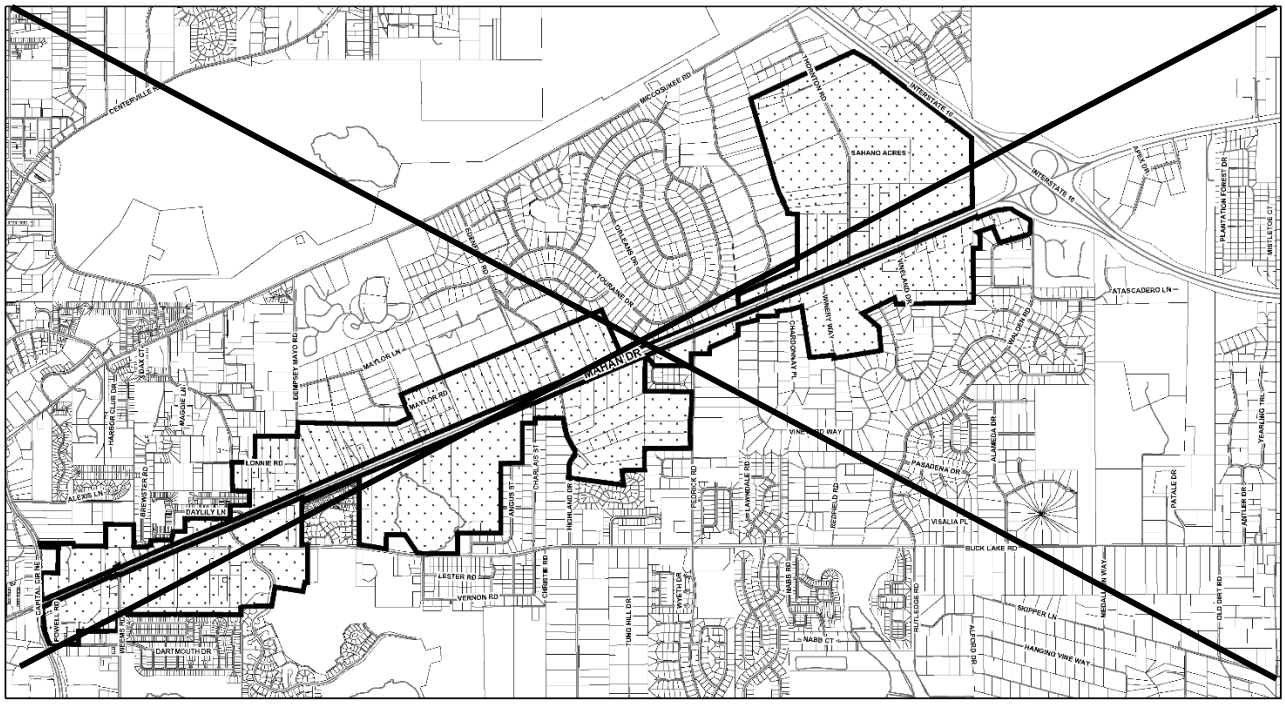
~~At least one residential zoning district shall be created and shall include all properties within the Mahan Gateway Node that are not designated mixed-use zoning district. The residential zoning district(s) shall develop primarily with residential uses and shall function as a transition area between the higher intensity/density uses allowed in the mixed-use zoning district(s) and the surrounding Residential Preservation areas. The residential zoning district(s) can also provide for community facilities and other neighborhood related uses as allowed by other policies in the comprehensive plan.~~

~~IMPLEMENTING LAND DEVELOPMENT REGULATIONS~~

~~The land development regulations may create density ranges to ensure compatibility with existing residential developments and other gateway development criteria. Standards addressing design elements to regulate development within the Mahan Gateway Node may include but are not limited to requirements addressing roofs, building scale, exterior building materials, building setbacks and height, fenestration, buffering, landscaping, solid waste disposal, parking lighting, transit oriented development, and signs. Such standards shall be included in the adopted land development regulations.~~

~~**I. Land Use**~~

~~Map 4: Mahan Drive Corridor Study Area~~



I. Land Use

Policy 2.2.23: [L]

URBAN RESIDENTIAL **(EFF. 7/20/05; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 1/22/16)**

The primary intent of the Urban Residential land use category, which is to be applied only within the Urban Services Area, is to encourage medium density (4-10 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential 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 neighborhood, unless to correct, legal non-conforming uses and/or densities. The maximum residential density within the Urban Residential is 10 DU/AC and the minimum is 4 DU/AC.

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 (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 in order to accomplish these goals. The Urban Residential 2 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 2.2.25: [L]

PLANNED USE OVERLAY DISTRICT **(EFF. 7/25/03; REV. EFF. 7/26/06; RENUMBERED 3/14/07)**

~~I. Land Use~~

~~Planned Use Overlay District is an overlay district that may be applied on any specific property inside the Urban Service Area, except for those properties currently within the Lake Protection land use category. The regulatory conditions pertaining to this overlay district shall be adopted by ordinance as an amendment to the Future Land Use Map of this Comprehensive Plan.~~

~~The Planned Use Overlay District is created to allow the consideration of unique, innovative or narrowly defined land use proposals that, because of the specificity of the applied regulatory conditions, can be found compatible with the character of the surrounding land uses and the environmental conditions of the subject land. This district may allow residential and non-residential uses that might otherwise not be allowed in the underlying land use category, subject to unique design features or other regulatory conditions adopted to promote compatibility with adjacent areas. Such features include but are not limited to recreational areas, mixed use development, buffering, and landscaping. Development within this overlay shall result in an integrated plan of development. and each adopted Planned Use Overlay District designation shall address the following: the intent of the specific overlay district designation, density and intensity; permitted uses; access and interconnectivity by car, foot, bicycle, and transit; trip generation and trip capture; identification and protection of environmental features; open space; buffering of adjacent uses when necessary; and unique design features.~~

~~Applicants seeking amendment of the Future Land Use map in order to apply this overlay district to (a) specified parcel(s) shall be required to meet with those registered neighborhood association(s), if any, within ¼ mile circumference of the amendment site prior to the first scheduled public hearing regarding the specific development proposal. This meeting shall be in addition to the normal Comprehensive Plan amendment notice procedures and requirements. Due to the requirements above, applicants shall be required to request the application of the Planned Use Overlay District prior to the relevant Comprehensive Plan amendment application deadline. Planned Unit Development zoning shall be required to implement each Planned Use Overlay District and the entitlements granted through the application of the Planned Use Overlay District may be further limited by the Planned Unit Development zoning requirements. However, the minimum size requirement for Planned Unit Development shall not apply.~~

~~In the event that the Future Land Use Map overlay district has been applied to a site and no Planned Unit Development zoning has received approval by action of the City or County within 18 months of land use designation effective date, the Planned Use Overlay District shall be deemed null and void and shall be removed from the Future Land Use Map, leaving the original and underlying land use category in place. If, subsequent to the amendment to the Planned Unit Development (PUD) zoning district, the applicant seeks to rezone the property from PUD to another zoning district, the rezoning must be consistent with the underlying and existing Future Land Use Map category unless an amendment to the Future Land Use Map is also sought and approved. In instances where rezonings to zoning districts other than the required PUD zoning district and amendments to the Future Land Use Map, if necessary, are approved the Planned Unit Overlay District shall be deemed null and void.~~

~~*Policy 2.2.26: [L]*~~

~~I. Land Use~~

~~LAND USE DEVELOPMENT MATRIX~~ ~~(REV. EFF. 7/26/06; REV. EFF. 3/14/07; REV. EFF. 6/6/08)~~

~~The land use development matrix depicts set performance criteria from which an individual can measure the development potential of any parcel of property. In effect the matrix provides guidance as to where a parcel would fall on the permittable development ranges outlined within the future land use categories. As mentioned earlier, the relationships within the matrix are based upon the policies included within the individual elements of the plan. The matrix measures a parcel's development potential based on the following land use principles:~~

~~(1) The parcel's designation on the future land use map.~~
~~(2) Its potential compatibility with surrounding existing land use.~~
~~(3) The degree of accessibility to the parcel (commercial uses only).~~
~~(4) Potential land use in relation to the function of the road which will carry traffic resulting from any subsequent development of the parcel.~~
~~(5) Environmental constraints on site.~~
~~(6) Availability of sewer and water.~~

~~The review standards outlined above are listed across the top of the matrix. Potential land uses beginning with minor commercial and ending with heavy industrial are listed vertically and are measured in relation to the review standards listed across the top. Each cell of the matrix contains an inherent policy based on the relationship between the proposed land use for that parcel (vertical axis) and a performance standard (horizontal axis). An "X" in that cell indicates the proposed use would be allowed. Conversely, an "O" indicates that the proposed use is not allowed. All cell blocks which are applicable to a proposed land use must contain an "x" in order for the proposal to be allowed. Thus an individual would locate the proposed land use along the vertical axis and review along the row of cells next to it in a left to right direction to determine which conditions would allow or prohibit the proposed use. As stated under the performance concept, each site is individually measured for suitability in relation to performance standards. As a result, growth management guidance is provided.~~

~~(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.)~~ **~~(REV. EFF. 6/28/02; REV. EFF. 3/14/07; REV. EFF. 6/6/08; REV. EFF. 1/7/10; REV. EFF. 5/31/18)~~**

~~Policy 2.2.27: [L]~~ **~~(EFF. 5/31/18)~~**

~~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.~~

I. Land Use

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 LAND 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] **(EFF. 5/31/18)**

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 LAND 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.~~

~~**I. Land Use**~~

~~Table 5: Land Use Development Matrix, Tallahassee~~

TALLAHASSEE *

LAND USE DEVELOPMENT MATRIX

| PROPOSED LAND USE | TYPE | FUTURE LAND USES: NEIGHBORHOOD BOUNDARY | RURAL/AGRICULTURAL | URBAN FRINGE | ACTIVITY CENTER | RURAL COMMUNITY | LAKE PROTECTION | RESIDENTIAL PRESERVATION | LAKE TALQUIN | GOV. OPERATIONAL | REC./OPEN SPACE | EDUCATIONAL | HEAVY INDUSTRIAL | URBAN RESIDENTIAL | EXISTING ADJOINING LAND USES (A)(D)(G): COMMERCIAL: MINOR | COMMERCIAL: NEIGHBORHOOD | COMMERCIAL: COMMUNITY | COMMERCIAL: REGIONAL | COMMERCIAL: HIGHWAY | OFFICE: MINOR | OFFICE: MAJOR | OFFICE: PARK | RES.: LOW | RES.: MEDIUM | RES.: HIGH | REC.: PASSIVE | REC.: ACTIVE | EDUC.: ELEMENTARY | EDUC.: MIDDLE | EDUC.: HIGH | COMMUNITY FACILITIES: COMMUNITY SERVICE | COMMUNITY FACILITIES: LIGHT INFRASTRUCTURE | COMMUNITY FACILITIES: HEAVY INFRASTRUCTURE | COMMUNITY FACILITIES: POST SECONDARY | LGT. IND. | HVY. IND. | TRANSPORTATION ACCESS (B)(J): INTERSECTION LOCATION (E): PRIN. ART/PRIN. ART | PRIN. ART/MIN. ART | PRIN. ART/MAJ. COL. | PRIN. ART/MIN. COL. | PRIN. ART/LOCAL | MIN. ART/MIN. ART | MIN. ART/MAJ. COL. | MIN. ART/MIN. COL. | MIN. ART/LOCAL | MAJ. COL./MAJ. COL. | MAJ. COL./MIN. COL. | MAJ. COL./LOCAL | MIN. COL./MIN. COL. | MIN. COL./LOCAL | LOCAL/LOCAL | STREET ACCESS (P): PRINCIPAL ARTERIAL | MINOR ARTERIAL | MAJOR COLLECTOR | MINOR COLLECTOR | LOCAL | ENVIRONMENTAL CONSTRAINTS (C): FLOOD/TRAVELWAYS/FLOODPLAIN | UNDEVELOPED | SEVERE GRADES | SIGNIFICANT GRADES 10 - 20% | WETLAND | REGULATED | CLOSED BASIN | HIGH QUALITY SUCCESSIONAL FOREST | NATIVE | FOREST | GROUNDWATER RESOURCE PROTECTION | CANOPY ROAD | INFRASTRUCTURE: SEWER SYSTEM | SEPTIC TANK | WATER SYSTEM | WATER WELL |
|---|---|---

~~**I. Land Use**~~

~~Table 6: Land Use Development Matrix, Leon County~~

LEON COUNTY*

LAND USE DEVELOPMENT MATRIX

PROPOSED LAND USE	TYPE	FUTURE LAND USES: NEIGHBORHOOD BOUNDARY	RURAL	URBAN FRINGE	ACTIVITY CENTER	RURAL COMMUNITY	LAKE PROTECTION	RESIDENTIAL PRESERVATION	LAKE TALQUIN	GOV. OPERATIONAL	REC. OPEN SPACE	EDUCATIONAL	HEAVY INDUSTRIAL	URBAN RESIDENTIAL
COMMERCIAL	MINOR	X	X	X	X	X	19	0	X	0	0	0	X	0
	NEIGHBORHOOD	0	0	0	X	X	0	0	X	0	0	0	0	0
	COMMUNITY	0	0	0	X	0	0	0	0	0	0	0	0	0
	REGIONAL	0	0	0	X	0	0	0	0	0	0	0	0	0
	HIGHWAY	0	0	0	X	0	0	0	X	0	0	0	0	0
OFFICE	MINOR	X	0	X	X	X	19	0	X	0	0	0	0	0
	MAJOR	0	0	0	X	0	0	0	0	0	0	0	0	0
	PARK	0	0	0	X	0	0	0	0	0	0	0	0	0
RESIDENTIAL	LOW	X	X	X	0	X	X	X	X	0	0	0	0	12
	MEDIUM	X	0	0	X	0	0	0	0	0	0	0	0	27
	HIGH	0	0	0	X	0	0	0	0	0	0	0	0	0
RECREATIONAL	PASSIVE	0	X	X	X	X	X	X	X	X	X	X	0	X
	ACTIVE	0	X	X	X	X	X	X	X	X	X	X	0	0
COMMUNITY FACILITIES	COMMUNITY SERVICES	X	X	X	X	X	X	X	X	X	X	X	0	X
	LIGHT INFRASTRUCTURE	0	X	X	X	X	X	X	X	X	X	X	X	0
	HEAVY INFRASTRUCTURE	0	0	X	0	0	0	0	X	0	0	0	X	0
	POST-SECONDARY	0	X	X	X	X	0	X	X	0	0	X	0	0
LIGHT INDUSTRIAL	MINOR	0	10	10	X	10	0	0	0	0	0	0	X	0
	PARK	0	0	0	X	0	0	0	0	0	0	0	X	0
HEAVY INDUSTRIAL	HEAVY INDUSTRIAL	0	0	0	0	0	0	0	0	0	0	0	X	0

EXISTING ADJOINING LAND USES (A)(D)(G): COMMERCIAL: MINOR	NEIGHBORHOOD	COMMUNITY	REGIONAL	HIGHWAY	OFFICE: MINOR	MAJOR	PARK	RES.: LOW	MEDIUM	HIGH	REC.: PASSIVE	ACTIVE	EDUC.: ELEMENTARY	MIDDLE	HIGH	COMMUNITY FACILITIES: COMMUNITY SERVICE	LIGHT INFRASTRUCTURE	HEAVY INFRASTRUCTURE	POST SECONDARY	LGT. IND.: MINOR	PARK	HVY IND.
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X
	X	X	X	X	X	X	X	0	X	X	X	X	0	X	X	X	X	0	X	X	0	X
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	0	X
	X	X	X	X	X	X	X	0	0	0	0	0	0	0	0	X	X	X	X	X	0	X
	X	X	X	X	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	0	X
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	X	X	X	X	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	0	X
	X	X	X	X	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	0	X
	X	X	X	X	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	0	X
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	X	X	X	X	X	X	X	0

Conservation Subdivisions

Objective 2.3: [L] (Eff. 7/1/04; Renumbered Eff. 7/26/06; Rev. Eff. 8/1/07)

Conservation Subdivision land development regulations in the County shall continue to provide design options and guidelines for the development of Conservation Subdivisions that advance environmental resource protection or restoration or promote infill and redevelopment. The City may adopt similar provisions.

Policy 2.3.1: [L] **(Eff. 7/1/04; Renumbered Eff. 7/26/06)**

To minimize the threat of premature conversion of rural land, including properties supporting bona fide agriculture and silviculture, the Conservation Subdivision option shall not be allowed within the Rural Future Land Use category, with the exception of those areas designated as Rural Residential within the Bradfordville Sector Plan.

Policy 2.3.2: [L] **(Eff. 7/1/04; Renumbered Eff. 7/26/06; Rev. Eff. 12/15/11)**

Within the land development regulations, local government shall define for various Future Land Use categories in which Conservation Subdivisions are allowed, any applicable density bonus incentives, and the minimum percentages of parent tract(s) to be protected as contiguous open space within Conservation Subdivisions. It shall be the intent to establish higher open space percentages for the less dense Future Land Use Map categories.

Policy 2.3.3: [L] **(Eff. 7/1/04; Renumbered Eff. 7/26/06)**

To better judge the impacts of Conservation Subdivisions on the demands for services and the effects of coordinating protected open space, local government may phase the implementation of Conservation Subdivisions within Future Land Use Categories more dense than Urban Fringe via the adoption of land development regulation provisions, beginning with Urban Fringe Future Land Use category and those areas designated as Rural Residential within the Bradfordville Sector Plan.

Policy 2.3.4: [L] **(Eff. 7/1/04; Renumbered Eff. 7/26/06)**

Conservation Subdivisions may be zoned as Planned Unit Developments (PUDs) or the land development regulations shall be otherwise crafted in order to provide the necessary flexibility with respect to setbacks, minimum lot sizes, street widths, and parking requirements etc. to increase the likelihood of employing this site design option and foster the long term viability and usefulness of the open space subject to the required conservation easement.

Policy 2.3.5: [L] **(Eff. 7/1/04; Renumbered Eff. 7/26/06)**

Preservation features defined in Policies 1.3.4 [C] and 1.3.5 [C] shall be incorporated into the open space of any Conservation Subdivision. Conservation features defined in Policy 1.3.1 [C], archaeological sites, bona fide agriculture and silviculture, viewsheds of canopy roads and of other open space shall be incorporated into the open space of a Conservation Subdivision to the greatest extent practicable.

The Planning and respective Growth Management departments shall encourage the use of Conservation Subdivisions wherever parent tracts have been demonstrated to contain bona fide agriculture and silviculture, environmentally significant features, historically or archaeologically significant resources, or direct connections with existing or planned greenway corridors identified in either the Tallahassee-Leon County Greenway Master Plan or the Blueprint 2000 Project Definitions Report.

Policy 2.3.6: [L] **(EFF. 7/1/04; RENUMBERED EFF. 7/26/06)**

In the implementation of Conservation Subdivisions, all critical on-site resources that are to be preserved shall be of adequate size and buffered to ensure protection of the resource.

Policy 2.3.7: [L] **(EFF. 7/1/04; RENUMBERED EFF. 7/26/06)**

Where possible, local government shall require protected open space(s) within conservation subdivisions to be established adjacent or contiguous with existing or planned greenspace, whether public or private.

Policy 2.3.8: [L] **(EFF. 7/1/04; RENUMBERED EFF. 7/26/06)**

In the implementation of Conservation Subdivisions, local government shall require open space and related resources to be placed under a permanent easement that runs with the land. Said easement may be assigned to (1) local government or (2) a local or national land trust that is a 501(c)(3) organization for which conservation of resources is a principal goal and which can provide reasonable assurance it has financial and staff resources to monitor and manage the easement in accordance with the intent of the Objective 2.2 [L] and its supporting policies.

Policy 2.3.9: [L] **(EFF. 7/1/04; RENUMBERED EFF. 7/26/06)**

Local Government shall require all applications for Conservation Subdivisions to prepare a management plan for all protected open space and a dedicated source of revenues to ensure that all appropriate management activities are undertaken on a regular basis and that all terms of the conservation easement are monitored and enforced.

Policy 2.3.10: [L] **(EFF. 7/1/04; RENUMBERED EFF. 7/26/06)**

Local and State Government shall be encouraged to enter into agreements with the managers of protected open space within Conservation Subdivisions where it would be

mutually advantageous to consolidate management activities between the subdivision and any adjoining public lands.

Policy 2.3.11: [L] **(EFF. 7/1/04; RENUMBERED EFF. 7/26/06)**

It shall be the policy of the Property Appraiser's office to assess at the minimum rate or charge the applicable fee to all land preserved within a Conservation Subdivision, including property in bona fide agricultural and silvicultural use. However, the appraised value of associated developed land shall reflect any added value provided by proximity to protected open space.

Policy 2.3.12: [L] **(EFF. 7/1/04; RENUMBERED EFF. 7/26/06)**

Conservation Subdivisions shall be encouraged to include a range of housing types and sizes, and shall not be exempt from any adopted applicable affordable housing provisions.

Goal 3: [L] (EFF. 7/16/90; REV. EFF. 7/26/06)

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.

COMMERCIAL LAND USE

Objective 3.1: [L] (REV. EFF. 7/20/05)

Provide for convenient, aesthetically pleasing and environmentally sound commercial opportunities which are easily accessible through planned integration into the existing transportation network. In furtherance of this objective, maintain a system of land development regulations and/or ordinances which facilitate the implementation of the policies adopted in relation to commercial land use.

Policy 3.1.1: [L] **(EFF. 7/16/90; REV. EFF. 7/26/06)**

Commercial development shall occur only in locations that are appropriate to its service and trade area and that are compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. Commercial sites are determined through the use of site location standards contained within policy 3.1.2 below. The intensity of the commercial use is dependent upon the land use category which the potential site is in and the functional roadway classification of the immediate adjacent roads. Individual road classifications are depicted on the functional roadway classification map found within the Transportation Element.

Policy 3.1.2: [L] **(REV. EFF. 12/23/96; REV. EFF. 6/28/02; REV. EFF. 7/26/06)**

Allowed commercial development in the Mixed Use Category shall be determined in accordance with Objective 1.7 and the development pattern policies. Allowed commercial development in the Woodville Rural Community Category shall be determined in accordance with Objective 3.4 and subsequent implementing policies. In other Future Land Use Categories, development type and location standards for minor, neighborhood, community, regional, and highway commercial sites shall be as outlined below. These requirements are intended to group commercial land use toward intersections to provide access and prevent strip commercialization. Stringent access criteria which may include increased design considerations or the construction of frontage or service roads for development approval may be applied for commercial sites not located according to the commercial site location standards.

A. COMMERCIAL CLASSIFICATIONS

1. MINOR COMMERCIAL
   a. Major Function
      Provide for sale of convenience goods and services to immediate residential area.
   b. Location
      1) On or near the intersection (access within 330 feet of the centerline of the intersection) of local and arterial, collector and arterial, collector and collector; or
      2) May be located within Planned Development provided it is located and designed to meet commercial needs of the majority of the residents of the development.
      3) If on a local street, only one quadrant of the intersection shall be used for commercial purposes.
   c. Trade Area
      Generally within one mile and not considered as an attractor.
   d. Site Area
      Two acres or less. One-half acre if located on a local street.
   e. Range of Gross Floor Area
      Less than 20,000 square feet. Maximum 10,000 sq. ft. if located on a local street.
   f. Design Standards
      1) Aesthetically compatible with adjacent uses.
      2) Adequate buffering, screening, landscaping and architectural treatment if integrated into neighborhood.
      3) Sufficient parking; properly designed and safe internal traffic circulation.
2. NEIGHBORHOOD COMMERCIAL
   a. Major Function
      Provide for the sale of convenience goods and personal services such as food, drugs, sundries and hardware items to one or more neighborhoods.

b. Leading Tenants (examples)
Supermarket, drugstore and postal substation.

c. Location*
At the intersection* of major collector and arterial or arterial and arterial or major collector and major collector. Only one neighborhood commercial development will be allowed at the intersection of a major collector and arterial road. Commercial development at the intersections of major collectors shall be restricted to 50,000 sq. ft. Planned integrated access to the transportation system is required.
* See definition of *Intersection* in Glossary.

d. Radius of Primary Trade Area
One to three miles.

e. Site Area
Minimum two acres.

f. Range of Gross Floor Area
20,000 to 100,000 square feet.

3. COMMUNITY COMMERCIAL
a. Major Function
Same functions of neighborhood commercial but on a large scale. Provide for sale of retail goods such as clothing, variety items, appliances and furniture, hardware and home improvement items.

b. Leading Tenants (examples)
Supermarket, drug store, minor department stores, home improvement center, variety or discount center.

c. Location
At the intersection of arterials. Prohibited on designated canopy roads. Planned integrated access to the transportation system required.

d. Radius of Trade Area
Five miles or 15 to 20 minutes driving time. Service distinct geographical quadrants or three or more combinations of neighborhoods within community.

e. Site Area
Minimum ten acres.

f. Range of Gross Floor Area
20,000 to 100,000 square feet.

4. REGIONAL COMMERCIAL
a. Major Function
Same functions of community center, provide full range and variety of shopping goods for comparative shopping such as general merchandise apparel, furniture and home furnishings.

b. Leading Tenants (examples)
One or more full line department stores.

c. Location

Integrated into local transportation system and accessible by combination of arterials, major collectors, expressways and interstate highways. Potential on-site and off-site transportation improvements which may include additional turn lanes, intersection improvements, and frontage roads, may be required to provide adequate ingress and egress. Prohibited on designated canopy roads. Restricted to high intensity urban activity center land use category.

d. Radius of Primary Trade Area

Regional

e. Site Area

Minimum thirty-five acres.

f. Range of Gross Floor Area

200,000 to 1 million square feet.

5. HIGHWAY COMMERCIAL

a. Major Function

Provide for consumer oriented retail services designed for drive-in convenience.

b. Leading Tenants (examples)

Fast food franchise, liquor store, automotive service (i.e. oil change), convenience stores.

c. Location

At the intersection of arterial or collector streets in accordance with the Land Development Matrix, with driveway access to those streets, or integrated into the transportation network through a system of shared access or an access road system.

Unless the proposed development is at an intersection, it must be accessed from a frontage or service road with parking in the rear, or screened from the road by substantial existing or landscape vegetation if located in the front or side of the commercial establishment. Shared access may be authorized by local government only if prior or existing development precludes the use of a frontage or service road.

Structural setbacks from the road in these situations must be sufficient to accommodate the access road, and any front parking and landscaping. If the site has existing commercial use on both sides, and has road frontage of no more than 150 feet, the access requirement does not apply.

d. Radius of Trade Area

May serve immediate area but relies heavily on passerby traffic.

e. Site Area

One-half to two acres.

f. Range of Gross Floor Area

1,000 to 10,000 square feet

g. Design Standards
1) Adequate setback
2) Aesthetic landscaping
3) Rear parking or substantial screening if located in front or side

Policy 3.1.3: [L] **(EFF. 7/16/90)**

Commercial development shall provide adequate and appropriate landscaping, open space and buffering and be architecturally designed so as to discourage criminal activity and to enhance the appearance of structures and parking areas.

Policy 3.1.4: [L] **(REV. EFF. 7/1/94; REV. EFF. 12/24/10)**

Commercial development shall be designed to protect the design volume of the roads and streets which it impacts. Design requirements may include but not be limited to:

1) Shared access
2) Acceleration and deceleration lanes
3) Right in and right out limited access and,
4) Access via frontage and/or service roads

During development of the Long Range Transportation Plan, the City of Tallahassee and Leon County will adopt ordinances incorporating specific criteria for the following policy provisions. The arterial and collector roadways which will incorporate front or rear service roads will be delineated.

Level One - Short Range Service Road Implementation:

Roadways designated for short range service road implementation will incorporate service roads as part of the development or coordinate, design and schedule implementation of the service road in conjunction with adjacent development.

Level Two - Long Range Service Road Implementation:

Roadways designated for long range service road implementation will provide development setbacks for future service roads but will in the interim incorporate ingress and egress access controls to minimize traffic friction entering and leaving the roadway system. Immediate implementation of frontage roads may be required on parcels with frontage exceeding 275 feet.

Policy 3.1.5: [L] **(REV. EFF. 8/17/92)**

Commercial site location access standards may be waived except in low density residential areas if:

a) Access to the proposed non-residential development from either an arterial or major collector shall be by way of a frontage road, rear service road or existing local road which serves as a frontage or service road, unless the site has existing commercial uses on both sides: and the proposed site has no more than 150 feet of frontage on the major collector or arterial; and,

b) Parking for the proposed site is in the rear or screened from the road by existing or landscape vegetation if located in front of the commercial establishment or,
c) The planned unit development process is utilized and the adjoining properties are commercially developed.

Policy 3.1.6: [L] **(Eff. 9/19/91)**

Development along federal and state highways will be limited so as to control the adverse effects of strip commercial land uses. The commercial location standards of Land Use Policy 3.1.2. and the design options of Land Use Policy 3.1.4. shall specifically apply, along with other plan policies that have the effect of protecting the design capacity of federal and state highways.

Objective 3.2: [L] (Eff. 6/28/95)

Provide for the convenient, aesthetically pleasing and compatible location of office uses to provide business and professional services and employment opportunities that are easily accessible through planned integration into the existing transportation network.

Policy 3.2.1: [L] **(Eff. 6/28/95)**

Unless otherwise provided for by specific policies for the future land use categories in this Plan, site location standards for the location of minor and major office development shall be consistent with the following minimum criteria:

Minor offices shall include converted residences at the existing size or newly constructed building less than 10,000 square feet and .25 floor area ratio or less. Maximum size shall be 2,500 square feet if located on a local street. Minor offices may access a local street in the unincorporated area. Within the City, minor offices may access a local street if it is a designated nonresidential street.

Major offices shall include office buildings that exceed one or more of the minor office thresholds and unless specifically permitted by other Plan policies, shall be limited to having access to a major collector or arterial road.

Bradfordville Mixed Use and Suburban Future Land Use Category Nonresidential Development Category

Objective 3.3: [L](Eff. 12/23/96; Rev. Eff. 3/14/07)

Commercial and nonresidential development in the Bradfordville Mixed Use and Suburban Future Land Use Categories will be located consistent with the intended functions of the categories. The negative effects of commercial and nonresidential development on adjacent development and on roadway capacity will be mitigated through site design and locational standards in the land development regulations. Comprehensive Plan goals and objectives regarding the promotion of transit, bicycling and walking, and the preservation of roadway capacity will be incorporated into the design of commercial and nonresidential development.

Policy 3.3.1: [L] **(EFF. 12/23/96; REV. EFF. 3/14/07)**

Zoning for commercial development in the Suburban and Bradfordville Mixed Use Future Land Use Category shall occur only in locations that are compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

a. Regulation of Impacts

The Land Development Regulations shall establish zoning districts and development standards that mitigate the impacts of the allowed commercial uses. The impacts of commercial development that may require additional regulation include, but are not limited to, hours of operation, outdoor sales lots, night lighting, traffic volume and flow, noise, odor, signage, or other such impacts.

b. Location of Commercial and Nonresidential Zoning Districts

The Land Development Regulations shall establish zoning districts within Bradfordville Mixed Use and Suburban Future Land Use Categories that insure that the location of commercial and nonresidential zoning districts will provide for the appropriate integration of uses and the protection of residential areas consistent with Plan policies. Commercial zoning districts shall be geographically compact and located at or near the intersections of major roads or in a manner that reflects the existing linear development pattern.

Policy 3.3.2: [L] **(EFF. 12/23/96)**

The zoning districts which allow commercial and nonresidential development shall require adequate and appropriate landscaping, open space and buffering and be designed so as to discourage criminal activity and to enhance the appearance of structures and parking areas. In order to minimize the negative visual and off-site impacts of commercial development, the Land Development Regulations shall provide for development standards regulating commercial and nonresidential development as follows:

1) The Land Development Regulations shall provide for the following development standards for commercial and nonresidential development, which include, but are not limited to:

   a) Mass and height compatible with adjacent uses.
   b) Adequate buffering, screening, landscaping and architectural treatment if adjoining a residential area.
   c) Sufficient parking designed to minimize noise and visual impacts to adjoining residential areas, and safe internal vehicular and pedestrian circulation.
   d) Interconnections for vehicular and pedestrian traffic between adjacent nonresidential development
   e) Vehicular access to and from the site shall be designed to discourage traffic through adjoining residential areas.
   f) Provide for easy and safe pedestrian access to adjoining residential areas.

2) A commercial or nonresidential development accessing a minor collector, local street, or located adjoining a residential area shall be compatible with residential development in terms of its off-site impacts as defined in Land Use Policy 3.3.1.a.

The Land Development Regulations shall define as allowed uses the specific uses and provide for development standards which further the intent of this policy.

Policy 3.3.3: [L] **(EFF. 12/23/96)**

The Land Development Regulations shall regulate commercial development access to protect the safe and efficient operating characteristics of roads and streets. Commercial development shall meet access management criteria as set forth in the Land Development Regulations. In order to reduce the negative impact of commercial development to the volume of the road, the Land Development Regulations shall contain provisions which encourage the reduction in the number of commercial access points by requiring the sharing of access by two or more commercial developments for those uses that result in a large number of vehicular trips. Access management design requirements provided for in the Land Development Regulations may include but not be limited to:

a) Shared access;
b) Acceleration and deceleration lanes;
c) Right in and right out limited access and,
d) Access via frontage and/or service roads;
e) Minimum uninterrupted throat lengths for access drives;
f) Minimum lot width and depth requirements for allowing the full range of commercial uses;
g) Access provisions for transit and safe pedestrian movement both internal to the site and to adjacent properties.

COMMERCIAL (RETAIL, SERVICES, AND OFFICE) DEVELOPMENT IN THE WOODVILLE RURAL COMMUNITY FUTURE LAND USE CATEGORY

Objective 3.4: [L] **(EFF. 6/28/02)**

Commercial (retail, service, and office) development in the Woodville Rural Community Future Land Use Category will be consistent with the intended function of the Rural Community Future Land Use Category. The scale and intensity of commercial land use will reflect the location and size of the Rural Community in which it is situated; commercial and other non-residential development will be located, oriented, and designed in a manner that promotes compatibility with adjacent land uses and facilitates safe and efficient access for both vehicular and pedestrian traffic; and utilizes access management to protect the safe and efficient operation of the public highway and street system. Non-residential land use intensity is limited to 10,000 square feet per acre, not to exceed a maximum of 50,000 square feet per building and 50,000 square feet per parcel, except that principle structures for warehousing, storage, and mini-warehousing principal uses may have a gross floor area of no greater than 20,000 square feet per acre.

Policy 3.4.1: [L] **(EFF. 6/28/02)**

Objective 3.4 will be met through the enactment and implementation of land development regulations, including zoning district regulations, which address commercial development in the Woodville Rural Community Future Land Use Category.

Policy 3.4.2: [L] **(Eff. 6/28/02)**

Zoning Districts allowing commercial development in the Woodville Rural Community Land Use Category shall only be located where ensuing development can occur in a manner that would be compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities, in accordance with the following criteria:

a) Regulation of Impacts

The Land Development Regulations shall establish zoning districts and development standards that mitigate the impacts of the allowed commercial uses. The impacts of commercial development that may require additional regulation include, but are not limited to: outdoor sales lots, night lighting, traffic access, noise, signage, or other such impacts.

b) Location of Commercial Zoning Districts

The zoning districts that allow commercial land uses within the Woodville Rural Community Future Land Use Category shall ensure that commercial uses are located in a manner that minimizes the incompatible land use impacts. Commercial zoning districts shall be geographically compact and located at or near the intersections of major roads, with the sole exception of those zoning districts located in a manner that recognizes established linear commercially-developed areas along limited portions of State Highway frontage.

c) Access

The zoning districts that allow commercial land uses within the Woodville Rural Community Future Land Use Category shall establish access management standards that promote safe, convenient, and efficient movement of vehicular traffic within the public street system. These access management standards shall ensure the viability and safety of other modes of travel are not compromised for the purpose of limiting or controlling access. The zoning districts may allow access to a local street provided such access does not adversely impact residential areas or neighborhoods. The zoning districts shall prohibit commercial and non-residential access to a canopy road except as provided for by Conservation Policy 3.4.10.

Policy 3.4.3: [L] **(Eff. 6/28/02)**

In order to minimize the negative visual and off-site impacts of commercial development, the Land Development Regulations shall provide for development standards regulating commercial development. The Land Development Regulations shall establish specific regulations, standards, and/or limitations for commercial development and design aspects including, but not limited to:

- Mass and height compatible with adjacent uses.
- Adequate buffering, screening, landscaping and treatment of other design details as may be appropriate to further compatibility with adjoining residential areas.

- Location of parking facilities to minimize noise and visual impacts to adjoining residential areas, and facilitate safe internal vehicular and pedestrian circulation.
- Interconnections for vehicular and pedestrian traffic between adjacent non-residential development.
- Limitations on vehicular access to and from the site to discourage traffic through adjoining residential areas.

Policy 3.4.4: [L] **(Eff. 6/28/02)**

The Land Development Regulations shall regulate commercial development access. Commercial development shall meet access management criteria as set forth in the Land Development Regulations. The Land Development Regulations shall contain provisions which encourage the reduction in the number of commercial access points. Access management design requirements provided in the Land Development Regulations may include, but not be limited to:

a) Shared access;
b) Access provisions for safe pedestrian movement both internal to the site and to adjacent properties;
c) Limited direct access to commercial parking from residential streets.

Industrial Land Use

Objective 4.1: [L] (Rev. Eff. 7/20/05)

Provide opportunities for the location of industrial land uses in accessible areas with applicable available infrastructure while promoting protection from encroaching non-compatible land uses. To accomplish this, local government will maintain a system of land development regulations and/or ordinances which facilitate the implementation of the policies adopted in relation to industrial land use.

Policy 4.1.1: [L] **(Eff. 7/16/90)**

Industrial land shall be located in areas appropriate to its special needs and constraints including but not limited to consideration of: topography; choice and flexibility in site selection; access by truck, air or rail; commuter access for home-to-work trips; utilities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses.

Policy 4.1.2: [L] **(Eff. 7/16/90)**

The timing and location of industrial development shall be permitted only with the availability and adequacy of existing or planned services and facilities.

Policy 4.1.3: [L] **(Rev. Eff. 12/23/96; Rev. Eff. 3/14/07; Rev. Eff. 5/31/18)**

~~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.~~

~~*Policy 4.1.4: [L]* (EFF. 7/16/90; REV. EFF. 5/31/18)~~

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

~~PUBLIC FACILITIES LAND USE~~

~~Objective 5.1: [L] (EFF. 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.~~

~~*Policy 5.1.1: [L]* (DEL. EFF. 8/16/07)~~

~~*Reserved*~~

~~*Policy 5.1.2: [L]* (REV. EFF. 7/20/05)~~

~~All proposals to site public schools, including post-secondary schools, shall be reviewed for consistency with the entire Comprehensive Plan. Such reviews shall be made in conjunction with the School Board to promote to the greatest extent possible, opportunities for residential, shopping, employment, education and recreation within walking distance of each other, and to encourage development patterns which reduce trip length and/or the need for private automobile trips.~~

~~Objective 5.2: [L] (EFF. 7/16/90)~~

~~By 1992, establish standards and regulations for the location of public facilities.~~

~~*Policy 5.2.1: [L]* (EFF. 7/16/90; REV. EFF. 4/10/09)~~

~~Develop regulations that will apply to the siting of public facilities and buildings. By 2014, local government shall also develop regulations that ensure the siting of critical facilities from within hazard areas and include provisions for the mitigation of existing critical facilities located in hazard areas.~~

~~*Policy 5.2.2: [L]* (EFF. 12/7/99; REV. EFF. 5/31/18)~~

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 Government Operational or Industry and Mining land use category.

Objective 5.3: [L] (Rev. Eff. 7/20/05)

All decisions regarding land requirements for future utility facilities shall be consistent with the goals, objectives, and policies of the plan so as to ensure the availability of suitable land for those facilities.

Policy 5.3.1: [L] (Eff. 7/16/90)

Based on population projections, master plans for future utility facilities shall include an assessment of land needs for those facilities, and the Capital Improvements Element shall be amended, in conjunction with the annual budget processes of the City and the County, to include costs and sources of revenues for those facilities.

Policy 5.3.2: [L] (Eff. 7/16/90)

By 1991, land development regulations shall include regulatory standards for the provision of public facilities.

Policy 5.3.3: [L] (Eff. 8/17/92)

All land uses permitted within the Educational Facilities, Recreation/Open Space, and Government Operational future land use categories shall, upon the transfer of land designated Institutional to an individual or private entity, require a future land use map amendment before any use other than existing, may occur.

Plan Implementation and Procedures
Critical Areas Study

Goal 6: [L] (Eff. 6/28/95)

The City and County will identify existing undeveloped areas within the Urban Service Area that are expected to undergo rapid development on a large scale. Planning guidelines will be developed for these areas on a systematic basis, with the planning implementation mechanism being dependent upon the size of the undeveloped area. By planning for undeveloped areas in a comprehensive manner, a mixture of integrated uses may be provided that are predominantly self-supporting, rather than predominantly dependent on public funding for additional infrastructure, and place a greater emphasis on pedestrian mobility and transportation alternatives. Nothing in this section shall negate the requirement for developments of regional impact to comply with Chapter 380 F.S.

Planned Development
Objective 6.1: [L](Rev. Eff. 12/23/96; Rev. Eff. 11/26/21)

This Future Land Use Category is intended to identify large land holdings that will be developed for various mixes of land uses, resulting in different types of commercial and residential neighborhoods. This category is assigned to large, undeveloped tracts of land for which more detailed planning is required to establish the most appropriate mix and arrangement of uses in accordance with this objective and the related policies. Developments in this category are intended to have a mix of uses that results in greater internal capture of automotive trips and a net fiscal benefit for local governments.

The intensities of development in planned development categories mirror the intensities authorized in the Suburban Future Land Use Category until a Planned Development Master Plan is completed and an amendment reflecting the Planned Development Master Plan is adopted into the Comprehensive Plan.

The mix of uses shall be established at the time of development through the planned unit development processes in accordance with this objective and related policies. Each Planned Development shall include a mix of residential unit types and complementary non-residential uses that, at build-out of the project, result in an internal capture of at least 20 percent of the trips generated by the development.

Policy 6.1.1: [L](Rev. Eff. 12/23/96; Rev. Eff. 3/14/07; Rev. Eff. 11/26/21)

Undeveloped areas within the Urban Service Area that, as of January 1, 2007, are predominantly in the same ownership, including contiguous parcels under the same ownership or control, and encompassing more than 200 acres shall be defined as Planned Development Areas. These Planned Development Areas shall require, prior to subdivision or development:

- Allocation of future land uses and intensities through the Comprehensive Plan amendment process in conjunction with approval of the Planned Development Master Plan;

- Approval of a Planned Development Master Plan for development of all contiguous land holdings as an area plan that is consistent with, but not formally adopted as part of the Comprehensive Plan. The Planned Development Master Plan shall show the location, intensity and mix of proposed land uses, as well as the transportation network necessary to serve the proposed development;
- Approval of a PUD, subject to Type D review as specified in the Zoning Code, that is consistent with the Planned Development Master Plan and identifies the specific criteria for development with the Planned Development. PUD approval may be granted in phases where a portion of the property is to be developed at any given time. If a Planned Unit Development is completed and approved for the entire contiguous Planned Development area along with the other Planned Development Master Plan requirements identified in Policy 6.1.2, the Planned Unit Development may serve as the Planned Development Master Plan once reflected in the Comprehensive Plan through a plan amendment.
- To provide for a more self-supporting development pattern that is less oriented to the use of automobiles, the Planned Development Master Plan area shall include at least four different land uses (e.g., residential, office, commercial, recreation, light industrial, open space, and/or public that are integrated with each other, as well as with the unique characteristics of the Planned Development Area.

*Policy 6.1.2: [L]***(REV. EFF. 6/28/95; REV. EFF. 3/14/07; EFF. 11/26/21)**

Except as provided by Policy 6.1.3, prior to approval of development or subdivision within Planned Development Areas, a Planned Development Master Plan shall be adopted as an area plan that is consistent with, but independent of the Comprehensive Plan. If a Planned Unit Development is completed and approved for the entire contiguous Planned Development area along with the other Planned Development Master Plan requirements identified in Policy 6.1.2, the Planned Unit Development may serve as the Planned Development Master Plan once reflected in the Comprehensive Plan through a plan amendment. The Comprehensive Plan shall be amended concurrently with the Planned Development Master Plan to allocate the mix, locations and intensities of future land uses as well as any public facilities required to serve proposed land uses. No comprehensive plan amendment shall be required if the Planned Development Master Plan is consistent with the Suburban land use category and the Planned Development does not create an inconsistency with the Comprehensive Plan.

The Master Plan shall identify the following:

a) Boundary of area subject to Planned Development;
b) General depiction of mix, location and intensities of future land uses;
c) Activities permitted within each land use;
d) Total dwelling units;
e) Total square footage of non-residential development;
f) How natural resources on-site will be protected;
g) Major transportation system improvements that are consistent with adopted transportation plans and address the impacts to the surrounding area, including canopy roads and required interconnections. The plan shall address the issues of capacity maintenance, bicycle and pedestrian accessibility, and protection of

~~canopy roads, if applicable. The Master Plan will also address mass transit, if transit facilities are available or planned within the plan horizon for the Tallahassee-Leon County Comprehensive Plan to serve the Planned Development;~~

~~h) Facilities and development requirements to provide for alternative modes of transportation, such as bicycle and pedestrian mobility and, if available, mass transit;~~

~~i) A facilities plan which identifies the type, demand, and general location of needed utilities (including a master stormwater plan) in relation to existing and scheduled utilities in the areas of the development, as well as the location and adequacy of proposed schools, parks and open space;~~

~~j) How the development will reduce transportation demand by allowing for internal trip capture of at least 20% at project build-out through a mixture of uses that includes at least four of the following: residential; commercial; office; recreational, public, open space and light industrial;~~

~~k) How the development will comply with applicable affordable and inclusionary housing ordinances;~~

~~l) How the development will provide for the recreational needs of the community;~~

~~m) How the unique characteristics of the area, including cultural and historic resources, preservation and conservation features, and greenways, will be addressed;~~

~~n) A phasing plan showing the phasing of future land uses for the area and the minimum and maximum allowable densities and intensities, total dwelling units, and total square footage; and~~

~~o) A set of development guidelines that will direct the development of subsequent site specific development projects as part of a PUD. These guidelines shall address, but not be limited to, the interrelationships of uses, energy efficiency, pedestrian access. The guidelines shall include basic design elements that generally address crime prevention, such as landscaping and lighting considerations, Crime Prevention through Environmental Design (CTPED) principles, or other design concepts intended to improve safety and deter crime.~~

~~*Policy 6.1.3: [L]*~~ ~~**(REV. EFF. 12/7/99; REV. EFF. 3/14/07)**~~

~~a) A portion of a Planned Development Area not exceeding either 20% of the Planned Development Area or 200 acres, whichever is less, may be developed through the PUD process as established in the LDRs prior to the submittal of a Planned Development Master Plan for the remainder of the Planned Development. This advanced portion must include at least two different land uses (excluding public and recreation) unless the applicant can justify that the parcel size would not support that amount of uses. In this case, the applicant is still required to develop a mixed use project for the advanced portion. As part of the PUD approval, the applicant shall submit a map of all contiguous land holdings. Easements, right-of-way and other improvements located throughout and needed to serve the larger development may be required to be dedicated in conjunction with this development in advance of the Master Plan. This option shall not be used to reduce the overall area below the Planned Development threshold and any development authorized in advance of Master Plan approval must be included in the Master Plan. This option shall not be utilized by subsequent property owners resulting from the use of this option;~~

b) It is the intent of local government to allow timely installation of facilities and infrastructure recognized by the City and/or County Commission as being important for the orderly growth of the community. Subdivision of a portion of a Planned Development for sale or donation to a public or quasi-public entity for the purpose of conservation, preservation, or passive resource based recreation use shall not be contingent upon the adoption of a Master Plan and PUD Districts, but the applicant shall be required to submit a management plan to be approved by the local government in lieu of a PUD or site plan. Subdivision and development of a portion of a Planned Development for sale or donation for the purpose of providing schools (pre-kindergarten through twelfth grade) and/or infrastructure to serve primarily offsite needs shall not, likewise, be contingent upon the adoption of a Master Plan and PUD Districts, but shall be required to follow the review procedures for a PUD. Onsite infrastructure needed primarily for the future development of the Planned Development shall not be included as part of the advance development option provided in this paragraph. The educational facilities and types of infrastructure that are intended to be accessible by the public shall be designed for integrated auto, pedestrian and bicycle access, and shared access. The school facilities and infrastructure shall include adequate buffering for the remainder of the Planned Development. If any of these public acquisitions reduces the remaining acreage of the Planned Development below 200 acres, the Planned Development provisions of this Plan shall apply to all remaining acreage.

Policy 6.1.4: [L] **(EFF. 12/7/99; REV. EFF. 3/14/07)**

For Planned Developments that are split by an interstate highway that limits integration across the entire development, separate Master Plans and implementing PUDs may be adopted for each side. Subdivision or development of an area on one side of the interstate shall be dependent upon the prior adoption of a Master Plan for that side of the interstate only.

Policy 6.1.5: [L] **(EFF. 6/28/95; REV. EFF. 3/14/07)**

Local governments are authorized to adopt Land Development Regulations necessary to implement the Planned Development provisions as set forth in this objective and related policies. Planned Development Master Plans *(*including major modifications and minor amendments*)* shall be approved by the governmental entity having legal jurisdiction. The implementing PUDs shall also be approved by that governmental entity having legal jurisdiction for the lands included in the PUD.

Policy 6.1.6: [L] **(EFF. 3/14/07)**

The City of Tallahassee and Leon County shall establish a process in their respective land development codes, which provides for review and comment of Planned Development Master Plans by adjacent local governments and the Leon County School Board. The process shall establish for review and comment by state and regional agencies, if appropriate, and a pre-application meeting for City, County, and School Board staff to discuss proposed development impacts; and shall contain time frames for processing a Planned Development Master Plan approval.

I. Land Use

Policy 6.1.7: [L] **(EFF. 6/28/95; REV. EFF. 3/14/07)**

Planned Developments which are to be developed at urban densities and provided with urban services shall be considered appropriate for annexation.

Policy 6.1.8: [L] **(EFF. 3/14/07)**

Those lands included in the Southeast Sector Plan and the Welaunee Critical Area Plan, which were approved consistent with the Critical Area Plan provisions of the Comprehensive Plan, are not subject to this section and are entitled to all uses, densities and intensities set forth in those plans. Any major modifications or increases in overall density/intensities would require these projects to conform to the Planned Development requirements.

FUTURE PLANNED DEVELOPMENT AREAS

Objective 6.2: [L]**(EFF. 6/28/95; REV. EFF. 3/14/07)**

As demands from a rapidly increasing population may require the expansion of the Urban Service Area in the future, additional areas will be identified as Planned Development Areas upon their inclusion within the Urban Service Area.

Policy 6.2.1: [L] **(EFF. 12/23/96; REV. EFF. 3/14/07)**

Upon expansion of the Urban Service Area, properties that meet the definitions for Planned Development Areas shall be designated such as part of the adopted Future Land Use Map and Zoning Map.

~~I. Land Use~~

~~Southside Sector Plan~~

~~Goal 7: [L]~~ ~~(Del. Eff. 7/20/05)~~

~~*Reserved*~~

~~Objective 7.1: [L]~~ ~~(Del. Eff. 7/20/05)~~

~~*Reserved*~~

~~*Policy 7.1.1: [L]*~~ ~~(Del. Eff. 7/20/05)~~

~~*Reserved*~~

~~Southside Study Area Map~~ ~~(Del. Eff. 7/20/05)~~

~~I. Land Use~~

~~Bradfordville Study Area~~

~~Goal 8: [L]~~ ~~(Del. Eff. 8/4/03)~~

~~*Reserved*~~

~~Objective 8.1: [L] (Del. Eff. 8/4/03)~~

~~*Reserved*~~

~~*Policy 8.1.1: [L]* (Del. Eff. 8/4/03)~~

~~*Reserved*~~

DOWNTOWN OVERLAY DISTRICT (EFF. 7/1/94; Objective 9.1: [L] REV. EFF. 1/7/10; REV. EFF. 7/6/15)

Promote revitalization, reinvestment and redevelopment characterized by site design which is pedestrian friendly and contains a mix of land uses which are designed to achieve compatibility.

Policy 9.1.1: [L] (EFF. 7/1/94; REV. EFF. 1/7/10; RENUMBERED 7/6/15)

Within those areas of the overlay that have a Residential Preservation land use designation, the Downtown Overlay designation is not intended to allow the development of nonresidential, or higher density than the Residential Preservation designation.

Policy 9.1.2: [L] (REV. EFF. 1/7/10; RENUMBERED 7/6/15)

Those parcels within the Downtown Overlay (except Gaines Street Corridor Study Area) are eligible to be added to the Central Core FLUM when

- The proposed parcels are contiguous to existing Central Core FLUM area;
- The proposed parcel has all the infrastructure available;
- The proposed parcel has to exhibit a need for the expansion (e.g.: parcel of sufficient size not available in the current Central Core FLUM for the proposed development).

Policy 9.1.3: [L] (REV. EFF. 1/7/10; RENUMBERED 7/6/15)

The City shall establish special design standards in this overlay district in order to encourage more urban development. These regulations include but are not limited to:

- Pedestrian oriented design standards;
- Reduced parking requirements;
- Flexibility in landscape, and buffer standards;
- Increased sidewalk and streetscape requirements.

Policy 9.1.4: [L] (REV. EFF. 1/7/10; RENUMBERED 7/6/15)

The City shall adopt Land Development Regulations to establish eligibility criteria (Such as minimum density) for developments in order to receive the incentives allowed under the Downtown Overlay goal.

REDEVELOPMENT

Objective 9.2: [L](FORMERLY OBJ. 1.6; REV. EFF. 1/7/10)

Provide a strategic framework to encourage redevelopment within the City of Tallahassee. The strategies should be implemented in such a manner as to convey an economic

advantage for redevelopment without compromising the urban design and environmental quality of the community.

Policy 9.2.1: [L] **(EFF. 6/28/95; REV. EFF. 1/7/10)**

As part of the Redevelopment Strategy, the Gaines Street Corridor Study Area is designated as an Urban Infill and Redevelopment Area for the purpose of targeting economic development, housing, transportation, community revitalization and preservation, and land use incentives to encourage urban infill and redevelopment within the urban core of the community. This area is depicted on the Downtown Overlay map as "Gaines Street Corridor Study Area Urban Infill and Redevelopment Area."

Policy 9.2.2: [L]

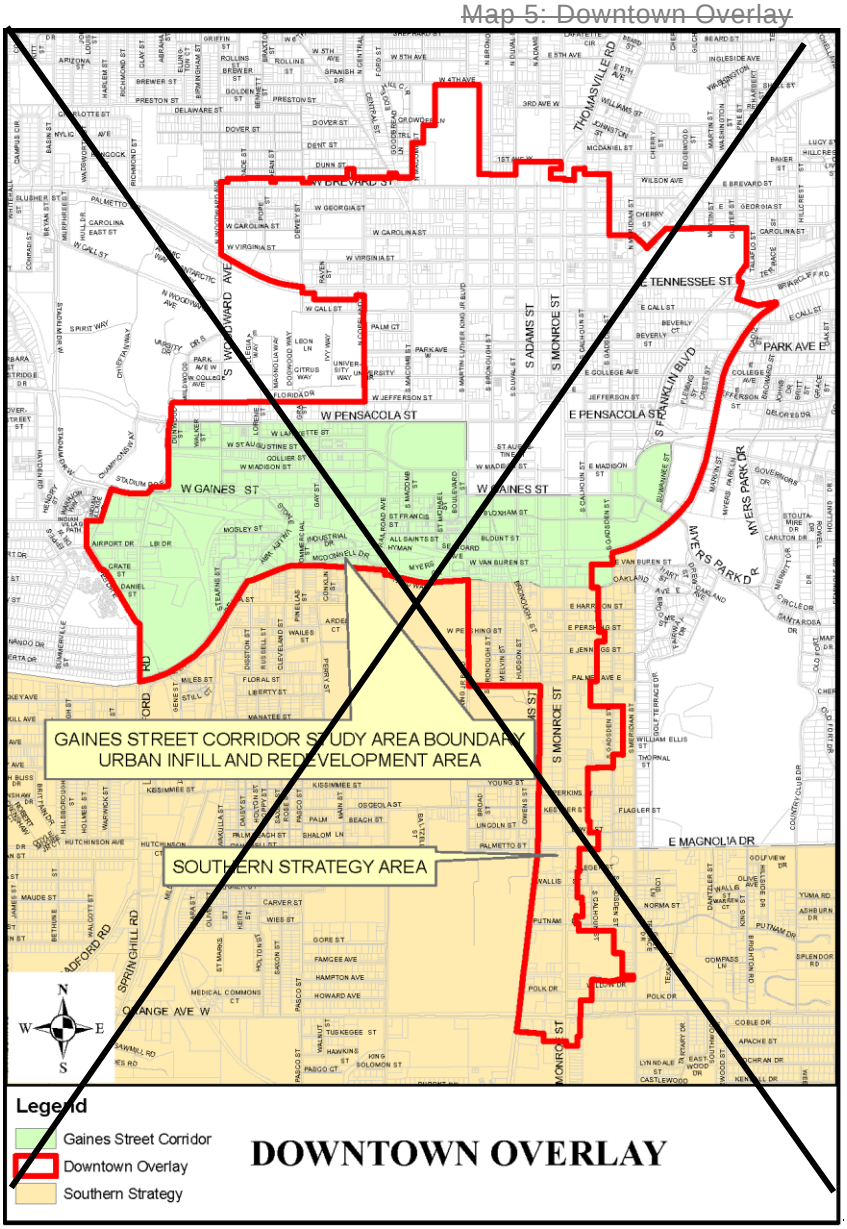
Reserved

Policy 9.2.3: [L] **(EFF. 12/8/00; FORMERLY POL. 1.6.4; REV. EFF. 1/7/10)**

For the Gaines Street Corridor Study Area the maximum density permitted is 100 dwelling units per acre. Densities within specific districts may be further restricted based on the Gaines Street Revitalization plan.

~~I. Land Use~~

~~Map 5: Downtown Overlay~~



~~DRI THRESHOLDS FOR A REGIONAL ACTIVITY CENTER~~

~~Objective 9.3: [L] (EFF. 1/7/10)~~

~~To encourage functional mixed use development, and to encourage revitalization and redevelopment, the Commissions may choose to designate specific land as a statutory "Regional Activity Center" (RAC), pursuant to Chapter 380.06(2)(e), F.S. and Rule 28-24.014(10)(a), F.A.C., to allow development of the specified land at greater density and intensity without necessarily obligating the developer to proceed through the Development of Regional Impact (DRI) process.~~

I. Land Use

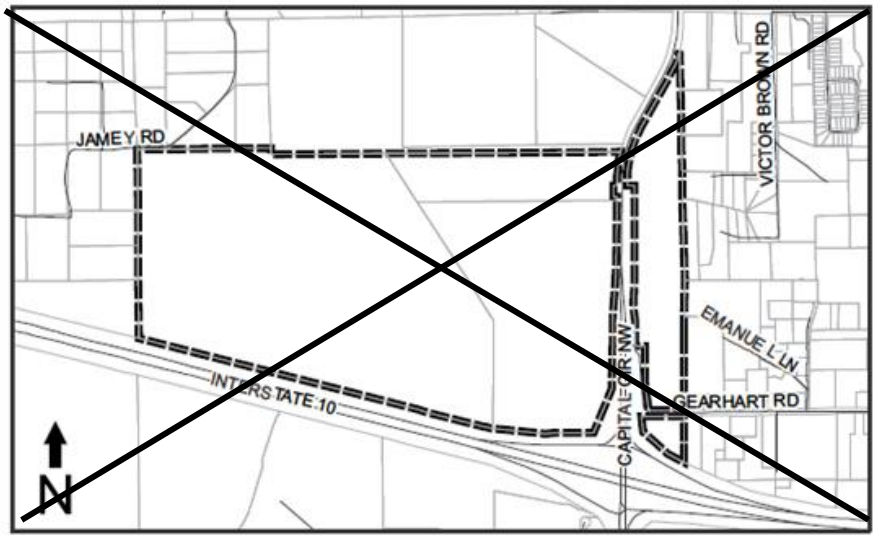
Policy 9.3.1: [L] **(EFF. 1/7/10)**

After the City of Tallahassee or Leon County designates a statutory Regional Activity Center (RAC, pursuant to Chapter 380.06(2)(e), F.S. and Rule 28-24.014(10)(a), F.A.C.), subsequent development approvals will include requirements for developers to provide necessary transportation system, drainage, protection of environmentally sensitive areas as defined in the Conservation Element, and utility infrastructure to support the RAC densities and intensities.

Policy 9.3.2: [L] **(EFF. 8/9/12)**

It is the intent of the local government to designate Park Place as a Regional Activity Center pursuant to Objective 9.3 [L] to use the increased Development of Regional Impact guidelines and standards consistent with Rule 28-24.014(10)(a), Florida Administrative Code. Park Place meets the parameters for a Regional Activity Center as defined in Section 380.06(2)(e), Florida Statutes, and in Rule 28-24.014(10)(c)2, Florida Administrative Code, and is depicted on the following map. Multi-use land uses for a Regional Activity Center can be accommodated by the currently designated Planned Development future land use category and development shall occur consistent with the guiding land use policies within the local comprehensive plan.

Map 6: Park Place Activity Center



SOUTHEAST SECTOR PLAN

Objective 10.1: [L] - Southeast Sector Plan (EFF. 5/20/96; REV. EFF. 8/25/08)

In keeping with the City's and County's commitment to promote the Southern Strategy, and to satisfy the Comprehensive Plan requirements for a comprehensive development plan for the Southwood property within the urban service area, the local governments hereby adopt the Southeast Sector Planned Development, known as the Southeast Sector Plan, that is consistent with Objective 6.1 [L] and its associated policies and with the Comprehensive Plan's Urban Service Area policies, that promotes innovative planning, promotes compact development strategies and protects the natural resources of the area. This plan shall contain design standards that promote compact commercial development, walk to shopping, higher density housing in close proximity to offices, commercial uses and employment centers. The same attention will be given to alternate modes of transportation and pedestrian mobility as is given to automobile transportation. Innovative ways may be developed to protect natural resources, the major focus being on the continued protection of conservation and preservation areas within the Southeast Sector Planning Area (Figure 10.A).

Policy 10.1.1: [L] - Southeast Sector Plan Overview **(REV. EFF. 7/7/99; REV. EFF. 8/25/08; REV. EFF. 11/26/21)**

The Southeast Sector Plan is hereby developed for an area in southeast Tallahassee and Leon County (see the Southeast Sector Planning Area map, Figure 10.A). For the Southwood, Colin English Properties, and the former Southside DRI lands, the Southeast Sector Plan shall constitute the Planned Development Master Plan consistent with Objective 6.1 [L] and its associated policies.

The following densities, intensities and development standards are hereby established for the Southeast Sector Planning Area:

A. Percent Mix of Land Uses Required:

The following percent mixes of land uses shall be required for the Southeast Sector Planning Area. The percentages shall be applied separately to both Southwood and the Colin English properties. In addition, the percentages shall also be applied separately to the former Southside DRI properties outside of Southwood within the Southeast Sector Plan.

(1) 40-60% of the land area in residential development

(2) 10-30% of the land area in commercial, office and/or industrial development

(3) 10-15% of the land area in community facilities/services and utility easements and recreational facilities.

(4) 20-30% of the land in open space/greenways. Open space shall comprise a minimum of 22% of each of the Southwood PUD and Colin English properties.

B. Densities and Intensities:

I. Land Use

(1) The maximum densities and intensities for development within the Southeast Sector Planning Area are established in Policy 10.1.2.

C. Phasing:

(1) The Southeast Sector Planning Area will be permitted to develop in phases.

(2) Southwood has an approved Development of Regional Impact DRI development order and Planned Unit Development PUD zoning. These approvals establish the development entitlements and master plan for the Project. For this reason, the Southwood entitlements and development phasing are not identified in Table A below. The maximum and minimum densities and intensities for the Implementing Land Use Districts for Southwood are established in Policy 10.1.2.

(3) Additional development beyond Phase I of the English lands shall require a comprehensive plan amendment supported by adequate data and analysis if the Phase I lands (approximately 601 acres) have not been built consistent with the mix of uses established herein.

(4) No particular percent mix of uses within Phase I for the English properties will be required to meet or exceed the percent requirements for the total Southeast Sector Plan acreage and percentage of mix amounts.

TABLE A: ENGLISH PROPERTY DENSITIES, INTENSITIES AND PHASING **(REV. EFF. 8/25/08; REV. EFF. 11/26/21)**

	Maximum Residential Units	**Minimum Residential Densities**	**Maximum Non-Residential**	**Hotel**	**Hospital**
Phase I					
Colin English Phase I (603 acres)	6,030	As required by Policy 10.1.2 [L]	3,606,000 GSF		
Phase II					
Colin English Phase II (458 acres)	4,580	As required by Policy 10.1.2 [L]	2,740,000 GSF		

Notes:
The Colin English Property densities and intensities are those found within the Suburban Land Use Category consistent with Objective 6.1 [L].

D. Land Use Location Criteria:

(1) Industrial development, if constructed, is to be located in the southwest quadrant of the Southeast Sector Planning Area, primarily utilizing Tram Road and Capital Circle. Industrial development is not required in this quadrant; therefore, the quadrant may have no industrial development at buildout.

(2) Office development, and commercial (retail/possible hotel) uses to be located primarily in the northwest quadrant of the Southeast Sector Planning Area (English property, primarily utilizing Blair Stone Road) and surrounding the Capital Circle Office Center.

~~I. Land Use~~

~~(3) Medium Density Residential to be located primarily, but not solely limited to areas adjacent to the Capital Circle Office Center and interspersed with office development in the northwest quadrant. Priority shall be given to areas adjacent to the Capital Circle Office Center.~~

~~(4) Low Density Residential to develop primarily in the northeast quadrant of the Southeast Sector Planning Area (Old St. Augustine Road vicinity), and secondarily in the northwest and southeast quadrants (perhaps as golf course communities).~~

~~(5) Large Lot Single Family Residential development to develop primarily in, but not limited to, the southeast quadrant of the Southeast Sector Planning Area;~~

~~(6) Community Facilities and Services to be located within each quadrant of the Southeast Sector Planning Area;~~

~~E. Affordable Housing:~~

~~Development must comply with applicable affordable and inclusionary housing ordinances.~~

~~F. Additional Requirements:~~

~~(1) A school site parcel for an elementary school at thirty (30) acres shall be set aside on the English Property, based on a projected build-out population of approximately 30,000. One elementary school shall be located on the English property and the other two schools shall be located on the Southwood property, provided that each of the public school sites on the Southwood property may be the location of a pre-kindergarten through grade 8 facility with the agreement of the Leon County School Board. The school site shall be located proximate to residential areas and shall be collocated with other compatible public facilities to the extent possible.~~

~~(2) In accordance with community wide requirements of the Comprehensive Plan, the Capital Improvements Element shall be amended to reflect the 5 year plan for the provision of urban services in accordance with this sector plan.~~

~~(3) Parcel # 31-03-20-602-000-0 and that portion of parcel # 31-11-20-001-000-0 which is directly south of parcel #602 shall be designated as low density residential and be limited to no more than three units per acre.~~

~~(4) No additional acreage within the Urban Service Area may be added to the Southeast Sector Planning Area except by a Comprehensive Plan Amendment. Any addition to the Southeast Sector Planning Area must be in conformance with the guidelines and standards of the Southeast Sector Plan Objective 10.1 and implementing policies 10.1.1 through 10.1.7.~~

~~*Policy 10.1.2: [L] SESP Implementing Land Use Districts*~~ ~~**(REV. EFF. 7/7/99; REV. EFF. 8/25/08; REV. EFF. 11/26/21)**~~

I. Land Use

The Southeast Sector Planning Area shall be developed utilizing the following implementing PUD districts that allows a range of types of residential, commercial, office and industrial uses with varying densities and *intensities*:

(A) NEIGHBORHOOD VILLAGE CENTER - VC

Designed to serve as the center of the neighborhood, and discourage commercial strip development and sprawl along roadways.

- Each Village Center shall have a consistent design theme and complementary palate of materials.
- Village centers shall provide ample open space to allow for community gatherings or public events.
- Specific densities and intensities, ratio of uses and implementation criteria will be contained in the zoning code.

TNDs (Traditional Neighborhood Districts) and VCs (Village Center) implement the development pattern that creates compact urban development with higher density residential uses focused around a commercial village center. TNDs and VCs shall be located together in order to promote convenient walk-between shopping and entertainment opportunities; an area that is pedestrian and bicycle friendly and is not designed with an over-reliance on the automobile. This pattern of development is strongly encouraged by the Comprehensive Plan.

Development in the VCs may obtain a waiver from the requirements in the Environmental Management Ordinance/Environmental Management Act (EMO/EMA) for natural area, landscaping and buffers as long as a landscape plan is prepared that meets established minimum requirements provided it is consistent with the requirements in the Comprehensive Plan. Stormwater detention and treatment facilities for TNDs and VCs shall be designed in accordance with applicable standards and shall be located outside of a TND or a VC in order to promote a compact pedestrian-oriented arrangement of land uses, except in situations where alternative sites for stormwater facilities are available that are consistent with the intent of the VC district. Local government shall conduct an environmental assessment at the time of an application for development or prior to rezoning consistent with Conservation Policy 1.1.1, in a TND or VC district prior to designating the boundaries of conservation and preservation areas, if present, within a TND or VC to determine the extent and location of conservation and preservation features. TNDs and VCs shall be located so as to minimize the impact on conservation and preservation features consistent with Conservation Policy 1.3.11 [C].

Allowed Uses:

- Community facilities: Community Services and Light Infrastructure
- Office uses
- Commercial land uses
- Residential uses in conformance with the Medium Density standards
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8
- Assisted Living Facilities

~~I. Land Use~~

~~Residential Densities:~~
~~Minimum Density 4 DU/AC~~
~~Maximum Density 16 DU/AC~~
~~Maximum Floor Area Ratio:~~

~~1.0 for parcels larger than 20,000 sq. ft.~~
~~2.0 for parcels 20,000 sq. ft. or smaller~~

~~Minimum Floor Area Ratio:~~
~~0.5 F.A.R.~~

~~Clustering may be permitted provided maximum densities are not exceeded.~~

~~(B) TRADITIONAL NEIGHBORHOOD DISTRICT - TND~~

~~Location mix and configuration of land uses are designed to encourage alternatives to automobiles and provide more identifiable pedestrian-friendly neighborhoods. More restrictive planning and architectural standards will be applied in order to maintain traditional town form.~~

~~TNDs and VCs implement the development pattern that creates compact urban development with higher density residential uses focused around a commercial Village Center. TNDs and VCs shall be located together in order to promote convenient walk-between shopping and entertainment opportunities; an area that is pedestrian and bicycle friendly and is not designed with an over-reliance on the automobile. This pattern of development is strongly encouraged by the Comprehensive Plan. The specific development criteria and phasing for the TNDs and VCs shall be included in the LDRs and be determined by local government.~~

~~TNDs will locate close to Village Centers, parks and recreation, employment; allow for a variety of housing types which promote increased density; use energy saving concepts in block and building designs; be located within close proximity to Village Centers, High Intensity Urban Centers and Mixed Use Office Parks; and be designed for bicycle and pedestrian accessibility.~~

~~Allowed Uses:~~
- ~~Community facilities: light infrastructure.~~
- ~~Restricted to mid-rise, multi-unit townhouses and row houses, attached residential units and single-unit townhouses and row houses.~~
- ~~Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.~~
- ~~Accessory commercial use which is subordinate to the principal residential use.~~
- ~~Specific densities and intensities, ratio of uses and implementation criteria shall be contained in the zoning code.~~

~~Residential Densities:~~
~~Minimum Density 4 DU/AC~~
~~Maximum Density 16 DU/AC~~

~~Clustering may be permitted provided maximum densities are not exceeded.~~

Development in the TNDs may obtain a waiver from the requirements in the EMO and EMA for natural area, landscaping and buffers as long as a landscape plan is prepared that meets established minimum requirements, provided it is consistent with the requirements in the Comprehensive Plan. Stormwater detention and treatment facilities for TNDs and VCs shall be designed in accordance with applicable standards and shall be located outside of a TND or VC in order to promote a compact pedestrian oriented arrangement of land uses except in situations where alternative sites for stormwater are available consistent with the intent of the TND district. Local government shall conduct at the time of an application for development or prior to rezoning, consistent with Conservation Policy 1.1.1 in a TND or VC district, an environmental assessment prior to designating the boundaries of conservation and preservation areas, if present, within a TND to determine the extent and location of conservation and preservation features. TNDs shall be located so as to minimize the impact on conservation and preservation features consistent with Conservation Policy 1.3.11 [C].

(C) MEDIUM DENSITY RESIDENTIAL - MDR

Provides moderate-density housing located within walking and biking distance of civic facilities, retail, schools and employment.

- Design of MDR shall use energy saving concepts and maximize roadway connections.
- Elementary schools shall be provided within close proximity and land will be reserved.
- All collectors and arterials shall have bike and pedestrian paths.
- It is the intent to have bike and pedestrian facilities as important as automobiles in regard to mobility when designing MDR areas.

Allowed Uses:

- Multi-family residential.
- Single-family attached and detached residential.
- Golf courses and recreation facilities.
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.
- Community facilities: community services and light infrastructure.
- Community parks and recreation areas shall be located within close proximity to the residential uses.
- Neighborhood-scale commercial uses are allowed on corner lots to promote walk-to shopping. This use is intended to be the same scale, design and materials as the surrounding neighborhood. It is intended for the convenience of the surrounding neighborhood and the design, parking, and signage should reflect this intent.
- Assisted Living Facilities

Residential Densities:
Minimum Density 4 DU/AC
Maximum Density 20 DU/AC

Clustering may be permitted provided the maximum density is not exceeded.

Specific densities and intensities, ratio of uses and implementation criteria will be contained in the zoning code.

(D) Low Density Residential - LDR

Provides for low-density residential units which are not necessarily convenient to shopping and employment areas. Density shall be between 2 to 8 units per acre.

Allowed Uses:

- Detached and attached single-family residential
- Parks, golf courses, recreational facilities
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.
- Community facilities: community services and light infrastructure
- Neighborhood-scale commercial uses are allowed on corner lots to promote walk-to shopping. This use is intended to be the same scale, design and materials as the surrounding neighborhood. It is intended for the convenience of the surrounding neighborhood, and the design, parking and signage should reflect this intent.

Residential Densities:
Minimum Density 2 DU/AC
Maximum Density 8 DU/AC

Clustering may be permitted provided the maximum densities are not exceeded.

Specific densities and intensities, ratio of uses and implementation criteria will be contained in the zoning code.

(E) Large Lot Single Family Residential - LSF

Provide single-family residential uses in keeping with the rural character of outlying areas. This category is most likely not located conveniently to shopping and employment. Minimum size of lots will be 1/3 acre; maximum size of lots shall be 5 acres.

Allowed Uses:

- Detached single-family residential
- Golf courses and recreational facilities
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.
- Community facilities: community services and light infrastructure.

Residential Densities:
Minimum Density 1 DU/5 AC
Maximum Density 3 DU/AC
Clustering may be permitted provided maximum densities are not exceeded.

(F) Mixed Use Office/Commercial - MUOC

Provides for higher-intensity commercial uses that are more intense than uses located in Village Centers. Intended as activity centers and shall include public plazas and other amenities.

- Uses and intensities shall be designed for maximum internal capture of shopping and business trips.
- Maximum pedestrian accessibility internal to the office/commercial centers.
- Centers shall be designed to blend with TND/MDR districts.
- Provide mass transit accessibility if transit is available, and
- May have regional stormwater facilities.

Allowed Uses:

- Community facilities: community services, light infrastructure and post-secondary educational facilities
- Community Commercial uses (100,000 to 200,000 square feet)
- Regional Commercial (200,000 to 1 million square feet)
- Office- Allows office uses 10,000 square feet or greater. The intent is to allow commercial and service-oriented uses as an accessory use within an office building.
- Medium Density Residential in association with nonresidential uses.
- Hotels
- Medical facilities and institutional uses, including assisted living facilities. Hospitals may be permitted if based on design criteria such as access and building scale in relation to adjacent uses, as described in the LDRs.
- Golf Courses
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

Maximum Floor Area Ratios:
2.0 F.A.R.

(G) MIXED USE INDUSTRIAL - MUI

Provides for the location of manufacturing, warehouses, distribution centers, and research and development uses, with some commercial uses allowed that are designed to accommodate the needs of the industrial park work force.

- Commercial uses shall be provided within walking distance of work place.
- Equal access for mass transit, automotive, bicycle and pedestrian modes of transportation shall be provided.

Allowed Uses:

- Community facilities
- Light and heavy industrial
- Research and development
- Showroom warehouses
- Office associated with industrial and distribution uses
- Retail designed to serve the work force of the industrial park
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

Maximum Floor Area Ratios:
1.0 for nonresidential uses

(H) OFFICE/RESIDENTIAL

The Office/Residential district shall contain a variety of office and residential uses that range from duplexes to townhouses to multi-family. The residential uses will be integrated with the office development. The Office/Residential district shall be located in areas where there is access to collector and arterial roadways, and where the emerging development pattern is not predominantly low-density residential. In order to provide for a more pedestrian-friendly environment that efficiently utilizes land area and provides for interaction between the uses, large expanses of surface parking will be discouraged in favor of shared parking, mid-block parking, and parking garages. Provision will be made to serve this district with mass transit. Commercial uses may be permitted as ancillary uses to the office uses and located within office buildings.

Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

Allowed Uses:

- Community facilities: community services, light infrastructure, and post-secondary
- Office uses- not to exceed 300,000 sq. ft.
- Commercial uses- not to exceed 10,000 sq. ft., contained within office building.
- Hotels- May be permitted based on design criteria such as access and scale of the building in relation to adjacent uses, as described in the LDRs.

Residential Densities:
Minimum Density 4 DU/AC
Maximum Density 16 DU/AC

Floor Area Ratio (F.A.R.):
Maximum F.A.R. of .25 for parcels greater than 20,000 sq. ft.
Minimum F.A.R. of 1.0 for parcels smaller than 20,000 sq. ft.

(I) SOUTHWOOD TOWN CENTER - TC

Designed to serve as the pedestrian-oriented urban center of Southwood, containing a wide range of commercial, entertainment, residential, office and community services at urban intensities.

Development in the TC district may obtain a waiver from the requirements in the Environmental Management Ordinance/Environmental Management Act (EMO/EMA) for natural area, landscaping and buffers as long as a landscape plan is prepared that meets established minimum requirements provided it is consistent with the requirements in the Comprehensive Plan. Stormwater detention and treatment facilities for the TC district shall be designed in accordance with applicable standards and shall be located outside of the TC district in order to promote a compact pedestrian-oriented arrangement of land uses, except in situations where alternative sites for stormwater facilities are available that are consistent with the intent of the TC district. Local government shall conduct an environmental assessment at the time of

an application for development or prior to rezoning consistent with Conservation Policy 1.1.1, in the TC district prior to designation of the boundaries of conservation and preservation areas, if present, within the TC district, to determine the extent and location of conservation and preservation features. The TC district shall be located so as to minimize the impact on conservation and preservation features consistent with Conservation Policy 1.3.11 [C].

Allowed Uses:

- Commercial, including retail, entertainment and hotel uses.
- Residential, including assisted living, at the full range of densities in LDR and MDR. Residential uses may be collocated with compatible nonresidential uses in the same buildings.
- Office.
- Institutional.
- Community Facilities, such as police/fire stations and churches.
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

Mixture of Uses:

Development within the TC district shall include a mixture of uses consistent with the following minimums:

- 60,000 square feet of commercial
- 200 residential units

Additional development may include any other uses permitted in the TC district, such as office, institutional/community facilities, medical and assisted living facilities. Maximum development shall be limited by the allowable densities and maximum Floor Area Ratios (FAR).

Residential Densities:

Minimum Density 2 DU/AC (no minimum density for residential uses second story and above for commercial or office uses)
Maximum Density 20 DU/AC

Specific densities and intensities, ratio of uses and implementation criteria, including standards to promote pedestrian-scale mixed-use development, will be included in the zoning code.

Maximum Floor Area Ratio:

2.0 F.A.R.

Minimum Floor Area Ratio:

0.25 F.A.R.

(J) MIXED USE EDUCATIONAL/INSTITUTIONAL - MUEI

I. Land Use

Provides for educational, institutional and civic uses, and related activities including residential, which includes assisted living, office, sports and recreation, and related commercial uses, which include inns and hotels.

Allowed Uses:

- Schools, colleges and universities, museums, and civic facilities.
- Residential, including assisted living at the full range of densities in LDR and MDR.
- Sports and recreation facilities.
- Related supporting commercial facilities, including office, retail, inns and hotels.
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

Residential Densities:
Minimum Density 2 DU/AC
Maximum Density 20 DU/AC

Maximum Floor Area Ratio:
1.0 F.A.R.

Minimum Floor Area Ratio:
0.25 F.A.R.

(K) HISTORIC HOUSE OVERLAY (HHO)

The existing main house on the Southwood property is a historical resource within the Southeast Sector Planning Area. In order to preserve the character of the house and its grounds while providing for its future use as a component of the development in the Southeast Sector Planning Area, the Southwood PUD shall establish an overlay zoning district on the house and surrounding grounds. The allowable uses within the overlay district shall be those uses allowed within the LSF district. The following additional uses shall also be allowed within the HHO district so long as the design is compatible with the surrounding LSF uses and the historic nature of the house:

- Bed and Breakfast Inn
- Restaurant
- Conference Center

Policy 10.1.3: [L] Transportation **(REV. EFF. 7/7/99; REV. EFF. 11/26/21)**

Transportation guidelines for the Southeast Sector Plan shall be as follows:

Transportation systems shall be designed to promote alternatives to single-occupancy vehicle travel and to capture internal trips. Emphasis will be placed on designing commercial, office, employment and higher-density residential areas to be pedestrian and bicycle friendly. Emphasis will also be placed on alternative transportation modes.

(a) Right of way shall be planned and dedicated for the ultimate laneage needed based on total build-out of the plan.

~~I. Land Use~~

~~(b) If mass transit is available or planned within the plan horizon for the Tallahassee-Leon County Comprehensive Plan, Mass transit routes shall be included along major roadways in coordination with Star Metro.~~

~~(c) All land development shall provide for bicycle and pedestrian modes of transport.~~

~~(d) Traffic calming devices will be utilized along roadways in areas with high pedestrian activity.~~

~~(e) Access to canopy roads can only be permitted for uses other than medium or high density residential uses, commercial, office uses, and then only if there is no access to an alternative roadway and one cannot be secured. New access points must be configured to share access.~~

~~(f) Access management standards will be developed and implemented for all roadways.~~

~~(g) Use of roundabouts will be encouraged at intersections.~~

~~(h) A 100 foot tract on both sides of the centerline of Old St. Augustine Road shall be dedicated to the City of Tallahassee along the entire length of the property in excess of 200 acres in common ownership adjoining Old St. Augustine Road between Capital Circle and the Urban Service Area boundary. For properties in common ownership in excess of 200 acres, access to Old St. Augustine Road within the Southeast Sector Study Area will be limited to the following: 1) the tract of land referred to in Section I of Policy 10.1.2; 2) a new north-south roadway up to 1/2 mile west of Southwood Plantation Road. This intersection with Old St. Augustine Road will be a four-way stop unless a more efficient design can be developed that provides the maximum protection for the canopy on Old St. Augustine Road; 3) Southwood Plantation Road.~~

~~(i) The recommendations that are produced by the Scenic Vista and Conservation Easement Acquisition Plan will be taken under advisement by the developer when designing development adjacent to Old St. Augustine Road.~~

~~(j) The Transportation Element will be amended to reflect the transportation network needed to serve development within the Southeast Sector Planning Area.~~

~~(k) Any alignment of a limited access roadway/parkway shall be required to follow the Comprehensive Plan amendment process and be consistent with the Long Range Transportation Plan.~~

~~(l) In order to protect the traffic capacity of Capital Circle within the Southeast Sector Planning Area, the Capital Circle Access Points plan is established and shall be implemented by LDRs. Subdivisions adjoining Capital Circle shall not allow creation of parcels with sole access to Capital Circle (see Figure 10.B).~~

Policy 10.1.4: [L] - Open Space/Greenways **(REV. EFF. 7/7/99)**

The Southeast Sector Plan shall contain a pooled open space/greenway concept that will contain the majority of the open space requirements within a connected corridor. The following guidelines will be used in mapping the open space/greenway corridor:

(a) All conservation and preservation areas within the Southeast Sector Planning Area shall be mapped and protected consistent with Conservation Objective 1.3 and its implementing policies. In addition, the mapping of the open space/greenway corridor shall consider the location of conservation and preservation areas, except significant grades. Interconnected areas that best protect the conservation and preservation features of the area and provide open space will be included in the open space/greenway corridor. Consistent with the supporting data and analysis, such corridors shall constitute at least twenty-two percent of the Southeast Sector Planning Area. The City and the County will make all efforts to connect open space and greenways outside the Southeast Sector Planning Area to the open space/greenway system within the Southeast Sector Planning Area.

(b) Conservation and preservation areas shall be protected as required by the Comprehensive Plan.

(c) The mapped open space/greenway area will be generally mapped for the sector plan. Field verification of the exact delineation shall be conducted by a qualified biologist and approved by the Growth Management Department that has jurisdiction at the time development permits are sought.

(d) The following uses will be allowed and designated in the mapped open space/greenways areas:

(1) Passive recreation - Improvements that are natural resource-oriented, such as hiking and biking trails, boat landings and passive parks, may be constructed in passive recreation areas. Public access will be assured in designated passive recreation areas.

(2) Stormwater management facilities may be located in designated open space areas. This does not preclude the possible locating of stormwater facilities in preservation or conservation areas. Each facility and site must be evaluated individually in terms of impacts. The beneficial functioning of each preservation or conservation area is to be preserved. All stormwater facilities must meet the requirements of the EMA and EMO and must be consistent with the comprehensive plan.

(3) Wildlife management areas.

(4) Public roadways and utilities may cross through these areas if no alternative route can be secured.

(5) Golf courses (active recreation) are not permitted in conservation/preservation areas or in open space/greenways, but they may abut open space/greenways and conservation and preservation areas. Golf courses may cross these areas so long as the crossing does not adversely affect such areas and is consistent with the comprehensive plan.

All open space/greenway corridors shall have a management plan approved by the local government with jurisdiction that maintains these open space/greenway areas to protect the values for which these areas were designated. This may include but not be limited to: aesthetic open space, wildlife habitat, interconnection, preservation of floodplains and protection of conservation and preservation areas.

(c) Open space/greenway corridors may be privately owned or dedicated to the public by conveyance to a general or special purpose local governmental entity, or be designated as part of the statewide system of greenways and trails pursuant to State law. Privately owned, open space/greenway corridor areas shall, at a minimum, guarantee designated public trail access in perpetuity at the time of development.

It is also the intent to assure the long-term viability of open space areas and conservation and preservation areas through the proper management of these areas. Open space, conservation and preservation areas are valuable amenities to developing areas. It is intended that agriculture and silviculture uses will continue in the Southeast Sector Planning Area up to the point that individual tracts are converted to urban land uses. It is expected that agriculture and silviculture uses will be compatible with the long-term viability of planned open space, conservation, and preservation areas with proper management. It is also expected that the amenity value of those natural resources for urban development will be far greater than their agriculture or silviculture values.

Policy 10.1.5: [L] – Interrelationships **(REV. EFF. 7/7/99; REV. EFF. 8/25/08)**

The interrelationship between the sector plan, the Comprehensive Plan, and the implementing PUDs is defined as follows:

- The Southeast Sector Plan shall focus on land use decisions that avoid the promotion of strip commercial development along arterial roadways. The implementing PUDs for this sector plan shall be designed to avoid strip commercialization of arterial roadways. The sector plan shall reflect land uses along arterials, which do not promote strip commercial development.
- An objective and policies setting the guidelines for the development of the Southeast Sector Planning Area shall be adopted into the Comprehensive Plan.
- Within the implementing PUDs the Southeast Sector Planning Area may contain architectural controls, densities, intensities and criteria specific to each implementing PUD district provided for in Policy 10.1.2 [L].
- Specific criteria related to development districts, transportation, access management, architectural controls and specific development standards will be contained within the applicable LDRs implementing PUDs.
- The mapped open space requirements will count as the open space required in the EMO/EMA. Any open space dedicated outside the mapped area must meet all EMO/EMA requirements. The 10% site design alternative of the EMO/EMA will not be allowed in the Southeast Sector Planning Area

- ~~Parcels that contain significant grades may be developed as long as best management practices are used, such as off-grade construction, minimum-grade changes and structures designed to accommodate the slopes.~~
- ~~All land uses that border the study area shall be consistent with the adjacency requirements in the Comprehensive Plan.~~
- ~~Access to canopy roads can only be permitted for low-density or large-lot single-family residential uses and only if there is no access to an alternative roadway and one cannot be secured. Roadways within the Southeast Sector Plan will be designed so that access to canopy roads will not be necessary.~~
- ~~With the approval of the regulating authority, individual small closed basins within the DRI boundary may be aggregated into larger closed basin perimeters. The closed basin requirements of the Environmental Management Ordinance/Environmental Management Act (EMO/EMA) will apply within these larger closed basin areas, however, the Developer will have the flexibility to convey water between the smaller depressions within the boundary of the individual aggregated closed basin perimeters. Inter basin transfers out of any aggregated closed basin perimeter will not be allowed without a variance from the inter basin transfer restrictions in the EMO/EMA. Such a variance may be approved only if condition (c) of (3) of subsection 4.2.(3)(c) of the EMO/condition (c) of Article VII Section 10-188 of the EMA is met. If the receiving basin is itself a closed basin, pre/post volume control and all other closed basin requirements of the EMO/EMA will apply to the receiving basin.~~
- ~~The applicant may request approval for a minor amount of development that may proceed prior to the issuance of the final development order. This development will consist of a sales office, limited commercial/office development and a limited number of model homes. This area will not exceed 25 acres (exclusive of right of way) and will meet access, environmental and Comprehensive Plan policy requirements. The specific amount of development that can occur pursuant to this policy shall be identified in the DRI Development Order.~~

~~*Policy 10.1.6: [L] – Implementation*~~ ~~**(Eff. 5/20/96; Rev. Eff. 8/25/08)**~~

~~A framework for detailed implementation of the development standards and requirements will be contained in the implementing PUDs. They shall include but not be limited to:~~

- ~~Detailed definition of each district area in the zoning code. Also included will be design, development, transportation and density requirements for each district in sufficient detail to accomplish the intent of each district.~~
- ~~Detailed criteria developed in order to adequately implement all the bicycle, pedestrian, access management and roadway design guidelines listed in the transportation guidelines policy (10.1.3).~~
- ~~Access management criteria developed and implemented through the zoning code. It shall address access for all modes of transportation and shall include but not be limited to pedestrian, bicycle, mass transit, emergency vehicle, disabled, and car/van pooling.~~

- Unless otherwise specified in the Southeast Sector Plan amendment, the procedures and requirements in the Comprehensive Plan will be applicable to this area.

Policy 10.1.7: [L] - Specific Southeast Sector Land Development Regulations **(EFF. 5/20/96)**

The LDRs related to specific requirements will be amended to reflect any criteria or requirements related to environmental constraints specific to the Southeast Sector Plan guidelines, as adopted in the Comprehensive Plan.

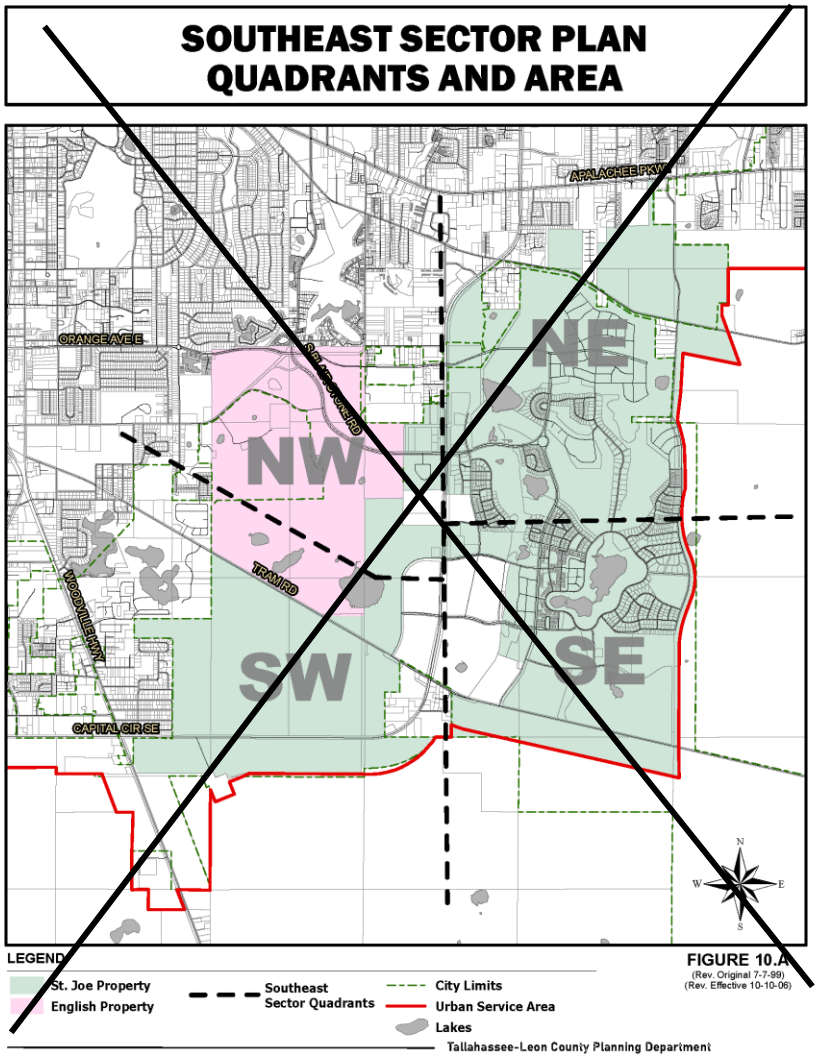
Policy 10.1.8: [L] - Agriculture and Silviculture Uses **(REV. EFF. 7/7/99)**

It is the intent of the requirements in this amendment to ensure that land identified for urban development within the time frame of the Comprehensive Plan is available for development and will not be encroached upon by incompatible land uses. It is also the intent to assure the long-term viability of open space areas and conservation and preservation areas through the proper management of these areas. Open space, conservation and preservation areas are valuable amenities to developing areas. It is intended that agriculture and silviculture uses will continue in the Southeast Sector Planning Area up to the point that individual tracts are converted to urban land uses. It is expected that agriculture and silviculture uses will be compatible with the long-term viability of planned open space, conservation, and preservation areas through proper management. It is also expected that the amenity value of those natural resources for urban development will be far greater than their agriculture or silviculture values.

(1) Agriculture and silviculture will be recognized as an allowable interim use in all land use categories within the Southeast Sector Planning Area.
(2) As soon as local government site plan or subdivision approval is granted for any portion of property within the Southeast Sector Planning Area, agriculture and silviculture activities shall cease to be allowable activities on the land for which local government approval has been granted and shall be phased out as set forth in the development order approving the site plan or subdivision plat. This elimination of agriculture and silviculture uses is intended to apply to parcels of land identified within the subdivision or site plan and to all land included in these parcels, such as land proposed to serve as buffer or open space.
(3) Prior to subdivision or site plan approval, agriculture and silviculture uses shall be allowed to continue within the Southeast Sector Planning Area in accordance with "1993 Silviculture Best Management Practices," Florida Department of Agriculture and Consumer Services, or its successor, and existing local government ordinances.
(4) Timber harvesting activities shall not be conducted until such time as the landowner has obtained a timber harvesting permit in accordance with the environmental and stormwater management ordinances of the appropriate local government.

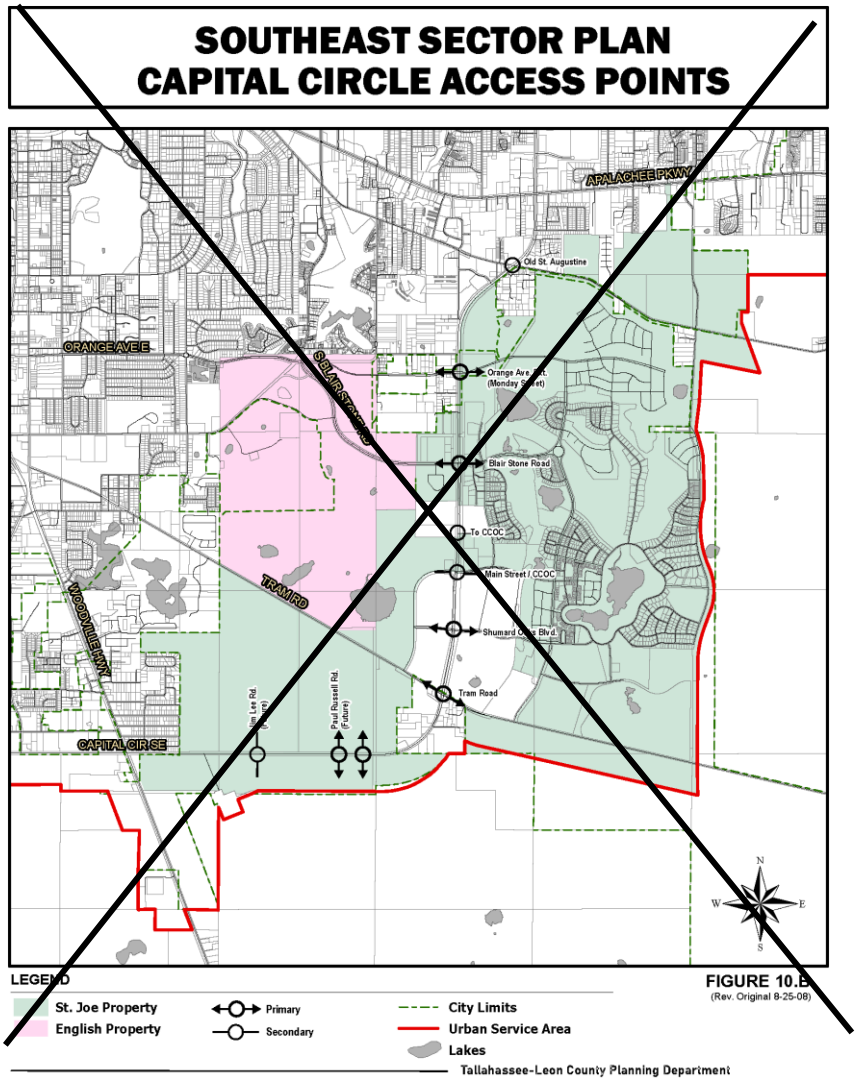
~~I. Land Use~~

~~Map 7: Southeast Sector Plan, Quadrants and Area~~



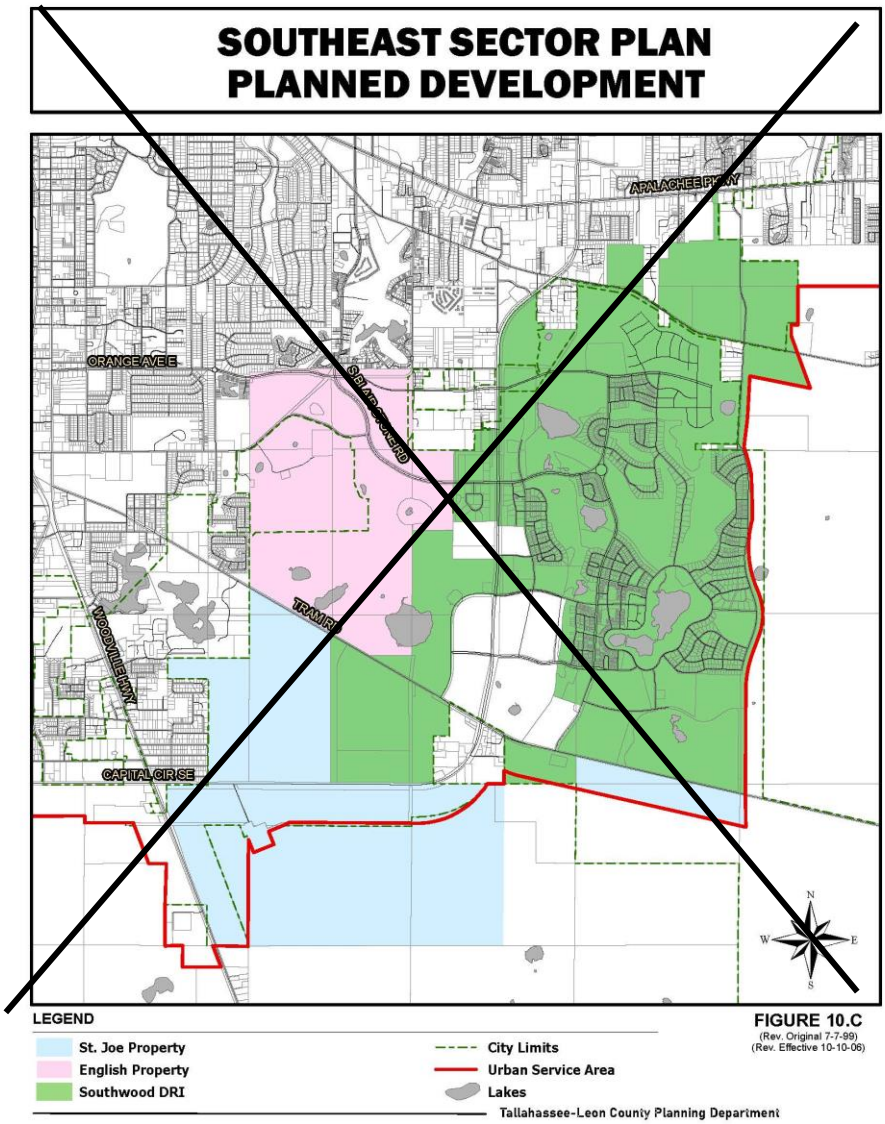
~~I. Land Use~~

~~Map 8: Southeast Sector Plan, Capital Circle Access Points~~



~~I. Land Use~~

~~Map 9: Southeast Sector Plan, Planned Development~~



~~Southside Action Plan~~

~~Goal 11: [L] – Southside Action Plan (Eff. 8/5/23)~~

~~A plan shall be developed and monitored to align with the community's desire for a framework of action in the southern part of the Tallahassee urban area. To achieve this goal, the local governments shall develop a Southside Action Plan that complements long term public and private investment with small scale visible improvements that are relatable and community driven. This approach recognizes that the vision of Southside citizens is essential to guiding the development, redevelopment, and rehabilitation of the~~

Southside; and that the community's vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens.

Objective 11.1 [L] – Beautification(Eff. 8/5/23)

Beautify and enhance both public and private spaces across the Southside Action Plan area by improving maintenance and increasing investment.

Policy 11.1.1: [L] (Eff. 8/5/23)

Focus local government beautification efforts in shared public spaces by frequently maintaining and enhancing existing public areas. Support citizen and business investment on private property and shared spaces.

Objective 11.2: [L] Investment (Eff. 8/5/23)

Direct collaborative efforts of both the public and private sectors towards an increase of homeownership, diverse development and redevelopment types, business variety, and infrastructure in the Southside Community.

Policy 11.2.1: [L] (Eff. 8/5/23)

Identify projects that initiate further investment opportunities in the Southside Community. Support partnerships across federal, state, city and county governments with non-profits and private organizations to identify resources for housing, homeownership, business, and infrastructure for the public.

Policy 11.2.2: [L] (Eff. 8/5/23)

Investment within the Southside Action Plan area shall not occur at the expense of the natural environment or water quality in a manner which is found to be inconsistent with local government initiatives, policies, rules or regulations.

Objective 11.3: [L] Engaged and Activated Citizens (Eff. 8/5/23)

Foster community involvement and celebration of the Southside.

~~I. Land Use~~

~~*Policy 11.3.1: [L]* **(EFF. 8/5/23)**~~

~~Encourage citizens, neighborhoods, and businesses in the Southside to be engaged and actively involved in community-led projects. Promote projects, empower residents, and connect efforts with resources.~~

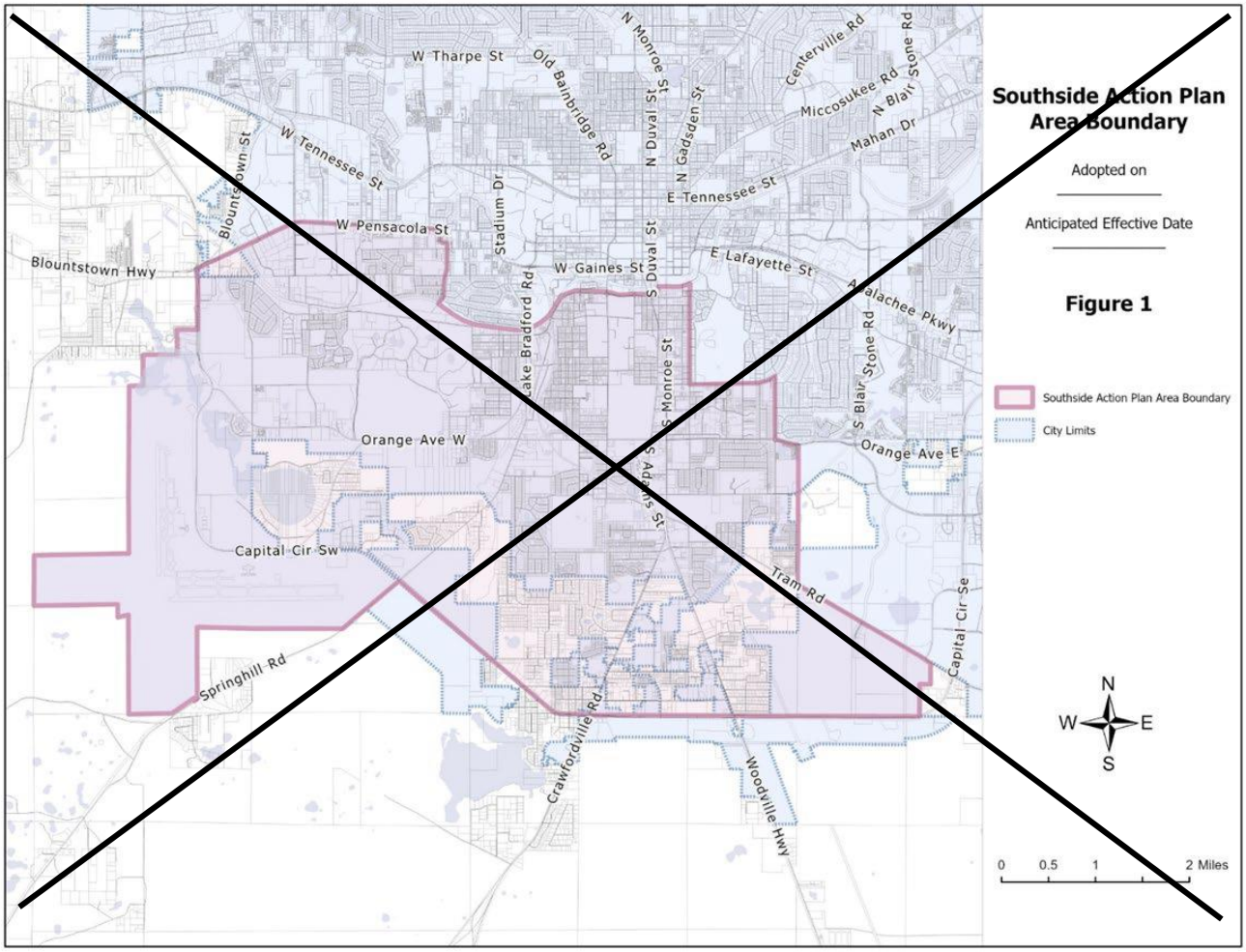
~~Objective 11.4: [L] Southside Action Plan Evaluation and Update; Relation to Other Goals, Objectives & Policies(EFF. 8/5/23)~~

~~*Policy 11.4.1: [L]* **(EFF. 8/5/23)**~~

~~The Tallahassee-Leon County Planning Department will monitor project implementation of the Southside Action Plan by reporting annually on Objective 11.1, 11.2, and 11.3; in coordination with the Leon County and the City of Tallahassee strategic plans.~~

~~I. Land Use~~

~~Map 10: Southern Strategy Area Boundary~~



~~Central Core Area~~

~~Goal 12: [L]~~ ~~(Del. Eff. 4/10/09)~~

~~*Reserved*~~

~~CENTRAL CORE AREA~~ ~~(Del. Eff. 4/10/09)~~

Welaunee Critical Area Plan

Goal 13: [L] (Eff. 12/10/02)

Guide planned development within the Welaunee Critical Planning Area through implementation of a critical area plan which includes a mixture of integrated land uses that are predominantly self-supporting rather than dependent upon public funding, places a greater emphasis on pedestrian mobility and transportation alternatives, provides new employment opportunities near major transportation arteries and protects natural systems in an urbanized setting.

Objective 13.1: Planned Development through 2020 (Eff. 12/10/02)

By 2020, the Welaunee Critical Planning Area may develop in the portions which are south of Interstate 10 ("Toe") and south of Miccosukee Road and north of U.S. 90 ("Heel") with a development pattern that includes predominantly walkable neighborhoods, mixed-use centers, a major employment center, diversity of housing choices, protection of conservation and preservation areas, and a transportation system which accommodates both vehicular and non-vehicular transportation.

Policy 13.1.1: Plan Overview for Toe and Heel **(Eff. 12/10/02; Rev. Eff. 7/20/05; Rev. Eff. 8/27/17)**

The Toe and Heel shall develop as new mixed-use communities that provide employment opportunities, protect natural resources in an urbanized setting and emphasize pedestrian mobility and transportation alternatives. The intent of this policy is to locate employment and shopping in close proximity to residential land uses, provide activities that serve area residents as well as shoppers and employees from outside the area, offer housing to diverse socio-economic groups, establish recreation, educational, and cultural activities nearby, reduce automobile dependency of residents and employers, place public transportation facilities in population and employment centers, and protect natural systems within the context of a mixed-use built environment. The intent of this policy will be achieved through phased development consistent with these guidelines:

(1) A buildout population of approximately 5,950 for the Toe and 4,600 for the Heel.

(2) A buildout employment of approximately 1,240 jobs in the Toe and 3,560 jobs in the Heel.

(3) Development which reflects the following general allocation of land uses on an acreage basis:

(A) Residential uses on 35 percent to 45 percent of the Toe and 30 percent to 40 percent of the Heel.

(B) Retail and office uses on 3 percent to 8 percent of the Toe and retail, office and light industrial uses on 15 percent to 25 percent of the Heel.

~~(C) Primary open space and recreation uses (excluding the Miccosukee Canopy Road Greenway) on 15 percent to 25 percent of the Toe and 20 percent to 30 percent of the Heel.~~

~~(D) Community facilities and institutional, educational, civic and similar uses on 15 percent to 25 percent of the Toe and 10 percent to 20 percent of the Heel.~~

~~(4) The Toe and Heel may develop in phases consistent with necessary infrastructure and services and, for the Heel, consistent with the phasing schedules on Table 13-2, which is based on projections of densities and intensities of use derived from the corresponding acreage. Sub phases or stages of each phase may be developed in separate PUDs. The Toe and the Heel may be developed concurrently. Table 13-2 is attached as part of this Objective.~~

~~(5) A comprehensive plan amendment shall be required in order to exceed the projected total number of residential units or the projected total nonresidential square footage for the Heel, as set forth in Table 13-2. Such an amendment shall be consistent with the requirements of Objective LU 6.2 and its supporting policies.~~

~~(6) Development will comply with any ordinances in effect at the time of development that address the need for affordable housing. In addition, development shall comply with any other applicable requirements at the time of development.~~

~~(7) Specific guidelines and requirements for land use categories, transportation, access management, and other specific design standards shall be included in one or more PUD Concept Plans applicable to the Toe or Heel, respectively. Each PUD Concept Plan shall be adopted by the local government with jurisdiction before any development may take place on the parcel or tract included in the PUD Concept Plan, except as otherwise allowed pursuant to Policy LU 6.2.4. Each PUD Concept Plan shall be consistent with development guidelines and general design standards herein.~~

~~(8) Land Use Goal 13, its supporting objectives, policies and data and analysis, and all activities undertaken leading to and including adoption, is not intended to be considered evidence of a unified plan of development for purposes of §380.0651(4), F.S.~~

~~(9) The Toe and Heel will be developed with the infrastructure required to serve permitted development, including but not limited to water, sewer, stormwater management and on-site and off-site transportation mitigation, consistent with this Comprehensive Plan and all applicable regulations.~~

~~(10) Development within the Toe and Heel shall be aggregated under the City's concurrency regulations, as currently interpreted and applied by the City; unless, at some time in the future, the concurrency regulations are revised so that aggregation is not required for such development.~~

NOTE: Notwithstanding the above, the Heel may be developed under Policy LU 13.1.9, in which case the guidelines stated above will be adjusted to reflect the requirements of Policy LU 13.1.9.

Policy 13.1.2: Primary Open Space Systems and Greenways **(EFF. 12/10/02; REV. EFF. 7/20/05)**

The primary open space systems for the Toe and Heel are defined as connected, continuous networks of open space. They constitute fundamental building blocks of these planned communities and are intended to serve multiple purposes in an urbanized setting, including but not limited to protection of conservation and preservation areas. Primary open space systems may include but are not limited to conservation and preservation areas, buffers for environmentally sensitive areas, pathways to facilitate pedestrian and bicycle mobility, aesthetic open space, passive recreation opportunities and community gathering places. Primary open space systems, together with other green spaces set aside to meet the Urban Forest and landscape requirement shall also meet the requirements of the comprehensive plan, Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. The intent of this policy will be achieved through implementation of the following guidelines:

(1) Prior to approval of the first PUD Concept Plan on the Toe or the Heel, except as allowed by policy LU 6.2.4, a Natural Features Inventory consistent with the requirements of Chapter 5, Environmental Management, Tallahassee Land Development Code and the Leon County EMA, whichever is applicable, shall be submitted for the entire Toe or the entire Heel respectively.

(2) Credits for open space, wetland mitigation, slope mitigation, stormwater management or urban forest requirements may be requested outside of individual parcels or tracts under review but elsewhere within the Toe, or Heel, respectively.

(3) Areas with severe and significant slopes that are not located in the primary open space systems shall be protected in site specific plans in accordance with the Comprehensive Plan, Chapter 5, Environmental Management, Tallahassee Land Development Code and the Leon County EMA, whichever is applicable.

(4) Wetlands, watercourses and water bodies, except Dove Pond, shall be protected by a 50-foot natural buffer from the jurisdictional wetland line where adjacent to developable land. If Dove Pond is not included as part of a regional stormwater management system to provide flood protection for downstream off-site properties as provided by Policy LU 13.1.5 and Policy LU 13.1.7, then Dove Pond shall be protected by a 50 foot natural buffer from jurisdictional wetlands where adjacent to developable land.

(5) The primary open space systems shall be open to the general public and be designed to provide connections with the Miccosukee Canopy Road Greenway at multiple locations, and to integrate internal recreational multi-use paths with the

greenway's trails. Connections to future regional greenways shall be considered in the design of the primary open space systems.

(6) The primary open space systems shall be designed to provide additional buffering as established in PUD Concept Plans for designated canopy road protection zones, in addition to the required 100-foot setback, where feasible.

(7) The primary open space system in the Heel may include a portion of the existing Miles Johnson Road with the consent of the local government with jurisdiction and construction of new roads adjacent to and on each side of the Miles Johnson Road roadbed and canopy.

(8) Primary open space may be privately owned, or be dedicated to the public by conveyance to a general- or special-purpose local governmental entity; or be designated as part of the statewide system of greenways and trails pursuant to state law. Privately owned open space/greenways shall, at a minimum, guarantee designated public trail access in perpetuity at the time of development. All required conservation easements will be placed over the conservation and preservation areas in accordance with local government regulations.

(9) The primary open space systems shall each have a management plan approved by the local government with jurisdiction in order to protect the values for which they were designated. The management plans may be adopted in phases so long as they are consistent with one another. Protection of the primary open space systems, including any preservation or conservation areas located within them, shall be provided by conservation easements and other measures consistent with Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable, except as otherwise provided by Policy LU 13.1.5 and Policy LU 13.1.7. Conservation easements within the City will be required consistent with City Growth Management Department's written policy. Conservation and preservation areas placed in conservation easements may be used toward satisfying the urban forest/ landscaping requirements of Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.

(10) Acreage in the primary open space systems shall be counted toward satisfying the open space requirement established in PUD Concept Plans as provided by Policy LU 13.1.7.

(11) The following guidelines shall apply to uses within the primary open space systems as established in PUD Concept Plans:

(A) Passive recreation improvements that are natural resource-oriented, such as hiking, biking and riding trails and passive parks, may be constructed in the primary open space systems. Also allowable are community facilities such as bandshells, amphitheaters, gazebos and other improved gathering places if designed for non-vehicular and pedestrian access only, provided these activities are reviewed and approved as part of the management plan required for the conservation easement, when these activities are located such that impact to the conservation and preservation area is minimized and at the same time the overall purpose of the conservation easement is protected.

~~(B) Wildlife management areas may be included in the primary open space systems with protective measures addressed in the management plans, in accordance with Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.~~

~~(C) Public roads and utilities may cross through the primary open space systems if no alternative route can be secured and impacts are minimized. Except for existing roads and specifically located existing road access easements, subject to the requirements of Policy LU 13.1.4 (2)(B) (related to an additional access to Miccosukee Road), the location of the roads shown on Figures 13-3, Toe Generalized Transportation Plan and Figure 13-4, Heel Generalized Transportation Plan, are approximate.~~

~~(D) Stormwater management facilities may be located in the primary open space systems subject to design criteria in the PUD Concept Plans and consistent with protection of conservation and preservation features pursuant to the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. Dove Pond may be utilized as part of a regional stormwater management system to provide flood protection for downstream off-site property owners in the Tri-Basin Study Area as provided the criteria in Policy LU 13.1.5 (4) and Policy LU 13.1.7 are met. Each other stormwater management facility must be evaluated in terms of impacts and meet the requirements of the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. If stormwater facilities are contained within the primary open space, then the public or private agency responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each facility's level of service. Conservation and preservation areas are not to be used as conveyances for increased stormwater rates from development. The Stormwater Facilities Master Plan shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within conservation and/or preservation areas.~~

~~(E) Access facilities for canoes and other watercraft without internal combustion engines may be located in the primary open space system. Fueling facilities shall not be allowed. If access facilities are located in conservation or preservation areas these activities shall be reviewed and approved as part of the management plan required for the conservation easement, when these activities are located such that impact to the conservation and preservation area is minimized and at the same time the overall purpose of the conservation easement is protected.~~

~~(12) The cemetery in the Toe shall be protected as provided by state law. The churches owning the cemetery should fence the cemetery and prohibit disturbance.~~

~~*Policy 13.1.3: Land Use*~~**~~(EFF. 12/10/02; REV. EFF. 7/20/05; REV. EFF. 8/27/17)~~**

~~I. Land Use~~

~~The Toe and Heel shall contain an integrated mixture of uses that allows a broad range of residential, commercial, office, employment, recreation and civic, institutional and community uses with varying densities and intensities of use. The intent of this policy is to create a community pattern of multiple neighborhoods that are compact and walkable, with a mixture of uses, diversity of housing types and prices, and interconnected fine-grained street systems. A mix of uses should be encouraged throughout each phase of development and at buildout. Neighborhood densities and development intensities generally should be arranged in a hierarchical continuum radiating from center to edge. Pedestrian accessibility should be given precedence over automobile convenience as established in PUD Concept Plans.~~

~~(1) Land uses in the Toe and Heel shall be assigned on the basis of the following categories as established in PUD Concept Plans:~~

~~(A) EMPLOYMENT CENTER~~

~~Employment centers shall be located proximate to major transportation arteries in order to provide jobs for residents as well as regional employment opportunities. Employment centers are intended to contain a mix of uses and not be a single-use environment. They shall be designed with shared parking opportunities for nonresidential uses that have peak parking demands other than during normal office hours. An employment center shall range in size between 15 acres and 150 acres. Allowable uses include office, hotels and inns, light industrial, warehousing and distribution, laboratories, research, printing, banks, retail, restaurants and cafes, infrastructure including stormwater management facilities, civic, religious and institutional uses and educational uses. Residential uses shall not be allowed except when located above the ground floor in mixed-use office buildings.~~

~~Development intensities shall range from 8,000 square feet per acre to 15,000 square feet per acre. Ground-floor, pedestrian-friendly uses should be included to provide walk-to shopping opportunities. A minimum five percent on-site open space requirement shall be required for each preliminary plat in an employment center.~~

~~(B) TOWN CENTER~~

~~Town centers shall be planned as compact, efficient nodes. Traffic calming measures such as onstreet parking, buildings close to the road with parking in back, streetscape, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center. A town center shall range in size between 10 to 30 acres and contain uses that serve surrounding neighborhoods as well as those traveling through the area. Uses shall be mixed horizontally and vertically to the maximum extent feasible. It is the design intent to plan for multiple storefronts and multiple retailers in town centers so all of the available retail space is not aggregated into one or two "big-box" stores. Allowable uses include office, retail, restaurants, bed and breakfasts, hotels and inns, theaters and other entertainment venues, specialty retail, grocery stores, residential, home occupational uses, and civic, religious and institutional uses (including day care services for children and adults).~~

Development intensities in town centers shall range from 8,000 square feet per acre up to 20,000 square feet per acre. Residential densities shall be allowed up to 16 dwelling units per acre with no minimum density required. Residential uses shall be encouraged above ground floor retail and other nonresidential uses. Town centers shall be planned on a block system with a gridded road network and on-street parking.

Stormwater management facilities shall be located outside of town centers to promote a compact, pedestrian-oriented development pattern except where alternative sites for stormwater facilities are not reasonably available. Community open space in the form of public squares and greens shall be planned as a focal point for a town center. No minimum on-site open space shall be required on each preliminary plat.

(C) NEIGHBORHOOD CENTER

Neighborhood centers shall allow small retail, specialty retail, office, restaurants, services, residential and other uses (including day care services for children and adults) that support residential uses within a neighborhood. These centers are also intended to function as a neighborhood focal point and are envisioned to have churches, town squares, and other civic, religious, and institutional uses. The neighborhood centers shall range in size from 5 to 8 acres and shall be designed to create a pedestrian-friendly environment. Traffic calming measures, such as on-street parking, buildings up close to the road with parking in back, streetscape, and other such solutions, shall be utilized to create a pedestrian-friendly, walkable center.

Development intensities in the neighborhood center shall range from 4,000 square feet per acre to 12,500 square feet per acre. The maximum residential density in the neighborhood center shall be 16 units per acre. No minimum density shall be required. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Community open space in the form of village squares and village greens shall be planned as the focal point of a neighborhood center. No minimum on-site open space shall be required for each preliminary plat.

(D) MULTI-FAMILY RESIDENTIAL

Multi-family residential areas shall include residential units with a maximum density of 16 units per acre and a minimum density of 8 units per acre. Allowable uses include town homes, apartments, condominiums and other multi-family uses, single-family attached and detached residential units, office as a ground-floor use with residential uses above or in a live-work unit, civic, religious and institutional uses, infrastructure including stormwater management facilities, parks and recreation. A minimum 10 percent on-site open space shall be required on each preliminary plat.

(E) RESIDENTIAL HIGH DENSITY

Residential high-density areas should be within easy walking distance of town and neighborhood centers and/or arranged along either side of some of the internal roads. The maximum allowable density shall be 10 units per acre and

the minimum density should be 4 units per acre. Allowable uses include residential, civic, religious and institutional uses, parks and recreation, and infrastructure including stormwater facilities. A minimum of 10 percent on-site open space shall be required on each preliminary plat.

(F) RESIDENTIAL MEDIUM DENSITY

Residential medium density areas shall include single-family residential uses up to a maximum density of 4 units per acre with a minimum density of 2 units per acre. Allowable uses include residential, parks, open space and other recreational uses, civic, religious and institutional uses and infrastructure including stormwater facilities. These areas shall have an interconnected local road system with a range of lot sizes. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

(H) RESIDENTIAL LOW DENSITY

Residential low-density areas shall include single-family residential uses with a maximum density of 2.5 units per acre and a minimum of 1 unit per acre. Allowable uses include residential, parks, open space and other recreational uses, civic, religious and institutional uses and infrastructure including stormwater facilities. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

(I) RESIDENTIAL ESTATE

Residential estate areas shall include single family residential uses up to a density of up to 1 unit per acre. Allowable uses include residential, parks, open space and other recreational uses, civic, religious and institutional uses and infrastructure including stormwater facilities. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

(J) SCHOOLS AND COMMUNITY USES

The school and community uses category is intended for public and private schools, as well as a broad range of community, civic, religious and institutional uses, including but not limited, to libraries, fire stations, police stations, civic educational centers, places of worship and supporting uses, community centers and clubhouses. School support facilities are also allowable, and include but are not limited to, play fields, gymnasiums, and other education-related uses. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

(2) Land uses should develop on the Toe, shown in Figure 13-1, consistent with the following locational criteria as established in PUD Concept Plans:

(A) One or more town centers should be located at strategic points along Welaunee Boulevard with no more than one each in the eastern and western sections.

(B) One or more neighborhood centers should be located at strategic points along Welaunee Boulevard with no more than one each in the eastern and western sections.

~~(C) Town and neighborhood centers shall be located within a one-quarter mile walking radius from the majority of the denser residential areas.~~

~~(D) Town and neighborhood centers, higher-density residential areas and the primary open space system shall be located proximate to school and community uses when feasible.~~

~~(E) School and community uses shall be located proximate to town or neighborhood centers, higher density residential areas and the primary open space systems when feasible.~~

~~(F) Residential medium density areas generally shall be located within one-quarter mile walking distance from town and neighborhood centers.~~

~~(G) Residential low density and residential estate areas shall be located outside the one-quarter mile walking radius from town and neighborhood centers. Residential areas adjacent to the Miccosukee Canopy Road Greenway or along currently designated canopy roads shall be either residential low density or residential estate.~~

~~(H) Institutional uses (including but not limited to an elementary school, senior citizens' activity center, assisted living facility, adult living facility, rehabilitation center, and adult care/memory unit) may be located in any land use district in the Toe.~~

~~(3) Unless developed pursuant to Policy LU 13.1.9, land uses should develop on the Heel, shown on Figure 13-2, consistent with the following locational criteria as established in PUD Concept Plans:~~

~~(A) Employment centers should be located as follows:~~

~~(i) An employment center should be proximate to the interchange of Interstate 10 and U.S. 90 and be compatible with nearby residential and mixed-use development. This employment center shall have direct access to an arterial, which will traverse the Heel.~~

~~(ii) An employment center should be located in the southern section of the Heel with direct access to U.S. 90. To minimize traffic loadings on U.S. 90, this employment center shall be connected to the Heel by internal roadways.~~

~~(B) No more than one town center may be located in the central section of the Heel proximate to residential areas. Employment centers should be located preferably within a one-quarter mile walking radius of the town center to provide restaurants, services, retail and other uses for employees.~~

~~(C) No more than two neighborhood centers may be located in the northern section of the Heel within a one-quarter mile walking radius of nearby residential development. No more than one neighborhood center may be located in the central section of the Heel.~~

~~(D) Town or neighborhood centers shall be located at the center of a one-quarter mile walking radius from the majority of the denser residential areas.~~

(E) School and community uses shall be located proximate to town or neighborhood centers, higher density residential areas and the primary open space system when feasible.

(F) Residential areas adjacent to the Miccosukee Canopy Road Greenway or along currently designated canopy roads shall be either single-family residential low density or single-family residential estate.

(G) Residential estate areas should be located in the northeastern section of the Heel adjacent to existing estate-type rural residential areas on adjacent lands.

Policy 13.1.4: Transportation **(EFF.12/10/02; REV.EFF.7/20/05; REV. EFF. 8/27/17)**

The transportation systems on the Toe and Heel, in addition to the arrangement of land uses, shall be designed to capture internal trips, promote alternatives to single-occupancy vehicle travel and support a mixed-use development pattern. The transportation network for the Toe and Heel shall support and enhance livable community concepts while meeting level of service standards. It is the intent of this policy to create communities and supporting transportation systems that encourage walkability and pedestrian accessibility, provide a road network with connectivity on-site and to surrounding areas, relieve pressure on canopy roads, minimize environmental impacts and encourage transit and other modes of transportation. Except for existing roads and specifically located existing access easements, subject to the requirements of Policy LU 13.1.4 (2)(B) (related to an additional access to Miccosukee Road), the location of the roads shown on Figures 13-3 Toe Generalized Transportation Plan and Figure 13-4 Heel Generalized Transportation Plan are approximate.

(1) These general transportation guidelines shall apply on the Toe and Heel as established in PUD Concept Plans and shown in Figure 13-3 and Figure 13-4, respectively:

(A) A fine-grained network of internal roads shall provide alternative travel routes and ensure that all roadways operate at acceptable levels of service at buildout.

(B) All land uses shall provide for alternative modes of transportation, with connections to the transit hub and bus shelters. The nature of and extent of any required accommodations shall vary based upon business size.

(C) Recreational and alternative transportation multi-use paths shall be planned internally for bicycle and pedestrian travel and shall be incorporated into the primary open space systems when feasible. The paths shall accommodate bicyclists, pedestrians and other forms of recreational use and connect to the Miccosukee Canopy Road Greenway at multiple locations consistent with the Miccosukee Canopy Road Greenway Management Plan.

(D) Multi-modal facilities (for motorists, cyclists, and pedestrians) shall be provided on all collector and arterial roads.

(E) Traffic-calming measures shall be utilized on local roads where significant pedestrian activity is expected.

(F) All access roads through a designated canopy road protection zone shall minimize disturbance to the canopy and understory in consultation with the City's Urban Forester. Utilities shall be collocated in these access roads when feasible.

(G) Transit shall be encouraged through planning and design by focusing density in areas where transit can serve the largest number of potential passengers. Bus shelters shall be provided by the developer at locations designated by Taltran.

(H) The road network in the Toe shall:

(i) Promote and enhance a livable community pattern, including mixed use and a pedestrian environment;

(ii) Protect the adjacent canopy roads by relieving traffic pressure on them;

(iii) Enhance the scale and pedestrian accessibility of town and neighborhood centers along Welaunee Boulevard, and

(iv) Provide for adequate road capacity to serve the development.

(I) Whenever possible, neighborhoods need to be interconnected and not solely dependent upon Welaunee Boulevard for ingress and egress. The street pattern should be planned to accommodate the highest frequency of street crossings in the town and neighborhood centers with decreasing frequency through residential areas and the least number of crossings in low density or "country" areas.

(J) No residential driveways shall connect directly to Welaunee Boulevard or the Shamrock South extension on the Heel. Direct access to canopy roads shall not be permitted for any residential or non-residential uses. Roadways within the Toe and the Heel will be designed so road access through designated canopy road protection zones will not be necessary except as otherwise expressly allowed in Policy 13.1.4.

(2) The following transportation guidelines shall apply in the Toe as established in PUD Concept Plans and shown in Figure 13-3:

(A) A transit hub for the transfer of passengers between bus routes shall be provided in a town or neighborhood center. The transit hub shall include facilities to accommodate up to four buses on a site not to exceed two acres and which is adjacent to available parking that can accommodate park and ride vehicles.

(B) Road access to the Toe from Miccosukee Road shall occur only within the existing road access easements across the Miccosukee Canopy Road Greenway at Arendell Way and Edenfield Road. In addition, road access to the Toe from Miccosukee Road at Dempsey Mayo within the existing road access easement may be approved in a PUD Concept Plan if it is determined by the local government with jurisdiction, based on analysis, that such a connection would

have a desirable impact on the Miccosukee Canopy Road. All impacts to the canopy road protection zone from such access roads shall be minimized.

(C) Road access to the Toe from Fleischmann Road shall be provided in accordance with City standards and subject to City approval.

(D) Road access to the Toe from Centerville Road shall be provided at one location.

(E) Welaunee Boulevard shall be designed consistent with a mixed-use development pattern and a pedestrian-friendly environment.

(i) It is the intent to promote the Welaunee Boulevard corridor as a "livable" roadway that supports and enhances a pedestrian-friendly environment. The character of this roadway, and the land uses along it, should be protected to ensure that strip development and auto-dependent land uses do not occur. Welaunee Boulevard should be designed to minimize changes to the natural contours of the landscape and vegetated areas along its length. Welaunee Boulevard should be designed so that the character of the roadway changes along its corridor.

(ii) In the "town" sections, Welaunee Boulevard should have a narrower right-of-way with roadway sections to be determined at the time of the PUD Concept Plans which may include on-street parking. Buildings should be placed close to the right-of-way with parking located behind. Pedestrians should have priority in the town and neighborhood centers. The highest number of road connections from the adjacent street network should occur in the town sections. Higher density residential uses and non-residential uses should be planned in the town sections.

(iii) In the "country" sections, land uses along the roadway should be lower density residential or open space. In these country sections, the design of the road shall minimize environmental impacts by utilizing split profile sections and wide medians to respond to topography and preserve vegetation. Right-of-way width shall vary consistent with the character of the area it is traversing while meeting level of service demands. Right-of-way in these areas shall accommodate medians with landscaping and may provide for an "eyebrow" road or, if necessary, accommodate a split-section profile for the purpose of minimizing environmental impacts.

(F) Welaunee Boulevard shall connect to an interchange with Interstate 10 subject to approval by Federal Highway Administration and Florida Department of Transportation. The interchange of Welaunee Boulevard and Interstate 10 shall be designed consistent with a federally approved Interchange Justification Report. It is the intent to allow for the design of an interchange, which supports a gridded street system and city blocks on the south side of I-10. The gridded street system should serve to divert traffic onto a network of town center streets and should support a pedestrian environment. Until an interchange is approved and constructed, Welaunee Boulevard may pass over Interstate 10.

(G) Construction of Welaunee Boulevard shall be phased to accommodate transportation impacts from approved development of the Toe. The roadway phases shall be consistent with the Urban Services-Development Agreement

between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990 as may be amended from time to time (referred to as the Urban Services Agreement) and shall be established in PUD Concept Plans in a manner that complies with the adequate public facilities requirements of this comprehensive plan and the land development code.

(3) The following transportation guidelines shall apply in the Heel as established in PUD Concept Plans and shown in Figure 13-4:

(A) Road access to the Heel from U.S. 90 shall occur in compliance with Florida Department of Transportation rules including the Shamrock South extension, which will traverse the Heel.

(B) Contingent upon approval by the Tallahassee-Leon County M.P.O., the Shamrock South extension between Miccosukee Road and U.S. 90 will be shown on the 2025 updated long-range transportation plan as a component of the cost-feasible plan, consistent with the Urban Services-Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990 as may be amended from time to time (referred to as the Urban Service Agreement).

(C) Road access to the Heel from Miccosukee Road shall occur only at the existing Miles Johnson Road intersection and the Shamrock South extension, which will traverse the Heel, including the Miccosukee Canopy Road Greenway.

(D) Two roads may be constructed adjacent to the Miles Johnson Road roadbed and canopy if the local government with jurisdiction approves of incorporation of the existing Miles Johnson Road into the primary open space system.

(4) In PUD Concept Plans, the local government with jurisdiction shall require development on the Toe and Heel, respectively, to implement Transportation Demand Management (TDM) strategies, as appropriate, to reduce single-occupancy vehicle trips. Such strategies may include, but are not limited to, alternative work schedules, transportation allowances (carpool and vanpool programs), guaranteed ride home programs, telecommuting, transit supportive facilities (bus stops, shelters, etc.), and additional bicycle and pedestrian facilities and equipment.

Policy 13.1.5: Public Facilities **(EFF. 12/10/02; REV. EFF. 7/20/05)**

Public facilities shall be provided to serve residential and non-residential uses on a phased basis consistent with the level-of-service and availability standards of this comprehensive plan. The intent of this policy is to provide infrastructure needed to serve development that is predominantly self-supporting rather than predominantly dependent upon public funding consistent with the Urban Services Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990 as may be amended from time to time (referred to as the Urban Services Agreement). The intent of this policy will be achieved through implementation of the following guidelines:

~~I. Land Use~~

~~(1) Potable water, sanitary sewer, electricity and natural gas service shall be provided to development on the Toe and Heel pursuant to the existing Urban Services-Development Agreement.~~

~~(2) All stormwater management facilities shall be designed to meet treatment standards for Outstanding Florida Waters (OFW) (i.e. the first .75 inches of rainfall) or the applicable local standard, whichever is greater. Maintenance responsibility for all stormwater management facilities shall be provided as established in the Stormwater Facilities Master Plan and the Urban Services Agreement. Facilities which are dedicated to the City must be constructed to City standards.~~

~~(3) Dove Pond may be incorporated into a regional stormwater management system and be utilized for the storage of treated stormwater to provide flood protection for downstream off-site property owners provided:~~

~~(A) It can be shown through the completion of an Environmental Impact Analysis (EIA) incorporated into a Stormwater Facilities Master Plan (SFMP) that, with any increase in flood volume or flood stage, the wetlands and associated conservation and preservation areas are minimally impacted.~~

~~(B) Such use may be undertaken only with the landowner's express approval.~~

~~(C) Public agencies shall pay a pro rata share of capital costs based on the off-site stormwater runoff to be stored in Dove Pond during flood events, provided the landowner makes available the necessary land or rights of use at no cost to the public contemporaneous with issuance of a final local development order which establishes and allocates buildout stormwater capacity for the Toe.~~

~~(D) Local government funding shall not be utilized for the portion of any stormwater management facilities necessary to accommodate on-site development.~~

~~(E) Criteria in Policy 13.1.7 are also achieved.~~

~~(4) To provide flood protection for downstream off-site property owners in the Tri-Basin Study Area, inter-basin transfers of stormwater may be permitted between sub-basins of the Welaunee Closed Basin and from the Welaunee Closed Basin to the Lafayette Oaks and Pedrick Closed Basins through a public conveyance system. Such transfers may occur only from Dove Pond as provided by this policy and Policy LU 13.1.7 and shall be deemed consistent with Policy 1.1.5 [SM], Policy 2.2.5 [C] and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable, when they comply with these criteria:~~

~~(A) Approval by the local government with jurisdiction of a regional stormwater management plan for the Tri-Basin Study Area, based on a detailed assessment indicating minimal negative impacts to water quality, quantity and rate of discharge due to inter-basin transfers to the receiving watershed.~~

~~(B) Approval of public funding, in an adopted local government budget, for off-site stormwater management facilities required by the regional plan.~~

~~(5) Facilities which discharge to or from an isolated or aggregated closed basin shall provide storage for the post-development increase in runoff volume for the 100-year, 24-hour critical storm.~~

~~(6) Facilities which discharge to Lake Lafayette shall provide both treatment and attenuation for storms consistent with the requirements of Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.~~

~~(7) The landowner shall reserve for future dedication, to the City of Tallahassee, a site for fire protection and emergency services, not to exceed two acres.~~

~~(8) Unless developed pursuant to Policy LU 13.1.9, a 24-acre site for a 500-pupil elementary school for Leon County Schools shall be reserved for future dedication to the Leon County School Board in the Heel proximate to residential areas, a town or neighborhood center and the primary open space system, with off-site stormwater management provided through a regional system. Impacts to existing public schools shall be addressed during the development review process as required by this comprehensive plan, provided that the fair market value of the school site, any off-site stormwater treatment and storage capacity and any other land or improvement to support a public school shall be a credit, on a dollar-for-dollar basis, against any fee or exaction for public school impacts.~~

~~(9) Public facilities and improvements necessary to serve development on the Toe and Heel may be financed, planned, established, acquired, constructed, reconstructed, enlarged, extended, equipped, operated or maintained by one or more community development districts subject to the requirements of Chapter 190, Florida Statutes.~~

~~(10) Prior to approval of the first PUD Concept Plan on the Toe or the Heel, except as allowed by Policy LU 6.2.4, a Stormwater Facilities Master Plan (SFMP) shall be prepared by the applicant and approved by the local government for the entire Toe and the entire Heel. The SFMP shall accommodate stormwater flows from full build out conditions from any upstream offsite property and the entire Toe or the entire Heel, as applicable. The SFMP shall, at a minimum, identify regional impacts to flood extents and stormwater conveyance, establish infrastructure requirements necessary to manage stormwater in compliance with local, state and federal regulations, document the phasing, implementation and easement reservations necessary to serve full build-out and facilitate environmental and stormwater permitting. To accomplish these goals, the SFMP shall provide analysis and design of the primary stormwater system based on detailed hydrologic and hydraulic modeling of existing and post-development conditions. The analysis shall incorporate existing land use, soils and topographic data, the conceptual land use plan, stage and water quality monitoring data and the applicable results and findings of the Natural Features Inventory and Environmental Impact Assessment. The design shall provide general parameters associated with the primary stormwater management facilities, drainage easements and conservation easements necessary to serve the development under full build-out conditions. Flood extents delineated by the SFMP shall allow identification of the 100-year flood exclusion area. No habitable structures shall be constructed within the post-~~

development (full build-out) 100-year floodplain. The SFMP's scope of work shall be approved by local government prior to development of the SFMP.

NOTE: Notwithstanding the above, the Heel may be developed under Policy LU 13.1.9, in which case the guidelines stated above will be adjusted to reflect the requirements of Policy LU 13.1.9.

Policy LU 13.1.6: General Design Standards **(EFF. 12/10/02; REV. EFF. 7/20/05)**

PUD Concept Plans shall incorporate design standards that will insure and guide mixed-use, integrated development that is pedestrian-friendly. In addition to the general design standards set forth in other policies, which support Land Use Objective 13.1, PUD Concept Plans shall be consistent with these general design standards:

(1) Sidewalks shall be provided throughout the Toe and Heel as follows:

(A) On both sides of Welaunee Boulevard. Sidewalks shall also be provided on both sides of collector roads and arterial roads in the Toe.

(B) On both sides of the Shamrock South extension which will traverse the Heel and on all other arterial and collector roadways in the Heel.

(C) On both sides of all streets in employment centers, town centers, and neighborhood centers.

(D) On one side in residential low-density and residential estate areas.

(E) On one side (fronting residences) of the two roads running parallel to Miles Johnson Road if it is closed to through traffic and incorporated into the primary open space system.

(F) Sidewalks shall be provided on both sides of streets in residential medium-density and residential high-density areas.

(2) On-street parking shall be accommodated where feasible in neighborhood and town centers and shall be credited toward parking requirements as specified in PUD Concept Plans.

(3) In town and neighborhood centers, parking shall be provided in the rear of buildings to the maximum extent feasible. Buildings shall be oriented to the street and designed with minimal setbacks from the road to promote a pedestrian-friendly environment. Criteria for a variance from build-to and setback lines may be established in PUD Concept Plans.

(4) PUD Concept Plans shall include integrated parking management strategies designed to achieve more efficient utilization of parking resources, mitigate peak travel demand and optimize the return on investments in public right-of-way. Integrated parking management strategies may include shared parking plans, short-term parking plans, parking areas "unbundled" from specific buildings, parking spillover prevention measures and time-limit strategies for on-street parking. Reductions from generally applicable parking space standards shall be granted in PUD Concept Plans when justified on the basis of integrated parking

management strategies, the mixed-use character of various portions of the development or other professionally accepted methodology.

(5) Town centers shall be designed as a marketplace for a variety of retailers to ensure that not all retail space is aggregated into one or two single "big-box" retail buildings.

(6) Building heights in town centers and neighborhood centers shall not exceed 65 feet from grade. Building heights in other land use categories shall be established in PUD Concept Plans at heights compatible with development in mixed-use centers and other land uses.

(7) Property signage in non-residential areas shall be provided in a coordinated manner that is compatible with the architectural vernacular and scale of development. It shall be consistent with a master signage plan established in PUD Concept Plans.

(8) Landscaping in common areas, residential areas, along roadways and in town, neighborhood and employment centers shall utilize only drought-resistant native plant species in an approved plant list established in PUD Concept Plans.

(9) Landscaping in town centers, neighborhood centers, employment centers and residential areas located within a one-quarter mile walking distance of those centers shall include street trees identified in an approved plant list established in PUD Concept Plans.

(10) Stormwater management facilities shall be designed consistent with the "Stormwater and Erosion and Sediment Control Best Management Practices for Developing Areas" as described in Chapter 6 of the FDEP Florida Development Manual, Appendix F of the Concurrency Manual and subject to local government approvals. During construction, sediment and erosion control shall be required as specified in Chapter 8 of the "Erosion and Sediment Control Handbook" (Goldman, Jackson, Bursztynsky).

(11) Constructed stormwater management facilities may be utilized to satisfy the open space requirements established in the PUD Concept Plans if the following general design standards are met:

(A) Stormwater management facilities shall be designed and constructed using predominantly non-angular, freeform, curvilinear contouring that visually integrates the facility into the overall landscape design.

(B) Retaining walls may be incorporated to maximize storage volume and to minimize excessive grade changes or tree removal, but may not exceed 50 percent of the limits of the facilities perimeter and may not exceed six feet in height. Terraced side slopes utilizing multiple retaining walls may be used when augmented with landscaping between retaining walls.

(C) Stabilized side slopes exceeding 4:1 slopes shall be planted with either artificial, erosion-resistant materials or with appropriate vegetative cover.

(D) Perimeter landscaping is a part of the design of the stormwater facility for dry retention/detention facilities as well as wet detention/treatment facilities.

(12) Integrated mixtures of land uses shall be located and designed to be consistent with comprehensive crime prevention strategies of natural surveillance, territorial reinforcement and natural access control.

Policy 13.1.7: Allowances **(EFF. 12/10/02; REV. EFF. 7/20/05)**

Development shall be designed on the Toe and the Heel to be consistent with the thresholds for impacts established in the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. Notwithstanding any other provisions of this Comprehensive Plan, development of the Toe and Heel may be subject to the following provisions as established in PUD Concept Plans:

(1) To reduce downstream flooding of off-site property owners in the Tri-Basin Study Area, Dove Pond may be utilized for the storage of treated stormwater as provided by this policy and Policy LU 13.1.5. If after the completion of the Environmental Impact Analysis (EIA) and Stormwater Facilities Master Plan (SFMP) it can be shown that impact to the wetlands and associated conservation and preservation areas have been minimized and that the impact to conservation and preservation areas is determined to be greater than 5 percent as allowed in Comprehensive Plan Policy 1.3.11[C], the Public Linear Infrastructure Variance process may be utilized to authorize the public regional stormwater management facility subject to the following:

(A) Local government approval of a regional stormwater plan for the Tri-Basin Study Area, based on a detailed assessment indicating minimal negative impacts to wetlands, water quality, quantity and rate of discharge both on-site and off-site due to inter-basin transfers to the receiving watershed.

(B) Approval of public funding, in an adopted local government budget, for off-site stormwater management facilities required by the regional plan.

(C) Impacts shall be permitted only when demonstrated to be the minimal impacts reasonably necessary to implement the regional plan.

(2) If Dove Pond is not utilized as a public regional stormwater management facility, then use of Dove Pond as a stormwater management facility must be evaluated in terms of impacts and meet the requirements of the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.

(3) To promote creation of the primary open space systems and their integration into the planned mixed-use communities with appropriate credit, the PUD Concept Plans shall establish an open space requirement which includes credit for the primary open space system, protected preservation and conservation areas, areas of constructed landscape and the minimum on-site landscaping required for individual sites set forth in Policy LU 13.1.2. Specific landscape standards and requirements shall be established in PUD Concept Plans. Such standards and requirements shall be designed to meet or exceed, on a cumulative basis, the

Landscape and Urban Forest requirements in Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. These landscape standards shall include, but not be limited to, standards for provision of street trees in town centers and along public roadways, canopy trees and landscaped islands within parking lots, and special consideration of patriarch tree preservation. These standards will be developed to reflect the intent that town and neighborhood centers will be developed in an urban character with minimized setbacks and an emphasis on dense, mixed-use development. Various land uses in the Toe and the Heel shall satisfy the Urban Forest/Landscaping requirements based on thresholds established in the PUD Concept Plans. Such requirements shall be designed to meet or exceed, on a cumulative basis, the landscaping and urban forest requirements in Chapter 5, Environmental Management, Tallahassee and Development Code or the Leon County EMA, whichever is applicable.

Policy 13.1.8: Agricultural and Silvicultural Activities **(EFF. 12/10/02; REV. EFF. 7/20/05)**

It is the intent of this Policy to ensure that land identified for urban development within the time frame of the Comprehensive Plan is available for development and will not be encroached upon by incompatible land uses. It is also the intent to insure the long-term viability of open space areas and conservation and preservation areas through the proper management of these areas. Open space, conservation and preservation areas are valuable amenities to developing areas. It is intended that agriculture and silviculture uses will continue in the Toe and the Heel up to the point that individual tracts are converted to urban land uses. It is expected that agriculture and silviculture uses will be compatible with the long-term viability of planned open space, conservation, and preservation areas through proper management. It is also expected that the amenity value of those natural resources for urban development will be far greater than their agriculture or silviculture values.

(1) Agriculture and silviculture will be recognized as an allowable interim use in all land use categories within the Toe and Heel.

(2) As soon as local government site plan or subdivision approval is granted for any portion of property within the Toe and Heel, agriculture and silviculture activities shall cease to be allowable activities on the land for which local government approval has been granted and shall be phased out as set forth in the development order approving the site plan or sub-division plat. This elimination of agriculture and silviculture uses is intended to apply to parcels of land identified within the site plan or subdivision and to all land included in these parcels, such as land proposed to serve as buffer or open space.

(3) Prior to subdivision or site plan approval, agriculture and silviculture uses shall be allowed to continue within the Toe and Heel in accordance with the "2000 Silviculture Best Management Practices" as may be amended from time to time, Florida Department of Agriculture and Consumer Services, and existing local government ordinances.

(4) Timber harvesting activities shall not be conducted until such time as the landowner has obtained a timber-harvesting permit in accordance with the environmental and stormwater management ordinances of the appropriate local government.

Policy LU 13.1.9 Alternative Heel Program **(EFF. 7/20/05)**

Notwithstanding any other provision of this comprehensive plan, at the election of the landowner or an authorized developer as much as 800 acres in the Heel as depicted on Figure 13-5 may be developed as a separate project, without regard to other development in the Welaunee Critical Planning Area, with a land use designation of "Residential Estate" and a zoning designation of "Residential Acre." Such development shall be reviewed by the City as a residential subdivision and shall be required to meet all normal and customary requirements for such a development under the City's land development regulations, including but not limited to the EMO. Any portion of the Heel developed under this alternative program shall be exempt from the Critical Area Plan except for the following provisions:

(1) LU 13.1.1(6)
(2) LU 13.1.1(8)
(3) LU 13.1.1(9)
(4) LU 13.1.2(1)
(5) LU 13.1.3(1)(H)
(6) LU 13.1.4(1)(F)
(7) LU 13.1.4(1)(J)
(8) LU 13.1.4(3)(A)
(9) LU 13.1.4(3)(B)
(10) LU 13.1.4(3)(C)
(11) LU 13.1.4(3)(D)
(12) LU 13.1.5(1)
(13) LU 13.1.5(6)
(14) LU 13.1.5(10) as modified
(15) LU 13.1.6(8)
(16) LU 13.1.6(10)
(17) LU 13.1.6(11)
(18) LU 13.1.8

Any portion of the Heel depicted in Figure 13-5 not developed under this alternative program shall be subject to the Critical Area Plan as it otherwise would apply. Uses and maximum densities and intensities of use for such portion shall be allocated pro rata based on the uses and maximum densities and intensities of use on Table 5-2 of the data and analysis report for the "Welaunee Critical Area Plan – Toe and Heel" (Jan. 17, 2002).

Objective 13.2: Development Concept for the Welaunee Arch **(EFF. 12/10/02; REV. EFF. 1/11/21)**

The intent of the Welaunee Arch Master Plan is to provide an area-wide plan for the portion of the Welaunee Critical Planning Area located north of Interstate-10 and west of Miccosukee Road (i.e. the "Arch"). This master plan sets the standards and guidelines to coordinate one or more implementing development plans such that the development of the Arch results in a new, integrated community with a variety of land uses, diverse neighborhoods and mixed-use centers, a region-serving activity center, active and passive recreational options, and abundant open space. The development of the Arch consistent with this master plan shall be implemented in phases, connected by a multi-modal transportation system, served by regional, master planned stormwater facilities, and designed in ways that protect natural resources.

Policy 13.2.1: Concept. **(EFF. 1/11/21)**

This Welaunee Arch Master Plan satisfies the requirements of the Tallahassee-Leon County Comprehensive Plan for a planned development master plan in order to foster development on the Welaunee Arch with a region-serving, mixed-use activity center; residential areas with a strong sense of place and a range of diverse housing choices; transportation choices with linkage to commercial services and jobs; and planned recreation and open space.

Policy 13.2.2: Discourage Urban Sprawl. **(EFF. 1/11/21)**

The Welaunee Arch is located wholly within the Urban Services Area. Development within the Arch will discourage urban sprawl by, among other things, directing growth to a next-in-line area identified for future urban development since 1990; promoting walkable, connected neighborhoods that support a range of housing choices; implementing a multimodal transportation system that supports the internal capture of transportation trips; creating a balance of residential and nonresidential land uses through integrated, mixed-use centers and diverse housing types in close proximity to nonresidential uses; promoting the efficient and cost-effective provision or extension of public facilities and services; protecting and preserving natural resources; protecting environmentally sensitive lands; and providing public recreation and open space.

Policy 13.2.3: Implementation. **(EFF. 1/11/21)**

The Welaunee Arch Master Plan shall be implemented by one or more Planned Unit Development (PUD) Concept Plans, Regulating Plans with Form-based Codes, or other implementing plan as allowed by the Comprehensive Plan at the time of development. All such plans are referred to herein as Planned Development Concept Plans or PUD Concept Plans. Such PUD Concept Plans shall be consistent with this master plan and contain guidelines and requirements for land use categories, transportation facilities, access management, and other specific design standards. All PUD Concept Plans shall be consistent with the stormwater facility master plan and with transportation plans for the Phase of the Arch in which they are located, as developed and approved prior to or concurrent with the initial PUD Concept Plan for that Phase. The phasing of development in the Arch shall be consistent with necessary infrastructure and supporting services and the phasing requirements of Policy 13.2.5. Development Phases and PUD Concept Plans shall consider previously approved PUD Concept Plans within the Arch and anticipated development based on Figures 13-5 through 13-7 such that open space, stormwater, and transportation systems are planned and implemented consistent with the Policies in this Welaunee Arch Master Plan portion of the Welaunee Critical Area Plan.

A PUD Concept Plan may address only a portion of a Phase or may address more than one Phase. The minimum size for the initial PUD Concept Plan for any Phase of the Arch shall be 350 acres. Subsequent PUD Concept Plans shall be implemented consistent with this Master Plan and the applicable implementing plan standards allowed by the Comprehensive Plan at the time of development.

LAND USE

Policy 13.2.4: Land Use Districts. (EFF. 1/11/21)

The Master Plan forms the basis upon which organizing elements are oriented to convey the overall urban form. Lands within the Welaunee Arch shall be planned for the generalized land uses described in this Policy and Table 1. As depicted on Figure 13-5, the Welaunee Arch shall be designed with the following land use districts:

(1) **Northeast Gateway District** – The intent of the Northeast Gateway District is to provide an area that capitalizes on the location of a potential future interchange with Interstate 10 and Welaunee Boulevard by including well-designed, region-serving commercial and employment uses. The Northeast Gateway District as identified on Figure 13-5 shall be comprised of:

a. Activity Center. An activity center zone shall be a mixed-use zone including between 75 and 280 acres. The activity center zone shall be located east of the residential zone, as generally depicted on Figure 13-5, and no closer than 1,000 feet from the Buckhead subdivision. This zone shall contain a diverse mixture of region-serving commercial, office, hotel, and other non-residential uses with a trade area extending beyond the Welaunee Arch. This zone may also contain higher-density residential and public and civic uses that can contribute to the center's vitality and sustainability. Residential densities in this zone shall have a minimum of 10 dwelling units per acre and a maximum of 20 dwelling units per acre for residential development not in vertically mixed-use buildings. Non-residential intensities shall range from 4,000 square feet per acre to 30,000 square feet per acre. The mixture of uses shall be 10% to 55% residential and community services uses and 45% to 90% non-residential uses. The activity center shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center.

b. **Employment Center.** An employment center zone shall be a mixed-use zone located proximate to major transportation arteries in order to provide jobs for residents as well as regional employment opportunities and shall contain 75 to 280 acres. Employment centers are intended to contain a mix of uses and not be a single-use environment. Allowable uses include office, hotels and inns, light industrial, warehousing and distribution, laboratories, research, printing, banks, retail, restaurants and cafes, infrastructure

including stormwater management facilities, civic, religious and institutional uses and educational uses. Residential uses shall not be allowed in Employment Center zones except when located above the ground floor in mixed-use buildings. Development intensities of non-residential uses in the employment center zone shall range from 8,000 square feet per acre to 40,000 square feet per acre. This zone shall be designed with shared parking opportunities for nonresidential uses that have peak parking demands other than during normal office hours. The development of a PUD Concept Plan that includes this zone shall include coordination with Star Metro to include preliminary plans for transit connectivity between this zone and other mixed-use zones in the Arch. The employment center shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center.

c. **Residential.** A residential zone shall be located between the Buckhead subdivision and the mixed-use zones as generally depicted on Figure 13-5. This residential zone shall include between 30 and 100 acres. Residential development density shall be no less than 2 dwelling units per acre and not exceed 6 dwelling units per acre. Accessory dwelling units shall not count towards the residential density in this zone.

d. **Open Space/Greenway.** The Open Space and Greenway area within the Northeast Gateway District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with the development standards of Policy 13.2.37. Specifically, an open space zone shall be located along the border with the established Buckhead Neighborhood serving as a buffer between the existing Buckhead Neighborhood and new development in the Arch. This zone shall be no less than 250 feet wide and will include the Welaunee Greenway and existing utility easements. In total, a minimum of 20% of the gross area in Phase 1 shall be designated as Open Space.

(2) **West Arch District** – The intent of the West Arch District is to provide an area with a mixed-use center that serves residents of both Welaunee via Welaunee Boulevard and Killearn Neighborhoods via Shamrock South. It is the intent of this District to allow the highest density and intensity development within the mixed-use center, gradually transitioning to lower densities and intensities as distance

from the mixed-use center increases. The West Arch District as identified on Figure 13-5 shall be comprised of:

a. Mixed-Use Center. Development of the West Arch District shall include a single mixed-use center designated as either a Town Center zone or Village Center zone.

b. Town Center. A town center zone shall be a mixed-use development planned as a compact, efficient node between 20 and 120 acres in size. A town center shall contain uses that serve surrounding neighborhoods as well as those traveling through the area. Allowable uses include office, retail, restaurants, bed and breakfasts, hotels and inns, theaters and other entertainment venues, specialty retail, grocery stores, residential, home occupational uses, open space, and civic, religious and institutional uses (including day care services for children and adults). The Town Center shall include uses mixed horizontally and vertically. It is the design intent to plan for multiple storefronts and multiple retailers in the town center, so all of the available retail space is not aggregated into one or two "big-box" stores.

Development intensities in the town center shall range from 4,000 square feet per acre up to 30,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 50,000 gross square feet. Residential densities shall be no less than 8 dwelling units per acre up to a maximum of 20 dwelling units per acre for residential development not in vertically mixed-use buildings. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. The mixture of uses shall be 10% to 55% residential and community services and 45% to 90% non-residential uses. Town centers shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center. Community open space in the form of public squares and greens or urban forest canopy areas shall be planned as a focal point for a town center. No minimum on-site open space shall be required on each preliminary plat; however, exceptional specimen trees, patriarch trees, and trees of significant size for its species that are in very good health shall be protected.

e. **Village Center.** A village center zone shall allow small retail, specialty retail, office, restaurants, services, open space, residential and other uses (including day care services for children and adults) that support residential uses within the District. This zone is also intended to function as a neighborhood focal point and is envisioned to have churches, town squares, and other civic, religious, and institutional uses. The village center zone shall range in size from 5 to 50 acres and shall be designed to create a pedestrian-friendly environment. Traffic calming measures, such as on-street parking, buildings up close to the road with parking in back, streetscape with street trees and landscaping, and other such solutions, shall be utilized to create a pedestrian-friendly, walkable center. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages.

The mixture of uses shall be 0% to 50% residential and community services and 50% to 100% non-residential uses. Development intensities in the village center zone shall range from 4,000 square feet per acre to 20,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 30,000 gross square feet. Residential development in the Village Center shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre for residential development not in vertically mixed-use buildings. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Community open space in the form of village squares and village greens or urban forest canopy areas shall be planned as the focal point of a village center. No minimum on-site open space shall be required for each preliminary plat; however, exceptional specimen trees, patriarch trees, and trees of significant size for its species that are in very good health shall be protected.

d. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the mixed-use center zone. In the neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall not exceed 10,000 gross square feet.

c. **Residential.** The Residential zone is intended to provide the opportunity for a range of housing choices in proximity to mixed-use land use zones that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone is intended to provide a transition from the mixed-use center and neighborhood zones to existing development in the Killearn neighborhoods. Residential development shall be limited to a minimum of 2 dwelling units per acre with a maximum density of 10 dwelling units per acre, comparable to the maximum density of the Urban Residential land use category, mixed with open spaces and compatible with protected areas such as the Welaunee Greenway.

f. **Open Space/ Greenway.** The Open Space and Greenway area within the West Arch District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37. In total, a minimum of 20% of the gross area in Phase 1 shall be designated as Open Space.

(3) **North Arch District** – The intent of the North Arch District is to provide an area with a mixed-use center that serves residents of Welaunee, Killearn, and the residents along Roberts Road and Crump Road. The North Arch District as identified on Figure 13-5 shall be comprised of:

a. Mixed-Use Center. Development of the North Arch District shall include a single mixed-use center designated as either a Town Center zone or Village Center zone as defined in the West Arch District policy.

b. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the mixed-use center zone. In this neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall be not exceed 10,000 gross square feet.

c. **Residential.** The Residential zone is intended to provide the opportunity for a range of housing choices in proximity to mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. Residential development shall be a minimum of 2 dwelling units per acre and shall not exceed a density of 10

dwelling units per acre, comparable to the maximum density of the Urban Residential land use category, mixed with open spaces and compatible with protected areas such as the Welaunee Greenway. This zone is intended to provide a transition from the mixed-use center and neighborhood zones to existing development in the Killearn neighborhoods.

d. **Open Space/ Greenway.** The Open Space and Greenway area within the North Arch District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37. In total, a minimum of 20% of the gross area in Phase 1 shall be designated Open Space.

Additionally, high quality native forests in the North Arch District shall be protected, preserved, and included in the open space area. Trails shall be planned around the high-quality successional forests/native forest areas to serve as both recreational facilities and as fire breaks when these areas are managed with prescribed fires. Potential locations of high-quality successional forests/native forests are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

e. **Regional Park.** A regional park with active recreation may be located in the North Arch District. If a regional park is designated within this District, it shall be designed to include connectivity with the trail system around any high-quality successional forests/native forests as described in the open space zone for this District.

(4) **Conservation Design District** - The intent of the Conservation Design District is to provide an area that is primarily residential in nature with a small village center. The residential development is intended to be arranged as cluster subdivisions in order to maximize the efficiency of infrastructure and to preserve environmental features and open spaces. The village center is intended to include non-residential uses in a location that minimizes the number of miles residents drive to meet their daily needs and promote the internal capture of vehicular trips. The Conservation Design District as identified on Figure 13-5 shall be comprised of:

a. **Clustered Residential.** The cluster residential zone shall be comprised of clustered development that sets aside a minimum of 50% open space as a reserve area, comprised of such things as special development zones, preservation and conservation features, undeveloped uplands, oak-hickory forest, significant trees, passive recreation areas, and stormwater facilities designed as a community amenity. Adjacent open space as designated on

Figure 13-5 and consistent with Policy 13.2.37 may be included in the Conservation Design District reserve area calculations for cluster development. The development area shall be the area not set aside as reserve area and shall comprise no more than 50% of the total conservation design district. Within this district, development area shall be located on the least environmentally sensitive areas; be contiguous to the greatest extent practicable; and allow maximum open space to be easily maintained in the reserve area. The development area shall be developed at a minimum of two dwelling units per acre and a maximum of 12 dwelling units per acre. Planned Unit Developments may provide for a density bonus up to 20 dwelling units per acre where more area is set aside than required or where greenways, trails, or other passive recreational opportunities are provided in the reserve area.

The conservation design district shall contain a mixture of housing types. Allowable housing types include single family detached homes, single family attached homes, duplexes, triplexes, fourplexes, courtyard buildings (a 1 to 3.5 story detached structure consisting of multiple side by side and/or stacked dwelling units oriented around a courtyard or series of courtyards), and cottage courts (a group 1 to 1.5-story detached structures arranged around a shared court visible from the street). The conservation design district shall not contain greater than 80% of any one housing type. Accessory dwelling units are allowable per City of Tallahassee land development code. Accessory dwelling units do not count towards the overall density and do not count as a different housing type for the purpose of requiring a mixture of housing types. Design standards for this District shall include Dark Sky principles to prevent and reduce light pollution.

The acreage of the reserve area shall be preserved as open space consistent with Policy 13.2.37, shall incorporate existing or planned public or private open space and greenspace to the greatest extent practicable, and shall be of sufficient size and buffered to ensure the protection of all critical on-site resources that are to be preserved and to accommodate authorized uses which includes natural open space, passive recreation uses (e.g., greenways, picnic areas or open fields), stormwater facilities, or other environmental conservation purposes.

All preservation areas, special development zones, conservation areas, archaeological sites and view-shed areas within designated protection zones for canopy roads shall be incorporated into the reserve area to the greatest extent practicable.

Stormwater management facilities which are otherwise permissible are allowed in the reserve area provided that the facilities are located outside of preservation areas, canopy road zones, naturally forested areas, special development zones, and meet either of the applicable following two standards:

i. Stormwater management facilities shall have side slopes of flatter than 4:1, and/or
ii. Stormwater management facilities shall have appropriate tree and plant species that visually integrates the stormwater facility into the overall reserve area.

All such facilities shall be designed as community amenities, with trails, observation decks, or platforms where appropriate.

b. **Village Center.** The Conservation Design District shall include a Village Center Zone subject to the design standards for a Village Center zone in the West Arch District Policy.

c. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the mixed-use center zone. In this neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall not exceed10,000 gross square feet.

d. **Open Space/ Greenway.** The Open Space and Greenway area within the Conservation Design District includes all open space and reserve area within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37 and shall be included in the reserve area calculations for cluster development. At a minimum 50% of this District shall be designated as Open Space.

High quality successional forests and native forests as defined in the Tallahassee Leon County Comprehensive Plan Glossary in the Conservation Design District shall be protected and preserved and included in the open space area. Trails shall be planned around the high-quality successional forests/native forest areas to serve as both recreational facilities and as fire breaks when these areas are managed with prescribed fires. Potential locations of high-quality successional forests/native forests are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features

~~Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.~~

~~Core canopy or core forests, as defined in the City of Tallahassee's Urban Forest Master Plan, that is part of the fragmentation class of Core Canopy (>500 acres) and shown on the Preliminary Environmental Map (Figure 13-6), shall be protected, included in the open space area, and shall be connected to greenways and open space that function as wildlife corridors. These areas may be included in the reserve area calculations for cluster development. Potential locations of core forest areas that are part of the fragmentation class of Core Canopy (>500 acres) are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.~~

(5) **~~Residential Reserve District~~** ~~– The Residential Reserve District as identified on Figure 13-5 is intended to be residential in nature, arranged as cluster subdivisions in order to maximize the efficiency of infrastructure and to preserve environmental features and open spaces. This District is also intended to maintain compatibility with established residential development along Roberts Road and Crump Road. The Residential Reserve District shall be subject to the Clustered Residential policy of the Conservation Design District with a maximum density of 6 dwelling units per acre and a minimum reserve area requirement of 60%. The Residential Reserve District shall include open space buffers of a minimum width of 250 feet to Roberts Road and Crump Road that may include the Welaunee Greenway system, open space, and reserve area from cluster subdivision development. The Residential Reserve District may alternatively be established as Open Space through an optional Alternative Development Program as established in Policy 13.2.44.~~

(6) **~~Open Space~~** ~~– Open Space area shall be incorporated into each District. Districts shown in Figure 13-5 include the adjacent open space. The Primary Open Space System shall be designed as a connected network of open space as generally depicted on Welaunee Arch Map, Figure 13-5, which shall include Conservation and Preservation areas as generally depicted on the Preliminary Environmental Features Map, Figure 13-6, aesthetic open space, Greenways, and the Perpetual Drainage Easement held by the City and County. A minimum of 20% of Phase 1, 50% of Phase 2, 60% of Phase 3, and 40% of the total gross area of the Arch shall be designated Open Space unless offset through the Alternative Development Program in Policy 13.2.44. Conservation and Preservation Areas as defined in Policy 1.3.1 and 1.3.4 of the Conservation Element account for approximately 19% of the overall gross area of the Welaunee Arch. The remainder of the designated open space, which will include approximately 21% of the overall gross area, shall consist of open space incorporated into the development plan for each District or part of the Primary Open Space System. The Open Space Area shall be subject to~~

the design and development criteria in Policy 13.2.37. The Conservation and Preservation Areas shall be subject to the design and development criteria of Policy 13.2.38.

Policy 13.2.5: Phasing. **(EFF. 1/11/21)**

Development of the Arch shall be implemented in phases consistent with this plan and necessary infrastructure (including water and sewer) and supporting services (including adequate schools, police and fire service). Phase 1 shall include the Gateway District, West Arch District, and the North Arch District. Phase 2 shall include the Conservation Design District. Phase 3 shall include the Residential Reserve District. A PUD Concept Plan may address only a portion of a phase or may address more than one phase. Phase 1 of the Welaunee Arch must include one Town Center Zone and one Village Center Zone, either of which can be located in the West Arch District or North Arch District.

Phase 2 shall not be developed until 1,500 dwelling units and 150,000 square feet of non-residential uses have been constructed in Phase 1.

Phase 3 shall not be developed until at least 70% of the gross acreage of Phase 2 is included in an adopted PUD Concept Plan. Sub-phases or stages of each phase may be developed in separate PUD Concept Plans.

It is the intent that infrastructure improvements occur contemporaneous with development. This timing of infrastructure with development prevents stranded or early investment in infrastructure.

I. Land Use

Table 1. Land Uses in the Welaunee Arch

District	**Zone**	**Size**	**Nonresidential Intensity**	**Residential Density**	**Mixture**
Northeast Gateway District (Phase 1)	Activity Center	75-280 acres	4,000–30,000 SF/acre	10-20 DU/acre	10-55% residential 45-90% nonresidential
	Employment Center	75-280 acres	8,000-40,000 SF/acre	n/a[1]	n/a[1]
	Residential	30-100 acres	n/a	2-6 DU/acre	n/a
	Open Space	Min. 20% of gross area in Phase 1			
West Arch District (Phase 1)	Town Center[2]	20-120 acres	4,000–30,000 SF/acre	8-20 DU/acre	10-55% residential 45-90% nonresidential
	Neighborhood	¼-½ mile from Town Center	Max 20,000 SF/acre	4-14 DU/acre	n/a
	Residential		n/a	2-10 DU/acre	n/a
	Open Space	Min. 20% of gross area in Phase 1			
North Arch District (Phase 1)	Village Center[2]	5-50 acres	4,000–20,000 SF/acre	4-14 DU/acre	0-50% residential 50-100% nonresidential
	Neighborhood	¼-½ mile from Village Center	Max 20,000 SF/acre	4-14 DU/acre	n/a
	Residential		n/a	2-10 DU/acre	
	Open Space	Min. 20% of gross area in Phase 1			
Conservation Design District (Phase 2)	Village Center	5-50 acres	4,000–20,000 SF/acre	4-14 DU/acre	
	Neighborhood	¼-½ mile from Village Center	Max 20,000 SF/acre	4-14 DU/acre	n/a

I. Land Use

	Conservation Design Clustered Residential	Maximum 50% of Conservation Design District	n/a	2-12 DU/acre	
	Open Space	Min. 50% gross area as Reserve Area in Phase 2.			
Residential Reserve (Phase 3)	Residential Reserve Clustered Residential	40% of Residential Reserve District	n/a	0-6 DU/acre	
	Open Space	60% gross area as Reserve Area in Phase 3.			
Open Space[3,4]	Open Space	Minimum of 20% of Phase 1; 50% of Phase 2; no less than 60% of Phase 3; and no less than 40% of total area in Welaunee Arch. Open Space includes Conservation and Preservation Areas, Reserve Area, and Primary Open Space Areas.			
	Conservation/ Preservation[5]	Approximately 900 acres (19% of the Arch)			
	Other Open Space	Approximately 1000 acres (21% of the Arch)			

1. Residential uses permitted only above ground floor in mixed-use buildings

2. Town Center Zone and Village Center Zone are permitted in West Arch District and North Arch District, provided one of each zone is located in Phase 1.

3. Open Space, including Conservation and Preservation Areas and Greenways shall be incorporated into all development Phases.

4. Open Space requirements apply unless offset through the Alternative Development Program in Policy 13.2.44.

5. Precise size and location of Conservation and Preservation Areas to be determined through a Natural Features Inventory.

Policy 13.2.6: Development Totals. **(EFF. 1/11/21)**

Densities and intensities for development of the Arch shall be consistent with Policy 13.2.4 and other policies of this master plan. The maximum development for the Arch shall not exceed 12,500 residential units and 3,000,000 square feet of non-residential development.

Policy 13.2.7: Development Standards for Mixed-Use Zones. **(Eff. 1/11/21)**

The Activity Center, Employment Center, Town Center, and Village Centers (collectively "Mixed-Use Zones") shall be subject to the following development standards in addition to the requirements of Policy 13.2.4:

(1) PUD Concept Plans that include mixed-use zones shall include specific design standards, public facility standards, and building standards, such that the district develops as a compact, walkable urban district. At a minimum, the form-based code or design standards shall address relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Design standards shall also minimize driveway cuts along sidewalks facilities by requiring alleys, shared access points, and/or structured parking facilities.
(2) Development in the Mixed-Use Zones may request a waiver from the requirements in the Environmental Management Ordinance for natural area, landscaping and buffers for the purpose of maximizing intensity and density within the mixed-use zone.
(3) Stormwater detention and treatment facilities for Mixed-Use Zones shall be designed in accordance with applicable standards and should be located outside of a Mixed-Use Zones in order to promote a compact pedestrian-oriented arrangement of land uses. Stormwater facilities may be located within mixed-use zones if alternative sites are not reasonably available outside of mixed-use zones or where stormwater facilities can be integrated with pedestrian friendly environments. PUD Concept Plans shall include design standards for stormwater facilities that are consistent with the intent of the zone.
(4) Building heights in mixed-use centers shall not exceed 65 feet from grade.

Policy 13.2.8: Inclusionary housing. **(Eff. 1/11/21)**

Development within the Welaunee Arch shall comply with any ordinances in effect at the time of development that address the need for affordable or inclusionary housing. Each PUD Concept Plan shall include a Housing Plan designed to achieve compliance with the City's Inclusionary Housing Ordinance, or other affordable and inclusionary housing ordinances in effect, by buildout of the area governed by that Concept Plan.

Policy 13.2.9: Housing affordability. **(Eff. 1/11/21)**

In addition to complying with ordinances in effect at the time of development that address the need for affordable or inclusionary housing, a range of housing choices shall be provided to accommodate diverse income levels, age groups, people with a range of abilities, and housing needs. Granny flats, garage apartments, and other accessory dwelling units will not be included in unit or density calculations or transportation impact analyses. The range of housing options provided shall be based on the land use districts and zones within each District. No land use district or zone within a district that allows residential development shall limit housing types to only single-family detached homes.

In order to promote a range of housing types and choices, the City of Tallahassee shall incentivize the development of workforce housing within ¼ mile of mixed-use zones or transit hubs. The City shall also incentivize the provision of housing for low-income and very-low income families, seniors, and/or people with disabilities. Incentives shall be incorporated into PUD Concept Plans and may include increases in building height, waiver or reduction of mobility and impact fees, reduction of parking and setback requirements, reservation of infrastructure capacity without cost, expedited processing of applications for Concept Plans and site development plans, and similar measures such as the incentives allowed in the City's Inclusionary Housing Ordinance.

Policy 13.2.10: Community Facilities. **(EFF. 1/11/21)**

Community Services, Light Infrastructure, Community Parks, and Neighborhood Parks shall be allowed uses in any land use district or zone consistent with the intent of each district and zone.

Policy 13.2.11: Essential Services. **(EFF. 1/11/21)**

Mixed-use centers and residential neighborhoods shall be designed to facilitate essential services, such as fire, police, and emergency medical services consistent with generally accepted response times. PUD Concept Plans shall include the locations of essential services upon request by and through coordination and formal agreement with the City of Tallahassee and/or the Leon County School Board.

Policy 13.2.12: Landscaping. **(EFF. 1/11/21)**

All landscaped areas, except athletic playing fields and golf course fairways and greens, shall utilize drought-resistant native plant materials from the "Florida Friendly Landscaping™ Guide to Plant Selection and Landscape Design" or other regionally appropriate plant material guide approved by the City. Landscaping may not include invasive species listed by the Florida Exotic Pest Plan Council. Landscaping in mixed-use and neighborhood zones shall include shade trees planted as street trees. PUD concept plans may include incentives, such as reduced tree mitigation, for shade trees planted as street trees outside of mixed use and neighborhood zones.

Policy 13.2.13: Crime Prevention through Design. **(EFF. 1/11/21)**

Integrated mixtures of uses shall be located and designed consistent with comprehensive crime prevention strategies of natural surveillance, territorial reinforcement, and natural access control.

Policy 13.2.14: General Compatibility. **(EFF. 1/11/21)**

Development in the Welaunee Arch shall be compatible with adjoining land uses through measures including but not limited to density and height limitations, setbacks, and

vegetative and open space buffers. Unless otherwise specified in this master plan, buffers are not required between or within land use districts in the Welaunee Arch.

Policy 13.2.15: Compatibility with Existing Residential Development. **(EFF. 1/11/21)**

To facilitate compatibility with the existing residential developments located east of Centerville Road and west of Miccosukee Road that are designated as Residential Preservation or Urban Residential-2 on the Future Land Use Map, land in the Welaunee Arch that is within 1,000 feet of such neighborhoods as measured from the boundary of the neighborhood shall be limited to open space, greenways, and residential uses with a maximum density of 6 dwelling units per acre comparable to the Residential Preservation Land Use Category. Mixed Use Land Use districts shall extend no closer than 1,000 feet from these existing residential developments. The location and size of each specific use category shall be depicted on a Planned Unit Development (PUD) Concept Plan.

Policy 13.2.16: Interim Uses. **(EFF. 1/11/21)**

Agricultural and silvicultural uses, whether existing or new, shall be an allowed interim use in any area of the Welaunee Arch on which development is planned to occur, up to and until the start of actual construction on the applicable land.

TRANSPORTATION

Policy 13.2.17: Transportation System. **(EFF. 1/11/21)**

The Welaunee Arch shall be served by a transportation system designed to optimize mobility. Major thoroughfares shall be generally located as depicted on Welaunee Arch Transportation Map, Figure 13-7, with the final location and design to be based upon site-specific environmental, engineering, and related considerations. Thoroughfares connecting through the Arch to areas beyond the Arch shall be arterials designed as boulevards for high vehicular capacity and moderate speeds not to exceed a design speed of 45 miles per hour with sidewalks on both sides of the roadway and bicycle facilities. Thoroughfares connecting mixed use areas within the Arch shall be collectors designed as avenues with high vehicular capacity and low to moderate speeds not to exceed a design speed of 30 miles per hour with sidewalks on both side of the roadway and bicycle facilities. On thoroughfares, a shared use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for the sidewalk on one side of the road and the bike lanes for that facility. Within mixed-use centers and neighborhoods, where feasible based on engineering design criteria and the protection of environmental features, a grid of interconnected streets will provide alternative travel paths. Energy efficiency shall be accomplished in areas that are intended for greater densities and intensities through support of frequent transit service and providing a safe, comfortable and attractive environment for pedestrians and cyclists. Transportation facility needs, including planned future corridors and projected deficiencies on existing facilities surrounding the Arch, resulting from projected development in the Arch as identified through traffic models completed as part of the I-10 Interchange PD&E and/or updates to MPO Long Range Transportation Plans shall be adopted into the applicable Mobility Element

policies and/or figures and updates to the Capital Improvements Element when applicable.

Policy 13.2.18: Internal Trip Capture. **(Eff. 1/11/21)**

The transportation system, along with the mixture of uses, shall be designed to achieve an internal capture of at least 20% of the vehicular trips generated on-site at buildout. To achieve this minimum internal capture rate, mixed-use and neighborhood zones shall be developed with a mixture of uses and higher density residential development located adjacent to non-residential uses. Residential zones shall be connected to mixed use zones by a network of sidewalks, shared use paths, and bicycle facilities designed to provide safe, comfortable transportation options. Transit facilities shall be coordinated with Star Metro to ensure infrastructure that supports connectivity to various transit routes.

Policy 13.2.19: Northeast Gateway/Welaunee Boulevard. **(Eff. 1/11/21)**

The Northeast Gateway, which is a major infrastructure project for the entire Welaunee Critical Planning Area, consists of region-serving roads to distribute traffic north, south, east and west from a potential I-10 interchange at Welaunee Boulevard, which was recommended in the Florida Department of Transportation (FDOT) Master Plan Update on February 28, 2013. North of I-10, the roadways that make up the Northeast Gateway include the extension of Welaunee Boulevard from south of I-10 north through the Arch, and the extension of Shamrock South from Centerville Road to U.S. 90 (Mahan Drive). Welaunee Boulevard and Shamrock South Extension are programmed to be constructed by the Blueprint Intergovernmental Agency consistent with the voter-approved Northeast Gateway project and may be phased based upon trip demand. Within the Arch, both Welaunee Boulevard and Shamrock South Extension shall be designed to function as a complete street to promote mobility for multiple users – pedestrians, bicyclists, motorists, and transit riders of all ages. No residential driveways shall connect directly to Welaunee Boulevard or Shamrock South Extension.

Policy 13.2.20: I-10 Flyover or Interchange. **(Eff. 1/11/21)**

Welaunee Boulevard shall connect to a flyover across I-10 or a potential interchange, if approved by the Federal Highway Administration, in order to facilitate vehicular movement to Welaunee Boulevard south of I-10. Any flyover or potential interchange shall meet federal requirements to ensure the safe and efficient use of I-10.

Welaunee Boulevard shall connect to a potential interchange with Interstate-10, subject to approval by the Federal Highway Administration and the Florida Department of Transportation. The potential interchange of Welaunee Boulevard and Interstate-10 shall be designed consistent with a federally approved Interchange Justification Report. It is the intent to allow for the design of an interchange that supports a gridded street network and city blocks on the north side of Interstate-10. The gridded street system shall serve to divert traffic onto a network of town center streets and shall support an environment that

prioritizes pedestrian mobility. Welaunee Boulevard may pass over Interstate 10 unless and until such time that a potential interchange is approved and constructed.

Policy 13.2.21: Right-of-Way Reservation. **(Eff. 1/11/21)**

The landowner shall reserve for future conveyance the right-of-way for Welaunee Boulevard, the Shamrock South Extension, and the I-10 Flyover or Interchange as generally depicted on Welaunee Arch Transportation Map, Figure 13-7. The terms of such reservation shall be consistent with the Urban Services-Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990, as restated and amended. Rights-of-way shall be restricted to transportation facilities and compatible infrastructure.

Policy 13.2.22: Complete Streets. **(Eff. 1/11/21)**

The transportation system shall be designed with complete streets in accordance with Objective 1.2 [M] and associated policies in the Mobility Element. A PUD Concept Plan shall provide in mixed-use centers for complete streets that include safe and convenient pedestrian facilities reasonably free from hazards and adequately separated from streets that carry high volumes of vehicular traffic and create a reasonable and direct route between destinations. Sidewalks shall be provided on both sides of local streets in mixed-use zones. Sidewalks shall be provided on at least one side of local streets in zones that allow only residential development.

Policy 13.2.23: Bicycle Facilities. **(Eff. 1/11/21)**

A PUD Concept Plan shall include a network of bicycle facilities, including on-street and off-street facilities, which should be coordinated with the open space areas of the Arch. The intent is to provide safe and convenient movement for bicycles reasonably free from hazard and providing a reasonable and direct route between destinations. Bicycle facilities shall be designed where practical to connect to similar facilities in other PUD Concept Plans. Where feasible, a shared-use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for sidewalks and bike lanes. Protected bicycle lanes may be incorporated where feasible. Where bicycle, pedestrian, and/or shared use path facilities intersect the Welaunee Greenway, opportunities shall be provided to access the Greenway.

Policy 13.2.24: Parking in Mixed-Use Centers. **(Eff. 1/11/21)**

In mixed-use centers, vehicular parking shall be located on the street, in parking structures, or off-street at the street level. Off-street parking shall be provided in the rear of buildings where feasible based on engineering design standards and the protection of environmental features, or on the side of buildings and shall be limited in size and scale through such measures as shared parking, parking credits, and maximum parking limits. PUD Concept Plans may include incentives, such as reduced parking or setback requirements, for the use of building-mounted solar systems on parking structures.

~~I. Land Use~~

~~*Policy 13.2.25: Canopy Roads.* **(EFF. 1/11/21)**~~

~~Direct access to Canopy Roads shall not be permitted for any residential or nonresidential uses except parks or open space. Road access to the Welaunee Arch shall be provided from Miccosukee Road at no more than three locations. Road access to the Arch shall be provided from Centerville Road in no more than two locations. Canopy Road Zones shall be provided along Miccosukee Road and Centerville Road in addition to the Welaunee Greenway. PUD Concept Plans may include incentives, such as reduced tree mitigation, in return for new roadways being designed and planted with shade trees consistent with the requirements for future canopy road designation.~~

~~*Policy 13.2.26: Transit.* **(EFF. 1/11/21)**~~

~~Mixed use centers are intended to be designed with transit as a component of the multimodal transportation system in the Welaunee Arch. As PUDs are developed, coordination with Star Metro shall occur to ensure the plan accommodates necessary infrastructure to support anticipated transit service. PUDs shall address connectivity between mixed use zones and the transit hub identified in Policy 13.1.4.~~

~~*Policy 13.2.27: Electric, Connected and Automated Vehicles.* **(EFF. 1/11/21)**~~

~~As PUDs are developed, coordination with the Planning Department and the City's Public Infrastructure departments shall occur to ensure the plan accommodates necessary infrastructure to support charging infrastructure for electric vehicles and infrastructure to support Connected and Automated Vehicles (CAV). PUDs may include incentives, such as reduced parking and setback requirements, for development that is electric vehicle capable or electric vehicle ready by providing for the future installation and use of Electric Vehicle Supply Equipment (EVSE) in accordance with the National Electrical Code. Incentives will be greater for electric vehicle ready than for electric vehicle capable developments.~~

~~*Policy 13.2.28: Transportation Concurrency.* **(EFF. 1/11/21)**~~

~~Prior to approval, PUD Concept Plans shall be required to demonstrate sufficient capacity of concurrency facilities to meet the standards for level of service for the existing population, previously permitted development and for the proposed development plan in accordance with the City of Tallahassee Concurrency requirements. This demonstration shall include a transportation analysis for limited access, arterial, and collector roads, including the Northeast Gateway/Welaunee Boulevard, in accordance with the City Concurrency Management System Policy and Procedures Manual. If the City's transportation concurrency system is replaced with a Mobility Fee or another alternative mobility funding system, PUD Concept Plans shall comply with the mobility funding system in place at the time.~~

~~PUBLIC FACILITIES AND SERVICES~~

~~I. Land Use~~

~~*Policy 13.2.29: Adequate Public Facilities and Services.* **(EFF. 1/11/21)**~~

~~The supply and delivery of safe and adequate public facilities shall accommodate existing and future development consistent with the Comprehensive Plan. Development in the Welaunee Arch shall be served by adequate public facilities and services as required by law and consistent with the Welaunee Urban Services-Development Agreement, as restated and amended. Public facilities and services may be phased and financed, constructed, owned, operated, or maintained by any entity allowed by law, including but not limited to independent or dependent special districts, property owner associations, homeowner associations, or any combination of such entities. Any such entity may finance public facilities through any means allowed by law.~~

~~*Policy 13.2.30: Utilities.* **(EFF. 1/11/21)**~~

~~Potable water, sanitary sewer, and electricity service shall be provided by the City pursuant to the Welaunee Urban Services-Development Agreement, as restated and amended. Private providers shall provide telecommunications services. The installation of utilities may be phased consistent with the level-of-service and availability standards of the Tallahassee Leon County Comprehensive Plan. Utility infrastructure improvements shall occur consistent with the general timing of development, instead of the infrastructure being provided well before development occurs. This timing of infrastructure with development is intended to ensure that there is no stranded or early investment in infrastructure waiting for future development to occur.~~

~~*Policy 13.2.31: Clean Energy.* **(EFF. 1/11/21)**~~

~~PUD Concept Plans may incorporate strategies and standards that are consistent with the City of Tallahassee's Clean Energy Resolution or any clean energy plan adopted by the City subsequent to the resolution. PUD Concept Plans shall comply with applicable clean energy and renewable energy ordinances in effect at the time of development. PUDs may include additional incentives to encourage energy efficiency.~~

~~*Policy 13.2.32: Energy Efficient Environmental Design.* **(EFF. 1/11/21)**~~

~~Planned Unit Development Concept Plans may provide for incentives such as increases in building height, waiver or reduction of mobility and impact fees, reduction of parking and setback requirements, reservation of infrastructure capacity without cost, expedited processing of applications for Concept Plans and site development plans, and similar measures in each District where developments incorporate Leadership in Energy and Environmental Design (LEED) standards or similar industry-recognized green certifications and/or provide building-mounted solar systems that generate threshold MW levels of electricity. Alternatively, PUD Concept Plans may provide for utility fee or other similar exaction offsets commensurate to estimated energy efficiency gains from incorporating Leadership in Energy and Environmental Design (LEED) standards or similar industry-recognized green certifications and/or provide building-mounted solar~~

~~systems that generate threshold MW levels of electricity. This policy does not apply to the Residential Reserve Zone.~~

~~*Policy 13.2.33: Stormwater Management.* **(EFF. 1/11/21)**~~

~~Prior to approval of the first PUD Concept Plan, a Stormwater Facilities Master Plan (SFMP) shall be prepared for the entirety of the Welaunee Arch. The Stormwater Facilities Master Plan must be reviewed and approved by the City before PUD Concept Plans can be approved. For areas not included in a PUD, the stormwater plan may be conceptual and generalized based upon the projected development allowed by this master plan accounting for non-developable areas.~~

~~The SFMP shall take into consideration stormwater flows from full build out conditions from any upstream, off-site property. However, nothing herein shall relieve the upstream, off-site properties from complying with applicable environmental ordinances or standards. The SFMP shall, at a minimum, identify regional impacts to flood extents and stormwater conveyance; establish infrastructure requirements necessary to manage stormwater in compliance with local, state, and federal regulations; document the phasing, implementation, and easement reservations necessary to serve projected full build out; and facilitate environmental and stormwater permitting. To accomplish these goals, the SFMP shall provide analysis and design of the primary stormwater system based on detailed hydrologic and hydraulic modeling of existing and post-development conditions. The analysis shall incorporate existing land uses, soils and topographic data, and the conceptual land use plan (Figures13-5 through 13-7). The design shall provide general parameters associated with the primary stormwater management facilities, drainage easements and conservation easements necessary to serve the development under projected full build-out conditions. Flood extents delineated by the SFMP shall identify the 100-year flood exclusion area under the full build-out condition. No habitable structures shall be constructed within the post-development, full build-out 100-year floodplains or 100-year flood exclusion areas. The SFMP shall incorporate low-impact design best management practices to encourage the disconnection of impervious surfaces and increase the removal of nutrients from stormwater discharges. The SFMP shall also evaluate the existing nutrient pollutant loading to Class III surface water resources and ensure net improvement in the post development condition. The SFMP scope of work must be approved by the City prior to development of the SFMP.~~

~~The Stormwater Facilities Master Plan shall identify the feasibility and location of regional stormwater facilities and how they should be designed and constructed as amenities within parks or publicly accessible areas. Stormwater facilities shall be located outside wetlands and floodplains. Stormwater facilities may be located in Open Space that is not wetland or floodplain subject to design standards in a PUD Concept Plan and consistent with protection of conservation and preservation lands required by the comprehensive plan and the Environmental Management Ordinance.~~

Policy 13.2.34. Wetlands and Floodplains. **(EFF. 1/11/21)**

Development shall minimize encroachment into wetland habitat areas by ensuring that public and private roads avoid crossing wetlands or require that such crossings are cited at the narrowest point of a wetland allowing for an efficient transportation design while maintaining the continuity of identified wildlife corridors. No net reduction in floodplain storage shall be permitted within the 100-year floodplain. Otherwise floodplains shall be managed consistent with the Comprehensive Plan Conservation Element.

Wetland acreage and function within the Welaunee Arch shall be protected through compliance with local, state, and federal environmental permitting requirements. For purposes of permanent protection of Conservation and Preservation lands designated on Figure 13-6 the delineation of wetlands shall be based upon the jurisdictional determination by the governing agency.

Wetlands depicted on Figure 13-6 utilized for mitigation within the Welaunee Arch shall be made subject to conservation easements consistent with the requirements of the authorizing regulatory agency. These easements will be defined in a manner that serves as permitted mitigation for wetland and other impacts or species relocation. To the extent authorized by federal, state, and local permitting agencies, Conservation and Preservation Lands association with the PUD Concept Plan under consideration may be utilized for achieving any mitigation requirements. The mitigation conservation easement area shall allow passive recreation facilities and shall be subject to a management plan.

Policy 13.2.35. Florida Springs and Aquifer Protection. **(EFF. 1/11/21)**

Wakulla Spring is an impaired first magnitude Outstanding Florida Springs. Planned development for the Welaunee Arch is within the springshed boundaries of the Upper Wakulla River and Wakulla Spring Basin Management Action Plan. Development activities associated with the project have the potential to impact water quality; therefore, PUD Concept Plans shall mitigate potential nutrient loadings by implementing measures such as proper treatment and disposal of wastewater, stormwater, and the implementation of adequate sediment and erosion control practices to mitigate any surface water impacts.

Policy 13.2.36: Schools. **(EFF. 1/11/21)**

Each PUD Concept Plan shall be analyzed for impacts on public schools based upon then-applicable pupil generation rates utilized by Leon County Schools. Schools shall be located in relation to neighborhoods in order to serve residents, provide a focal point for the neighborhoods, and be safely accessible by pedestrians and bicyclists. The co-location of schools, civic spaces, and active parks is encouraged. The City and County shall adhere to the Public School Concurrency and Facility Planning Interlocal Agreement, as required by Section 1013.33, F.S., which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation. Prior

to site plan approval of the 500th residential dwelling unit in Phase 1, a 10-acre site shall be reserved for future dedication to the Leon County School Board proximate to residential areas, a Town or Village center and the primary open space system with off-site stormwater management provided through a regional system. Impacts to existing public schools shall be addressed during the development review process as required by this comprehensive plan, provided that the fair market value of the school site, any off-site stormwater treatment and storage capacity and any other land or improvement to support a public school shall be a credit, on a dollar-for-dollar basis, against any fee or exaction for public school impacts.

Policy 13.2.37: Fire and Emergency Services. **(EFF. 1/11/21)**

Upon request of the City, PUD Concept Plans shall include identified sites for fire and/or emergency services in coordination and formal agreement with the City.

RECREATION, OPEN SPACE and CONSERVATION

Policy 13.2.38: Primary Open Space System. **(EFF. 1/11/21)**

The intent of the Open Space and Conservation strategy is to identify, conserve, manage, restore, and protect significant natural resources during and after development of the Welaunee Arch in accordance with the Conservation Element of the Tallahassee-Leon County Comprehensive Plan and consistent with this Master Plan. No less than 40% (no less than 37% if the Alternative Development Program is utilized per Policy 13.2.44) of the gross area in the Welaunee Arch shall be designated Open Space which shall include the Primary Open Space System, Conservation and Preservation Areas, Greenways, and other designated open space in each development District.

Open Space shall comprise no less than 40% (no less than 37% if the Alternative Development Program is utilized per Policy 13.2.44) of the total gross area within the Welaunee Arch, or approximately 1,900 acres. Of the Open Space, approximately 900 acres (19% of the total gross area of the Welaunee Arch) are designated Conservation or Preservation Areas as defined in policies 1.3.1 and 1.3.4 of the Conservation Element. The precise size and location of Conservation and Preservation Areas shall be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes such Conservation and Preservation area. The remainder of the Open Space, approximately 1,000 acres (21% of the total gross area of the Welaunee Arch), shall be open space incorporated into the development plan for each District or part of the Primary Open Space System.

I. Land Use

Open Space shall include Conservation Areas and Preservation Areas, Canopy Road Zones, Greenways, and aesthetic open space. Outside of these designated areas, the additional Open Space shall prioritize additional buffers around Conservation and Preservation Features, areas that provide continuous and contiguous connectivity of Open Space, additional buffers for Canopy Road Zones, additional areas around the Core canopy or core forests that are part of the fragmentation class of Core Canopy (>500 acres), additional areas that support the network of wildlife corridors, undeveloped uplands, oak-hickory forest, significant trees, passive recreation areas, priority planting areas identified in the Urban Forest Master Plan, and stormwater facilities designed as a community amenity.

The Welaunee Arch shall contain a primary open space system concept that will contain the majority of the open space requirements within a connected corridor as depicted on Figure 13-5. This connected, continuous network of open space constitutes a fundamental building block of the Arch and is intended to serve multiple purposes including but not limited to protection of conservation and preservation areas. The Primary Open Space System shall include Conservation and Preservation areas. Primary Open Space may also include buffers for residential areas and canopy roads, greenways, environmentally sensitive areas, including wildlife corridors, aesthetic open space, active and passive recreation areas, and community gathering spaces. The Primary Open Space may be incorporated into any PUD Concept Plan to satisfy requirements of the Environmental Management Ordinance. Constructed stormwater facilities consistent with Policy 13.2.33 may be utilized to satisfy open space requirements in a PUD Concept Plan.

Primary open space systems, together with other open space and green spaces set aside to meet the urban forest and landscape requirements shall also meet the requirements of the Tallahassee-Leon County Comprehensive Plan and Chapter 5 – Environmental Management, Tallahassee Land Development Code. The intent of this policy will be achieved through the following:

(1) Credits for open space requirements, wetland mitigation, slope mitigation, stormwater management and/or urban forest requirements may be requested outside of individual parcels or tracts under review but elsewhere within the Arch.

(2) Areas with severe and significant slopes that are not located in the open space systems shall be protected in site-specific plans in accordance with the Comprehensive Plan and Chapter 5 – Environmental Management, Tallahassee Land Development Code.

(3) The Open Space systems shall be open to the general public and be designed to include and provide connections with the Miccosukee Canopy Road Greenway and Welaunee Greenway at multiple locations and to integrate internal recreational

multi-use paths with the greenways trails. Connections to future regional greenways shall be considered in the design of open space.

(4) The open space systems shall be designed to provide additional buffering for existing designated canopy road zones.

(5) Open space may be privately owned or dedicated to the public by conveyance to a general-purpose or special-purpose local government entity; or be designated a part of a statewide system of greenways and trails pursuant to state law. Privately owned open space/greenways shall, at a minimum, guarantee designated public trail access in perpetuity at the time of development. All required conservation easements will be placed over the Conservation and Preservation areas in accordance with local government regulations.

(6) The open space systems shall be governed by one or more management plans approved by the City in order to protect the values for which they were designated. The management plans may be adopted in phases so long as they are consistent with one another. Protection of Conservation and Preservation areas shall be provided by conservation easements and other measures consistent with Chapter 5 — Environmental Management, Tallahassee Land Development Code. Conservation and Preservation areas placed in conservation easements may be used towards satisfying the urban forest and landscaping requirements of Chapter 5 – Environmental Management, Tallahassee Land Development Code. A single management plan may be adopted for all open space and conservation and preservation area lands.

(7) Any Open Space area located within the geographic boundary of a PUD Concept Plan Shall be included in the lands to be designated as Open Space/Greenway as a result of approval of that PUD Concept Plan. If additional Open Space area are required to meet the minimum Open Space area for that Phase set forth in Policy 13.2.4(6) then such additional land will be designated as such from the adjacent Primary Open Space system as shown in Figure 13-5. To the extent that a PUD Concept Plan provides Open Space acreage beyond the required minimum, subsequent PUD Concept Plans are entitled to a credit for the additional acreage provided in proceeding PUD Concept Plans.

(8) Acreage in the primary open space system shall be counted towards satisfying the open space requirements established in PUD Concept Plans.

(9) The following guidelines shall apply to uses within the open space system as established in PUD Concept Plans:

I. Land Use

a. Passive recreation improvements that are natural resource-oriented, such as hiking, biking, and riding trails and passive parks, may be constructed in the primary open space systems. Also allowable are community facilities such as bandshells, amphitheaters, gazebos and other improved gathering places if designed for non-vehicular access only, provided these activities are located such that impacts to conservation and preservation areas are minimized and the overall purpose of the conservation easement is maintained.
b. Active Recreation uses may be constructed in the open space area within each development district and in the primary open space system outside of Conservation and Preservation areas.
c. Wildlife management areas may be included in the primary open space systems protective measures addressed in the management plans, including a wildlife habitat management plan, in accordance with Chapter 5 – Environmental Management, Tallahassee Land Development Code.
d. Public roads and utilities may cross through the open space systems and buffers if the impacts are minimized. The location of the roads shown on Figure 13-5 are approximate.
e. Stormwater Management facilities may be located in the open space systems subject to design criteria in the PUD Concept Plans and consistent with protection of conservation and preservation features pursuant to Chapter 5 – Environmental Management, Tallahassee Land Development Code. Each stormwater management facility must be evaluated in terms of impacts and meet the requirements of the Tallahassee-Leon County Comprehensive Plan and Chapter 5 – Environmental Management, Tallahassee Land Development Code. If stormwater facilities are contained in the open space system, the public and/or private entities responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each facilities level of service. The SFMPs shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within conservation or preservation areas.

(10) To promote creation of the open space systems and their integration into the planned mixed-use communities with appropriate credit, PUD Concept Plans shall establish an open space requirement that includes credit for the open space system, protected preservation and conservation areas, areas of constructed landscape, and the minimum onsite landscaping required for individual sites set forth in Policy 13.2.12. Specific landscape standards and requirements shall be established in PUD Concept Plans. Such standards and requirements shall be designated to meet or exceed, on a cumulative basis, the Landscape and Urban Forest requirements in Chapter 5 – Environmental Management, Tallahassee Land Development Code. These landscape standards shall include, but not be limited to, standards for provision of street trees in mixed use zones, along public roadways, shade trees and landscaped islands within parking lots, and patriarch tree preservation. These standards will be developed to reflect the intent that town

and neighborhood centers will be developed in an urban context with minimal setbacks and an emphasis on dense, mixed use development. Various land uses in the Arch shall satisfy the Urban Forest/Landscaping requirements based on thresholds established in the PUD Concept Plans. Such requirements shall be designed to meet or exceed, on a cumulative basis, the landscaping and urban forest requirements in Chapter 5 – Environmental Management, Tallahassee Land Development Code.

(11) The portion of the Arch bordering Miccosukee Road shall be designated as Open Space and shall include the Canopy Road Zone for Miccosukee Road. An additional area with a minimum width of 75 feet along the length of the Canopy Road Zone shall be designated as open space. The Canopy Road Zone and contiguous Open Space area shall serve as a wildlife corridor that terminates in the core forest area that is part of the fragmentation class of Core Canopy (>500 acres) in the Conservation Design District as shown on the Preliminary Environmental Map (Figure 13-6). This area may serve as a greenway as long as the greenway does not preclude the ability of the area to serve as a wildlife corridor.

Policy 13.2.39: Conservation and Preservation Lands. **(EFF. 1/11/21)**

Lands identified for permanent preservation and conservation are shown generally on the Preliminary Environmental Map (Figure 13-6) as Designated Wetlands, 100-year Floodplains, and High-Quality Successional forests/Native Forest. These protected areas create a regionally significant environmental and open space framework that protects the natural flows of water and preserves wildlife habitat while allowing limited, low-impact human access to natural spaces, where appropriate.

These allocations are intended to protect significant environmental resources on the Welaunee Arch and account for approximately 900 acres or approximately 19% of the total gross area of the Welaunee Arch. The precise size and location of Conservation and Preservation Lands shall be determined through a Natural Features Inventory to be conducted prior to or concurrent with the initial PUD Concept Plan for each Phase of the Welaunee Arch in which the feature is located. Additional environmental resources will be designated as Open Space as addressed in this Master Plan.

Conservation and Preservation lands shall be subject to a management plan to be reviewed and approved concurrent with the PUD Concept Plan that includes the applicable Conservation and Preservation lands. Such management plan shall address wildlife preservation, maintenance of native species diversity, management of the natural environment, restoration of environmental resources where warranted, and responsibility for long term management. Such management plan shall include measures to protect the values for which such lands were designated, including wildlife habitat and corridors, and may include conservation easements and other measures consistent with the Environmental Management Ordinance. Conservation and Preservation lands may be

~~utilized for public access, including trails, subject to the Environmental Management Ordinance. To the extent allowed by local, state, or federal law, Conservation or Preservation lands may be utilized to achieve mitigation required by permits. A single management plan may be adopted for all open space and conservation and preservation area lands.~~

~~Lands that are not otherwise identified as Conservation and Preservation Lands on Figure 13-6 and are identified as areas suitable for future development may contain areas of natural upland or wetland communities. These resources will be identified through the Natural Features Inventory process and protected as required by the Comprehensive Plan's Conservation Element and will be incorporated into the lands identified as Open Space and Greenways consistent with the overall conservation and development strategy for the Welaunee Arch planning area.~~

~~Conservation easements for Conservation and Preservation lands shall be effective before or concurrent with the effective dates of the PUD Concept Plan for which they are granted. Protection of the lands identified in the Preliminary Environmental Features Map shall be phased or staged in coordination with the PUD Concept Plans. The required preservation of both Conservation and Preservation Lands within the Welaunee Arch will occur in conjunction with the PUD Concept Plan approvals and will be in place in advance of actual physical development within the PUD for which the Conservation and Preservation Lands are being protected. All identified Conservation and Preservation Lands within the Preliminary Environmental Features Map shall be subject to permanent preservation no later than the date of actual physical development commencing within the final PUD Concept Plan for the Welaunee Arch.~~

~~*Policy 13.2.40: Recreation Areas.* **(EFF. 1/11/21)**~~

~~A PUD Concept Plan shall provide for reasonable public access to parks, recreation areas, natural areas, and open space. A multi-use trail system will be included that will link these areas where feasible to residential neighborhoods, mixed-use centers, schools, civic spaces, employment, recreation and open space, parks, and the Welaunee Greenway and Miccosukee Canopy Road Greenway.~~

~~*Policy 13.2.41. Historic and Cultural Resources.* **(EFF. 1/11/21)**~~

~~Through the completion of Natural Features Inventories, Planned Unit Developments shall identify historic and cultural resources including archaeological sites, historic structures and districts, and historic cemeteries. PUDs shall include standards sensitive to locating, assessing, and avoiding~~

~~potential adverse impacts to these resources. At a minimum, these standards shall comply with applicable state and local regulations. Where feasible based on the geographic~~

location of the resource and appropriate given the historic and cultural context of resource, informational and interpretive signage may be considered for these resources.

Policy 13.2.42: Natural Area Resident Notifications. **(EFF. 1/11/21)**

PUD Concept Plans will include notification requirements for informing residents, once development is completed, with information on how to avoid human-bear conflicts and notices of proximity to areas that are actively managed with prescribed fires.

Policy 13.2.43: Perpetual Drainage Easement. **(EFF. 1/11/21)**

The Perpetual Drainage Easement across the Welaunee Arch shall be subject to the Order Clarifying Definition of Perpetual Drainage Easement, entered by Leon County Circuit Court on March 13, 1997. Lands within the Perpetual Drainage Easement shall be considered Open Space and may be utilized for active and passive recreation facilities and activities, including but not limited to, walking and bicycle trails, and playgrounds associated with development of lands owned by the landowner within the altered or undisturbed floodplains so long as the function of the easement is not impaired.

Policy 13.2.44: Welaunee Greenway. **(EFF. 1/11/21)**

The Welaunee Greenway shall consist at a minimum of an 8.4-mile-long shared-use trail corridor along the northeast, north, and west perimeter of the Arch, and shall be developed consistent with adopted local government plans, including the Greenways Master Plan. As defined in the Tallahassee-Leon County Greenways Master Plan, "The Greenway will range from approximately 75' to 150' in width in much of the corridor with greater widths in select areas due to wetlands and stream flow ways. This corridor will be comprised of the existing edge canopy and understory and the Welaunee firebreak road which may provide a readymade trail alignment. The preserved canopy and understory along the other side of the firebreak road will be preserved to provide privacy from adjacent roadways and homes." The final design of the Welaunee Greenway shall be determined through the Blueprint Intergovernmental Agency's Northeast Gateway project and may consider other, non-paved trail surface treatments consistent with the Greenways Master Plan. Trail crossings and trailheads may be located in the Canopy Road Zone and the design of such facilities shall strive to minimize impacts to the tree canopy. The Welaunee Greenway shall connect to the existing Miccosukee Canopy Road Greenway to create a 17-mile linear park loop and a pedestrian bridge across Interstate-10. Connections shall be provided to and from the Greenway from interior multi-use trails along roadways or from other open space areas. The Welaunee Greenway shall be subject to a management plan approved by the City that is consistent with the policies of this master plan. A single management plan may be adopted for all open space, conservation and preservation area lands, and the Welaunee Greenway. Public roadways and utilities may cross through the Welaunee Greenway at points specified as road crossings on the land use and transportation maps, or at additional points if necessary, provided the crossing includes restoration of the Greenway and open space area. PUD Concept Plans that include or are adjacent to the Welaunee Greenway or Miccosukee Canopy Road Greenway shall provide access to those facilities. Development of the Arch should be

incentivized through the PUD process to provide pedestrian and bicycle connectivity to the Greenway, particularly where it interfaces with Open Space areas and associated trail systems.

Policy 13.2.45: Alternative Development Program. **(Eff. 1/11/21)**

Notwithstanding any other provision of this Master Plan, at the election of the PUD applicant, PUD Concept Plans in Phase 1 and Phase 2 may offset open space and urban forest mitigation requirements through an optional alternative development program that preserves additional open space area within the Residential Reserve District (Phase 3). The intent of this Alternative Development Program is to incentivize preservation of a large area of open space in the northeast area of the Welaunee Arch that may be designated as a wildlife habitat area. Participation in this alternative development program is optional and must be agreed to by the PUD Concept Plan applicant and the owner of the property that would be used for the offset. Participation in this alternative development program is subject to all of the following provisions:

(1) Open Space Requirement Offset. PUD Concept Plans in any District of Phase 1 or Phase 2 may offset the open space requirements for that District by preserving lands in the Residential Reserve District (Phase 3) as open space.
   a. The offset shall be calculated on a per acre basis with a 15% bonus, resulting in an exchange of a 1.15-acre reduction in the open space requirement of the receiving District for each 1-acre of preserved open space in the Residential Reserve District. This exchange shall reduce the overall open space requirement for the Welaunee Arch by the net bonus amount (0.15 acres for each 1 acre preserved).
   b. The reserve area requirements for cluster residential zones in Phase 2 shall be offset concurrently with the open space requirements for any PUD Concept Plan including a cluster subdivision.
   c. Under the Alternative Development Program, preservation or conservation areas in the Residential Reserve District may count towards the open space requirements in the Conservation Design District. Conservation and Preservation areas in the Residential Reserve District shall be integrated with the Welaunee Habitat Park.
   d. If this Alternative Development Program is exercised, total Open Space in Phase 1 shall not be less than 15%, the total Open Space in Phase 2 shall not be less than 25%, and the overall total Open Space in the Arch at buildout shall not be less than 37%.
   e. The open space offset shall not apply within the area 1,000 feet from the Buckhead Neighborhood as identified in Policy 13.2.15.

(2) Urban Forest Mitigation Offset. PUD Concept Plans in Phase 1 and Phase 2 may offset required urban forest mitigation requirements in any District by preserving lands in the Residential Reserve District (Phase 3) as open space.

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a. ~~The urban forest mitigation requirement offset through this program is exchanged based on the urban forest mitigation value of the land being established as Open Space in the Residential Reserve District. The mitigation value of the preserved open space shall be calculated with an additional 10% mitigation credits which may offset urban forest impacts in Phase 1 and Phase 2.~~

(3) ~~All lands located in the Residential Reserve District, designated as Phase 3 on the Land Use Districts Map (Figure 13-5), are eligible for preservation under this alternative development program. Priority for preservation under this program shall be in the following order: 1) lands in the Residential Reserve District (Phase 3) that do not meet the definition of a preservation area or conservation area 2) any designated conservation and preservation areas in Residential Reserve District (Phase 3) as generally depicted on the Preliminary Environmental Features Map or as determined through a subsequent natural feature inventory. Priority shall be given to property along the eastern boundary of the Residential Reserve District with subsequent lands preserved under this alternative development program being contiguous with this area.~~

(4) ~~Protection of the open space area in the Residential Reserve District (Phase 3), including any preservation or conservation areas, shall be provided by conservation easements, covenants, or other measures consistent with City Growth Management Department's adopted regulations. The lands preserved as open space under this alternative development plan shall be subject to the criteria of Policy 13.2.38 regarding Conservation and Preservation Areas. Any conservation easements established under this alternative development program shall be issued to the City of Tallahassee as the sole grantee and beneficiary. While open space area in the Residential Reserve District remains in private ownership, any conservation easements, covenants, or other measures shall allow for continued use of the preserved open space for silviculture operations of planted pine stands which adhere to Florida Division of Forestry Best Management Practices. Lands preserved under this development program for urban forest mitigation offsets may not be utilized for silviculture operations.~~

(5) ~~Welaunee Habitat Park. Notwithstanding the phasing requirements in policy 13.2.5, at such time when all lands in in the Residential Reserve District have been preserved as open space under this alternative development program, or at such time when the final PUD Concept Plan for the Welaunee Arch is approved, the preserved Open Space in the Residential Reserve District, including the Conservation and Preservation lands, shall be designated as a Habitat Park. The Habitat Park shall be subject to the requirements of Policies 13.2.37 and 13.2.38. Prior to establishment of the Habitat Park, the existing uses of the property shall be permitted. Any previously established conservation easements shall remain in effect on lands in the Habitat Park. Passive recreation improvements that are~~

~~natural resource-oriented, such as hiking, biking and riding trails and passive parks, may be constructed in the Welaunee Habitat Park. Active Recreation uses are not permitted in the Welaunee Habitat Park.~~

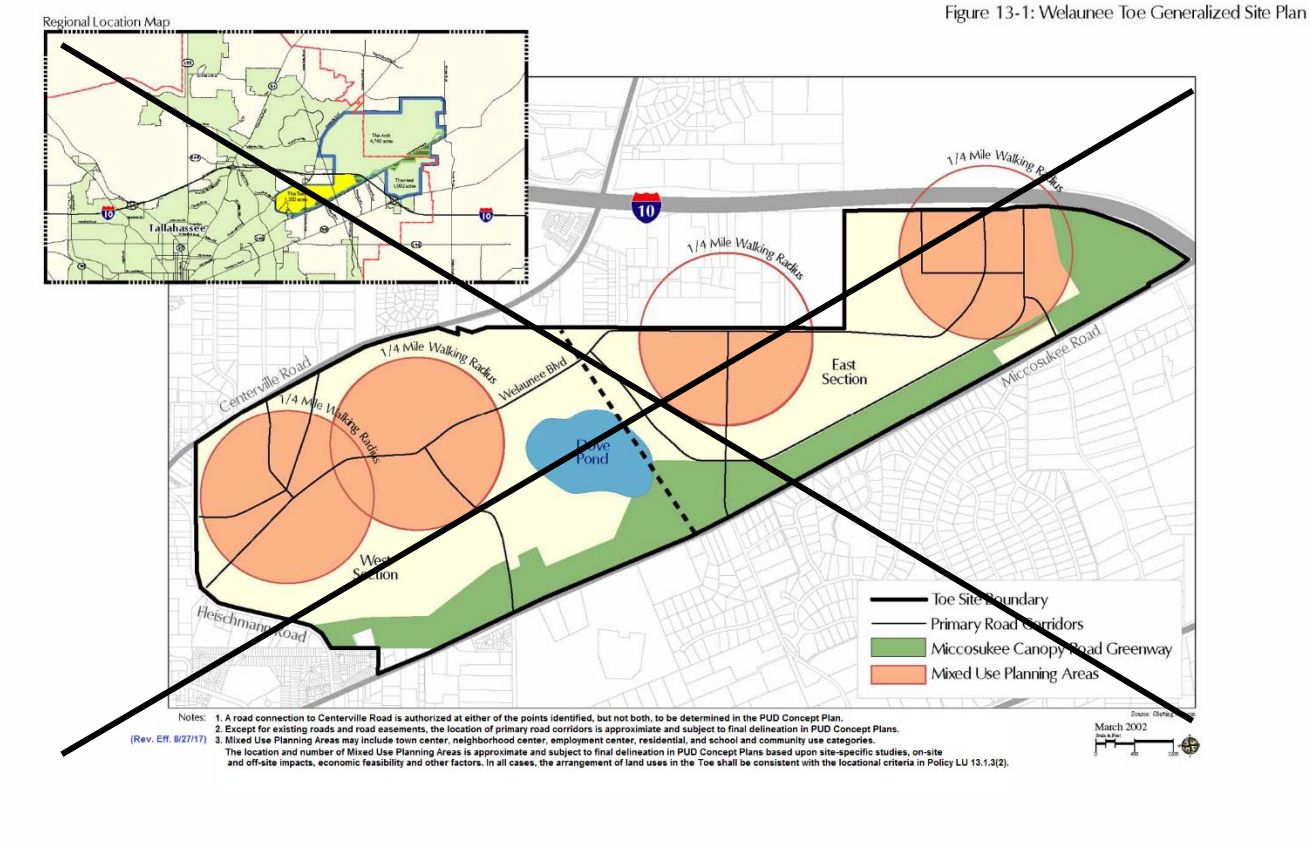
~~(6) By adoption of a separate ordinance, the City may create and administer a Welaunee Habitat Park credit bank. The Welaunee Habitat Park credit bank would facilitate the purchase of lands in the Residential Reserve District (Phase 3) and the sale of open space and tree mitigation credits in accordance with this development program. The Welaunee Habitat Park credit bank may be established independent of and prior to the creation of the Welaunee Habitat Park. If the City creates a Welaunee Habitat Park credit bank, consideration may be given to utilizing the credit bank to offset open space requirements and urban forest mitigation requirements associated with the development of properties located in other growth priority areas inside the Urban Services Area.~~

~~(7) If stormwater facilities are contained within the Residential Reserve District, then the public or private agency responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each facility's level of service. The Stormwater Facilities Master Plan shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within preserved open space and conservation or preservation areas.~~

~~(8) Any lands in the Residential Reserve District not preserved as open space in accordance with this alternative development plan may be included in a PUD Concept Plan and development under the Residential Reserve District development guidelines in Policy 13.2.4(4). Development of the Residential Reserve District on remaining lands shall be clustered in the portion of the site that will result in the least environmental impact. Lands preserved as open space offset under this Alternative Development Program shall not count towards the 60% reserve area requirements for development of any remaining developable land in the Residential Reserve District.~~

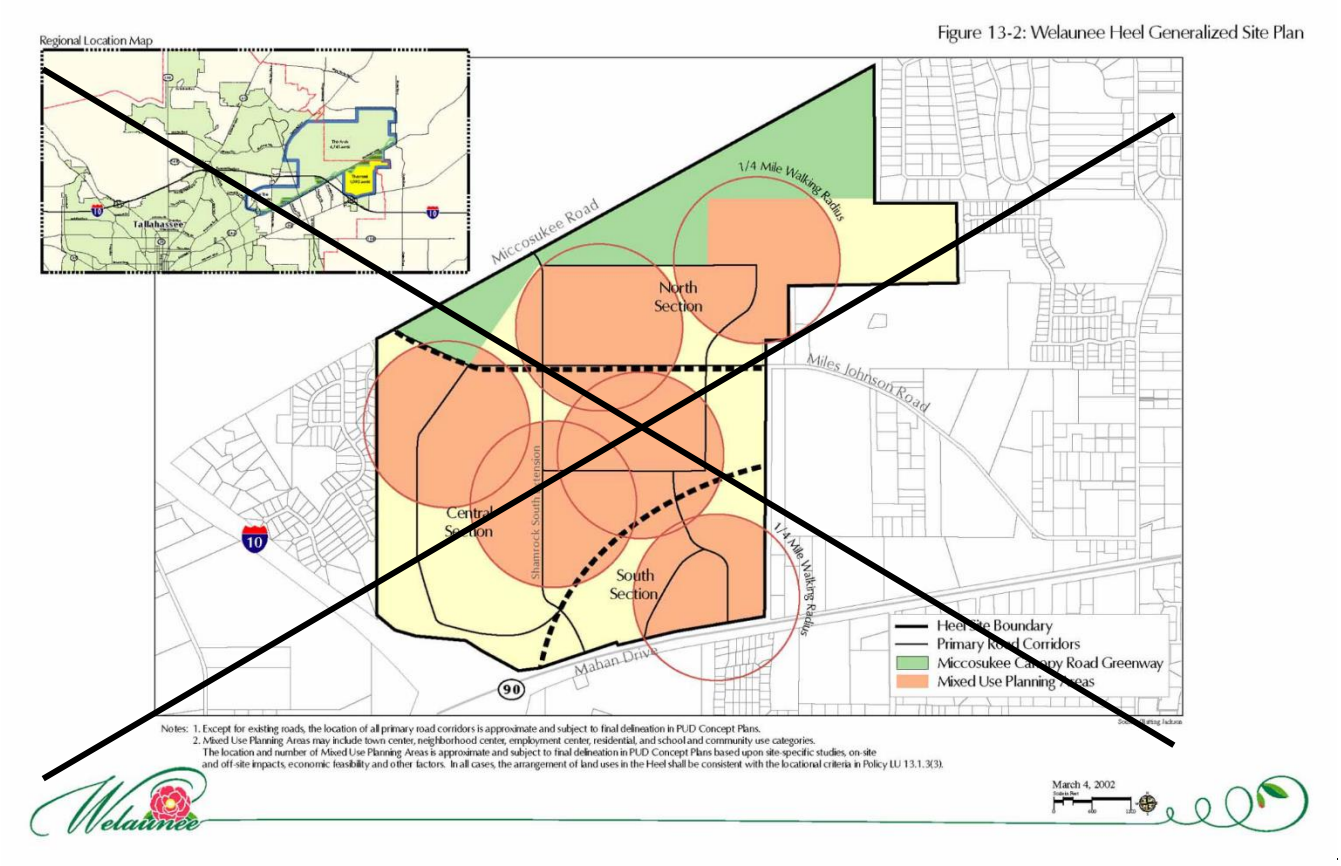
~~I. Land Use~~

~~Map 11: Welaunee Toe Generalized Site Plan~~



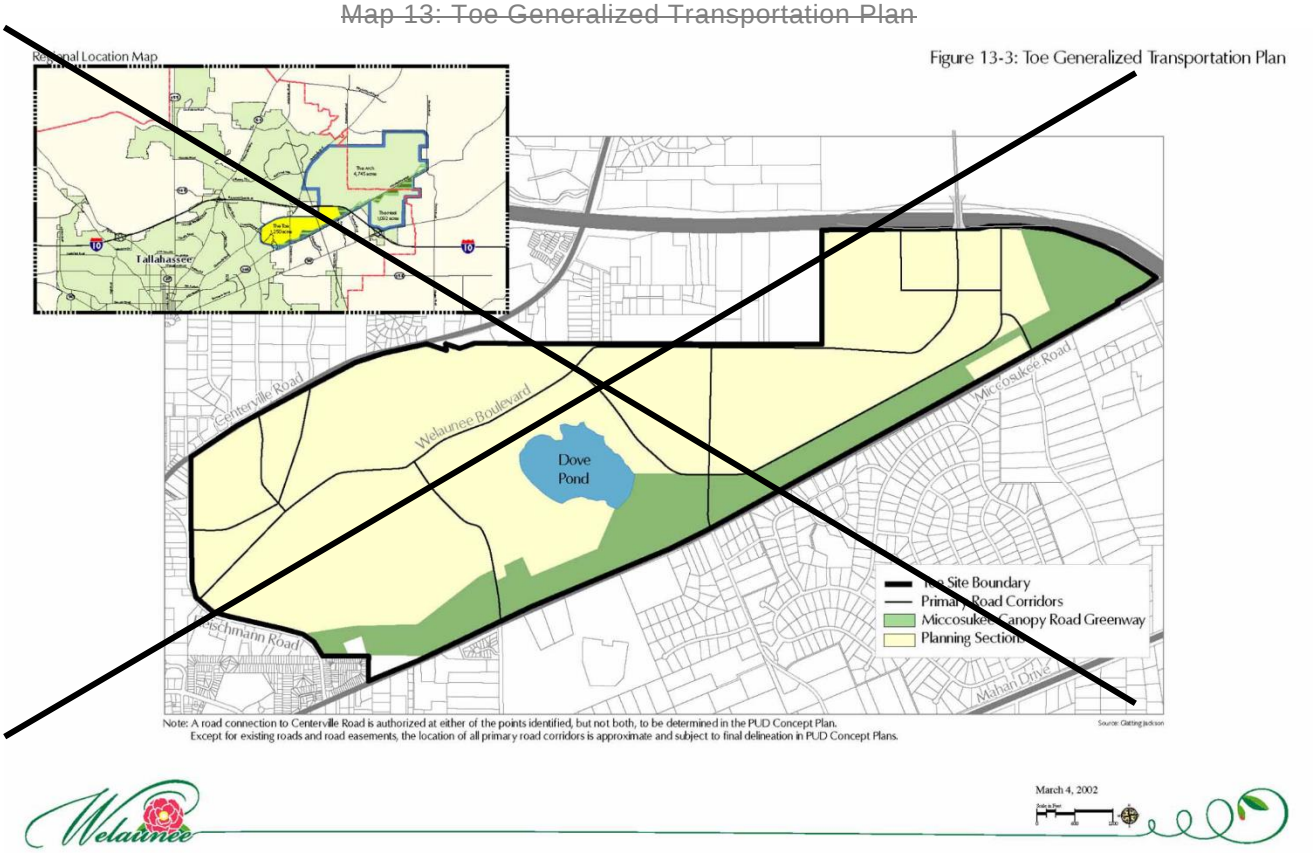
~~I. Land Use~~

~~Map 12: Welaunee Heel Generalized Site Plan~~



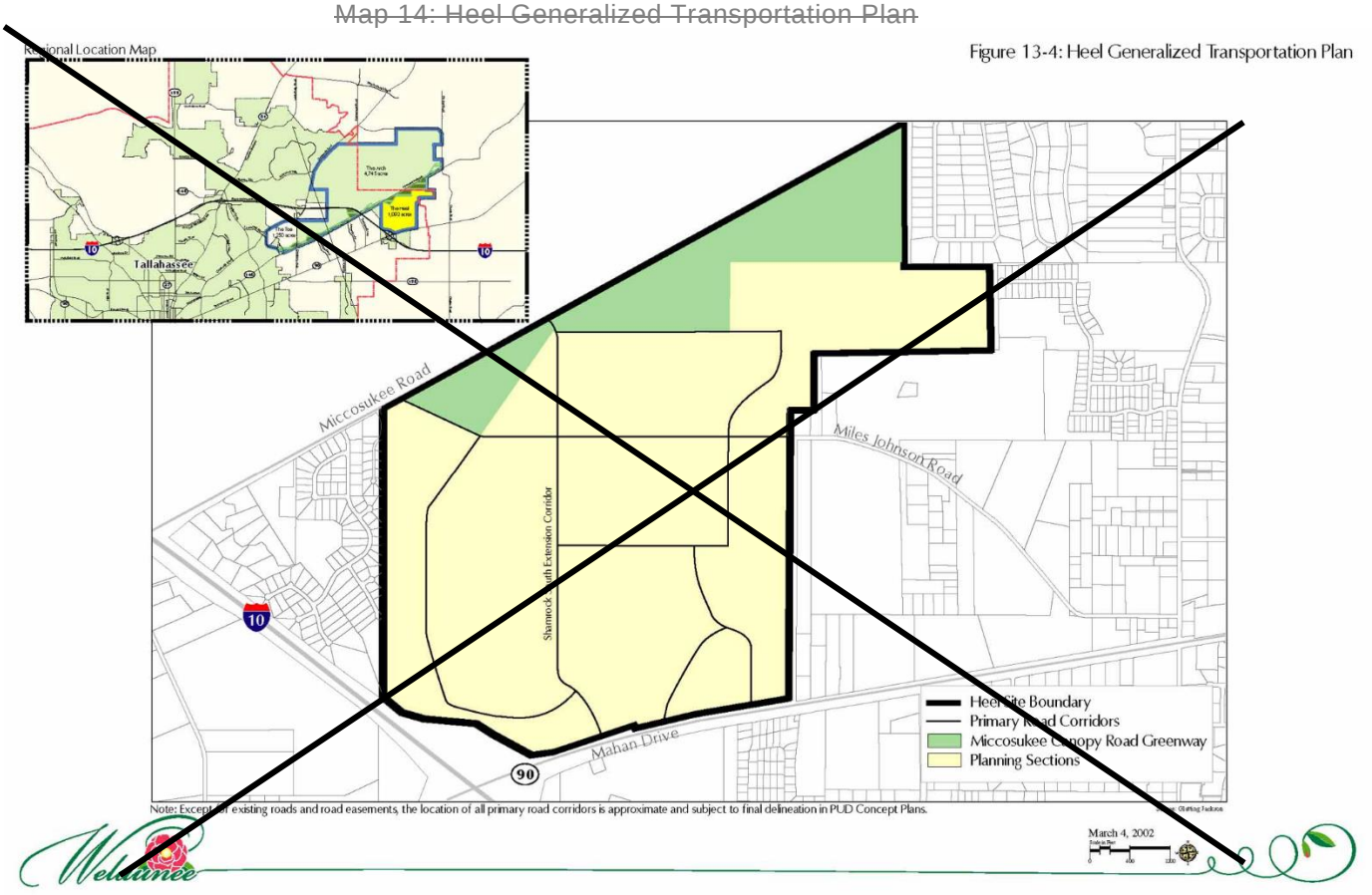
~~**I. Land Use**~~

~~Map 13: Toe Generalized Transportation Plan~~



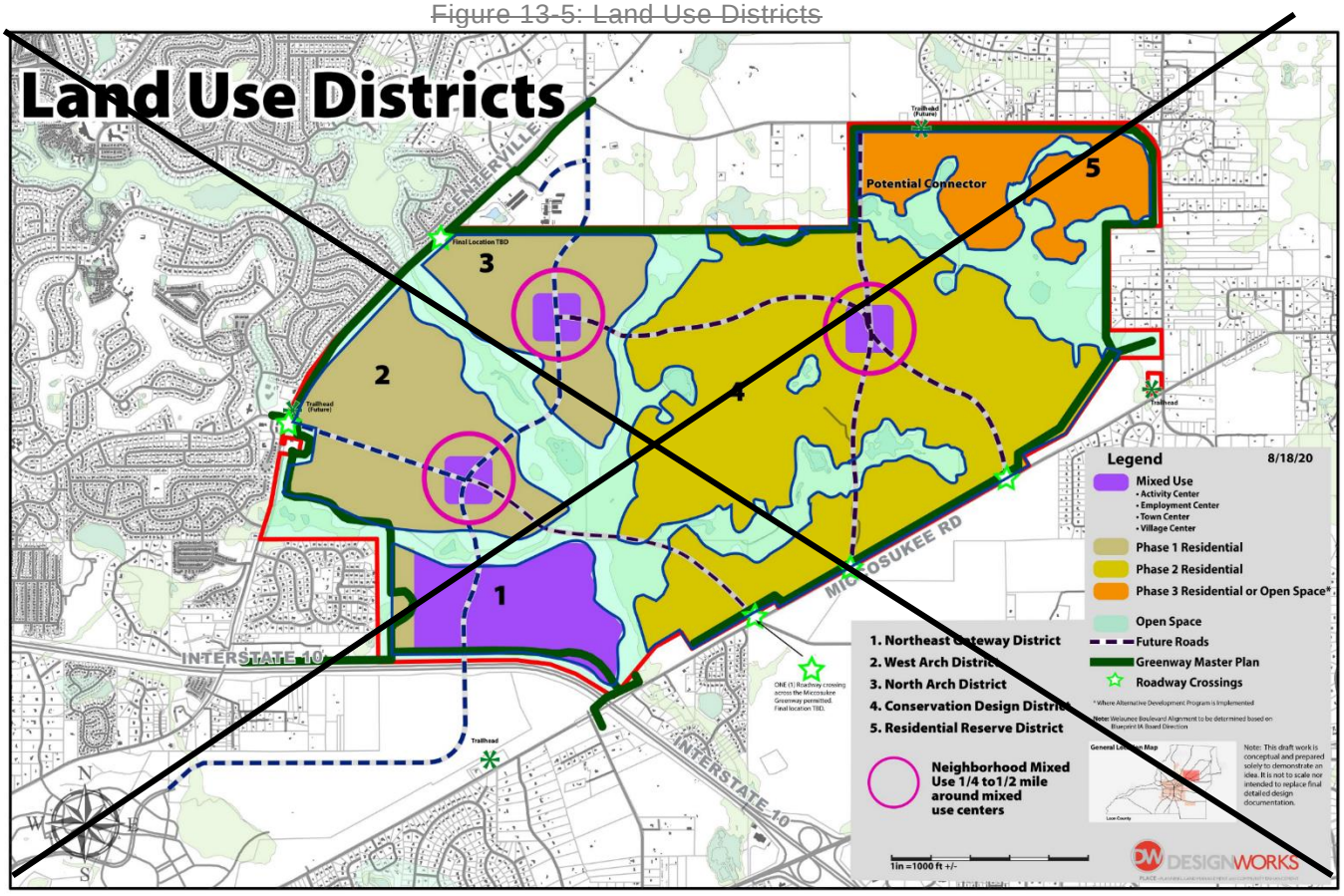
~~**I. Land Use**~~

~~Map 14: Heel Generalized Transportation Plan~~



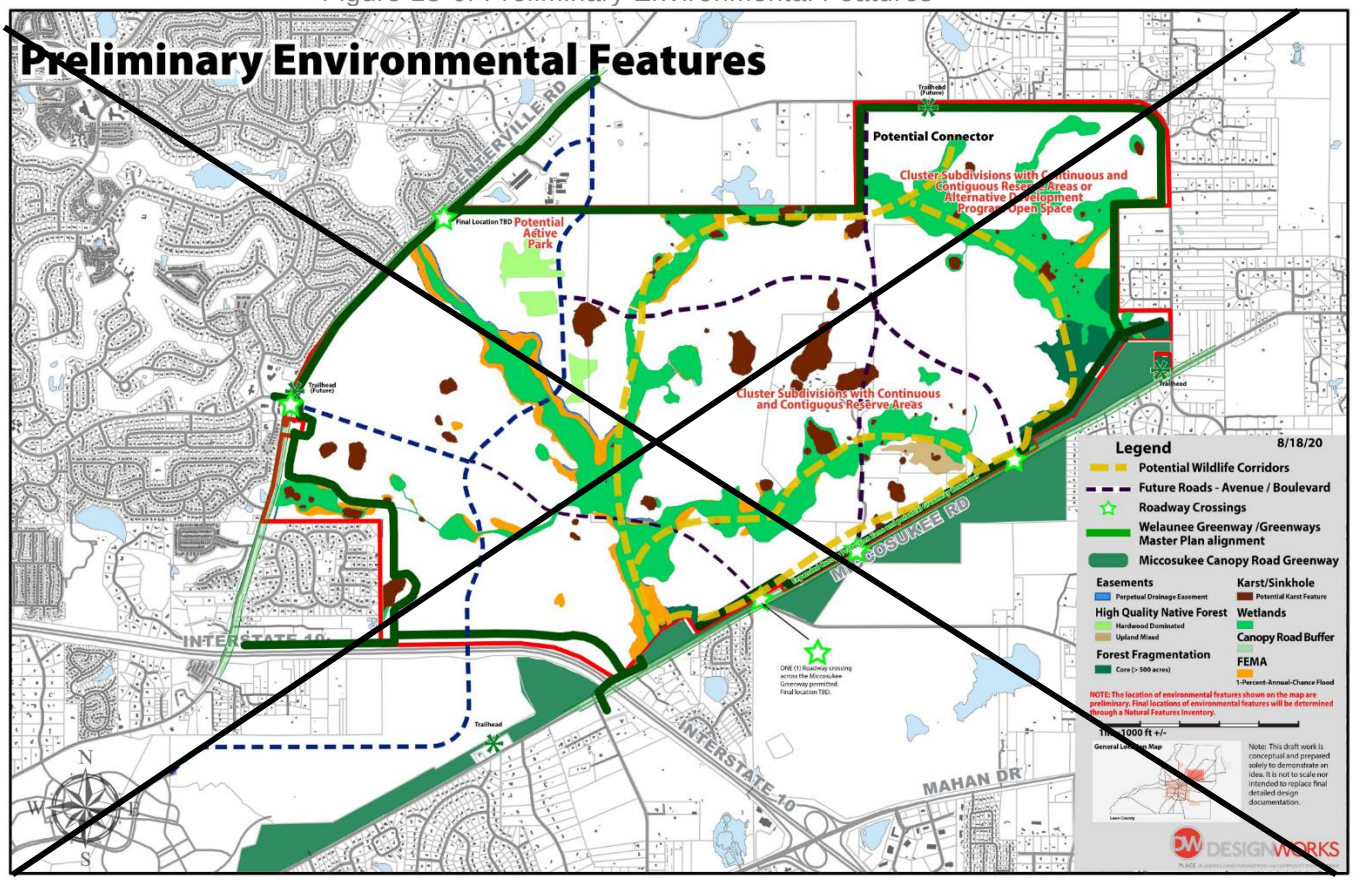
~~**I. Land Use**~~

~~Figure 13-5: Land Use Districts~~



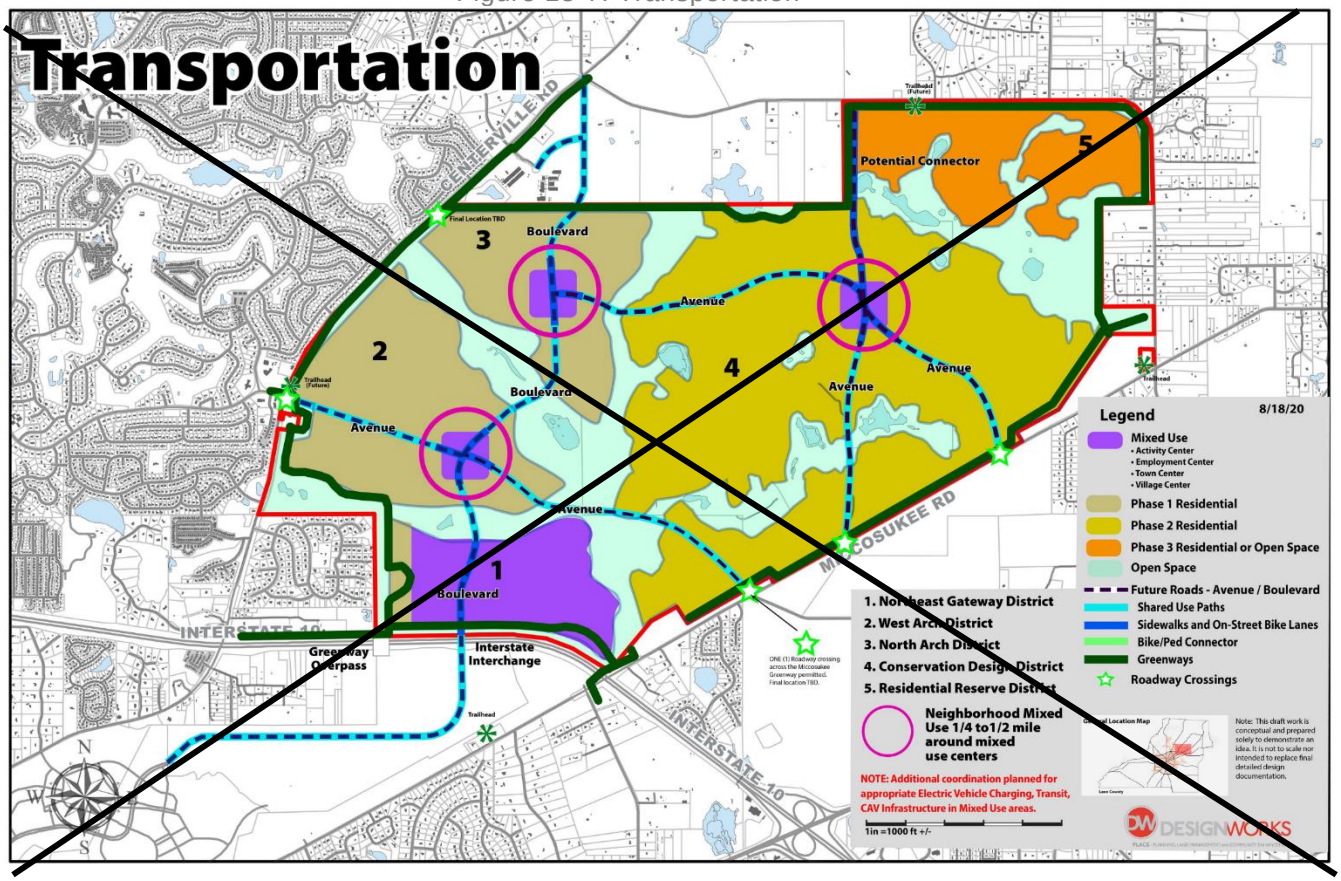
~~**I. Land Use**~~

~~Figure 13-6: Preliminary Environmental Features~~



~~I. Land Use~~

~~Figure 13-7: Transportation~~



~~Table 7: Welaunee (Heel) Phasing Schedule by Land Use~~

~~TABLE 13-2. WELAUNEE (HEEL) PHASING SCHEDULE BY LAND USE~~

~~The density and intensity of development projected on Welaunee (Heel) is shown below:~~

~~(Eff. 12/10/02)~~

~~LAND USE~~	~~PHASE I (2002-2010)~~		~~PHASE II (2011-2020)~~		~~BUILDOUT~~	
	~~Acres[1]~~	~~DUs/GSF~~	~~Acres[1]~~	~~DUs/GSF~~	~~Acres[1]~~	~~DUs/GSF~~
~~Residential[2]~~	~~170~~	~~1,291 DUs~~	~~207~~	~~816 DUs~~	~~377~~	~~2,107 DUs~~
~~Town and Neighborhood Centers[3]~~	~~21~~	~~190,608 GSF~~	~~9~~	~~51,744 GSF~~	~~30~~	~~242,352 GSF~~
~~Employment Centers[4]~~	~~50~~	~~495,616 GSF~~	~~40~~	~~405,504 GSF~~	~~90~~	~~901,120 GSF~~
~~Educational/Institutional[5]~~	~~24~~				~~24~~	
~~Primary Open Space and Recreation~~	~~200~~		~~60~~		~~260~~	
~~Miccosukee Road Greenway[6]~~	~~189~~				~~189~~	
~~Other[7]~~	~~61~~		~~61~~		~~122~~	

I. Land Use

TOTALS	715	1,291 DUs 686,224 GSF	377	816 DUs 457,248 GSF	1,092	2,107 DUs 1,143,472 GSF

Notes:

1. Acreage totals are based on conceptual planning and are only approximate. Acreage totals may change based on final development review.

2. Residential land use includes above-street units in town and neighborhood centers. No acreage has been allocated to these units because they will be located above nonresidential uses.

3. Retail uses shall comprise between 50% and 70% of total Phase 1 development in town and neighborhood centers with office uses to comprise between 30% and 50%. At buildout, the mix of uses in town and neighborhood centers shall be approximately 67% retail and 33% office.

4. Office and light industrial uses shall comprise between 75% and 95% of total Phase 1 development in employment centers with retail uses to comprise between 5% and 25%. At buildout, the mix of uses in employment centers shall be approximately 90% office and light industrial with approximately 10% retail.

5. Total includes 24-acre site for Leon County School Board for a 500-pupil elementary school with stormwater management facilities in off-site regional systems. Institutional uses in town, neighborhood and employment centers are included in square footage totals for those areas.

6. Although under State ownership, the Miccosukee Canopy Road Greenway shall be considered within the Welaunee Critical Planning Area for planning purposes.

7. Total includes stormwater management facilities, road rights-of-way and other community infrastructure.

8. These figures may be modified pro rata to represent buildout if Heel is developed under Policy 13.1.9. (REV. EFF. 7/20/05)

Drainage Basin Study Areas

Goal 14 [L] (Leon County only) (Eff. 12/15/03)

Leon County and the City of Tallahassee will work cooperatively to further identify and address the special characteristics and needs of sub-areas of the City and County. This goal shall be implemented through the following objective and policy:

Objective 14.1 [L] (Leon County only) (Eff. 12/15/03)

By 2004, the City and County shall commence a process to evaluate the environmental conditions and issues relating to major drainage basin study areas of the county including but not limited to the following basins: Fred George, Lake Iamonia, Lake Jackson, Lake Lafayette, Lake Miccosukee, Lake Munson, Ochlockonee, St. Marks, and Woodville Recharge, to be used as one basis for sector plans and other major planning decisions of the local government. This evaluation shall address matters such as protection of conservation and preservation areas (as defined within this Plan), flooding, water quality, aquifer protection, and other issues as identified by the local governments. This evaluation shall be conducted cooperatively by the City and County, irrespective of jurisdictional boundaries, and the evaluation shall be based on technical and scientific information.

Policy 14.1.1 [L] (Leon County only) **(Eff. 12/15/03)**

Sector planning shall be implemented as determined appropriate by the City or County; however, sector planning involving a joint effort of both jurisdictions, shall be encouraged. These sector plans may address elements such as land use, transportation, housing, economic development, environmental protection, infrastructure phasing, development standards and any other matter as identified by the local government. These sector planning efforts shall take into consideration the data gathered through the implementation of Objective 14.1 and shall use this information as background environmental data necessary for the completion of sector planning efforts.

Policy 14.1.2 [L] (Leon County only) **(Eff. 12/15/03)**

The data collected or gathered through the implementation of Objective 14.1 shall be used as a basis for determining whether or not future amendment to the Comprehensive Plan or land development regulations is necessary. However, Goal 14 and its associated Objective 14.1 are not intended to replace existing Comprehensive Plan policies related to environmental protection or storm water management. Instead, this goal and its associated objective is intended to support and aid in the implementation of existing Comprehensive Plan policies and is to be considered additive in this regard.

~~I. Land Use: Addendum~~

~~Map 15: Major Surface Features~~

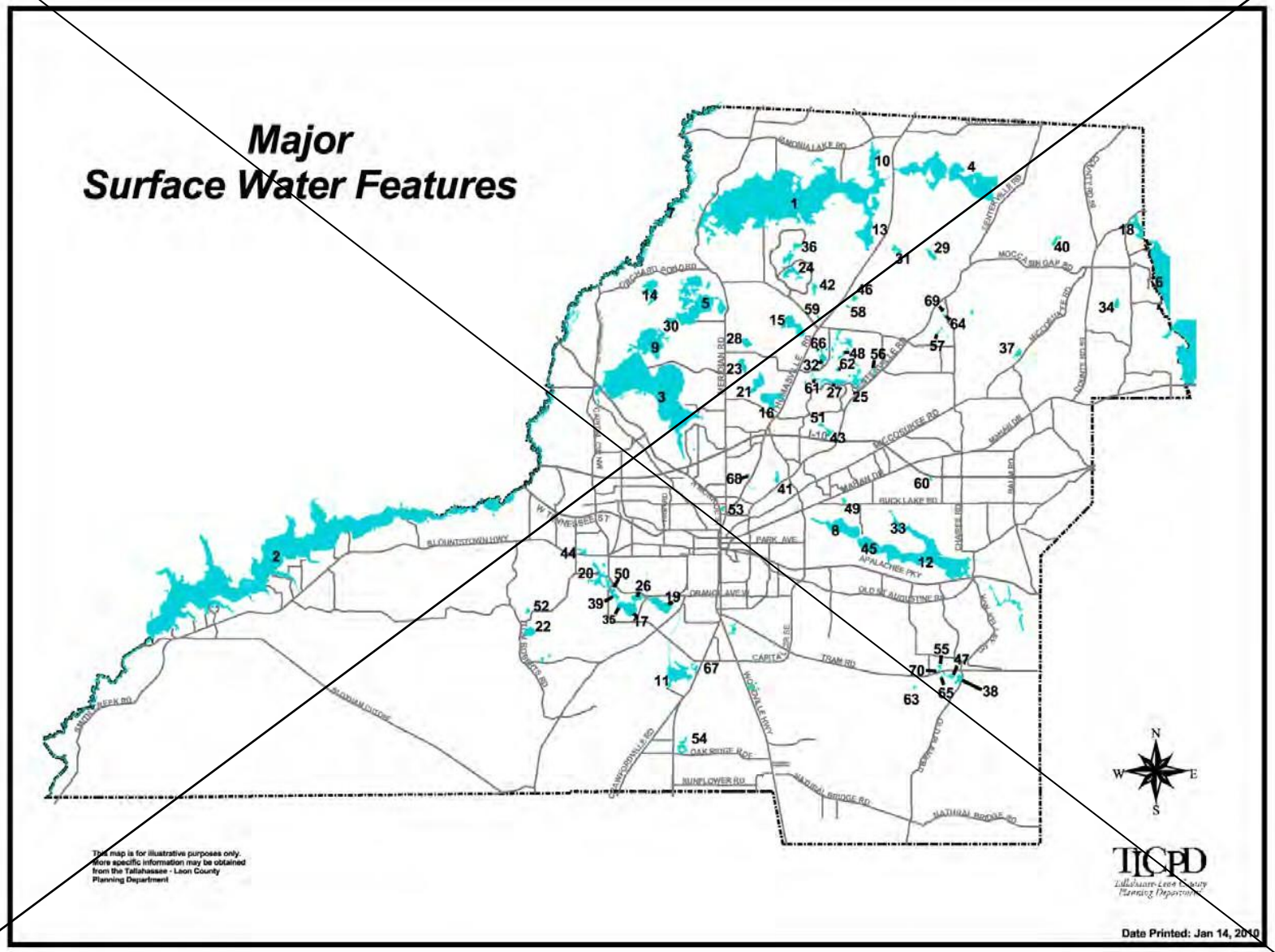
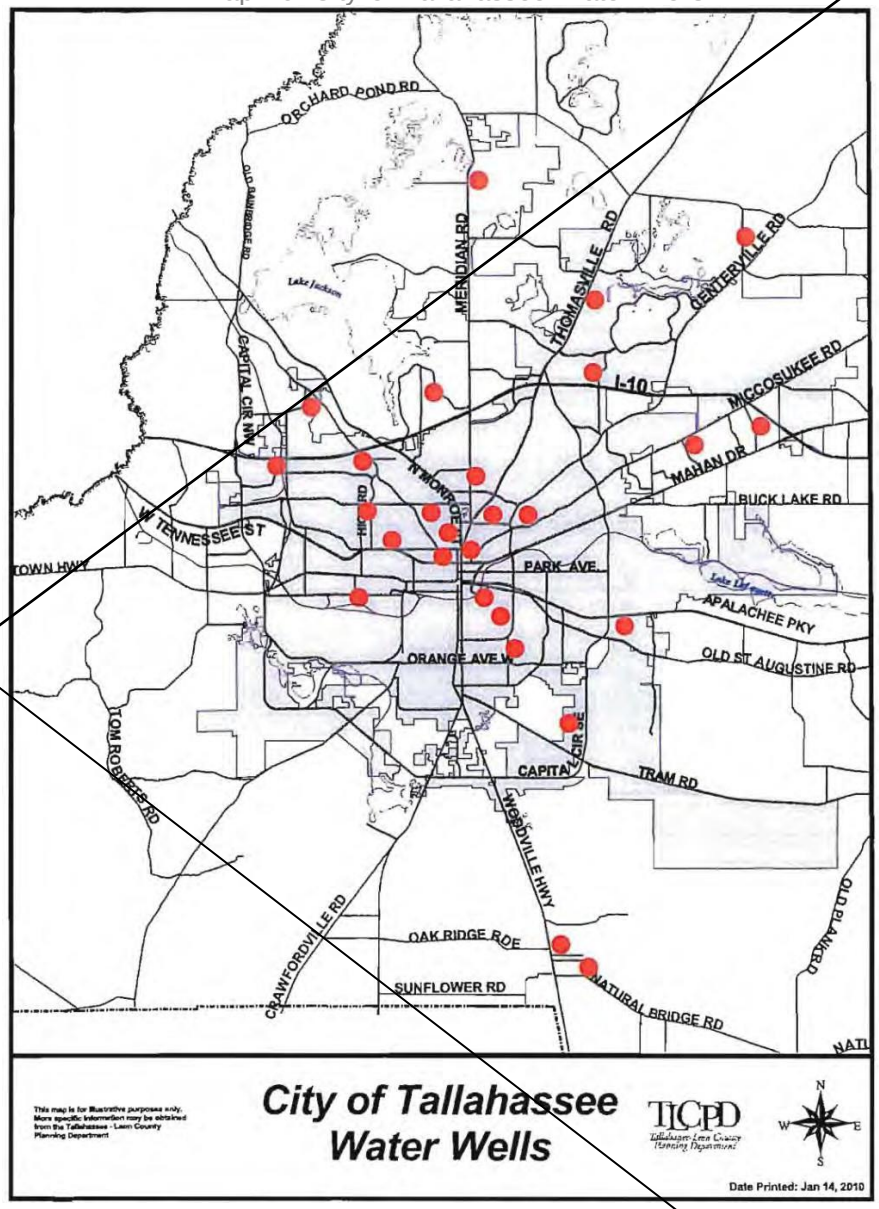


Table 8: Major Surface Water Features

Major Surface Water Features

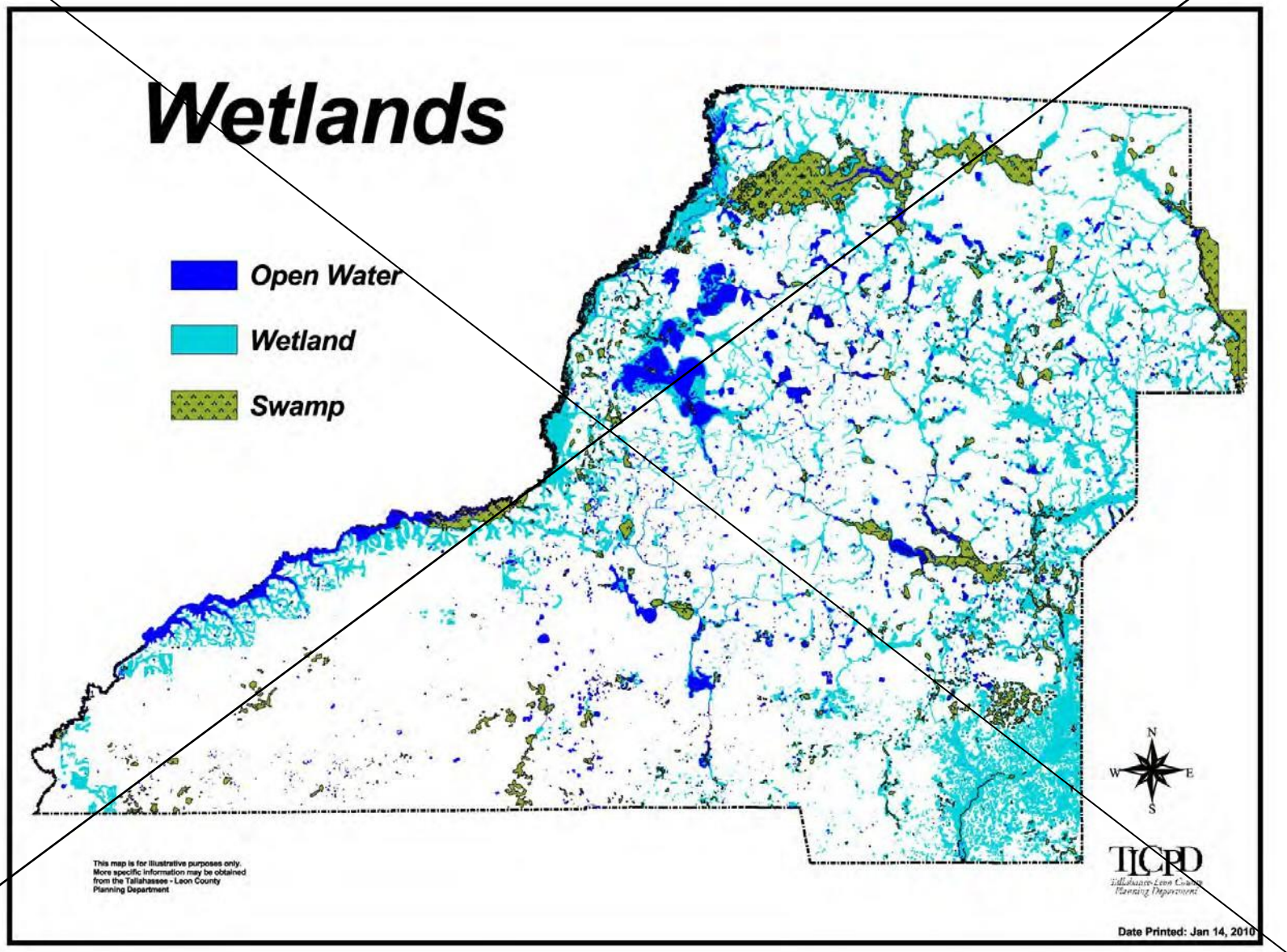
1. Lake Iamonia
2. Lake Talquin
3. Lake Jackson
4. Foshalee Lake
5. Carr Lake
6. Lake Miccosukee
7. Ochlockonee River
8. Lake Lafayette
9. Lake Jackson
10. Strickland Arm
11. Lake Munson
12. Lake Lafayette
13. Cromartie Arm
14. Orchard Pond
15. Lake Mcbride
16. Lake Hall
17. Lake Bradford
18. Lake Miccosukee
19. Black Swamp
20. Cascade Lake
21. Lake Overstreet
22. Moore Lake
23. Lake Elizabeth
24. Lake Diane
25. Lake Kanturk
26. Grassy Lake
27. Lake Killarney
28. Lake Mcbride
29. Huggle Pond
30. Carr Arm
31. Pickle Pond
32. Lake Tom John
33. Alford Arm
34. Ring Oak Plantation
35. Little Sir Echo
36. Monkey Business Pond
37. Gum Pond
38. Big Lake
39. Lake Hiawatha
40. Albert Lake
41. Goose Pond
42. Pine Hill Lake
43. Cascade Lake
44. Aenon Creek
45. Lake Lafayette (Piney Z)
46. Boat Pond
47. Lake Erie
48. Lake Kilkee
49. Buck Lake
50. Lake Minnehaha
51. Shakey Pond
52. Silver Lake
53. Lake Ella
54. Eight Mile Pond
55. Lake Weeks
56. Lake Belmont
57. Lake Neeley
58. Bradford Pond
59. Arrowhead Lake
60. Lake Cassie
61. Lake Kinsale
62. Lake Sheelin
63. Eagle Lake
64. Lake Mary
65. Lake Mattie
66. Lake Fae
67. Grassy Lake
68. Waverly Pond
69. Lake Nina
70. Lake Homer

Map 16: City of Tallahassee Water Wells



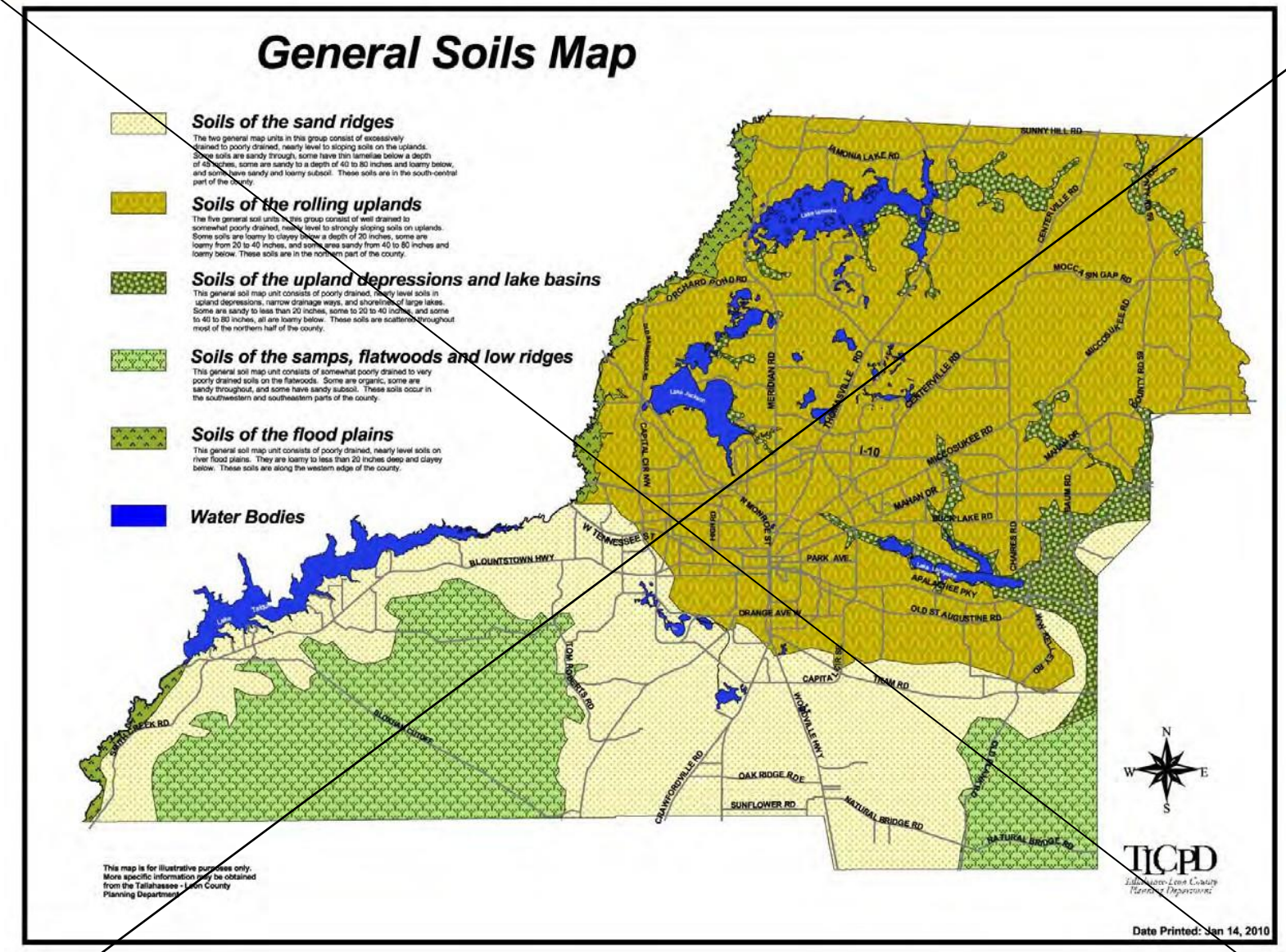
~~I. Land Use: Addendum~~

~~Map 17: Wetlands~~



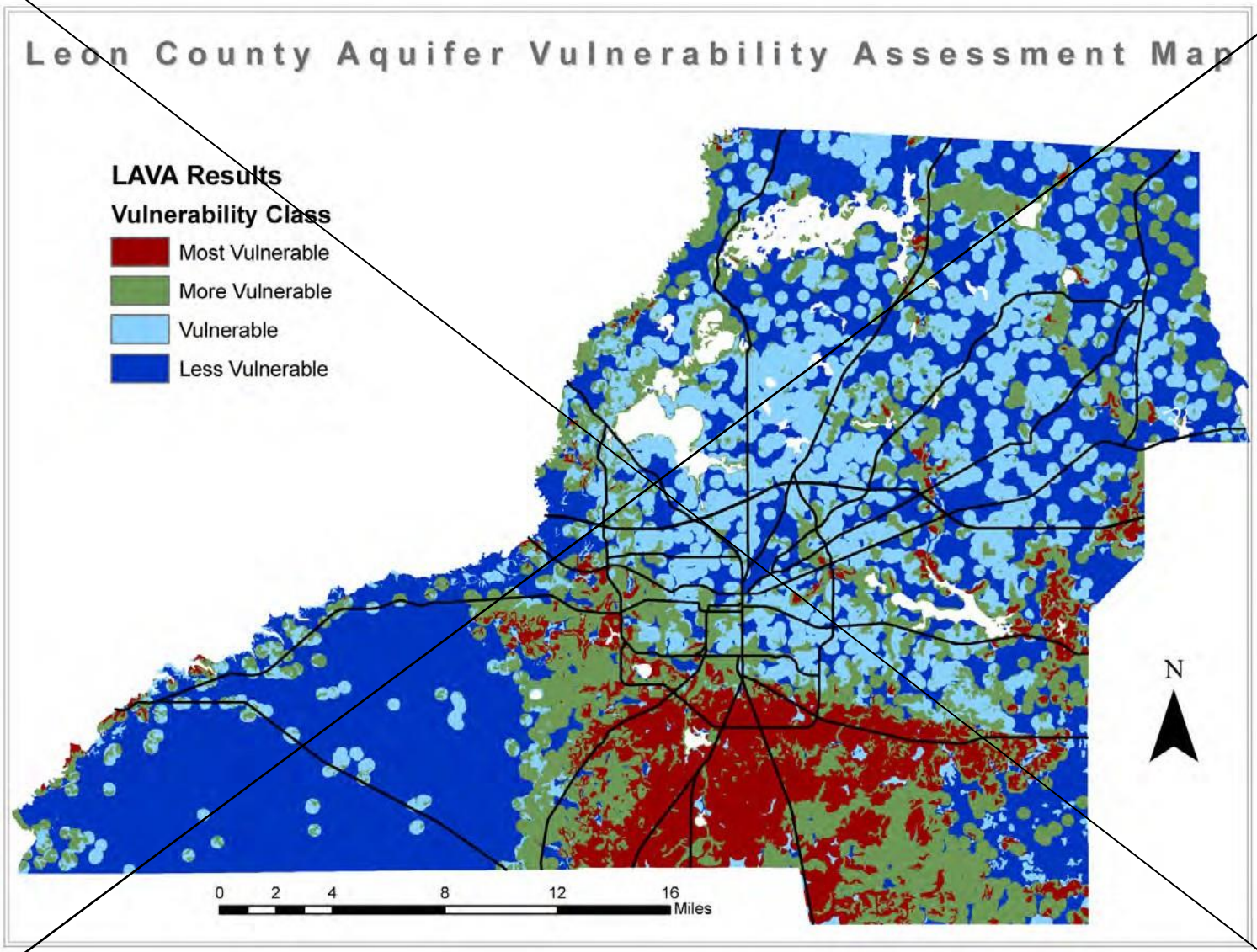
~~I. Land Use: Addendum~~

~~Map 18: General Soils Map~~



~~I. Land Use: Addendum~~

~~Map 19: Leon County Aquifer Vulnerability Assessment Map~~



MOBILITY

GOALS, OBJECTIVES AND POLICIES

Overall Goal (Eff. 12/15/11)

Establish a safe, energy efficient multi-modal transportation system that provides mobility for pedestrians, bicyclists, transit users, motorized vehicle users, users of rail and aviation facilities, supports public health through active living, and is sensitive to the cultural and environmental amenities of Tallahassee and Leon County.

Goal 1: [M] (Eff. 12/15/11)

Motorized, Bicycle, and Pedestrian Circulation

Establish and maintain a safe, convenient, energy efficient, and environmentally sound automobile, transit, bicycle and pedestrian transportation system, capable of moving people of all ages and abilities as well as goods.

Objective 1.1: [M] (Eff. 12/15/11)

Land Use and Transportation Coordination

Coordinate transportation and land use systems that foster 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.

Policy 1.1.1: [M] **(Eff. 12/15/11)**

Identification and programming of new road projects or substantial improvements to existing roads shall be consistent with the Future Land Use Element of the Comprehensive Plan and specifically the Urban Service Area strategy to promote urban infill and discourage urban sprawl.

Policy 1.1.2: [M] **(Eff. 12/15/11)**

Designate energy efficiency districts in areas that are intended for greater densities and intensities to support frequent transit service and where primary priority is to be placed on providing a safe, comfortable and attractive environment for pedestrians and cyclists. For each district:

1. evaluate and modify, if necessary, the zoning and land development regulations to ensure standards that will support compact, walkable, mixed-use development; and
2. adopt and maintain a connectivity plan identifying needed bicycle, pedestrian, roadway, and transit projects to increase connectivity and safety, minimize travel

distances for pedestrians and cyclists, and provide connections to other parts of the City, County, and Capital Region;

3. Coordinate with the Capital Region Transportation Planning Agency to include the Mobility District Plan priorities in Long Range Transportation Plan updates.

Policy 1.1.3: [M] **(EFF. 12/15/11)**

Promote the Downtown as an 18-hour activity center by supporting development of housing, restaurants, and cultural activities to encourage use beyond working hours.

Policy 1.1.4: [M] **(EFF. 12/15/11)**

Promote neighborhood parks to reduce the need for long distance trips for recreation.

Policy 1.1.5: [M] **(EFF. 12/15/11)**

Maintain a Greenways Master Plan that integrates pedestrian and bicycle mobility into a linear park and open space system that connects local, regional, and state facilities, with specific emphasis on connections within Downtown and energy efficiency districts.

Policy 1.1.6: [M] **(EFF. 12/15/11)**

A functional transportation network shall be coordinated and maintained with the Florida State University, Florida A&M University, and Tallahassee Community College master plans to link those educational institutions and provide access to transit and surrounding supporting land uses.

Policy 1.1.7: [M] **(EFF. 12/15/11)**

The City of Tallahassee and Leon County shall adopt and maintain ordinances providing for safe and convenient on-site traffic flow, considering motorized and non-motorized vehicle parking.

Policy 1.1.8: [M] **(EFF. 12/15/11)**

Development projects shall contribute to providing a safe, convenient, comfortable and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use. Appropriate improvements or enhancements to the multimodal network shall be required as a condition of development approval, such as, but not limited to, the following:

a) Full accommodations for pedestrian access and movement, including shaded sidewalks, benches and enhanced crossings;
b) Full accommodations for bicycles, including lockers, showers, and racks;
c) Direct connections to the regional bicycle/pedestrian network;
d) Installation of shared use paths in accordance with FDOT recognized standards;
e) Well-designed accommodations for transfer of passengers at designated transit facilities;
f) Preferential parking for rideshare participants;

g) Well-designed access for motor vehicle passenger drop-offs and pick-ups at designated transit facilities and at commercial and office development sites;
h) Full accommodation for the mobility impaired, including parking spaces, sidewalks and ramps for handicapped access;
i) Weather protection at transit stops.

Policy 1.1.9: [M] **(EFF. 12/15/11)**

Designation of Multimodal Transportation District (MMTD). In accordance with the provisions of Florida Statute 163.3180(15), the City of Tallahassee and Leon County hereby establish a Multimodal Transportation District, as shown in the Multimodal District Boundaries Map, for the purpose of promoting walking, bicycling and transit use in order to reduce dependence on the automobile. Those roadways and associated rights-of-way shown as boundaries for the MMTD shall be considered part of the MMTD.

Policy 1.1.10: [M] **(EFF. 12/15/11; REV. EFF. 7/19/13)**

MMTD Residential Density Bonus. In order to increase redevelopment and infill development, residential densities within the MMTD may be increased up to 35% above the maximum allowed in the Residential Densities Range Table. This bonus shall not apply to lands designated Residential Preservation. Further bonuses may be applied to the Downtown. Eligibility criteria for these bonuses will be established within the land development regulations and shall include design standards facilitating pedestrian oriented site and building design with enhanced pedestrian access and amenities, urban scale development, innovative parking strategies, integrated mix of land uses, and other urban design features.

Policy 1.1.11: [M] **(EFF. 12/15/11)**

Land Use Within the MMTD. The City of Tallahassee and Leon County shall periodically review the Future Land Use Map and land development regulations within the district boundary(ies) and modify them as necessary to provide for appropriate densities, intensities and mixture of land uses to support 18-hour activity and multimodal transportation, based on the following targets:

a) A center(s) consisting of employment and services, relatively high density residential, and public spaces all oriented around convenient access to mass transit facilities;
b) Ratio of uses:
    i. Residential = 20%-60%
    ii. Nonresidential (office, commercial, light industrial, etc.) = 30%-70%
    iii. Public spaces (open space, parks, recreational, squares, etc.) = 5%-15%;
c) Specifically to facilitate walking and bicycling as an alternative to driving, areas designated primarily for residential uses should be no more than ½ mile from areas designated for shopping, services, and employment uses;
d) In order to support redevelopment in the urban center of Tallahassee that could support ten minute transit headways and/or light rail, an areawide (excluding open space) residential density of at least 20 units per acre, recognizing that some areas, such as Central Core, may have densities in excess of 150 units per acre and others in

established neighborhoods and areas designated Residential Preservation may have significantly less.

Policy 1.1.12: [M] **(Eff. 12/15/11)**

MMTD and Energy Efficiency District Urban Design and Land Development Regulations. Adopt and maintain land development regulations that ensure new construction and infill or redevelopment will contribute positively to the character and livability of the MMTD and energy efficiency districts, based on the following:

1. Buildings and blocks oriented to provide pedestrians and bicyclists easy access and a visually interesting environment;
2. Maximum block (length or perimeter);
3. Easy access to/from transit stops and surrounding land uses;
4. Recognition of more intense densities & intensities around center(s);
5. Special design considerations to support compatibility between uses, particularly between residential and non-residential uses;
6. Creating active sidewalks with buildings opening onto streets;
7. Transparency (i.e., windows) and active uses at ground levels;
8. Parking generally located to the sides and rear, internal to blocks, and/or in structured of off-site facilities;
9. Maximum parking standards that discourage single-occupant vehicle commuting and reinforce non-auto modes, but not so limited as to adversely impact the viability and vitality of the MMTD;
10. The use of shared parking;
11. For multifamily developments, pricing of parking separately from the units;
12. Recognizing that parking demand may change over time as more multimodal infrastructure and mixed uses are developed, building parking facilities such that they may be readapted for more active uses in the future.

Policy 1.1.13: [M] **(Eff. 12/15/11)**

Transit in the MMTD and Energy Efficiency Districts. The MMTD and energy efficiency districts shall be well-connected via transit to major trip generators and attractors both inside and outside of these areas, transit stops and waiting areas shall be safe and comfortable, and intermodal connections shall be made where feasible.

1. Priority should be given to funding of improvements that increase the availability, speed, frequency, duration and reliability of transit serving these areas.
2. StarMetro shall coordinate with the Capital Region Transportation Planning Agency regarding the provision of transit centers, super stops, and other facilities for the transfer of passengers to and from these areas through potential regional connections.
3. Benches, signage, lights, and covered or enclosed waiting areas shall be used to create safe, comfortable transit stops.
4. Bicycle parking at transit stops and bicycle racks on buses shall be provided as a means to interface bicycle travel with public transit.

Policy 1.1.14: [M] **(EFF. 7/17/21)**

The City of Tallahassee and Leon County will support the implementation of the Capital Region Transportation Planning Agency's (CRTPA's) Tallahassee-Leon County Bicycle and Pedestrian Master Plan, adopted by the CRTPA in 2020, to the extent that it does not conflict with goals, objectives, and policies in this Comprehensive Plan.

Objective 1.2: [M] **(EFF. 12/15/11)**

COMPLETE STREETS

The transportation system shall be designed and operated to provide safe, convenient and context-sensitive access for pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities.

Policy 1.2.1: [M] **(EFF. 12/15/11)**

Recognizing that urban, suburban, and rural areas have different needs, develop and maintain context sensitive design standards for transportation facilities to protect and enhance community character and enhance the safety and desirability of walking, cycling, and transit.

Policy 1.2.2: [M] **(EFF. 12/15/11)**

Safe and convenient facilities for pedestrians, cyclists and transit users shall be evaluated for all new road and road widening projects. Specifically, all road projects, including resurfacing projects, shall be evaluated for the addition of bicycle lanes or paved shoulders, and transit shelters where they did not previously exist.

Policy 1.2.3: [M] **(EFF. 12/15/11)**

Establish and maintain a safe and effective system of bicycle lanes, sidewalks, and shared-use paths in conjunction with existing and planned roadways and the Greenways Master Plan. Where design criteria allow and safe operation will occur, separate bicycle and pedestrian traffic from vehicular traffic. Provide adequate and secure bicycle parking facilities at major destinations.

Policy 1.2.4: [M] **(EFF. 12/15/11)**

In coordination with the Capital Region Transportation Planning Agency, maintain a bicycle and pedestrian master plan and pursue implementation funding.

Policy 1.2.5: [M] **(EFF. 12/15/11)**

Designate preferred entrance corridors into and connecting Tallahassee and Leon County, and adopt and maintain land development regulations to convert them into shaded pedestrian ways over time.

Policy 1.2.6: [M] **(Eff. 12/15/11)**

Require a scenic roadway assessment, environmental assessment, and landscape component in the planning and construction of new roads, and in the improvement of existing roads.

Policy 1.2.7: [M] **(Eff. 12/15/11)**

Require that all new or rebuilt multi-lane (four or six-lane) arterial and major collector streets be constructed with grassed and/or landscaped medians where sufficient right-of-way can be obtained, unless limited by environmental constraints.

Policy 1.2.8: [M] **(Eff. 12/15/11)**

Provide a safe, accessible environment and support active living for students by: developing and maintaining programs to increase biking and walking to schools; prioritizing sidewalk and bicycle infrastructure within a two mile radius of primary schools; and continuing to identify, fund and build Safe Routes to Schools projects.

Policy 1.2.9: [M] **(Eff. 12/15/11)**

Special consideration shall be given to areas with concentrations of students, seniors, low-income families or others that are more dependent on modes other than the automobile to provide a safe, accessible environment.

Policy 1.2.10: [M] **(Eff. 12/15/11)**

Educate the population on the health benefits of non-motorized modes of transportation. Increase safety to those who choose to walk or ride a bicycle by educating the public on existing laws related to motor vehicle, bicycle and pedestrian operation and interaction.

Policy 1.2.11: [M] **(Eff. 12/15/11)**

Enforce vehicle, bicycle and pedestrian regulations concerning obedience of traffic control signals and devices, use of pedestrian crosswalks, walking along the roadway, etc. Provide proper pavement markings and signage to enhance recognition of bicycle lanes and pedestrian crossings.

Policy 1.2.12: [M] **(Eff. 12/15/11)**

Adopt and maintain a City and County sign ordinance to control sign and billboard placement and limit lighted and motion activated sign usage.

Policy 1.2.13: [M] **(EFF. 12/15/11)**

Wherever feasible, bury utility lines. Priority should be given to areas where underground utilities can be incorporated into roadway construction and reconstruction projects.

Policy 1.2.14: [M] **(EFF. 12/15/11)**

Coordinate the transportation systems in Tallahassee and Leon County with one another and with the programs of the Capital Region Transportation Planning Agency and the Florida Department of Transportation to implement land use, transportation, and parking policies that promote transportation choice and to overcome identified deficiencies in the multimodal transportation network.

Objective 1.3: [M] **(EFF. 12/15/11)**

ENVIRONMENTAL AND NEIGHBORHOOD PROTECTION

Evaluate and minimize impacts of transportation projects on the natural environment and neighborhood integrity by using transportation demand reduction strategies to maximize existing roadway capacity, reduce the need for new roadway construction or expansion, reduce peak time traffic, reduce vehicle miles traveled, and reduce greenhouse gas emissions and other environmentally damaging pollutants.

Policy 1.3.1: [M] **(EFF. 12/15/11)**

Evaluate the natural features of Leon County, as delineated in the future land use and conservation elements, to avoid fragmenting and degrading regionally significant natural resources, wildlife corridors, greenways, and aquifers when planning new or expanding existing transportation facilities.

Policy 1.3.2: [M] **(EFF. 12/15/11)**

Reduce demand for more and wider roads by evaluating traffic operations to maximize efficiency of the existing street system capacity and support modal shifts to public transit, bicycling and walking.

Policy 1.3.3: [M] **(EFF. 12/15/11)**

Coordinate with Commuter Services of North Florida and state agencies regarding transportation demand reduction strategies such as staggered work hours for major employers, ridesharing, and parking fees.

Policy 1.3.4: [M] **(EFF. 12/15/11)**

Design, construct, and maintain transportation facilities to prevent flooding, minimize pollution, and maintain natural stormwater quantity, timing, rate, and direction of flow characteristics consistent with the adopted Stormwater Level of Service Standard.

Policy 1.3.5: [M] **(EFF. 12/15/11)**

Require an analysis that measures environmental and neighborhood impact prior to funding any new roadway alignments, construction, or changes to the traffic circulation system. The level and type of review may vary with the anticipated impact, and shall include community involvement.

Policy 1.3.6: [M] **(EFF. 12/15/11)**

Require tree plantings, where practical, for both new and old roads to increase screening, beauty, runoff control and reduction of summer heat. Existing trees shall be protected during transportation system development and maintenance.

Policy 1.3.7: [M] **(EFF. 12/15/11)**

Aesthetically enhance and provide added environmental protection to existing and new transportation corridors by the following methods which include but are not limited to:

a) Incorporating for new, or increasing for existing corridors, the number of green spaces/open spaces and pedestrian oriented areas.
b) Recognizing plantations as a significant part of the natural landscape when roads are being designed in areas of the County where they are present.
c) Encouraging the use of native vegetation and natural systems such as swales to control runoff.
d) Maintaining natural ground cover, canopy and understory where new roads are built.
e) Design public infrastructure improvements to minimize development impacts to protect designated canopy roads consistent with the Conservation Element.
f) Applying access management strategies that enhance the character of transportation corridors and gateways to the community by promoting shared access and consolidated signage and preserving green space for landscaping.

Objective 1.4: [M] **(EFF. 12/15/11)**

CONNECTIVITY & ACCESS MANAGEMENT

Reduce vehicle trip demand, increase access and safety for cyclists and pedestrians, and preserve the integrity of the transportation system with effective connectivity and access management programs.

Policy 1.4.1: [M] **(EFF. 12/15/11)**

Require vehicular, pedestrian, and bicycle interconnections between adjacent, compatible development; and require these interconnections between adjacent, incompatible developments if it has the potential to reduce the vehicular traffic on the external street system without negatively impacting either development.

Policy 1.4.2: [M] **(EFF. 12/15/11)**

Utilize context sensitive roadway design and traffic calming to allow connectivity while mitigating the effects of through traffic on neighborhoods.

Policy 1.4.3: [M] **(EFF. 12/15/11)**

Within the Urban Service Area, require private developers to include bikeways and pathways or sidewalks within proposed developments and connecting to surrounding land uses.

Policy 1.4.4: [M] **(EFF. 12/15/11)**

All development plans shall contribute to developing a local and collector street and unified circulation system that will allow multimodal access to and from the proposed development, as well as access to surrounding developments.

Policy 1.4.5: [M] **(EFF. 12/15/11)**

All development plans shall incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development.

Policy 1.4.6: [M] **(EFF. 12/15/11)**

Connections to and from energy efficiency districts. The transit, bike, and pedestrian networks within energy efficiency districts shall recognize the districts as activity nodes and thus logically interconnect with and service the surrounding areas.

Policy 1.4.7: [M] **(EFF. 12/15/11)**

Energy Efficiency District Network and Connectivity. Energy efficiency districts shall have a dense, interconnected network of local and collector streets, sidewalks, bikelanes, and shared-use paths in accordance with the following:

1. The street, bicycle, and pedestrian network shall be comprised of a system of interconnected and direct routes with a connectivity index of 50 or more polygons per square mile;
2. For areas with a connectivity index below 50, the missing links in the network shall be identified and eliminated where feasible through the development and capital improvement process;
3. Prioritization of connectivity projects shall recognize the importance of areas with high concentrations of pedestrian activity and of areas where connections are needed to ensure easy access between transportation modes, with particular attention to bicycle and pedestrian access to schools, transit stops and regional greenway or trail systems.
4. Direct bicycle and pedestrian connections shall be provided within and between residential areas and supporting community facilities and services, such as

shopping areas, employment centers, transit stops, neighborhood parks, and schools.

5. The local street circulation pattern shall maximize access to individual lots and activity center destinations (e.g. schools, commercial areas, parks).

Policy 1.4.8: [M] **(EFF. 12/15/11)**

The City of Tallahassee and Leon County shall adopt and maintain access management ordinances and supporting design standards to control the location, spacing, operation and design of access connections and median openings. Development access shall be designed to protect the maximum service volume, safety, and operating characteristics of transportation facilities that it impacts, considering impacts to all modes and users.

Policy 1.4.9: [M] **(EFF. 12/15/11)**

No new lot or parcel shall be platted or created along arterial or collector roadways that would result in connection spacing that does not comply with the applicable local or FDOT connection spacing standard.

Policy 1.4.10: [M] **(EFF. 12/15/11)**

Properties under the same ownership, consolidated for development, or part of phased development plans shall be considered one property for the purposes of access management. Access points to such developments shall be the minimum necessary to provide reasonable access, rather than the maximum available for that property frontage.

Policy 1.4.11: [M] **(EFF. 12/15/11)**

Service roads shall be used for access to development in the area surrounding new freeway interchanges and shall be separated from interchange ramps at a distance that conforms with the applicable FDOT or local access spacing standards, in order to preserve safe and efficient traffic operations in the interchange area. Circulation systems for interchange area development shall be continuous and designed to support both vehicular and pedestrian mobility.

Policy 1.4.12: [M] **(EFF. 12/15/11)**

Flexibility shall be provided in administration of access spacing standards to accommodate minor deviations, where appropriate, and to ensure that no property is denied reasonable access to the transportation system. Major deviations from access spacing standards shall not be granted until every feasible option for meeting access management standards has been explored and deemed impractical.

Policy 1.4.13: [M] **(EFF. 12/15/11)**

As Capital Circle is converted to a high capacity, multi-lane arterial, future access-points shall be limited so that the improved roadway will function more efficiently and safely for

its intended purpose. In order to protect traffic capacity of the improved roadway and to assure public safety, the following policies will apply:

1) No new parcel shall be platted nor created through subdivision that results in a parcel with sole access to Capital Circle. Consolidation of two or more parcels that currently have access to Capital Circle into a parcel with a single access to Capital Circle shall be permitted;
2) New development abutting Capital Circle shall contribute to the development of a supporting system of local or collector roads, service roads, and/or shared access systems (e.g. joint use driveways), as an alternative to individual driveway access.
3) Where individual driveways must be provided to preserve reasonable access to a development site, applicants shall enter an agreement to cooperate in any future project to consolidate access points or to share access with abutting properties as opportunities arise.

Objective 1.5: [M] **(EFF. 12/15/11)**

LEVELS OF SERVICE

Establish transportation level of service (LOS) standards in order to measure the impacts of new development on, and to prioritize improvements to, the transportation system.

Policy 1.5.1: [M] **(EFF. 12/15/11)**

The peak hour roadway level of service for Tallahassee and Leon County is established as follows:

Table 1: Peak hour roadway level of service

Functional Classification	**Inside the USA**	**Outside the USA**
Interstate, Intrastate, Limited Access Parkways	C	B
Principal Arterials	D	C
Minor Arterials	D / E*	C
Major and Minor Collectors	D / E*	C
Local Streets	D	D

*For Minor Arterials, and Major and Minor Collectors located inside the Urban Service Area and south of U.S. 90, the Level of Service shall be "D" for purposes of establishing priorities for programming transportation improvements, and "E" for meeting concurrency requirements, to support the Southern Strategy. Roads north of U.S. 90 shall be LOS D for both programming improvement and concurrency purposes.

Policy 1.5.2: [M] **(EFF. 12/15/11)**

The level of service on all roadway facilities on the state highway system operating at the state recommended adopted minimum level of service standard or better at the time of adoption of the Comprehensive Plan will be maintained at the state adopted minimum level of service standard or a more strict local standard for the facility (if required adopted as part of the Plan). Level of service will be based on revised peak hour data compiled after Plan adoption.

Policy 1.5.3: [M] **(EFF. 12/15/11, REV. EFF. 8/9/2012)**

The Roadway Level of Service Standards established under Goal 1.5, and as may be duplicated in the Capital Improvements Element, may be waived if a mobility fee program is adopted into the local concurrency management manuals by the City and/or County Commissions. If implemented, the mobility fee program shall:

1) account for the fact that development further from activity nodes creates greater fiscal and environmental costs to the community;
2) support compact, mixed use development and redevelopment within adopted energy efficiency districts.

Policy 1.5.4: [M] **(EFF. 12/15/11)**

The City of Tallahassee and Leon County Concurrency Management systems will accumulate all development impacts, both below and above threshold standards, to determine cumulative impact of individual development orders. Cumulative impacts of all development will be monitored in order to maintain adopted level of service standards.

Policy 1.5.5: [M] **(EFF. 12/15/11)**

MMTD Areawide Multimodal Level of Service Standards and Performance Targets. In order to create community design that supports mobility, the following performance standards are established for the Multimodal Transportation District.

Table 2: MMTD Areawide Multimodal Level of Service Standards

Areawide Multimodal Level of Service Standards (Pursuant to F.S. 163.3180(15)(c))			
Pedestrian	**Transit**	**Bicycle**	**Automobile**
C	C	D	E+50%

In addition, because areawide level of service measures based on computer models do not recognize the full breadth of conditions affecting pedestrian, cycling, and transit comfort, safety and convenience, the following performance targets are also established. It is recognized these targets may take more than the 20 year planning period of this document to achieve, but are provided as continuing guidance for plan updates and capital investments.

Table 3: MMTD Areawide Multimodal Performance Targets

a) Areawide modal split:		
	Trips that both originate & end within the district	Trips originating or ending outside the district (not including pass through trips)
Transit	40%	25%
Bike/pedestrian	30%	10%
Automobile	30%	65%
b) Bicycle and Pedestrian Mobility		
i)	Formally designated north/south & east/west bicycle routes functioning at LOS C or better are provided at 1½ mile intervals	
ii)	All buses are equipped with bicycle racks	

iii)	All sidewalk and bicycle facilities within ½ mile of StarMetro transfer points function at LOS C or better;
iv)	All superstops are equipped with bicycle parking
v)	All intersections within ½ mile of StarMetro transfer points incorporate features to support safe and comfortable crossing for pedestrians and cyclists
c) Transit Mobility	
i)	All employees and dwelling units are within ¼ mile of a transit stop
ii)	80% of transit routes operate with 20 minute headways or less
iii)	80% of employees and dwelling units are served by routes operating at least 16 hours a day
iv)	40% of transit stops include benches, signage, lights, and covered or enclosed waiting areas
v)	80% of employees and dwelling units are within 1 mile of a StarMetro transfer point.
d) In Relation to Educational Uses	
i)	All pedestrian and bicycle facilities within 2 miles of primary schools function at LOS C or better
ii)	50% of students at Florida State University (FSU), Florida A&M University (FAMU), and Tallahassee Community College (TCC) commute to campus via non-auto modes
iii)	At least three satellite parking facilities for students are located outside of the MMTD but within a 20 minute transit ride of FSU, FAMU, or TCC

Policy 1.5.6: [M] **(EFF. 12/15/11)**

Transportation Concurrency within the MMTD. Pursuant to F.S. 163.3180(15)(c), development permits may be issued in reliance upon all planned community design capital improvements that are financially feasible over the development or redevelopment timeframe for the MMTD, without regard to the period of time between development or redevelopment and the scheduled construction of the capital improvements. Reflecting the purpose of a MMTD to promote higher density infill and to create a safe, desirable environment for pedestrians, the capital improvements plan will reflect primary emphasis on bicycle, pedestrian, and transit projects.

Policy 1.5.7: [M] **(EFF. 8/9/12)**

Changes to roadway segment capacity that result from the reduction or restriction of automobile laneage from existing conditions in order to implement multimodal or other non-automobile-oriented comprehensive planning goals will not require transportation concurrency mitigation. An analysis shall be conducted of transportation and land use impacts on parallel roadways that would result from the lane changes.

Objective 1.6: [M] **(EFF. 12/15/11)**

CORRIDOR PRESERVATION

Identify right-of-way needed for planned future transportation improvements and protect it from building encroachment as development occurs to preserve the corridor for transportation use, to maintain transportation level of service for concurrency, to improve coordination between land use and transportation, and to minimize the adverse social, economic, and environmental impacts of transportation facilities on the community.

Policy 1.6.1: [M] **(EFF. 12/15/11)**

The City and County shall adopt and maintain corridor management ordinances, in accordance with subsection 337.273(6), F.S., which are designed to protect future transportation corridors designated in the Tallahassee-Leon County Comprehensive Plan from development encroachment, to provide for right-of-way acquisition, and to mitigate potential adverse impacts on affected property owners.

Policy 1.6.1(a): [M] **(EFF. 12/15/11)**

Development orders may require conveyance of transportation rights-of-way consistent with a Future ROW Needs Map and Future Right-of-Way Needs and Access Classifications Table, as a condition of plat or development approval, provided that any required dedication shall not exceed the amount of land that is roughly proportionate to the impacts of the development on the transportation network.

Policy 1.6.2: [M] **(EFF. 12/15/11)**

Acquire and maintain sufficient right-of-way when building new roads or widening old facilities in order to protect waterbodies, wetlands, and flood plains. Plan corridor alignments to avoid environmentally sensitive areas and where this is not possible, acquire wide roadside buffers and prohibit driveways by purchase of access rights, as necessary, to prevent development from occurring within the environmentally sensitive area, as a result of the roadway availability.

Policy 1.6.3: [M] **(EFF. 12/15/11)**

Future right-of-way needs for selected transportation corridors designated for improvement in the Tallahassee-Leon County Comprehensive Plan are generally depicted in the table below and in the Future Right-of-Way Needs Map and the Long Range Transportation Plan.

Table 4: Future Right-of-Way Needs Without an Existing Corridor Alignment

Future Right-of-Way Needs WITHOUT an Existing Corridor Alignment	
Functional Classification	**ROW (ft.)[1] [3]**
Blueprint Principal Arterial[4]	230
Principal Arterial	200
Minor Arterial	176
Major Collector	146
Minor Collector	100

Notes:

1) Widths represent maximum anticipated ROW needs for generalized corridors; not precise alignments. Where a specific alignment is established through alignment studies, engineering studies or design, such alignment shall apply for the purpose of development review. Actual road location and design will be determined by specific corridor and design studies.
2) Alternative widths may be established by the local government, in consultation with other affected agencies, pursuant to an adopted Critical Area Plan or based

upon an analysis of existing constraints, community planning objectives, and other considerations unique to the roadway or surrounding land development.

3) In addition to the number of travel lanes, the following are important considerations in the determination of right-of-way needs for future corridors:
   a. Space for sidewalks to provide safe and convenient movement of pedestrians.
   b. The provision of bike lanes or separate bike paths.
   c. Space for current or future location of utilities so that, when necessary, they can be safely maintained without undue interference with traffic. The utility strip needs to be of sufficient width to allow placement of a water main so that in the case of rupture, neither the roadway pavement nor adjacent property will be damaged.
   d. Accommodation of stormwater at the surface or in storm drains.
   e. Accommodation of auxiliary lanes at intersections.
   f. Placement of trees to improve the aesthetic qualities of the roadway, to shade pedestrians, and improve community appearance. The space needs to be adequate to accommodate tree growth without damaging sidewalks, abutting development, or curb and gutter.
   g. Allowing for changes in the paved section, utilities, or other modifications, that may be necessary in order to meet unseen changes in vehicular, pedestrian, bicycle, or other transportation needs as a result of changes in land use and activity patterns.

2) Planned ROW needs for Capital Circle from Centerview to W. Tennessee, as accepted by the Blueprint Intergovernmental Agency on November 19, 2001.

Policy 1.6.4: [M] **(EFF. 12/15/11)**

All proposed development plans on designated future transportation corridors shall be reviewed for consistency with the Future Right-of-Way Needs Map, the Long Range Transportation Plan, and any specific alignment or engineering studies and shall be consistent with identified right-of-way needs for designated future transportation corridors as a condition of development approval.

Policy 1.6.5: [M] **(EFF. 12/15/11)**

The Future Right-of-Way Needs Map shall be reviewed, and updated if necessary, every five years concurrent with the Long Range Transportation Plan update, or more frequently as necessary to address the growth and mobility needs of the local government.

Policy 1.6.6: [M] **(EFF. 12/15/11)**

City and County Staff shall consult with the Florida Department of Transportation in determining conceptual alignments, acquiring future right-of-way, and reviewing proposed development that substantially impacts state highways designated for improvement in the Tallahassee-Leon County Comprehensive Plan to ensure that local decisions are consistent with state and federal policy, and to ensure that development

activity does not substantially impair the viability of the future state transportation corridor.

Policy 1.6.7: [M] **(EFF. 12/15/11)**

Explore land banking policies, procedures and funding options to facilitate early acquisition of right-of-way for designated future transportation corridors.

Policy 1.6.8: [M] **(EFF. 12/15/11)**

Right-of-way acquisition shall be facilitated by the establishment of a program to identify, prioritize, and acquire needed right-of-way consistent with the Right-of-Way Needs Map and Capital Improvements Element.

Policy 1.6.9: [M] **(EFF. 12/15/11)**

Where needed right-of-way is identified in the energy efficiency district connectivity plans, such projects shall also be included on the Right-of-Way Needs Map and/or in the Long Range Transportation Plan.

Goal 2: [M] (EFF. 12/15/11)

TRANSIT

Capture a five to ten percent mode share through the development and improvement of the mass transit system so that transit is seen as a viable alternative to the automobile as a means of transportation.

Objective 2.1: [M] (EFF. 12/15/11)

IMPLEMENTATION STRATEGIES

In coordination with the Metropolitan Planning Organization, City of Tallahassee, Leon County and the Florida Department of Transportation, expand the integration of mass transit planning into the overall transportation delivery system by coordination of the short-range transit operations plan, Transit Development Plan, Bicycle and Pedestrian Master Plan and Long Range Transportation Plan development.

Policy 2.1.1: [M] **(EFF. 12/15/11)**

Land use regulations shall be developed which emphasize pedestrian movement and the use of transit.

Policy 2.1.2: [M] **(EFF. 12/15/11)**

Systematically extend and/or modify transit routes within the urban area to provide access to major employment, shopping, and business, recreational and other activity centers.

Policy 2.1.3: [M] **(EFF. 12/15/11)**

Coordinate the location and design of office parks to foster ride sharing and transit use.

Policy 2.1.4: [M] **(EFF. 12/15/11)**

Discourage single occupancy vehicle use through design criteria for new development and innovative programs such an employee pass program.

Policy 2.1.5: [M] **(EFF. 12/15/11)**

Encourage the elimination of the subsidy of public employee parking to encourage ride sharing and transit use.

Policy 2.1.6: [M] **(EFF. 12/15/11)**

Develop and maintain a marketing strategy and campaign to inform the public on mass transit and to increase ridership.

Policy 2.1.7: [M] **(EFF. 12/15/11)**

The potential impacts upon transit shall be determined and utilized in evaluating highway projects when planning new roads or capacity expansions to existing roads.

Policy 2.1.8: [M] **(EFF. 12/15/11)**

For purposes of evaluating transit level of service over the Plan Horizon and to implement the Regional Mobility Plan goal of a 10% modal split, the local government should expand coverage to serve 80 to 89 percent of the residential population within the Urban Service Area by a transit route along an arterial or collector roadway within approximately 1/2 mile.

Policy 2.1.9: [M] **(EFF. 12/15/11)**

Revisions to and expansion of transit service will be based on existing and major trip generators and densities to provide efficient mass transit services.

Policy 2.1.10: [M] **(EFF. 12/15/11)**

Future transit planning for Tallahassee and Leon County will include provisions for determining the location of transit regional transfer facilities and/or superstops.

Policy 2.1.11: [M] **(EFF. 12/15/11)**

To provide efficient transit for Tallahassee and Leon County, future transit planning will address provisions for efficient and frequent service based on trip generations and density of land uses, safe and convenient transit facilities and adaptation for the special needs of the transportation disadvantaged.

Objective 2.2: [M] (EFF. 12/15/11)

TRANSIT ALTERNATIVES

Adopt and maintain a plan for expanding the transit system beyond buses.

Policy 2.2.1: [M] **(EFF. 12/15/11)**

Initiate a study to evaluate the alternative types of transit in relation to their potential use in the City.

Policy 2.2.2: [M] **(EFF. 12/15/11)**

Develop a long-range master plan for building the transit system type determined to be most feasible in Policy 2.2.1.

Objective 2.3: [M] (EFF. 12/15/11)

PROTECTION OF FUTURE TRANSIT CORRIDORS

Develop and maintain a plan that identifies future transit rights-of-way and corridors and provides means of protecting and acquiring such areas.

Policy 2.3.1: [M] **(EFF. 12/15/11)**

Existing and future transit rights-of-way and corridors shall be identified as a part of the comprehensive plan for integrating transit into the existing transportation system.

Policy 2.3.2: [M] **(EFF. 12/15/11)**

Incentives to encourage the donation of transit rights-of-way and corridors shall be developed.

Policy 2.3.3: [M] **(EFF. 12/15/11)**

Development agreements and land use regulations shall be utilized to preserve future transit corridors.

Objective 2.4: [M] **(Eff. 12/15/11)**

Funding of Transit

By 2012, alternative and innovative funding sources shall be developed to support an effective transit system.

Policy 2.4.1: [M] **(Eff. 12/15/11)**

Transit shall be regarded as a vital public service with increased funding to allow it to compete with the private automobile on an equal basis.

Policy 2.4.2: [M] **(Eff. 12/15/11)**

Funding for transit operating expenses should include and should not be limited to the following sources: sales tax, property tax, future charter county surtax, gas tax, impact fees, and the significant benefits program.

Objective 2.5: [M] **(Eff. 12/15/11)**

Transportation for Disadvantaged

Provide for full implementation of the requirements of Chapter 427, Florida Statutes and Section 3046(a)(9) of the SAFETEA-LU Act regarding planning and coordination of human services transportation in meeting the needs of the transportation disadvantaged.

Policy 2.5.1: [M] **(Eff. 12/15/11)**

A needs assessment of the transportation disadvantaged shall be undertaken.

Policy 2.5.2: [M] **(Eff. 12/15/11)**

An assessment of existing public and private transit programs shall be undertaken with an analysis to determine unmet needs.

Policy 2.5.3: [M] **(Eff. 12/15/11)**

A strategy to meet identified unmet needs shall be developed with emphasis being given to meeting the needs of the transportation disadvantaged (i.e., those individuals who because of physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation).

Goal 3: [M] (Eff. 12/15/11)

Aviation

Provide for adequate capacity and safe, appropriate airport facilities to meet the demand for Commercial Service, cargo, military, and General Aviation services and to enhance aviation and airport development opportunities, with sensitivity to protecting existing residential and natural resources adjacent to the airport.

Objective 3.1: [M] (Eff. 12/15/11)

Long Term Implementation Guidelines

Expand and improve on a phased, incremental basis, the aviation facilities at and the access to Tallahassee Regional Airport to meet the transportation needs of the Capital Region while maintaining consistency with all elements of the comprehensive plan. The Tallahassee Regional Airport Master Plan will be maintained and monitored on an ongoing basis to ensure that implementation of the plan meets the aviation needs of the area.

Policy 3.1.1: [M] (Eff. 12/15/11)

Implement the Tallahassee Regional airport Master Plan for the Year 2005 and implement the recommendations of the Tallahassee Regional Airport Noise Compatibility Plan.

Objective 3.2: [M] (Eff. 12/15/11)

Access to Airport

Access routes to the Tallahassee Regional Airport will be integrated with the street and highway planning process of the City, County, MPO, and Florida DOT. Alternative modal choices will be studied as part of the mass transportation planning process.

Policy 3.2.1: [M] (Eff. 12/15/11)

An appropriate gateway from the airport to Downtown/Capitol Center/University destinations shall be designated and improved. Such improvements shall consider roadway capacity, adjacent land uses, landscaping, and incorporation of future mass transportation facilities.

Policy 3.2.2: [M] (Eff. 12/15/11)

Conduct a feasibility study to determine the need for, type of, and proposed location of mass transportation services between the airport and priority destinations within the urban area.

Policy 3.2.3: [M] **(EFF. 12/15/11)**

The interface between the roadway network and the airport vehicle circulation system shall be designed, constructed, and signalized (when warranted) to provide efficient on-site and off-site traffic flow.

Policy 3.2.4: [M] **(EFF. 12/15/11)**

The City of Tallahassee will coordinate any aviation facilities plan with U.S. Army Corps of Engineers, the Federal Aviation Administration, the MPO, military service, the FDOT 5 Year Transportation Plan and the Continuing Florida Aviation System Planning Process.

Policy 3.2.5: [M] **(EFF. 12/15/11)**

The Traffic Circulation and Mass Transit sub-elements shall consider future airport access needs.

Objective 3.3: [M] **(EFF. 12/15/11)**

CRITERIA FOR OPERATION AND MODIFICATION TO AIRPORT

Operation of and modification to Tallahassee Regional Airport shall take into account impacts to adjacent land uses, the natural resources, and the community in general.

Policy 3.3.1: [M] **(EFF. 12/15/11)**

Future modifications to airport facilities shall take into account the potential for noise and safety hazards to surrounding land uses.

Policy 3.3.2: [M] **(EFF. 12/15/11)**

Future modifications to airport facilities shall be accomplished so as to be compatible with nearby natural resources.

Policy 3.3.3: [M] **(EFF. 12/15/11)**

Aviation and related facilities development and expansion shall be consistent with the conservation element.

Policy 3.3.4: [M] **(EFF. 12/15/11)**

Aviation and related facilities development and expansion shall mitigate structural and non-structural impact on adjacent natural resources.

Policy 3.3.5: [M] **(EFF. 12/15/11)**

Additional parking shall be provided in ways that minimize impervious surfaces and that maintain the appearance of the airport terminal.

Policy 3.3.6: [M] **(EFF. 12/15/11)**

Aesthetics shall be considered in any future airport facility design.

Objective 3.4: [M] **(EFF. 12/15/11)**

LAND USE IN ADJACENT AREAS

Development near the airport shall occur in ways and at locations compatible with the airport's operation and expansion and with sensitivity to protecting existing residential and natural resources adjacent to the airport.

Policy 3.4.1: [M] **(EFF. 12/15/11)**

Land use decisions in the vicinity of the Tallahassee Regional Airport shall only be permitted if compatible with the current and future operation of the airport facility and the future land use element.

Policy 3.4.2: [M] **(EFF. 12/15/11)**

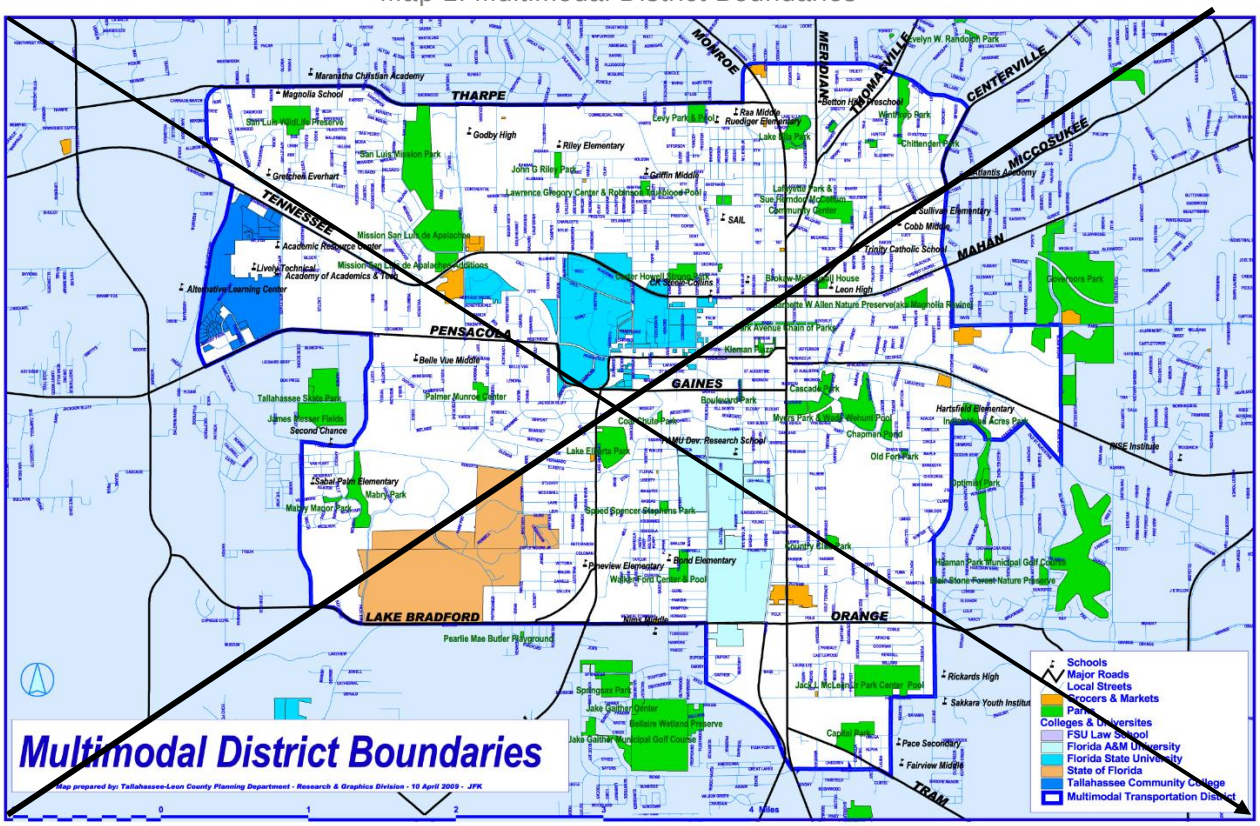
Residential development or other noise-sensitive land uses shall not be permitted within the predicted 65 Ldn noise contours without the use of mitigative noise control measures. Incompatible land uses in airport approach zones shall not be permitted. The high noise contours associated with the airport shall be publicized.

Policy 3.4.3: [M] **(EFF. 12/15/11)**

Additional land uses shall not be permitted in airport zones if, due to structural height, they hinder airport operation or reduce navigable airspace.

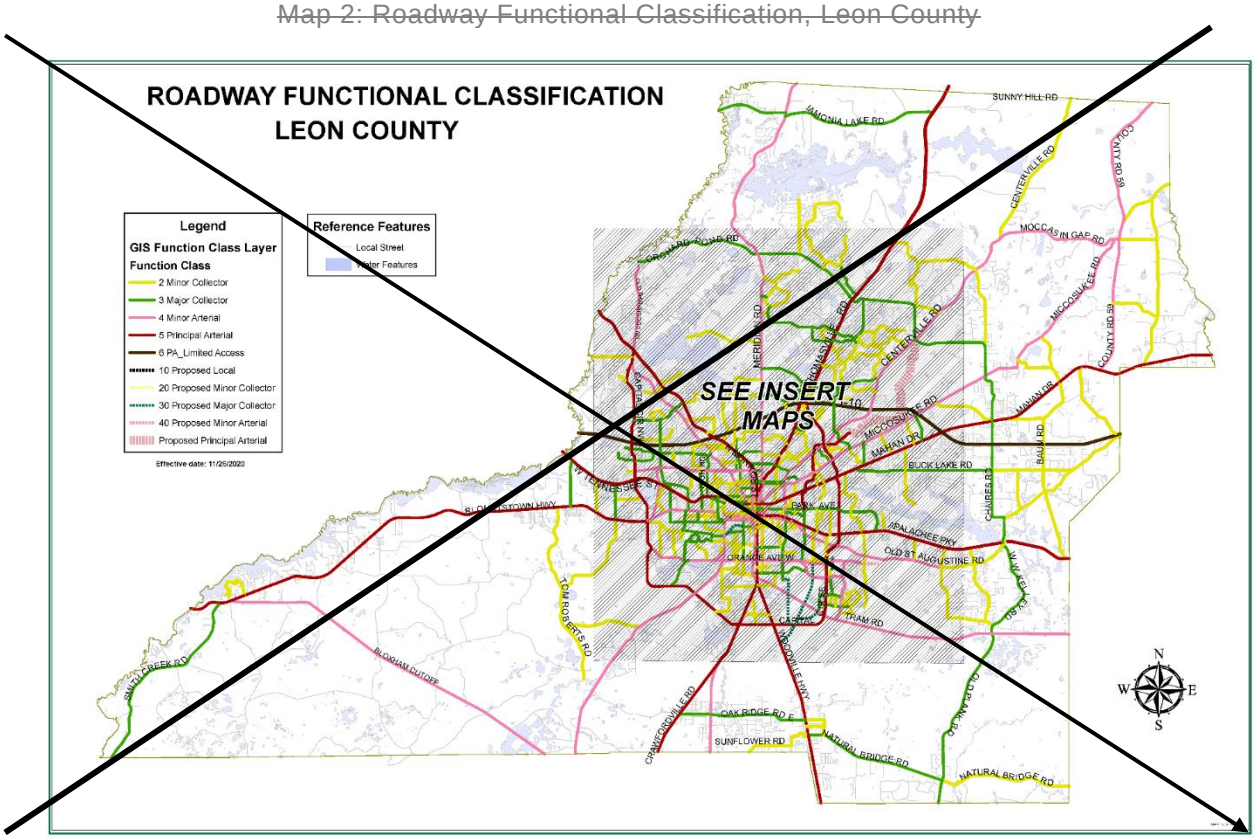
~~II. Mobility~~

~~Map 1: Multimodal District Boundaries~~



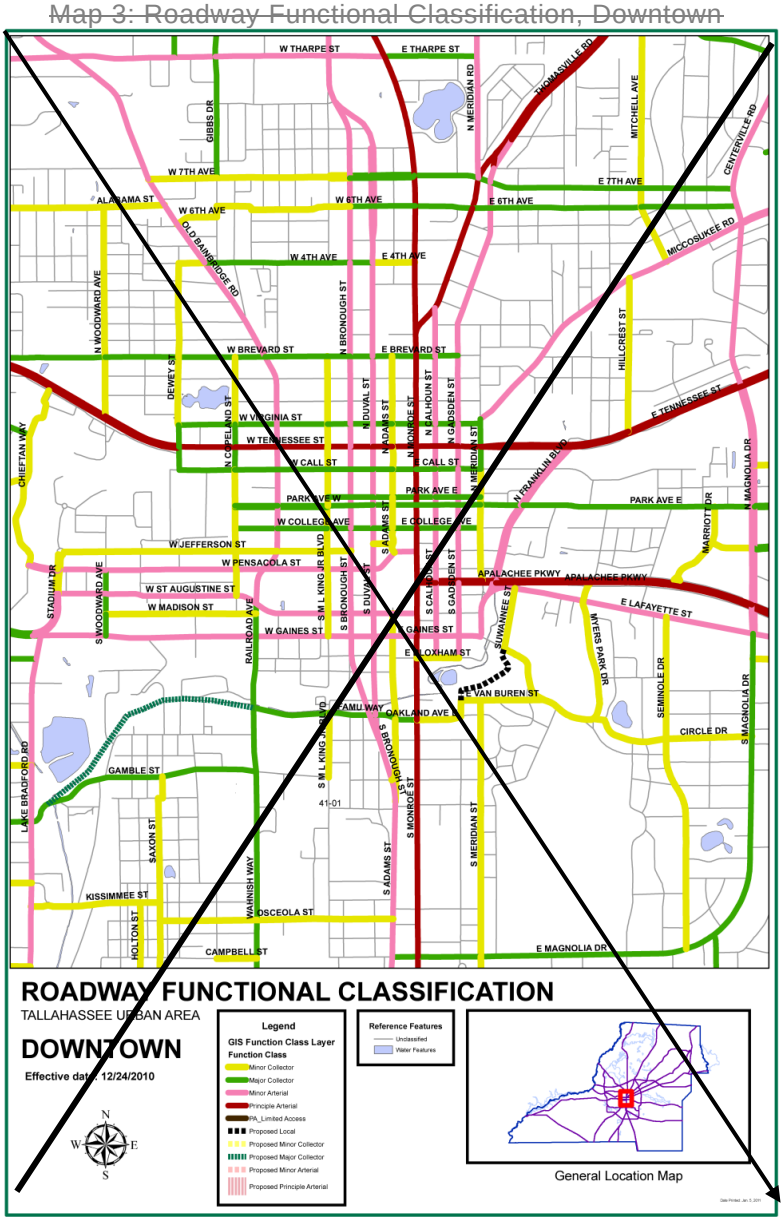
~~II. Mobility~~

~~Map 2: Roadway Functional Classification, Leon County~~



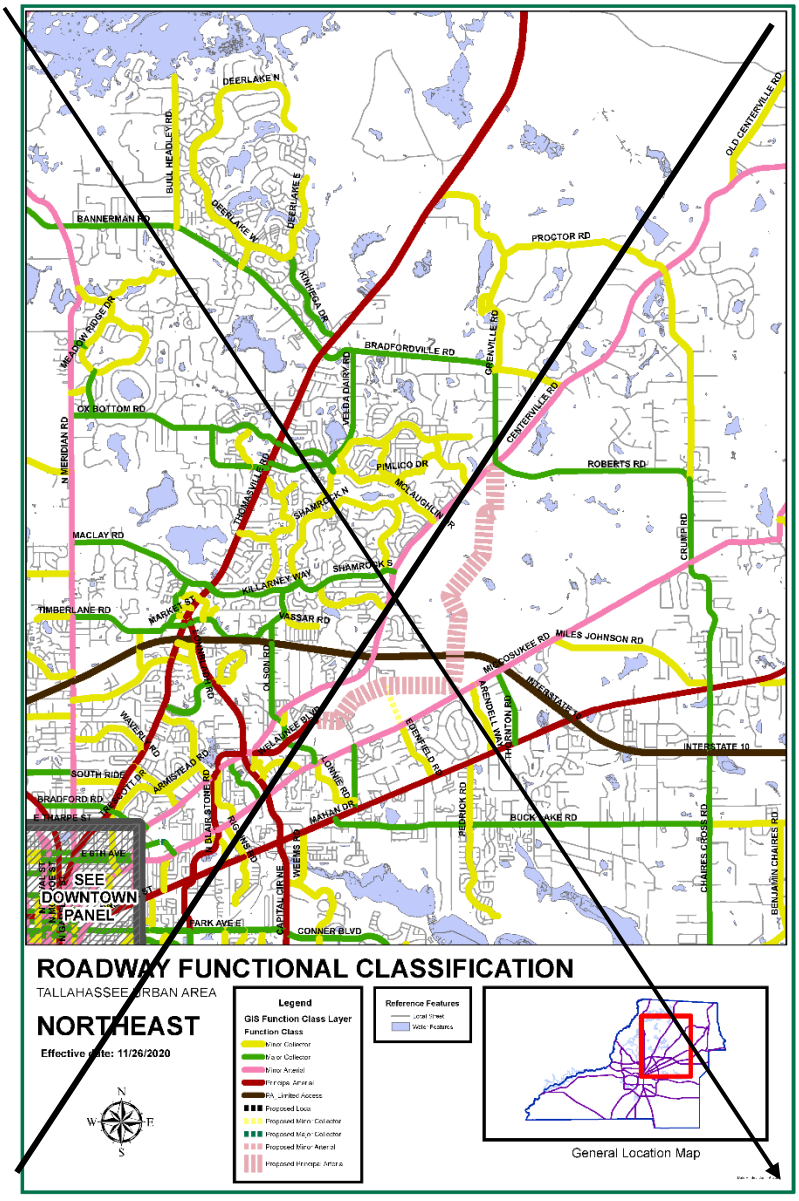
~~II. Mobility~~

~~Map 3: Roadway Functional Classification, Downtown~~



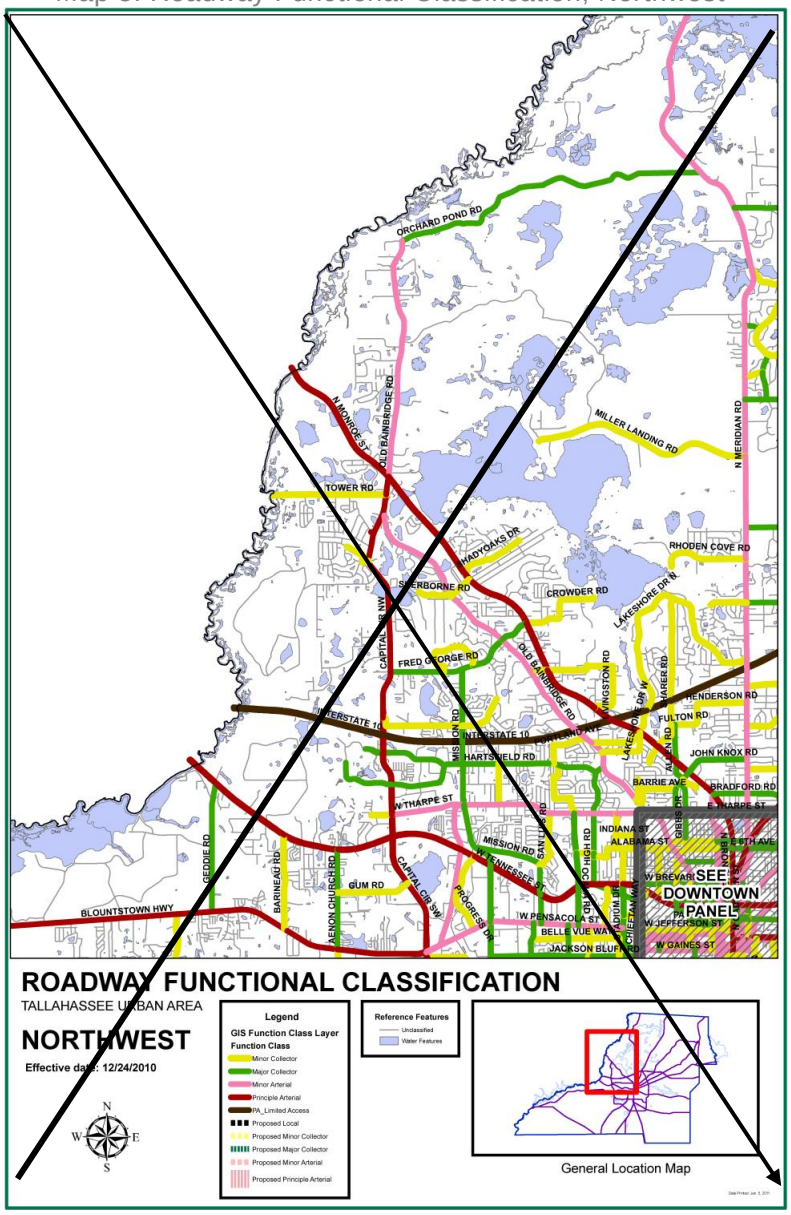
~~II. Mobility~~

~~Map 4: Roadway Functional Classification, Northeast~~



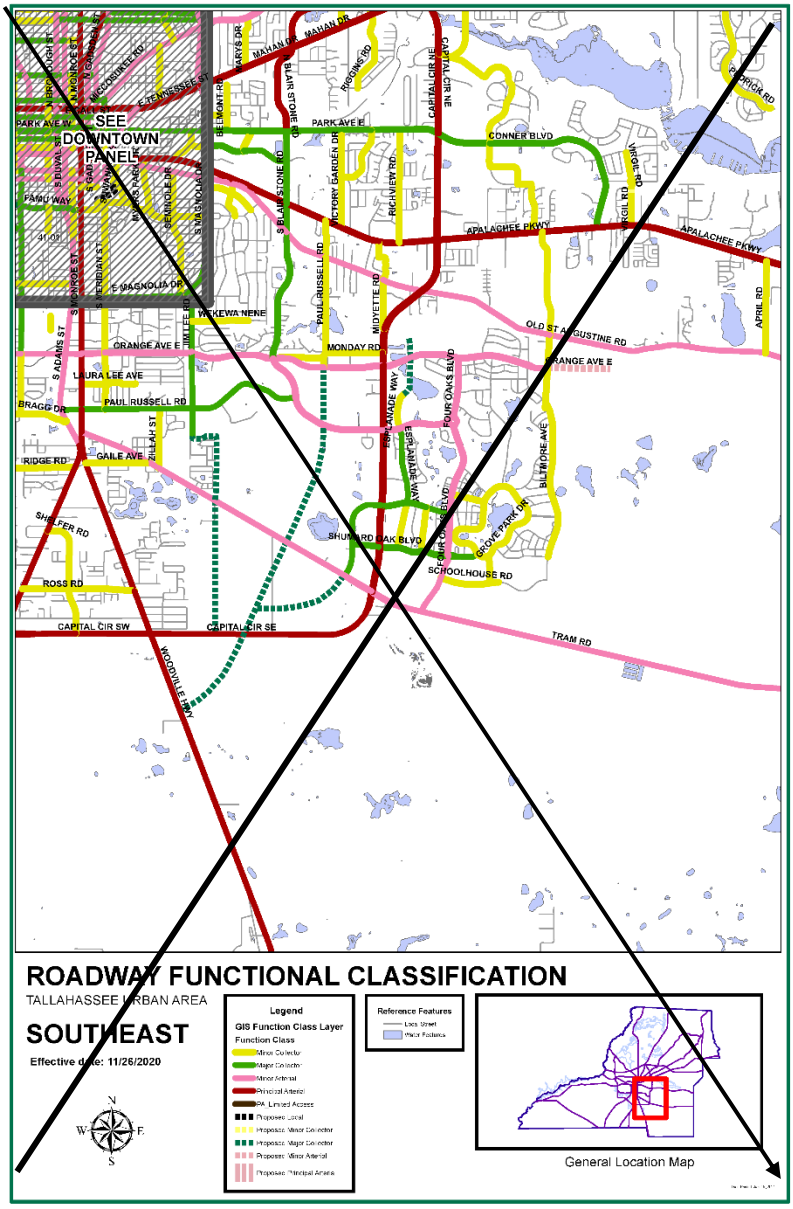
~~II. Mobility~~

~~Map 5: Roadway Functional Classification, Northwest~~



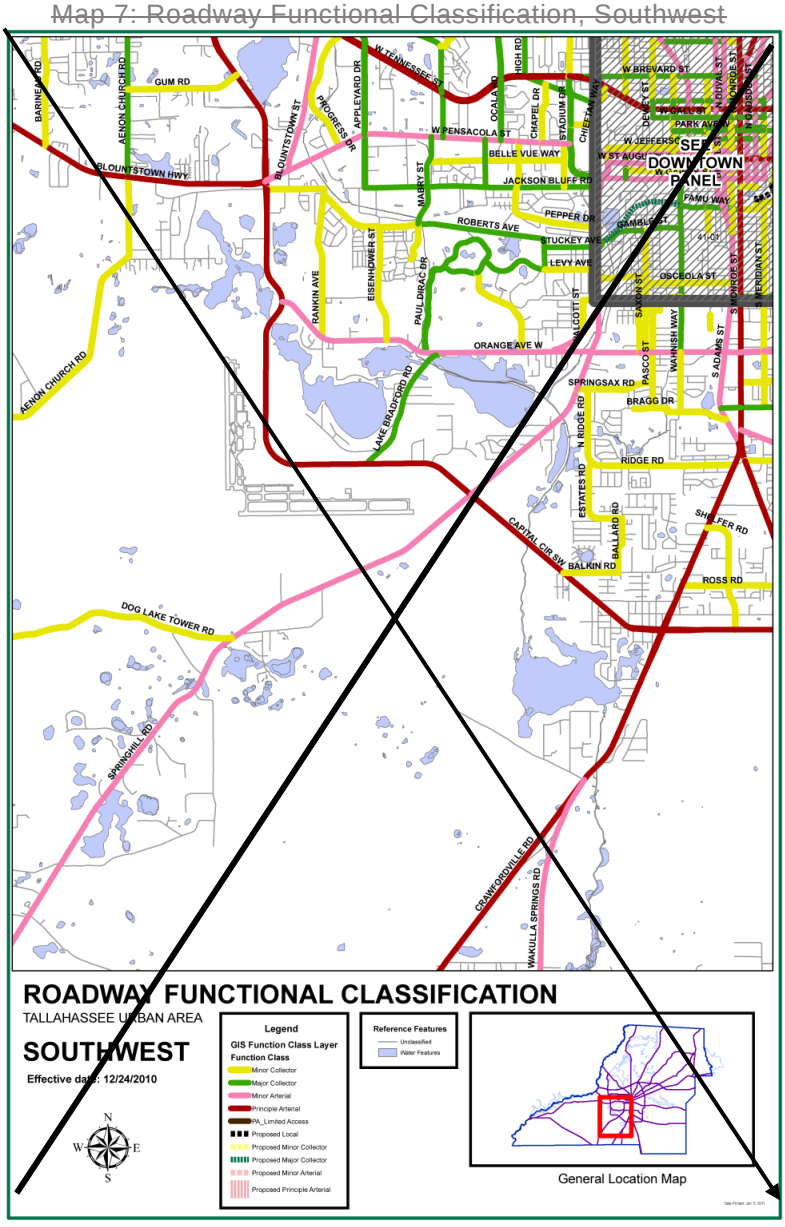
~~II. Mobility~~

~~Map 6: Roadway Functional Classification, Southeast~~



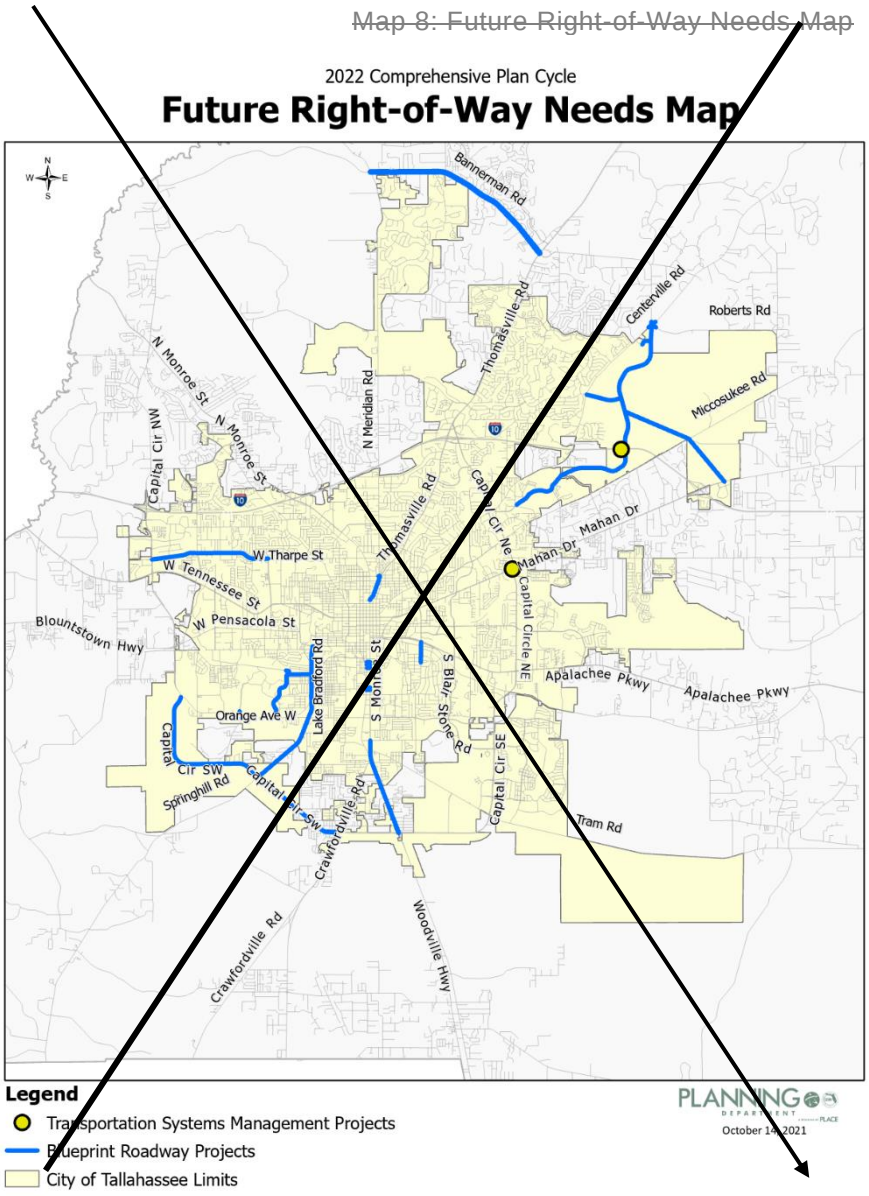
~~II. Mobility~~

~~Map 7: Roadway Functional Classification, Southwest~~



~~II. Mobility~~

~~Map 8: Future Right-of-Way Needs Map~~



GLOSSARY

ACCESS: **(EFF. 6/25/96)** The means of vehicular entry to or exit from property to or from a public or private road.

ACLF: **(EFF. 7/16/90)** Means adult congregate living facility as defined in Section 400.402 of the Florida Statutes.

ACQUISITION: **(EFF. 7/16/90)** Includes purchase, land exchange, donation, easement, assisting private owners in obtaining tax advantages, etc. "Purchase" shall include all acquisition costs, such as surveying and title insurance.

ACTIVE RECREATION FACILITY: **(EFF. 7/16/90)** Means those recreation lands and improvements that are facility oriented, i.e. swimming pools, ball fields, tennis courts.

ADJOINING LAND USES: **(EFF. 8/17/92)** Land uses on parcels which are touching or contiguous to each other, as distinguished from lying near to or adjacent. For purposes of this Plan, land uses on parcels that are separated from each other by a local or a minor collector street or roadway shall also be considered adjoining; land uses on parcels that are separated by a major collector or an arterial street or roadway or by a railroad right of way shall not be considered adjoining.

ADVANCED AIR MOBILITY: Vehicles and infrastructure associated with vertical take-off and landing (VTOL), air taxis, electric and hybrid short-to-medium distance aircraft. These vehicles may be piloted or autonomous and carry either passengers or cargo.

ADVANCED WASTEWATER TREATMENT: **(EFF. 4/10/09)** Treatment of sewage that goes beyond the secondary or biological wastewater treatment stage and includes the removal of nutrients such as phosphorus and nitrogen and a high percentage of suspended solids and biochemical oxygen demand.

AFFORDABLE HOUSING: **(REV. EFF. 7/20/05; REV. EFF. 12/24/10)** Housing that costs no more than 33% of the annual income of a household earning 80% or less of area median income (AMI) for homeownership and 60% AMI or less for rental housing, adjusted for the number of people in the household, as defined by the U.S. Department of Housing and Urban Development (HUD) annually.

AGRICULTURE: **(EFF. 7/6/15)** The production, keeping or maintenance, for sale, lease or personal use, of plants and/or animals useful to humans, including, but not limited to, the growing of crops, dairying, grazing, the raising and maintenance of poultry and other livestock, horticulture, nursery, forestry, and sod farms. Commercial feed lots, the raising of furbearing animals, riding academies, livery or boarding stables or dog kennels are not considered to be normal agricultural uses.

AGRITOURISM: **(EFF. 7/6/15)** Any agricultural related activity consistent with a bona fide farm or ranch or in a working forest which allows members of the general public to view or enjoy activities related to farming, ranching, historical, cultural or harvest-your-own attractions for recreational, entertainment or educational purposes.

ALTERED FLOODPLAINS: **(EFF. 7/16/90)** Areas within the 100 year floodplain that have been either ditched, drained, filled or have had structures built on them, any of which have diminished the flood storage capacity of the floodplain.

ALTERED WETLANDS: **(EFF. 8/17/92)** Wetlands that have been degraded to the extent their ecological function has been detrimentally impaired and the likelihood that they cannot be re-established except through a distinct program of man-made mitigation. Wetlands that can have beneficial function restored through natural processes will not be considered altered.

ARCHAEOLOGICAL SITE: **(EFF. 7/16/90)** A location that has yielded or may yield information on history or prehistory.

AREA PARK: **(EFF. 7/16/90)** Means those park facilities that serve the population of the urban service area, including but not limited to community parks and sports complexes.

BASIC LIVING SHELTER: **(EFF. 7/16/90)** Means a dwelling unit which, at a minimum, is structurally sound, includes indoor plumbing, has a functional heating source, and provides protection to its inhabitants from the elements.

BEST MANAGEMENT PRACTICES: **(EFF. 7/16/90)** Those practices and principles designed to reduce and manage non-point source pollution and in some cases, protect wildlife and habitat. These principles and practices are generally outlined in the latest updated version of various BMP manuals including “Silviculture Best Management Practices,” “Best Management Practices,” “A Landowners Handbook for Controlling Erosion for Forestry Operations,” “Management Guidelines for Forested Wetlands,” “DER: Florida Development Manual, A Guide to Sound Land and Water Management,” and other publications on best management practices that are accepted by the industries and regulatory bodies. The local government reserves the right to add to or alter BMPs in specific instances as part of development agreements or development orders.

BUFFER: **(EFF. 6/25/96)** Open spaces, planted areas, fences, walls, berms, any combination thereof, or any other structure or design mechanism that is used to physically separate or screen one land use from another so as to visually shield and/or mitigate potential negative impacts.

BUSINESS ACCELERATOR: **(EFF. 5/31/18)** 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.

BUSINESS INCUBATOR: **(EFF. 5/31/18)** Organizations that help 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.

CANOPY ROAD: **(EFF. 7/16/90)** Road designated by local government as having significant aesthetic, cultural and historical value.

CAPITAL FACILITIES: **(EFF. 7/16/90)** Means transportation systems or facilities, including roads, mass transit, bikeway, sidewalk and aviation facilities; sewer systems or facilities; solid waste systems or facilities; drainage and stormwater management systems or facilities; potable water systems or facilities; education systems or facilities; parks and recreation systems or facilities; and health systems or facilities.

CAPITAL INFRASTRUCTURE: **(REV. EFF. 8/17/92)** Consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.

CAPITOL CENTER PLANNING COMMISSION: **(EFF. 8/17/92)** As defined by §272.12, Florida Statutes.

CDBG: **(EFF. 7/16/90)** Means the Community Development Block Grant, as authorized under Title I of the Housing and Community Development Act of 1974.

CLOSED BASIN: **(EFF. 7/16/90)** A naturally depressed portion of the earth's surface for which there is no natural outlet for runoff other than percolation, evaporation, or transpiration.

CLUSTERING: **(EFF. 12/7/99)** The grouping together of structures and infrastructure on a portion of a development site with the balance remaining undeveloped or reserved as green space, which may or may not be used for development at a later date.

COMMERCIAL: **(REV. EFF. 6/25/96)** Generally, an activity or business involving the sale of goods and/or services carried out for profit.

MINOR: **(EFF. 7/16/90)** Provide for the sale of convenience goods and services to the immediate residential area. Gross floor area—less than 20,000 square feet except at a local street intersection where maximum allowable is 10,000 square feet.

NEIGHBORHOOD: **(REV. EFF. 9/19/91)** Provide for the sale of convenience goods and personal services such as food, drugs, sundries and hardware items to one or more neighborhoods. Gross floor area—20,000 to 100,000 square feet. Except at intersection of collectors where maximum allowable is 50,000 square feet.

COMMUNITY: **(EFF. 7/16/90)** Same functions of neighborhood commercial but on a larger scale. Provide for sale of retail goods such as clothing, variety items, appliances and furniture, hardware and home improvement items. Gross floor area—100,000 to 200,000 square feet.

REGIONAL: **(EFF. 7/16/90)** Same functions of community center, provide full range and variety of shopping goods for comparative shopping such as general merchandise apparel, furniture and home furnishings. Gross floor area - 200,000 to 1,000,000 square feet.

HIGHWAY: **(EFF. 7/16/90)** Provide for consumer oriented retail services designed for drive-in convenience. Gross floor area - 1,000 to 10,000 square feet.

COMMERCIALIZATION CENTERS: **(EFF. 5/31/18)** 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.

COMMUNITY FACILITIES: **(REV. EFF. 8/17/92)** Facility or service which may be public or privately owned, established, and intended to provide significant public benefit.

COMMUNITY SERVICES: **(EFF. 7/16/90; REV. EFF. 8/27/17)** A facility owned or operated by a public or private entity or agency that provides a service or significant public benefit directly to the general public, such as libraries, religious facilities, police/fire stations, hospitals, museums, and schools.

LIGHT INFRASTRUCTURE: **(EFF. 7/16/90; REV. EFF. 1/19/20)** Water wells, water tanks, sewage pump stations, electric substations, and solar power stations and systems.

HEAVY INFRASTRUCTURE: **(EFF. 7/16/90; REV. EFF. 12/24/10; REV. EFF. 1/19/20)** Government operational facilities, which have significant off-site impacts. Also included are such facilities operated by semi-public or private utility providers. These facilities shall include but are not limited to:

Waste-to-energy facilities
Materials recovery facilities
Sanitary sewer facilities
Sanitary sewer percolation ponds
Sewage treatment plants
Airports
Power generating stations (non-solar powered)
Landfills
Sludge disposal facilities
Incinerators
Correctional facilities
Water treatment plants
Outdoor storage facilities
Vehicle maintenance facilities
Solid waste transfer station
Correctional facilities

POST-SECONDARY: **(EFF. 7/16/90)** Public or private - Universities, colleges, vocational/technical schools.

COMMUNITY PARK: **(EFF. 7/16/90)** Means those parks that serve several neighborhoods with total populations of up to 25,000 and have a service area of up to a three mile radius. "Ride-to" facilities that are also accessible to bicyclists and pedestrians shall be included.

COMPATIBILITY: **(EFF. 5/31/18)** 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.

CONSERVATION: **(EFF. 7/16/90)** Allowing only carefully planned development activities to occur on a site; development activities must be compatible with the perpetuation of the ecological resources on the site.

CONSERVATION SUBDIVISION: **(EFF. 7/1/04)** A residential or mixed-use development that has been developed utilizing a design approach in which a significant fraction of the parent tract(s) is reserved as permanently protected open space and the remaining fraction of the land is developed. Under this design approach, development is clustered or concentrated on the least environmentally or otherwise significant portions of the development site.

CONTEXT SENSITIVE DESIGN: Land use and streetscape design that prioritizes physical and social context, while also preserving scenic, aesthetic, historic, and environmental resources, to provide mobility and safety for all users in a way that is reflective of the specific area in which the development and/or roadway is constructed.

COUNTYWIDE PARK: **(EFF. 7/16/90)** Means those park facilities that serve the entire county population, including but not limited to regional parks, boat landings and parks, golf courses, state parks, including university recreation areas, and national forest lands.

COWORKING SPACES: **(EFF. 5/31/18)** 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.

DENSITY: **(EFF. 12/7/99)** *see* Gross Density

DENSITY NEUTRAL: **(EFF. 7/1/04)** As applied to Conservation Subdivisions, means that the allowable density achieved through the utilization of the conservation subdivision design approach shall not exceed the maximum density established for the Future Land Use Map category and base zoning district applicable to the subject property or properties.

DEVELOPMENT: **(EFF. 7/16/90)** Any proposed change in the use or character of the land, including but not limited to, land clearing or the placement of any structure or site improvement on the land except for silviculture activities employing best management practices.

DILAPIDATED: **(EFF. 7/16/90)** Means a structure which does not provide safe and adequate shelter in its present condition and endangers the health, safety and well-being of the occupants. A structure in the dilapidated classification cannot be economically repaired. A house is dilapidated when it has one or both of the following conditions:

1) Inadequate original construction such that it does not provide adequate protection against the elements;
2) Defects which would cost over 50% of the total value of the shelter to repair.

DRAINAGE BASIN: **(EFF. 12/7/99)** The area defined by topographic boundaries which contributes stormwater to a watershed or drainage system, including all areas artificially added to the basin.

ECOTOURISM: **(EFF. 7/6/15)** Tourism that focuses on the appreciation of natural areas, wildlife, or cultural and historical resources and strives to minimize ecological impact or damage. This nature-based tourism involves education and interpretation of the natural environment and is managed to be ecologically sustainable. Activities may include cycling, camping, fishing, hunting, paddling, hiking, birding, visiting scenic byways, agritourism, and wildlife viewing.

ENDANGERED SPECIES: **(EFF. 7/16/90)** Are defined based on the same criteria and analogous to the state and federal list: Any species of fish and wildlife or plant naturally occurring in Florida, whose prospects of survival are in jeopardy due to modification or loss of habitat; over utilization for commercial, sporting, scientific or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or man-made factors affecting his continued existence.

~~**ENTERPRISE ZONE**: **(EFF. 7/16/90)** Means an area in the state designated pursuant to Section 290 of the Florida Statutes and approved by the Secretary of the Department of Community Affairs.~~

ENVIRONMENTALLY SIGNIFICANT LANDS: **(EFF. 7/16/90)** Areas that provide breeding, wintering or foraging habitat, for federal, state, and locally listed plant and animal species; flood plains, wetlands, native forests and vegetated areas.

~~**FEDERAL UNIFORM RELOCATION ACT**: **(EFF. 7/16/90)** Means the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as passed and subsequently amended by the Congress of the United States.~~

FLOOD OR **FLOODING**: **(EFF. 1/23/09)** A temporary condition of partial or complete inundation of normally dry land or wetlands from the overflow of water bodies or watercourses in response to stormwater runoff, or from excessive overland flow of stormwater, or the accumulation of stormwater runoff in a closed basin.

FLOODPLAIN: **(EFF. 1/23/09)** An area of land susceptible to being flooded by stormwater. Floodplains are normally designated in terms of their probability of flooding with a specified period, such as one, ten, 25, 50, and 100 years.

FLOODWAY: **(EFF. 7/16/90; REV. EFF. 1/23/09)** That part of the floodplain associated with the channel of a river, steam, or other watercourse, or waterbodies and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation of the floodway.

FLOOR AREA RATIO: **(EFF. 6/25/96)** A measure of development intensity expressed as a ratio of the gross floor area of all buildings on a site divided by the total area of the site.

FLORIDA CAPITOL CENTER PLANNING DISTRICT: **(EFF. 8/17/92)** As defined by §272.12, Florida Statutes.

FLORIDA MASTER SITE FILE: **(EFF. 7/16/90)** A clearinghouse for information on archaeological sites, buildings and historic resource surveys. Inclusion in the Florida Master Site File does not necessarily mean that the resource possesses historic, architectural, archaeological or cultural significance, or is worthy of preservation.

FREEWAYS: **(EFF. 7/1/04)** Roadways that provide the highest level of mobility and are intended to carry the greatest amount of traffic at the highest speeds. Accordingly, freeway mainlanes provide no direct access to property and access to the freeway is provided only at interchanges and ramps.

FUNCTIONAL AREA OF AN INTERSECTION: **(EFF. 7/1/04)** The area beyond the physical intersection that comprises decision and maneuver distance, plus any required vehicle storage length, and is protected through corner clearance standards and connection spacing standards.

GREEN SPACE: **(EFF. 7/16/90)** Means that part of a lot open and unobstructed from its lowest level upward which is accessible to all residents on the lot, except as may be required for safety, and which is not used for off-street parking, streets, drives, refuse storage or other utility or building purposes.

GREEN INFRASTRUCTURE: Infrastructure that uses plants, soils, and other media to capture and treat stormwater. It relies on the natural processes of filtration, infiltration, and evapotranspiration to manage stormwater

GROSS DENSITY: **(EFF. 7/16/90)** Means the number of dwelling units per gross acre, an area of land containing forty three thousand, five hundred sixty (43,560) square feet including rights-of-way, common areas and the like. All residential densities referred to in the plan shall be gross densities unless otherwise noted.

GROUNDWATER RESOURCE PROTECTION: **(EFF. 7/16/90)** Areas determined to have high recharge to the aquifer and/or area where the potential for groundwater contamination is high.

GROUP HOME: **(EFF. 7/16/90)** Means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotel, residential treatment facilities, nursing homes, or emergency shelters.

HAZARD: **(EFF. 4/10/09)** Means a condition that exposes human life or property to harm from a man-made technological, or natural disaster.

HAZARD MITIGATION: **(EFF. 4/10/09)** Means any action taken to reduce or eliminate the exposure of human life or property to harm from a man-made or natural disaster.

HAZARDOUS WASTE: **(EFF. 7/16/90)** Means solid waste, or a combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness, or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed.

HEAVY INDUSTRIAL: **(EFF. 7/16/90; REV. EFF. 5/31/18)** 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.

HIGH QUALITY SUCCESSIONAL FOREST: **(REV. EFF. 12/10/91; REV. EFF. 7/19/13)** High quality successional forest shall mean a medium quality natural plant community that is a forest type described in the Florida Natural Areas Inventory publication "Guide to the Natural Communities of Florida." These forests typically show signs of past disturbances, but still retain a good distribution of high quality indicator species. A medium quality natural community generally possesses the following characteristics:

1) The floristic composition contains many of the more common species typical of the natural community type, although most rare species are absent;
2) The community may contain invasive exotic plants that could be controlled through management;
3) The community has likely had some past disturbance, but not to the extent that the potential for recovery or restoration to a high quality natural community is significantly impaired (unauthorized activities in high quality successional forest areas resulting in a violation of the ordinances will not be excluded from protection as such).

HISTORIC RESOURCE: **(EFF. 7/16/90)** Means all areas, districts, or sites containing properties listed on the Florida Master Site File, the National Register of Historical Places, or designated by a local government as historically, architecturally or archaeologically significant.

HYDRAULIC FRACTURING: **(EFF. 5/31/18)** 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.

INNOVATION DISTRICTS: **(EFF. 5/31/18)** 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.

INTEGRATED ACCESS: **(EFF. 12/10/91)** The permitting of ingress and egress to a parcel of land in a manner which will minimize disruptions of the traffic flow due to turning movements on the local, collector, or arterial street on which the parcel fronts. Integrated access may include the requirement of shared access or the use of frontage or rear access roads.

INTENSITY: **(EFF. 12/7/99)** A measurement of the extent of land development, including the consumption or use of the space above, on, or below ground; examples of intensity measurement may include: the measurement of the use of or demand on facilities or services, allowed square footage or a floor area ratio of non-residential development, or the number of dwelling units per acre of residential development.

INTERMODAL: The term intermodal generally describes facilities that are used to move freight and cargo, as well as their transfer stations. Such facilities may include ports, railroad freight yards, freight/commercial airports, and the highways and railways that connect these facilities.

INTERSECTION: **(EFF. 6/25/96)** The point where the centerlines of two or more roads meet or cross and where allowance is made for the interchange of vehicular traffic.

LAND DEVELOPMENT REGULATIONS: **(EFF. 7/16/90)** Ordinances enacted by governing bodies for the regulation of any aspect of development, and including any local government zoning, rezoning, subdivision, building construction, or sign regulations, or any other regulations controlling the development of the land.

LDN: **(EFF. 7/16/90)** Means that measure of noise known as the Average Day-Night Sound Level rating which is the yearly energy average of the A-weighted sound level (to approximately the frequency response of the ear) integrated over a 24-hour period.

LEVEL OF SERVICE: **(EFF. 7/16/90)** Means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on or related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each facility.

LEVELS OF SERVICE: (EFF. 7/16/90)

A Represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream.

B Is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable.

C Is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream.

D Represents high density, but stable flow. Speed and freedom to maneuver are severely restricted.

E Represents operating conditions at or near the capacity level. All speeds are reduced. Freedom to maneuver within the traffic stream is extremely difficult.

LIGHT INDUSTRIAL: **(EFF. 7/16/90, REV. EFF. 5/31/18)** 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.

LISTED SPECIES: **(EFF. 7/16/90)** Any plant or animal listed by the county, state or federal governments as an endangered or threatened species, or a species of special concern.

LIVE-WORK UNITS: **(EFF. 7/20/05)** Residential structures with their own lots, designed to accommodate and that include both living facilities and commercial/office components within the structure or on the same lot. The non-residential uses allowed in live-work units are “destination” businesses that do not rely on passerby and drive-by traffic, but more typically have visitation by appointment.

LOCALLY DESIGNATED HISTORIC RESOURCE: **(EFF. 7/16/90)** A resource that has been designated as historic under the Tallahassee-Leon County Zoning Code and that undergoes design review by the Tallahassee-Leon County Architectural Review Board.

LOCAL PARK: **(EFF. 7/16/90)** Means those park facilities that serve the population of the corporate city limits, including but not limited to neighborhood parks and passive recreation facilities.

LOCAL STREETS: **(REV. EFF. 7/1/04)** Local streets collect traffic from adjacent land uses and other minor streets (cul-de-sacs, loops, alleys, lanes) and channel it to the collector/arterial system. Local streets are intended to carry the lowest traffic volumes at the lowest speeds, discourage through traffic (usually do not carry traffic between two streets of a higher classification), and to provide access to abutting land.

LOW IMPACT DEVELOPMENT: **(EFF. 4/10/09)** A land planning and engineering design approach that focuses on minimizing adverse impacts of development on water quality. This approach is implemented by replicating the pre-development hydrologic regime of the development site through infiltrating, filtering, storing, evaporating, and detaining stormwater runoff close to its source.

MAJOR COLLECTOR: **(REV. EFF. 7/1/04)** Major collector roadways channel traffic between arterials, from other collector streets to the arterial system, and from a major activity center to the arterial street system. Major collectors may carry relatively high traffic volumes.

MAJOR DETERIORATION: **(EFF. 7/16/90)** Means a dwelling unit which has major defects requiring extensive repairs. The unit will not necessarily provide safe and decent shelter unless the repairs are made. These housing units usually have critical defects of a substantial nature, such as:

1) Holes, open cracks, rotted or missing materials over a large part of the foundation, walls, roof or chimney;
2) Substantial sagging of floors, walls or roof,
3) Extensive damage by storm, fire or flood.

MAKERSPACES: **(EFF. 5/31/18)** 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.

MASS TRANSIT: **(EFF. 7/16/90)** Means passenger transportation service, usually local in scope, that is available to any person who pays a prescribed fare. It operates on established schedules along designated routes or lines with specific stops and is designed to move relatively large number of people at one time.

MICROMOBILITY: The term micromobility is used to describe emerging transportation alternatives such as e-scooters, e-bikes, and electric skateboards. It is frequently used in describing bikeshare and e-scooter share schemes.

MINING: **(EFF. 5/31/18)** 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.

MINOR ARTERIAL: **(REV. EFF. 7/1/04)** Minor arterial roadways interconnect with and augment the principal arterial system. They are similar in function to principal arterials, but accommodate trips of more moderate length and distribute travel to geographic areas smaller than that of the principal arterial system. Therefore, they provide a somewhat higher degree of property access than principal arterials.

MINOR COLLECTOR: **(REV. EFF. 7/1/04)** Minor collector roadways channel traffic from minor streets to the major collector/arterial system, between other collectors, and from activity centers to a street of higher classification. Minor collectors provide access to adjoining properties and generally have lower volumes, shorter trip lengths, and fewer through trips than major collectors.

MISSING MIDDLE HOUSING: This type of housing is represented as house-scale buildings with multiple units, such as duplexes, fourplexes, cottage courts, and cluster housing types, that fit seamlessly into existing residential neighborhoods, offering more housing options and supporting walkability. These types are frequently "missing" from the typical Florida housing market.

MITIGATION: **(EFF. 7/16/90)** To lessen or eliminate the impact of development on a significant historic resource. Mitigation can include the modification of project plans to ensure preservation of the significant resource, landscape buffering, adaptive use of a historic building, archaeological salvage, or historic or photographic documentation or the resource.

MSTU/MSBU: **(EFF. 7/16/90)** Means municipal service taxing units or municipal service benefit units, as authorized and defined in Florida Statutes, Chapter 125.01 (1)(q).

MULTIMODAL: The term multimodal describes supporting the presence of a variety of transportation options including but not limited to walking, biking, rolling (wheelchair et al.), micromobility (e-scooters et al.), freight, trolly, bus, train, etc. The term is generally used to emphasize alternatives to vehicular modes of transportation.

NATIONAL REGISTER OF HISTORIC PLACES: **(EFF. 7/16/90)** A federal listing of culturally significant buildings, structures, objects, sites and districts in the United States. This program was established by Congress in 1935 and is maintained by the United States Department of the Interior.

NATIVE FOREST: **(EFF. 7/16/90; REV. EFF. 7/19/13)** Native forest shall mean a high quality natural plant community that is a forest type described in the Florida Natural Areas Inventory publication "Guide to the Natural Communities of Florida." A high quality natural community generally possesses the following characteristics:

1) The plant species composition is dominated by high quality indicator species which are typical of their natural community type;
2) The community may contain invasive exotic plants that could be controlled through management;
3) Evidence of historical disturbance may be present, but the disturbance has not destroyed or prevented the re-establishment of a high quality natural community type.

NATURAL ACCESS CONTROL: **(EFF. 12/10/02)** A design concept directed primarily at decreasing opportunities for criminal activities by denying access to crime targets and creating a perception of risk for potential offenders. Natural access control is developed by designing streets, parking areas, sidewalks, building entrances, and neighborhood gateways, which clearly indicate public routes and discourage access to private areas with structural elements.

NATURAL SURVEILLANCE: **(EFF. 12/10/02)** A design concept directed primarily at identifying potential undesired r criminal activities. Natural surveillance is promoted by features that provide day and night visibility from windows, doors, and porches that oversee parking areas, pedestrian areas, play areas, building entrances, and similar areas.

NATURAL VEGETATION: **(EFF. 7/16/90)** The trees and plants occurring on a site prior to development, alteration or clearing of that site.

NEIGHBORHOOD PARK: **(EFF. 7/16/90)** Means those parks that serve as the focus for neighborhood units with a population of up to 5,000 and have a service area of approximately one-half mile and are accessible primarily to pedestrian and bicyclists.

NET ACRE: **(EFF. 7/16/90)** The amount of usable land area, exclusive of impervious areas and areas subject to environmental constraints.

NEW DEVELOPMENT: **(EFF. 7/16/90)** Means all land development activity subject to a development order after the adoption of this Comprehensive Plan, except those that shall be granted vested rights pursuant to the Plan itself.

OFFICE: **(REV. EFF. 6/25/96)** Generally, a room, group of rooms, or building used primarily for conducting the affairs of a business, profession, service, industry or government. An office shall not include the sale of goods for a profit as its primary use. For purposes of this Plan, the following are categories of office intensity:

MINOR: **(REV. EFF. 6/28/95)** Converted residence at the existing size or newly constructed building less than 10,000 square feet and .25 floor area ratio or less. Maximum of 2,500 square feet if located on a local street.

MAJOR: **(REV. EFF. 6/28/95)** An office building or buildings with more than a .25 floor area ratio, or at least 10,000 square feet. This includes a series of buildings within a subdivision that when combined is equal to or exceeds these thresholds.

OFF-SITE MITIGATION: **(EFF. 7/1/04) CITY OF TALLAHASSEE ONLY**—To compensate for the impacts of development on significant environmental resources in areas deemed important for infill or related conversions of land use by preserving, restoring and enhancing the environmental functions of ecosystems elsewhere.

ON-SITE SYSTEM: **(EFF. 7/16/90)** Means any sanitary sewer system designed and built to serve a single parcel of land, i.e. septic tank or package treatment plant with capacity sized to:

a) Meet the demand for a single parcel of land and its intended use
b) Meet the projected demand for a single parcel of land after its subdivision

An on-site system may serve more than one parcel but only to correct an existing environmental problem.

OPEN SPACE: **(EFF. 7/1/04)** Means undeveloped lands suitable for passive recreation or conservation uses. In the context of Conservation Subdivisions, Open Space refers to lands subject to a required conservation easement. These lands may include Conservation and Preservation features defined in this Plan, or agricultural or silvicultural properties, that are managed to preserve or promote environmental and aesthetic resources.

PASSIVE RECREATION FACILITY: **(EFF. 7/16/90)** Means those recreation lands and improvements that are natural resource oriented, i.e. hiking trails, boat landings, neighborhood parks.

PEAK HOUR: **(REV. EFF. 8/17/92)** Means the period during which the maximum amount of travel occurs. The period when demand for transportation service is heaviest.

PLANT COMMUNITY: **(EFF. 7/16/90)** A natural association of plants that is dominated by one or more prominent species, or possesses a characteristic physical and discernible attribute.

~~**POLYGON CONNECTIVITY INDEX**: **(EFF. 4/10/09)** A measure of connections within a transportation network. A polygon is created when elements of the transportation network connect and create closed loops, thus allowing a traveler to make a loop on its perimeter. The more polygons there are within an area, the more route options exist for a traveler. More polygons equal a higher connectivity index and a higher degree of mobility.~~

POPULATION ACCOMMODATION RATIO (PAR): **(EFF. 4/18/02)** The Population Accommodation Ratio (PAR) is the relationship between the supply of land available for development and the expected population growth over a period of time. A PAR of 2.00 means that there is twice the supply of land available for development compared to the expected population growth over a period of time. A PAR of 1.50 means there is 50% more land available for development than is needed for the expected population growth over a period of time.

PRESERVATION: **(EFF. 7/16/90)** Establishing strict requirements for the maintenance of significant ecological resources in a natural state. Activities should be in strict compliance with an effort to perpetuate the ecological value of the site or surrounding areas, including maintenance of listed plant and animal species.

PRESERVE AREAS: **(EFF. 7/16/90)** Vegetative areas required to be preserved by law.

PRINCIPAL ARTERIAL: **(REV. EFF. 7/1/04)** Principal arterial roadways are designed to carry the next highest level of mobility and are intended to carry substantial traffic volumes over relatively long distances and at relatively high speeds. Direct property access may be provided but must be carefully managed to avoid creating unsafe and congested conditions and to preserve mobility.

PRIVATE RECREATIONAL FACILITIES: **(EFF. 7/1/04)** Recreational resources provided by the private sector.

COMMERCIAL RECREATIONAL FACILITIES: **(EFF. 7/1/04)** Facilities operated by the private sector as for profit or not-for profit.

RESIDENTIAL RECREATIONAL FACILITIES: **(EFF. 7/1/04)** Facilities located within and associated with residential developments.

PROOF OF CONCEPT CENTERS: **(EFF. 5/31/18)** 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.

PUBLIC FACILITY: **(EFF. 7/16/90)** Means capital facilities that are owned by a governmental entity.

RECREATIONAL:

PASSIVE: **(EFF. 7/16/90)** Natural resource oriented, (hiking trails, boat landings, neighborhood parks).

ACTIVE: **(EFF. 7/16/90)** Facility oriented, (swimming pools, ball fields, tennis courts).

REGIONAL PARK: **(EFF. 7/16/90)** Means a large resource based area which serves the entire county. Such a park should serve a minimum of 100,000 population and be within a 30 minute driving time of that population.

REGULATED CLOSED BASINS: **(EFF. 7/16/90)** A naturally depressed portion of the earth's surface, at least 10 acres in size, for which there is no natural outlet for runoff other than percolation, evaporation, or transpiration.

REHABILITATION: **(EFF. 7/16/90)** The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

RESEARCH AND DEVELOPMENT: **(EFF. 5/31/18)** 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.

RESIDENTIAL: **(REV. EFF. 6/25/96)** Land that is used for or proposed to be used for the principal purpose of providing dwelling unit(s) for human habitation.

LOW: **(EFF. 7/16/90)** 0-8 dwelling units per acre

MEDIUM: **(EFF. 7/16/90)** 8-16 dwelling units per acre

HIGH: **(EFF. 7/16/90)** 16-50 dwelling units per acre

URBAN: **(EFF. 1/19/02)** 51 units to 150 units

RESPONSIBLE MANAGEMENT ENTITY: **(EFF. 4/10/09)** A legal entity that has the technical, managerial, and financial capacity to ensure viable long-term, cost-effective, centralized management, operation, and maintenance of decentralized wastewater systems in accordance with appropriate regulations and generally accepted accounting principles. Viability is defined as the capacity of a responsible management entity to provide adequate technical, managerial, and financial resources to protect the public health and the environment consistently, in perpetuity, and at a minimal cost to taxpayers.

SANITARY SEWER FACILITIES: **(EFF. 7/16/90)** Means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

SANITARY SEWER SERVICE: **(EFF. 7/16/90)** Means sewer service provided by sanitary sewer designed to serve a large service area and usually more than one land use type. These facilities have the intent and potential for expansion of their service areas.

SCHOOLS: **(EFF. 6/26/98)** Facilities intended primarily for the education of children pre-kindergarten through twelfth grade, children identified as exceptional regardless of age or grade, or for the vocational or community education of high school age students and adults. Unless otherwise stated elsewhere in the Plan, this term refers to public and private schools.

SECTION 8 PROGRAM: **(EFF. 7/16/90)** Means those programs authorized under the renumbered Section 8 of the United States Housing Act of 1937. These programs allow the Department of Housing and Urban Development to contract directly with the owner of existing, new, or rehabilitated units for the payment of the difference between a contract rent not exceeding a fair market rate for the dwelling and a specified percentage of the tenant's gross income.

SEVERE GRADES: **(EFF. 7/16/90)** Slopes greater than 20%.

SILVICULTURE: **(EFF. 7/6/15)** **A** practice, operation, or process following accepted forest management principles whereby the crops constituting forests are tended, harvested, and reforested.

SOLID WASTE: **(EFF. 7/16/90)** Means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations (as defined by Section 9J-5.002(88), F.A.C.).

SPECIAL NEEDS HOUSING: **(EFF. 7/16/90)** Means that part of the housing provision system designed to fulfill the demand of a household or individual who needs assistance, either permanent or temporary, in obtaining basic shelter, including but not limited to very low and low income handicapped individuals, homeless persons, group homes for persons with physical, emotional or cognitive disabilities, shelters for battered victims, adult congregate living facilities, and halfway houses for the non-criminal or non-delinquent.

SPECIES OF SPECIAL CONCERN: **(EFF. 7/16/90)** Are defined based on the same criteria and analogous to the state and federal list: A species, subspecies or isolated population which warrants special protection, recognition or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbances, or substantial human exploitation which, in the foreseeable future may result in its becoming a threatened species; may already meet certain criteria for designation as a threatened species but for which conclusive data are limited or lacking; may occupy such an unusually vital and essential ecological niche that should it decline significantly in numbers or distribution, other species would be adversely affected to a significant degree, or has not significantly recovered from past population depletion.

STARTUP COMPANY: **(EFF. 5/31/18)** 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.

SUBSTANDARD HOUSING: **(EFF. 7/16/90)** Means any structure which falls within the structural conditions defined as “major deterioration” and “dilapidated.”

SUPERSTOPS: **(EFF. 4/10/09)** Transit stops that will serve as transfer stations for two or more routes, removing the need for riders to go to a single, centralized location to make transfers.

TERRITORIAL REINFORCEMENT DESIGNS: **(EFF. 12/10/02)** Create or extend the spheres of influence of legitimate users of designed environments. Properly designed environments allow legitimate users to develop a sense of territorial control, while potential offenders (perceiving the legitimate user control of the environment) are discouraged from attempting criminal activities. Territorial reinforcement is promoted by features that distinguish private spaces from public spaces with the use of fences, gateways, hedges, and similar design strategies.

THREATENED SPECIES: **(EFF. 7/16/90)** Are defined based on the same criteria and analogous to the state and federal list: Any species of fish, wildlife and plants naturally occurring in Florida which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modifications of its environment.

THROUGH TRIPS: **(EFF. 6/07/01)** A through trip is one that has neither a beginning point nor a destination point contained within the subject area or on a particular roadway segment.

TRAIL ORIENTED DEVELOPMENT (TrOD): Trail Oriented Development is designed to locate buildings in immediate proximity to multi-use path transportation corridors with the intention of connecting or relating residences and businesses to the nearby trail facilities. Generally TrOd is compact, walkable, pedestrian and bike-oriented, and mixed-use.

TRANSIT ORIENTED DEVELOPMENT (TOD): Transit Oriented Development is designed to be compact, walkable, pedestrian-oriented, and mixed-use development that is centered near and around transit. TOD supports vibrant communities with a mix of commercial, residential, office and entertainment uses.

TRANSPORTATION CORRIDOR: **(EFF. 7/16/90)** Means a broad geographical band that follows a general directional flow or connects major sources of trips. It may contain a number of streets and highways and transit lines or routes.

TRANSPORTATION SYSTEM: **(EFF. 7/16/90)** Means a coordinated system made up of one or several modes of transportation serving a common purpose of the movement of people, goods, or both.

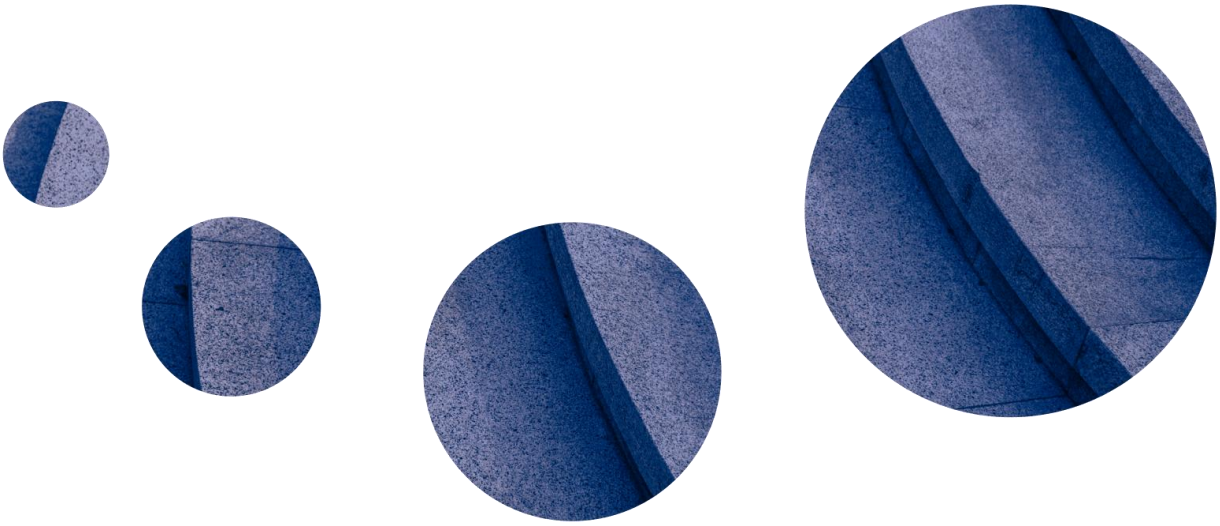
UNDEVELOPED FLOODWAY/FLOODPLAIN: **(EFF. 7/16/90)** A floodway/floodplain which has not been altered.

VULNERABLE ROAD USER: The term vulnerable road use describes transportation systems users outside of vehicles. It includes pedestrians, cyclists, wheelchair/powerchair users, micromobility users, et al

WATER BODY AND NATURAL WATER BODY: **(EFF. 7/16/90)** A water body is a depression in the ground that normally and continually contains surface water. This is opposed to a wet depression that holds water only intermittently. There are some types of wetlands that are examples of areas that hold water only certain times of the year. A natural water body is a depression in the ground existing in and produced by nature, not man-made, and occurring due to the operation of the ordinary course of nature that normally and continually contains surface water or has historically held surface water on a continuing basis.

WET LABORATORIES: **(EFF. 5/31/18)** 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).

WETLAND: **(REV. EFF. 6/28/02; REV. EFF. 7/19/13)** Wetlands mean those areas included within the landward extent of surface waters of the state, pursuant to applicable rules in the Florida Administrative Code, or any area which is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and which under normal circumstances does support a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligated hydrophytic macrophytes that are typically adapted to areas having soils conditions described in this definition. These species, due to morphological, physiological, or reproductive adaptations have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps and marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps, and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. The City of Tallahassee and Leon County intend to continue to protect isolated wetlands and wetlands on properties held by a single owner. Isolated wetlands and wetlands in one ownership must meet the State of Florida's definition for wetlands with regard to percent composition of wetland plant species, hydrologic indicators, and soils (Chapter 62-340, F.A.C.)



Comprehensive Plan Update Project History

The comprehensive plan update has occurred over the course of several years. The following information provides a summary of the actions and events through which the update has progressed, including participating entities, to the present time.

Board Action Prior to 2021

The Board's consistent action and direction to update the Comprehensive Plan, leading to the issuance of this RFP for consulting services on March 23, 2021, dates back a number of years.

At the FY 2014/15 Board of County Commissioners Strategic Planning Retreat held December 8, 2014, the Board of County Commissioners directed Planning Department staff to "align the land use and development plan with established community priorities, beginning with a comprehensive assessment and revision of the Land Use Element." This direction was ratified by the Board on January 27, 2015. A proposed scope and schedule were presented to the Board and City Commission at a Joint Workshop on May 26, 2015. The proposed scope and schedule were accepted by both the Board and City Commission. During the remainder of 2015, staff reformatted the Tallahassee-Leon County Comprehensive Plan to be more user-friendly and to implement the Board and City Commission direction, as detailed below.

Consistent with the accepted scope and schedule for the Comprehensive Plan update, Planning

Department staff began work in 2015 to conduct an evaluation of goals, objectives and policies of the Land Use Element. The purpose of this evaluation was to identify what types of actions were needed to update and improve the Land Use Element. This evaluation was developed and presented to the Board and City Commission as the *State of the Land Use Element* report in spring 2016, as presented below. The evaluation and development of the report identified several issues that need to be addressed in the update of the Land Use Element. Issues include:

- Inconsistencies with the format and content of Goals, Objectives, and Policies.
- A breakdown of the hierarchy of goals, Objectives, and Policies. This includes orphaned objectives (e.g. objectives and policies not associated with any goal).
- The inclusion of overly detailed development regulations more appropriately contained within the land development regulations.
- Objectives and policies referencing completed initiatives and policies that call for the creation of plans and guiding documents that have since been created.
- The inclusion of dates that have passed (some with deadlines dating back to 1991).
- Changes focused on statutory requirements and specific items of interest that lack a relationship to other elements of the plan (such as policy language directly copied and pasted from Florida Statutes without local context). In addition to these findings, this evaluation identified an opportunity to better integrate current community values into the Comprehensive Plan, specifically:
- Changed State regulations provide an opportunity to refocus policies on local priorities.
- An opportunity to integrate the Land Use and Mobility Elements to achieve shared land use and transportation goals.
- The opportunity to utilize a values-driven approach (an approach that uses community values to determine what data to collect and analyze) for these revisions to emphasize the community's vision and priorities for future growth and development.

The State of the Land Use Element report included the following recommendations:

- Move forward with a comprehensive revision to the Land Use Element to address the issues identified in this [*State of the Land Use Element*] report but maintain and expand on strong policies that continue to implement community goals for responsible growth and development.
- Utilize a values-based and data-informed planning approach to updating and revising the Land Use Element.
- Utilize recent community visioning efforts to identify current community values, priorities, and trends. Compile the findings of these analyses and integrate the results into the community outreach activities for the Comprehensive Plan Update project.
- Integrate the Land Use and Mobility Elements into a single element that jointly addresses land use and transportation.

The State of the Land Use Element report was provided to the Local Planning Agency on March 23, 2016. The report was accepted by the Board of County Commissioners and City Commission on April 12, 2016, and direction was given to staff to move forward to the next phase for updating the Comprehensive Plan by utilizing community visioning efforts. This activity was conducted to identify current community values, priorities, and trends that could be later incorporated into any Comprehensive Plan update, the outcome of which is presented below.

Preliminary Assessment of Community Values

At the joint April 12, 2016, meeting, the Board of County Commissioners and the City Commission directed staff to:

- Facilitate a discussion of community values and vision with the Board of County Commissioners and the City Commission prior to seeking additional public input.
- Refine and revise the list of preliminary community values based on direction from the Board of County Commissioners and the City Commission.
- Use the revised list of community values to develop a public participation strategy to outline an approach to gaining public feedback on community values.

To accomplish this direction, staff evaluated the following:

- County Commission's Strategic Plan
- City Commission's Key Priorities for 2016
- 2016 Work Plan for Sense of Place Districts
- 2035 Regional Mobility Plan
- 2040 Regional Mobility Plan
- Imagine Tallahassee
- Leon County Sales Tax Committee Final Recommendations regarding the continuation of the Local Government Infrastructure Surtax
- Blueprint 2000 and Beyond report
- Apalachee Ridge Estates Neighborhood Renaissance Plan
- Providence Neighborhood Renaissance Plan
- Capital Cascades Sector Plan
- Lake Bradford Sector Plan
- Oak Ridge Sector Plan
- South Monroe Sector Plan
- West Pensacola Sector Plan
- Southern Strategy Area Report
- South City Technical Assistance Panel Report

This evaluation was compiled into the Preliminary Assessment of Community Values report, which identified and summarized the major themes of these visioning efforts consistent with the direction received from the Board and City Commission on April 12, 2016. The Preliminary Assessment of Community Values was accepted by the City Commission on May 18, 2016, and the Board of County Commissioners on May 24, 2016. Direction was given to staff at that time to move forward with public engagement on the Community Vision.

Public Participation Strategy

Staff developed a public participation strategy consistent with the recommendation in the *State of the Land Use Element* and the direction from the Board of County Commissioners and the City Commission. The public participation strategy was accepted by the City Commission on October 19, 2016, and the Board of County Commissioners on October 25, 2016.

The *Public Participation Strategy* outlined an approach to engaging the community at each step of the process. Public participation would occur for the development of Community Values, then for the development of Land Use and Mobility Goals, then for the development of Objectives related to each goal, and again for the development of policies associated with the goals and objectives. The *Public Participation Strategy* also acknowledged, "Encouraging broad participation in the Comprehensive Plan update process includes engaging people who cannot attend public workshops or otherwise engage in the process because of a variety of personal constraints." To this end, both in-person and virtual public engagement was included in the strategy (even though this occurred pre-COVID-19). The implementation of the *Public Participation Strategy* can be seen in each of the subsequent steps in the process.

Public Engagement on Community Values

Consistent with the public participation strategy, staff developed the *Survey on Community Values* and made the survey available on April 5, 2017. The survey was open for responses until November 15, 2017. During this time, staff also hosted six Community Workshops across the community to gain input into the development of Community Values related to land use and mobility. The workshops were held on the following dates at the following locations:

- Monday, October 2, 2017 – Lake Jackson Community Center
- Thursday, October 5, 2017 – Community Room at Amtrak Center
- Monday, October 9, 2017 – Jack McLean Community Center
- Thursday, October 12, 2017 – Dorothy Spence Community Center
- Monday, October 23, 2017 – Bradfordville Community Center
- Monday, October 30, 2017 – Fort Braden Community Center

Summary of Public Input on Community Values

The *Summary of Public Input on Community Values* report was prepared to consolidate the input received from the public through both the survey and the community workshops. This report was accepted by the Local Planning Agency on January 2, 2018. The *Summary of Public Input on Community Values* was accepted by the Board of County Commissioners and City

Commission at a joint meeting on January 23, 2018. This outreach effort resulted in 1,093 people responding to the survey and at least 81 citizens attending a workshop.

The community values identified were:

1. Equity: The community values fairness and equity in providing services, safety, housing opportunities, economic opportunities, education, justice, and other elements that contribute to a high quality of life for all residents.
2. Livability: The community values fostering a safe, sustainable built environment that offers distinct, vibrant urban activity centers, nodes, neighborhood centers, key corridors, and green places for living, working, and recreating in the Capital Region.
3. Choice: The community values having lifestyle options and opportunities, and the freedom to make informed choices and decisions.
4. Opportunity: The community values having access to opportunities to flourish as individuals and as a community, and to improve our individual and collective lifestyles.
5. Stewardship: The community values the responsible management of our resources and assets.

Draft Land Use and Mobility Goals

Comprehensive plans in Florida are generally structured into thematic elements (e.g. land use, mobility, housing, etc.) with a hierarchy of goals for each element, objectives for each goal, and policies for each objective. To update the Land Use and Mobility Elements, the project built on the community values above and began with establishing goals for which objectives would be developed later and policies would subsequently be developed for the objectives.

Based on input from the *Survey on Community Values* and the public workshops, the preliminary community values and the land use and mobility principles were developed into draft land use and mobility goals.

The draft land use and mobility goals were:

1. A Healthy Community
2. A Robust Economy
3. Places Where People Want to Live, Work, and Play
4. Greater Housing Diversity [in terms of size, type, and price]
5. A Balanced Transportation Network

The draft goals were workshopped with the Local Planning Agency at a series of meetings and were accepted by the Local Planning Agency on January 2, 2018. The draft land use and mobility goals were accepted by the Board of County Commissioners and the City Commission at a joint meeting on February 27, 2018. Direction was given to staff to proceed with public engagement on the draft Goals.

Public Engagement on Draft Land Use and Mobility Goals

Staff hosted a series of public open houses across the community to gain input on the draft land use and mobility goals. The public open houses were held on the following dates at the following locations:

- Thursday, April 12, 2018 – Dorothy Spence Community Center
- Monday, April 16, 2018 – Lake Jackson Community Center
- Thursday, April 26, 2018 – Jack McLean Park Community Center
- Monday, April 30, 2018 – Golf Club at SummerBrooke
- Monday, May 7, 2018 – Fort Braden Community Center
- Monday, May 14, 2018 – Community Room at Amtrak Center

Additional input was gathered at a Joint City-County Bicycling Workgroup held on April 9, 2018 and at the Water Resources Committee on June 6, 2018. This outreach effort resulted in at least 128 citizens attending a workshop.

The community workshops facilitated small group discussions, where participants provided input on factors related to land use and mobility. The input received through these workshops was used in the refinement of Land Use and Mobility Goals and the initial development of draft objectives and policies for each of the goals.

Based on the input, the draft land use and mobility goals were edited to be:

1. Places Where People Want to Live, Learn, Work, and Play
2. A Healthy Community
3. A Robust Economy
4. Housing Options [e.g. size, type, price] for Our Diverse Population [i.e. single adults, adults without children, adults with children, single parent households, empty nesters, the elderly]
5. A Balanced Transportation Network

The summary of input received through these workshops was accepted by the Local Planning Agency on September 4, 2018. This summary was accepted by the Board and City Commission at a joint workshop on February 26, 2019. Direction was given to staff to review the various sector plans in the Land Use Element and to proceed with public engagement for the development of draft objectives.

Public Engagement on Draft Objectives

Building on previous public engagement consistent with the *Public Participation Strategy* and the preliminary analysis of relevant data, staff engaged the community again to gain input to inform the development of Land Use and Mobility Objectives and Policies. The input received on the draft land use and mobility goals can generally be classified into nine main themes. These themes are:

1. Affordability: Affordability of housing, transportation options, and office and retail space for small businesses.
2. Improved Access: Improved access to the places people need to meet their everyday needs.
3. Environment: Protecting natural areas and features that enhance our quality of life.
4. Housing: Allowing different types of housing to meet the needs of people in various stages of life.
5. Community Character: Maintaining the character of our community and neighborhoods through design and local architecture.
6. Safety and Comfort: Increasing safety and comfort on our streets, in our neighborhoods, and around the community.
7. Global Challenges: Planning ahead for how to address global challenges at the local level.
8. Energy and Environmental Efficiency: Using energy, land, and other resources in our community more efficiently.
9. Human Interaction: Fostering places where people interact to reduce social isolation and promote a sense of community.

Draft objectives that address these major themes were developed for each draft land use and mobility goals. These draft objectives were the focus of the next phase of public engagement

The public engagement for this phase (draft objectives) of the Land Use and Mobility Element included three primary ways for the public to provide input:

1. Digital Workshop: The Digital Workshop was intended to provide a mechanism by which the public could submit input on a variety of planning themes associated with land use and mobility without having to attend a set meeting.
2. Community Open Houses: The Community Open Houses were intended to provide a higher-level overview of concepts addressed in the Land Use and Mobility Element. Public Open Houses were held at the following locations:
    - February 28, 2019 - Jack McLean Community Center
    - March 4, 2019 - Bradfordville Community Center
    - March 5, 2019 - Fort Braden Community Center
    - March 7, 2019 - Dorothy Spence Community Center
    - March 14, 2019 - Community Room at Amtrak Center
    - March 27, 2019 - Pop-Up Event at CK Steele Plaza
    - March 28, 2019 - Miccosukee Community Center
    - April 2, 2019 - Senior Center
    - April 4, 2019 - Forestmeadows Athletic Center

3. Deep Dive Workshops: Deep Dive Workshops were intended to provide a more intensive review of draft objectives with opportunities for the public to identify additional data analysis that would be relevant to inform the objectives and considerations for different metrics that could be used to measure progress towards accomplishing the objectives. The following Deep Dive Workshops were held in-person:
    - March 18, 2019 - Workshop on Goal 1: Places Where People Want to Live, Learn, Work & Play
    - March 25, 2019 - Workshop on Goal 2: A Healthy Community
    - April 3, 2019 - Workshop on Goal 3: A Robust Economy
    - April 11, 2019 - Workshop on Goal 4: Housing Options for Our Diverse Population
    - April 16, 2019 - Workshop on Goal 5: A Balanced Transportation Network

In addition to providing in-person Deep Dive Workshops, each meeting was broadcasted using Facebook live. Following the workshops, videos were posted online with the meeting materials and a digital comment form for people to provide additional input.

Additional Outreach on Planning for Growth

These outreach efforts were supplemented with the Rural Economic Development Forum held at the Woodville Community Center on April 18, 2019 and the *How Do We Grow From Here?* event with Leon County and the Village Square on May 6, 2019.

While these various public engagement efforts were underway, staff provided a status update and the review of Sector Plans to the Board and City Commission at a joint workshop on February 26, 2019. At this workshop, several citizens spoke and provided comments expressing a desire to hire a consultant to continue the efforts lead by staff up to that point. Citizens cited a desire for even more data and analysis to be conducted and the desire for a neutral, third party to be involved as reasons for hiring the consultant.

Summary of Public Engagement on Draft Objectives

A summary of input received on the draft Land Use and Mobility Objectives was developed and can be used for future efforts on updating the Comprehensive Plan.

Draft Land Use and Mobility Element

Section 163.3177, Florida Statutes states that, "[t]he sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner." Based on feedback from the Land Use Element Update Focus Group, the previously mentioned outreach culminated in draft goals, objectives, and policies that were then restructured to be presented as principles, strategies, and standards for Land Use and Mobility. Should the Commissions direct staff to proceed with selecting a consultant for updates to the

Comprehensive Plan, staff will provide the principles, strategies, and standards for Land Use and Mobility to the consultant to use as an informational resource.

Review of Sector Plans

The current Land Use Element includes several objectives and policies that reference sector plans. As part of the analysis for developing draft Objectives, staff conducted a review of the existing Sector Plans (South Monroe; Lake Bradford; Capital Cascades; Oak Ridge; and West Pensacola) and related Neighborhood Plans. This review shows the majority of the strategies included in these Sector Plans were accomplished, are programmed and scheduled for implementation, or are no longer relevant due to changing conditions and community priorities. In short, much of the policy work recommended by the Sector Plans is complete and focus can now shift to finer grained infrastructure planning. Therefore, staff recommended objectives and policies related to Sector Plans be revised with a focus on current needs and priorities, and any potential new sector planning efforts be discussed at future meetings as needed.

The Board and City Commission accepted the review of Sector Plans and related Neighborhood Plans at a joint meeting on February 26, 2019 (see Figure 1: Sector Plan Boundaries Map, below).

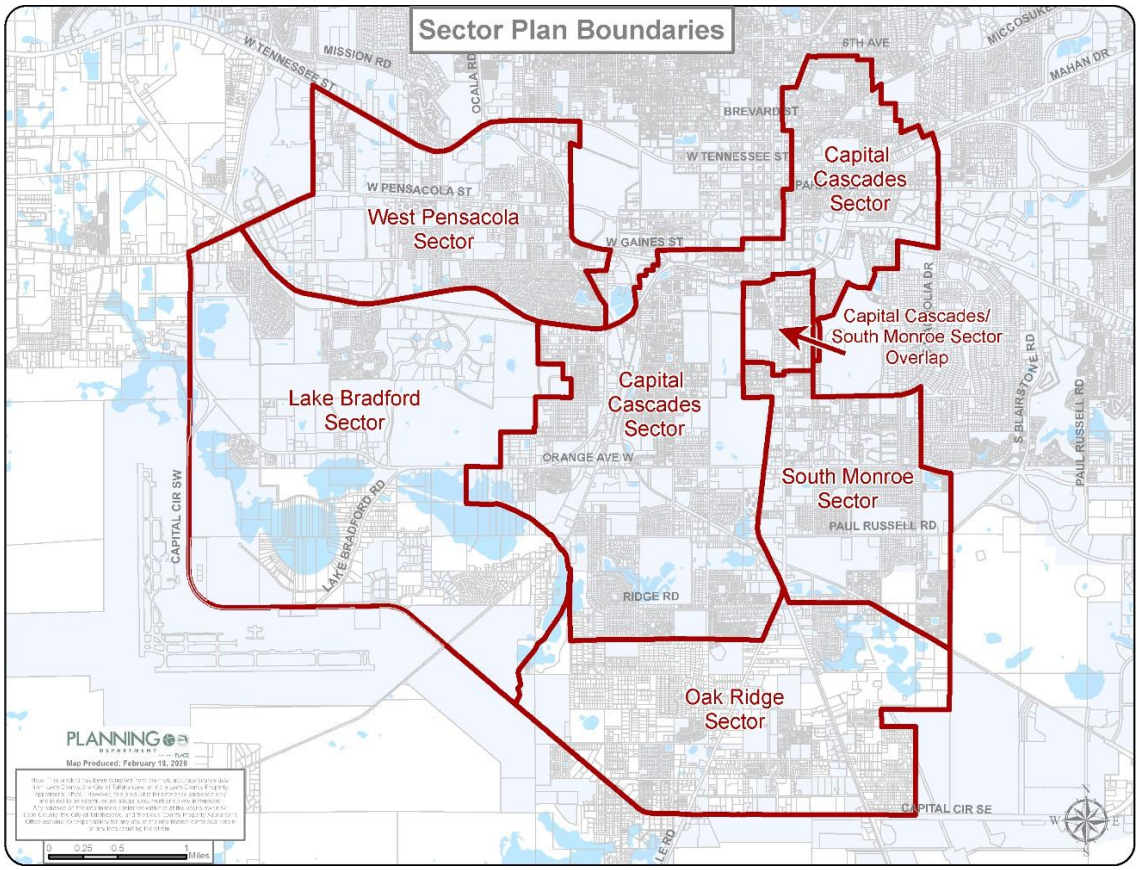


Figure 1: Sector Plan Boundaries Map

Consultant Services for the Land Use and Mobility Elements

On February 26, 2019, staff provided a status update to the Board and City Commission at a Joint County-City Workshop on the Land Use and Mobility Elements of the Tallahassee-Leon County Comprehensive Plan. At this workshop, the Board and City Commission both directed staff to bring back options for areas where a consultant would be of benefit in completing the Land Use and Mobility Element Update.

Based on staff providing this information, the County and City allocated a combined $300,000 for consulting services in support of the update to the Land Use and Mobility Elements of the Tallahassee-Leon County 2030 Comprehensive Plan in their respective FY 2020 budgets. At the direction of the Board and City Commission, a Request for Proposals was released on August 26, 2019, and the solicitation was closed on October 9, 2019. Staff assembled a selection committee that included County and City staff as well as members of the public.

Prior to the selection committee receiving, reviewing, and ranking the proposals, the Board and City Commission met at a joint workshop to discuss the fundamentals of the Comprehensive Plan. At this October 15, 2019, joint workshop, the Board and City Commission directed staff to cancel the Request for Proposals and evaluate how the scope could be expanded to include all Comprehensive Plan Elements.

Expansion of Scope to Entire Comprehensive Plan

On November 12, 2019, the Board ratified its actions from the October 15th Joint Workshop including its direction to expand the scope of the project to include all Elements of the Tallahassee-Leon County Comprehensive Plan, and to bring the associated costs back to the Board and City Commission. The Comprehensive Plan Elements are:

- Land Use
- Mobility
- Utilities
- Conservation
- Parks and Recreation
- Housing
- Historic Preservation
- Intergovernmental Coordination
- Capital Improvements
- Economic Development
- Public School Facilities
- Property Rights

Section 163.3177, Florida Statutes, outlines the required and optional elements of comprehensive plans. In addition to statutory requirements, members of the public have

requested additional considerations to ensure the public engagement process is inclusive, that the plan supports urban infill while protecting in-town neighborhoods, and that the plan includes metrics.

Direction to Re-release RFP for Land Use and Mobility Elements

As requested by both the Board of County Commissioners and the Tallahassee City Commission at the October 15, 2019, Joint County-City Informational Workshop on the Comprehensive Plan, staff provided additional information on a full rewrite of the Tallahassee-Leon County Comprehensive Plan at a Joint Workshop on March 23, 2021. This information was originally scheduled to be provided to the Board of County Commissioners and the Tallahassee City Commission in Spring 2020; however, additional time was needed to understand the budgetary impacts of COVID-19.

Based on the information provided, the Board and City Commission directed staff to issue a revised RFPs for the Land Use and Mobility Elements to include:

a) Review for consistency of proposed changes with the entire Comprehensive Plan with an option for expansion to other Elements if needed, and

b) Any other targeted clean-up amendments necessary to comply with the upcoming Evaluation and Appraisal Review (EAR) process; and

c) Direct staff to work with the FSU Dept. of Urban and Regional Planning, and the FAMU School of Architecture, to develop a plan on how students will be involved in the Land Use & Mobility Elements consultant's scope of work.

This direction was ratified at the April 13, 2021, Joint Meeting of the Board and City Commission.

An RFP was initially released on July 27, 2021, for Comprehensive Planning Services to develop Land Use and Mobility Elements. On November 9, 2021, the Evaluation Committee met and ranked the submissions based on experience, ability, past performance, and technical proposals. Following the shortlisting of vendors and their presentations, the City received complaints from vendors about the solicitation process. The City Attorney's Office reviewed the concerns raised by vendors and advised staff to reject all bids and re-release the RFP.

The RFP was re-released (RFP-008-22-CC) on June 10, 2022. Two respondents submitted proposals by the deadline and met all requirements. Based on the direction provided by the Board and City Commission to involve planning students in the project, both respondents included a detailed plan for engaging with students enrolled at FSU and FAMU. In addition, the Evaluation Committee included representatives from Southside neighborhoods, the Alliance of Tallahassee Neighborhoods, and the Greater Tallahassee Chamber of Commerce. The Evaluation Committee's scoring meeting was held on July 19, 2022.

Consultant Data Collection (Spring/Summer 2023)

The consultant team began their efforts with data collection. This included a review of available GIS data and a driving tour across the County.

FSU Urban Planning Studio

In conjunction with the TLCPD, the consultant committed to conducting a multi-day planning studio with FSU and FAMU students to further facilitate the development of the plan update. The focus is to demonstrate ideas for creating place and social capital with the intent to make improvements, build civic pride and unity, and engage neighborhood residents through certain "hands on" events. The nature of the events could be community activation events such as a park cleanup. The planning for the design studios activation events are underway but not yet scheduled.

Ambassador Program (Fall 2023)

The Ambassador Program was established to engage local community members to serve as ambassadors to communicate with their respective organizations (community organizations, neighborhood associations, or similar larger networks) throughout the planning process. The intent of the ambassador program was to expand community awareness of the plan and engagement opportunities and encourage participation in the process.

Nine ambassadors signed up for the program including meetings for introduction and information on the initial community engagement activities. Ambassadors continue to participate in status/stakeholder meetings, community engagement events, and on-going public input; and are regularly updated.

Technical Advisory Committee (2023 to 2025)

The Technical Advisory Committee is composed of key City, County and joint department staff. The TAC provides oversight of the planning process and implementation. Members of the TAC include Planning, County Public Works, County Development Services and Environmental Management, County Public Works, County Housing and Human Services, County Resource Stewardship, City Underground Utilities and Public Infrastructure, City Parks Recreation and Neighborhood Affairs, City Housing and Community Resilience, City Growth Management, and City and County Administration. Joint or regional entities include Blueprint, Office of Economic Vitality, and Capital Regional Transportation Planning Agency. The Technical Advisory Committee (TAC) has met four times over the course of the update. The initial meetings in September and December of 2023 were to identify strengths and opportunities. Some of the strengths included the natural and conservation features including recreation opportunities and tree cover; the educated workforce in the context high tech employers (like the mag lab) and universities; and positive impression by residents of services and support offered, in terms of facilities and services, to residents. The biggest strengths and weaknesses included diversity of housing, encroaching student housing, challenges with integrating state roadways, and making connections for bicycle and pedestrian facilities. A third meeting in January 2024 focused on areas that could be strengthened, transformed, enhanced or preserved, and key takeaways were the need to streamline plan, including categories like Suburban and moving items to the land development code where they are more suited. One example given was the land development matrix and the conservation details.

Moving into plan formation, the TAC met in late February 2025 and made comments on the proposed Goals and Objectives and reviewed draft land use scenarios. The TAC identified key interest issues including making sure major corridors are addressed, identifying Woodville services, and addressing non-conforming uses including those along N. Monroe Street.

Roundtable Discussion and Discovery Sessions (September 2023)
Generally, roundtable discussions occurred with the Discovery portion of the project. Meetings were held with key stakeholders representing environmental advocates, neighborhood advocates, developers, the business community, and the southside.

- September 26, 2023: Halff held a discovery session with neighborhood interest groups including the Alliance of Tallahassee Neighborhoods.
- September 29, 2023 – Halff held a discovery discussion with business/developer interest groups.

An informational presentation was provided at both meetings and also shared at public "Discovery" meetings.

Educational Roadshow (September 18-20, 2023)
The educational roadshow was an opportunity for the community to learn about the Comprehensive Plan and provide input on key topics that influence the future of the city and county. This was completed via four in-person meeting events:

- September 18, 2023 at 6:00pm – Lake Jackson Community Center
- September 19, 2023 at 12:00pm – Jack McLean Community Center
- September 19, 2023 at 6:00pm – Lincoln Center
- September 20, 2023 at 6:00pm – Leroy Collins Leon County Public Library

Vision Survey (Open through October 2023 - November 27, 2023
The vision survey asked high-level visioning questions to help determine what is important to the community and what the core values of the community are. This survey helped define the community vision and values for the Vision Plan.

Exploration Tour Survey (September 2023 - January 2024)
Six areas of the community that reflect different development patterns, characteristics, and urban design were selected for this task:

- Bannerman Crossing
- Downtown
- Frenchtown
- Midtown
- Southwood
- Woodville

The exploration tour asked questions about each area related to design, placemaking, the availability of and quality of public places, walkability, and perceptions of the area.

Community Building Blocks Survey (December 2023 - February 2024)
To gain consensus on the overarching community values, a short presentation was available along with a survey to gain participants' input on the future direction of the community.

Strengthen, Transform, Enhance, and Preserve (STEP) Framework (January 29 and 30, 2024)
The multi-day in-person STEP framework offered four opportunities for the community to provide insight into how the community should grow. This workshop included mapping exercises and interactive exercises. Meetings were held at 12:30 and 5:30 p.m. each day:

- January 29, 2024 at 12:30pm – Smith Williams Services Center, 2295 Pasco St.
- January 29, 2024 at 5:30pm – LeRoy Collins Main Library, 200 W. Park
- January 30, 2024 at 12:30pm – Jack McLean Community Centre, 700 Paul Russell Rd.
- January 30, 2024 at 5:30pm – Frenchtown Renaissance Center, 435 N. Macomb St.

Vision Plan Roadmap
Based on the input from the public, a Vision Plan Roadmap was developed. As a result of extensive review of existing plans and feedback from the community, six overarching community themes were identified to provide a foundation for the plan update. These themes were translated into Community Value Statements and shared with community engagement participants. The community provided input on the value statements and helped prioritize key outcomes. These statements subsequently informed the draft Land Use and Mobility Element Goals, Objectives, and Policies of the Comprehensive Plan. The Vision Plan Roadmap includes the following *Community Value Statements*:

Environmental Stewardship – Tallahassee and Leon County will be stewards of the built and natural environments. There will be equitable access to clean water, clean air, and healthy blueways and green spaces. Natural habitats will be preserved and maintained to ensure long-term viability and admiration in our urban and rural spaces.

Conscientious Growth – Tallahassee and Leon County will grow conscientiously, balancing the needs of growth and conservation to allow for purposeful and responsible development. Distinguishing between the rural and urban areas will provide for a clearer path for diverse lifestyle choices; the ability to guide development in areas where commercial and residential expansion should occur while deterring sprawl; and the promotion of fiscal and economic resilience.

Community Connectivity – Tallahassee and Leon County will be a well-connected community that provides affordable, equitable, accessible, and context-sensitive mobility options. The network of roadways, trails, sidewalks, bicycle facilities, and transit services will provide complete and safe connections throughout the community, and these networks will be established where appropriate and as necessary to support this connected community goal.

Diversity – Tallahassee and Leon County will promote and preserve prosperity for all the various communities which form the foundation of our diverse community. Historical decision-making has left

some communities adversely affected and disadvantaged. Forward-thinking policies and investments will ensure the restoration and longevity of these thriving, cultural communities.

Community Focus – Tallahassee and Leon County will be a community focused on neighborhoods, activity centers, and nodes that will be designed and built to achieve accessibility, safety, sustainability, and healthy environments. Residents from varying stages of life and income levels will have a variety of housing and community options that meet their needs.

Prosperity – Tallahassee and Leon County will be prosperous communities promoting economic growth, innovation, and development by continuing to attract domestic and international businesses. The sound presence of government facilities and higher education will continue to support a strong, local economy that provides a job base for residents at all levels.

Code Studio Engagement (December 2024)
As part of update, the consultant was tasked with assessing current regulatory conditions for development review and approval. The task included examining the stages of the development approval process with local staff, including permitting and zoning approvals and enforcement. Code Studio company working through the primary consultant set up virtual sessions with staff, residents, and the development community to identify current efficiencies and challenges with development.

A summary of the virtual sessions identified key concerns and suggestions including the usefulness of preliminary reviews of projects but other regulations that are inflexible leading to review and approval delays. Site requirements for stormwater and multiple reviews were identified as challenges. Some comments on tree preservation include the need for more variance options. Those representing development interests commented on review times and processes, including clarity of review.

Public Survey on Goals and Objectives (January/February 2024)
In January and February, Planning published draft Goals and Objectives for public comment. Participants provided written comments on each goal and objective to confirm its use in further plan development.

Local Planning Agency Workshop on Land Use and Mobility Goals and Objectives (February 4, 2025)
The Local Planning Agency held a workshop to discuss the proposed Goals and Objectives of the comprehensive plan update.

The workshop was held Tuesday, February 4, 2025 at 6:00 PM at the Renaissance Center 2nd Floor conference room.

Planning staff provided background, status updates, the Vision Plan, and Land Use and Mobility Draft Goals and Objectives. The LPA discussed and inquired about involving faith-based organizations in community engagement and about "missing middle" housing as options. Staff described housing types and indicated that policies will address housing diversity. A discussion

about single-family neighborhoods noted opportunities for infill and housing types. Comments from two public speakers included attending to conservation including blue ways, development design, infill development and more time for reviewing draft policies. The LPA chair commented regarding neighborhood character preservation to explore incorporation of provisions into the Comprehensive plan that prevent incompatible use encroachment into neighborhoods. The LPA asked that the following topics be addressed:

- Incorporation of Neighborhood First Plans
- Promotion of Housing Diversity

Staff have responded by including policies for both protection of neighborhood character preservation and maintaining low-density residential land use on the Future Land Use Map. Staff is coordinating on the Neighborhood First Plans to determine if there are provisions that are appropriate for the incorporation into the comprehensive plan. The plan also includes Goal 4, on Housing Diversity, and the associated objectives and policies to promote the provision of different housing types, including "missing middle" housing, denser housing types, and infill development. Staff identified the next planned workshop to advance the effort of plan development, including the Future Land Use Map and land use categories for March 11th.

Joint Workshop on Land Use and Mobility Goals and Objectives (February 25, 2025)
The Joint Workshop with the City and County Commissions was held Tuesday, February 25, 2025, at 2:00 pm in County Commission Chambers, 5th Floor of the Leon County Courthouse. The purpose of the workshop was to present information and get confirmation on the proposed Goals and Objectives before further plan development.

At the February 25, 2025 Joint Workshop with the City and County Commissions, the Commissioners requested that the following be addressed in the draft Land Use and Mobility Element:

- Including policies and subsequent updates to Land Development Code regulations that incentivize redevelopment along major roads and gateway corridors by allowing increased densities and intensities along with urban design standards.

- Addressing existing legally non-conforming uses, specifically in the Lake Protection land use, in ways that both improve water quality and achieve high quality development.

- Coordinating and incorporating the efforts of the Woodville Sense of Place Plan with updates to the Comprehensive Plan and subsequent updates to the Land Development Code.

- Evaluating densities allowed in the Rural land use category and identifying areas on the southside of unincorporated Leon County that should have higher allowable densities and intensities.

- Eliminating parking minimums from the Comprehensive Plan and land development regulations.

These components were addressed and included in the subsequent development of policies.

Committees and Stakeholders Meeting (February 26, 2025)
On February 26th, Planning staff and consultants held a session with select committee representatives including the Advisory Committee for Quality Growth, the Water Resources Committee, the Canopy Roads Citizens Committee, and Bicycle Working Group, as well as representatives from the resident groups including the Alliance of Tallahassee Neighborhoods and development interest groups to review the proposed Goals and Objectives, Future Land Use Plan and growth scenarios.

Community Engagement Meeting (March 3, 2025)
A community engagement meeting was held on March 3, 2025, from 5:30-7:00 PM at the Renaissance Center in the 2nd Floor conference room.

Planning staff and the consultant provided a status update and received comments. Comments included the need for additional mapping tools to see the differences in uses, an update to the definitions in the glossary, and more information about what the MMTD implementation experience has taught us and any measures of its effectiveness. Several comments were made about bicycle and pedestrian facilities to ensure connections.

Local Planning Agency Workshop on Future Land Use Map and Land Use Categories (March 11, 2025)

On March 11th, Planning staff held a public workshop to provide information and to take input on the proposed Future Land Use Plan and the land use categories.

After receiving a presentation from Planning staff, the LPA received public comment including requests for additional time review materials and comments ranging from additional conservation and canopy roads to establishing planning "districts" as well as providing additional data. Representatives from the Mid-Town Stakeholders group, FSU, Levy Park, Old Town, Tall Timbers, Alliance of Tallahassee Neighborhoods, 1000 Friends of Florida, Advisory Council on the South City Foundation, and Ft. Braden were in attendance. The LPA requested that the following topics be addressed at the next meeting:

- Neighborhood Compatibility Standards for Residential Preservation
- Information that describes what the changes are to the map including the magnitude of any changes

To address compatibility in low-density areas, provisions in the Sub-Urban Residential Preservation land use category include neighborhood compatibility standards that address buffering, screening, design standards, and/or the provision of areas with lower density or intensity uses between the Suburban Residential Preservation areas and the areas with new or expanding non-residential uses or high-density residential uses.

Public Survey on Goals, Objectives, and Policies (March 14, 2025)
Following the Local Planning Agency Workshop, draft Land Use Goals, Objectives, and Policies were posted online with a form to provide input and feedback. The draft Land Use Goals, Objectives, and Policies were posted in six sets corresponding to proposed goals facilitating easier review and commenting.

Future Land Use Map Web Application (March 17, 2025)
To address identification of changes, staff developed an interactive map, Draft Future Land Use, to compare the currently adopted Future Land Use Map to the proposed Future Land Use Map. This web application enabled people to look up properties, see what the current designation of the property and what that means, and compare that to the proposed designation and densities and intensities.

Local Planning Agency Public Hearing (April 1, 2025)
The LPA held a public hearing on April 1, 2025, to consider the proposed amendments to the Land Use and Mobility Elements of the Tallahassee-Leon County Comprehensive Plan. The public hearing followed three workshops with the Local Planning Agency held on January 7, 2025, February 4, 2025, and March 11, 2025, to review the process and the key components of the update.

Staff provided a presentation highlighting policies addressing natural resources protection, neighborhood character preservation, densities and intensities, the future land use map, the urban services area, and transportation policies for connectivity and safety. The LPA received comments from nine public speakers.

After discussion, the LPA voted unanimously to:

- Transmit the proposed Land Use and Mobility Element to the Board of County Commissioners and City Commission;
- Request the City Commission consider rescheduling the transmittal hearing to May 14th, (which the City has agreed to do); and
- Incorporate edits to the Urban Residential Preservation, Sub-Urban Residential Preservation, and the Lake Protection land use categories to address concerns with densities and commercial uses. Attachment #1 includes these requested changes.

Coordination Meeting with College and Universities (April 3, 2025)
Planning staff invited liaisons and counterparts staff from Florida A&M University, Florida State University, and Tallahassee State College to a coordination meeting on April 3, 2025. Florida State University and Tallahassee State College representatives attended the meeting. This follows FSU staff attendance at the February 4, 2025 LPA Workshop, the February 25, 2025 Joint Workshop with the City and County Commissions, the March 11, 2025 LPA Workshop, and the April 1, 2025 LPA Workshop as well as FSU staff involvement in the Ambassador Program for the LME Update. At the April 3, 2025, coordination meeting, FSU expressed concerns about

drainage and flooding as well as parking. These issues are addressed in the City of Tallahassee Land Development Code regulations and details of stormwater facility design and specifications are not appropriate to address in the Comprehensive Plan. Florida State University staff also requested to be informed of development adjacent to campus. This is already an existing protocol in place to inform Florida State University staff of adjacent developments as outlined in the executed development agreement and adopted campus master plan. To reflect this, proposed Policy 2.8.12 (Urban General FLUC) has been updated with the following change: *Development at universities and colleges shall be regulated by the respective campus master plans and development agreements. Coordination on development in the proximity of universities and colleges shall be subject to development agreements*.

Planning Department staff followed up with the Director of Facilities Planning and Construction and the Dean of the School of Architecture + Engineering Technology at Florida A&M University following the meeting, no additional comments are requested to be addressed.

Leon County Board of County Commissioners Transmittal Hearing (May 13, 2025)
The Board held their Transmittal Hearing on May 13, 2025, and voted to transmit the proposed Land Use and Mobility Element with additions to urban forestry policies and to buffering in the Sub-Urban Residential Preservation land use category. Consistent with the Board's action, the draft Land Use and Mobility Element will be submitted to the State and review agencies (Florida Commerce, Florida Department of Transportation, Florida Department of Environmental Protection, Florida Department of State, Florida Fish and Wildlife Conservation Commission, Florida Department of Agriculture, Florida Department of Education, Apalachee Regional Planning Council, and Northwest Florida Water Management District) for a 30-day review. The Board also directed staff to hold another public engagement opportunity between the Transmittal Hearing and the Adoption Hearing. This meeting was held on June 3, 2025, as described above.

City of Tallahassee Commission Transmittal Hearing (May 14, 2025)
At their May 14, 2025, meeting, the City Commission continued their Transmittal Hearing to their June 11, 2025, meeting and directed staff to engage various neighborhoods based on the comments made by the public during the meeting.

Neighborhood Engagement (May 15, 2025 – June 11, 2025)
Planning department staff followed up with neighborhood representatives that spoke at the May 14th City Commission meeting and set up meetings to engage the neighborhoods on proposed policies and address specific concerns. Staff met with residents of Buena Vista, Parkside/Park Terrace, Woodland Drive, Myers Park, Providence, Los Robles, Betton Hills, and Old Town. Staff had phone calls with residents of Woodgate and Frenchtown. Staff called and left a message for Levy Park, but did not get a response.

Community Meeting (June 3, 2025)
Planning Department Staff collaborated with the Alliance of Tallahassee Neighborhoods and the Los Robles Neighborhood on a community wide meeting. The Alliance of Tallahassee Neighborhoods and the Los Robles Neighborhood hosted the meeting on June 3, 2025 at 6:oo p.m. at the Woman's Club of Tallahassee. Planning staff provided a presentation on proposed

updates to the Land Use and Mobility Element of the Comprehensive Plan and answered questions from attendees.

City of Tallahassee Commission Transmittal Hearing (June 11, 2025)
At their June 11, 2025, Transmittal Hearing, the City Commission did not adopt the proposed Land Use and Mobility Element and directed staff to bring back an agenda item with information about additional public engagement and a project schedule with public hearings scheduled for a later date.

Leon County Adoption Hearing (July 8, 2025)
At their July 8, 2025 Adoption Hearing, the Leon County Board of County Commissioners discussed the proposed Land Use and Mobility Element update and unanimously voted to delay adoption for the purposes of additional engagement. Staff was directed to conduct additional public engagement and bring a status update back by December 2025. Additional public engagement sessions are scheduled to occur in late September and early October.

City Commission Meeting (August 20, 2025)
The Commission discussed a recent meeting with neighborhood representatives that included a proposal to retain the current Residential Preservation land use category with language to address non-conforming uses. Neighborhood representatives support the proposal. The City Commission voted to direct staff to bring back the Land Use and Mobility Elements Update for transmittal at the September 17, 2025 City Commission meeting, with the proposed Sub-Urban Residential Preservation and Urban Residential Preservation land use categories removed and replaced with the existing Residential Preservation land use category, with language to address non-conforming uses. Staff was requested to make the proposed changes available to the public via its website www.compplantlc.com.

The proposed Land Use and Mobility Element was posted for public viewing and comment on August 29th. Public comment was received through September 10, 2025.

City of Tallahassee Commission Transmittal Hearing (September 17, 2025)
At its September 17, 2025 meeting, the City Commission voted to transmit the proposed LME and Glossary revisions to the State Land Planning Agency as presented at the Transmittal Public Hearing. The significant revision from the draft submitted by the County included the removal of the Sub-Urban and Urban Residential Preservation land use categories, and the removal of the proposed Lake Protection Node and expansion of the LPA W of Meridian Road in the County.

Consistent with the Commission's action, the draft Land Use and Mobility Element will be submitted to the State and review agencies (Florida Commerce, Florida Department of Transportation, Florida Department of Environmental Protection, Florida Department of State, Florida Fish and Wildlife Conservation Commission, Florida Department of Agriculture, Florida Department of Education, Apalachee Regional Planning Council, and Northwest Florida Water Management District) for a 30-day review.

Leon County Community Engagement (September 25 – October 21, 2025)
Following the July 8, 2025 meeting, staff scheduled community open houses across the County, developed materials for the public engagement, and began promoting the engagement through coordination with Leon County Community and Media Relations (CMR) staff. Information was shared via County social media platforms and press releases, fliers were put up at community centers where the open houses would be held, staff attended activity group meetings at community centers to inform citizens of the upcoming meetings, and staff gave interviews with local media outlets who covered the engagement efforts with reporting in several mediums. The schedule of community open houses in unincorporated Leon County included meetings at:

- Lake Jackson Community Center on Thursday, September 25, 2025
- Miccosukee Community Center on Monday, September 29, 2025
- Chaires Community Center on Tuesday, September 30, 2025
- Fort Braden Community Center on Wednesday, October 1, 2025
- Bradfordville Community Center on Wednesday, October 8, 2025
- Woodville Community Center on Wednesday, October 15, 2025, and Tuesday, October 21, 2025

Community engagement sessions on the updated element of the Plan at the Woodville Community Center were included in the larger engagement on the Woodville Sense of Place Plan because of the relevance and relationship between the Comprehensive Plan and the Sense of Place Plan.

As a result of the outreach and in the context of specific issues with the proposed Lake Jackson Urban Services Area (USA) expansion and potential land use changes, proposed revisions include: 1. Address the Lake Jackson USA and land uses near Bannerman Road, 2. Include minor clarification changes to language, and 3. Respond to the latest state agency comments.

Leon County Community Engagement Status Update (November 18, 2025)
At their November 18, 2025 meeting, the Board of County Commissioners received a status update on community engagement, which included the community engagement sessions described above in September and October 2025. This update was in response to prior direction from the Board to conduct public engagement sessions and provide a summary report.

Public Comment

Alliance of Tallahassee Neighborhoods

March 10, 2025

The Alliance of Tallahassee Neighborhoods (ATN) submits the following comments to the Tallahassee- Leon County Local Planning Agency for inclusion as a record of the Local Planning Agency Workshop on the Draft Future Land Use Map and Land Use Categories meeting on March 11, 2025.

All Pertinent Materials Have Not Been Provided for Agency and Public Review
The Planning Department has not yet provided the data and analysis used to develop the new categories and map. The Department has not yet provided Policies for the new Plan elements. The policies provide specificity regarding how the Goals and Objectives will be implemented.

The Current Time Frame Does Not Allow for Review, Analysis and Comment by the Public and Subsequent City Revisions
Robust public engagement that includes a diverse group of stakeholders is an important element to any successful comprehensive planning process. The current timeline for drafting, reviewing, and implementing the proposed Comprehensive Plan update does not provide adequate time or opportunities for a robust public engagement process. For example, the policies that will be instrumental in implementing the Plan were not available to the public until just before the March 11th LPA public workshop.

The City and County Commissions are scheduled to transmit the Plan to the state in less than one month from now. This timeline does not allow for widespread engagement among stakeholder groups and the public, consideration of public input, plan adjustment (as needed) based on engagement, and deliberate consideration by our City and County Commissions.

Required Data and Analysis Have Not Been Provided
The State law that governs amendments to a local Comprehensive Plan requires that the amendments be based on relevant data and analysis. The types of information that should be collected and analyzed include an assessment of changed demographic, economic, and environmental conditions in the community and how well key policies have worked.

For example, ATN has expressed concerns about the implementation of policies related to the Multi Modal Transportation District. The intent of this district was to promote transit, cycling, and walking in central areas of Tallahassee, including intown neighborhoods. It is ATN’s observation that the district has enabled intense development affecting intown neighborhoods without achieving the stated intent and should be eliminated. (Note: the Multi Modal Transportation District is established in the Mobility Element. Since the intent of this update is to increase the integration of land use and mobility, the impact of the District should be analyzed as part of the update to the Future Land Use Element.)

In addition to an assessment of the Multi Modal Transportation District, ATN requests that the following information be provided, with ample opportunity for review:

- An analysis of changes to land use since the last Plan update to identify any meaningful trends.
- Acreage and population estimates for each proposed Future Land Use Category to determine how these categories will affect future growth patterns and their impact on infrastructure.
- A population accommodation analysis to determine how future population growth will be accommodated. This would include an analysis of the capacity of the Urban Service Area.
- An assessment of progress made towards increasing walking, use of transit, and bicycling as means of transportation and the role of land use on that progress.

The New Categories and Map Double Density and Allow Commercial in What Is Now Areas of Residential Neighborhood Preservation

The draft proposes creating new Categories that reflect an area's character (primarily rural, suburban, or urban). Intown neighborhoods fall within the urban character area. There are several urban future land use categories. Of particular concern to ATN is the proposed elimination of the Residential Preservation Future Land Use Category and its replacement with an Urban Preservation Future Land Use Category.

ATN has repeatedly been told that preservation of existing intown neighborhoods is a primary concern in this process. The City and County often promote how valuable neighborhoods are to our character. However, there is no mention of neighborhood preservation and in fact the density of neighborhoods would more than double and commercial intrusion would be allowed. Neither ATN nor any of our neighborhoods has received any briefing on the proposed changes. We first learned of these changes when the agenda materials were released. While there have been many meetings and opportunities for public comment, these are only meaningful if the public has information to review and comment on.

ATN's concerns are as follows:

- The intent language of the proposed district addresses preserving existing walkable development patterns. It makes no reference to the land use pattern. The current land use category specifically addresses the protection of existing neighborhood areas. This change can be interpreted to mean that as long as roadways and sidewalks remain, the houses along the neighborhood streets can be replaced with higher density development. Such a change should not be made without a clear policy discussion.
- Consistent with this interpretation, the maximum density is increased by 100% (6 units per acre to 12 units per acre). The proposed category does not include any policy direction about the application of lower density zoning districts neighborhoods currently designated Residential Preservation.
- Under the new language, commercial development would be allowed in the midst of areas currently zoned as Residential Preservation, whereas it is now prohibited. There is no maximum intensity (square footage) for non-residential uses and what they could be is not clearly defined. The proposed district allows for **"**Neighborhood scale accessory non-residential uses... such as retail, offices, and community services.**"** The terms neighborhood scale and accessory uses are not defined, nor are any noise, light, or traffic/parking policy restrictions included.

From: ann mazzanovich
To: Calhoun, Sherri
Subject: Proposed Land Use Changes
Date: Tuesday, March 11, 2025 9:46:22 AM

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

Good morning,

Regarding the proposed land use changes. In Myers Park, we do not need to double the density. With several duplexes, a triplex and apartments on my little street already, there is too much traffic and the street is full of parked cars. People are constantly moving in and out and several are AirBnB's. Myers Park is an historic neighborhood but this city wants to mow it all down and fill it up with apartments. I'm sick of it. You're going to destroy what little is left of our beautiful historic neighborhoods. There are other areas more appropriate than this. Do better City Commissioners!!!

Thank you,
Ann Mazzanovich
525 Hart Street

Yahoo Mail - Email Simplified

From: Poplin, Susan
To: Calhoun, Sherri
Subject: FW: Against new zoning proposal
Date: Tuesday, March 11, 2025 12:08:37 PM

FYI. For the file.

From: Elizabeth Moran <elizabethraemoran@gmail.com>
Sent: Tuesday, March 11, 2025 10:50 AM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Subject: Against new zoning proposal

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Neighborhoods which are currently zoned “Residential Preservation” should not be changed to a zone which allows for commercial use.

One need look no further than downtown to see that allowing commercial into a residential setting can very easily eliminate all community. Please prevent Beard Street or Hillcrest from turning into Gadsden or Park.

Our city has SCADS of un-used commercial space, much of which sits empty and is an eyesore. There is no need to threaten some of the most established and beautiful neighborhoods to make way for commercial acreage. Accept no part of this proposed plan.

Thank you,
Beth Moran

From: B .
To: Calhoun, Sherri
Subject: Resist Residential Preservation Change
Date: Tuesday, March 11, 2025 12:31:24 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Good afternoon,

I am a homeowner in Tallahassee. I have worked extremely hard to raise the value of my property. If rezoning to allow the planned changes succeeds, then all of the time, money, and perseverance I have expended to improve my property will have been for naught, as the changes will most assuredly lower the value of my property.

The current issue of changes to Residential Preservation (rather, the abolishment of it) should not be permitted. The profiteering of businesses over the stability of the residents in our community defies the very essence of a "residential community."

I am writing to submit my statement as one opposing the proposed changes. The economic state of the average person in our country is in dire straits, and we cannot survive much more of the burdens placed upon our stability imposed by powers that be which are motivated purely by THEIR ability to profit at our expense. As well, none of these changes seem to apply to wealthier communities which highlights a huge disparity between the "have" and "have nots" (and ultimately puts the "have nots" even farther down on the ladder to success). Our families and neighbors deserve as much consideration as everyone living in posh neighborhoods. Our roads need to be safe for children to walk and play without the onset of heavier traffic to new businesses. Our peace is not expendable and should not be sacrificed for some others' financial benefit. Our homes and property are just as important to us as those to residents of Southwood, Killearn and Chaires! I am an elementary school teacher, so I do not make as much money as someone able to afford to live in these and other such places in Tallahassee, but my commitment to our community and hopes for its betterment (vs. destruction) is immeasurable and a major source of purpose in my life. The families I serve do not deserve to suddenly find themselves living in a business area when they have struggled to provide a family-oriented community for their children for as long as they have. I, and all of us, I believe, strive to make sure we have and can leave a worthwhile homestead for posterity's sake, and creating a business model community will abolish the efforts and dreams we seek and work so hard to achieve. I ask you to share this and to uphold the sanctity of our lives and property by not allowing this proposal to succeed.

Sincerely, and with utmost need,
Brenna Alonzo
414 Essex Dr
Tallahassee, FL 32304

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From:	cjdiamond@comcast.net
To:	Calhoun, Sherri
Cc:	Dailey, John; Matlow, Jeremy; Porter, Jack; Richardson, Curtis; Williams-Cox, Dianne; Nick Maddox; Carolyn Cummings; David O"Keefe; Bill Proctor; Christian Caban; Brian Welch
Subject:	TALLAHASSEE AND LEON COUNTY FRIENDS! ACTION NEEDED ON PROPOSED COMP PLAN UPDATES
Date:	Monday, March 10, 2025 5:59:50 PM

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

Ms. Calhoun,

It troubles me to have to write at the 11th hour regarding the Plan update. I'd been in touch with Susan Poplin about this a couple of times over the past year, so I've not been entirely out of the loop. I appreciate the effort by 1000 Friends (and others) who've been tracking the decidedly poor approach taken by the Planning Department and its consultants since this project started.

There was initial (lightweight) outreach by the consultants and then little visible follow up, as far as I am aware – despite assurances that the grand design of this update had significant community outreach built in.

As a past Supervisor/Manager within the Planning Department, the approach taken to date would not have passed muster by staff, the director, the planning commission or the elected officials.

1000 Friends' alert raises many of the same concerns I'd raised with the department: insufficient time for informed and concerned citizens to reviews and comment and an (apparent) absence of the basis for any proposed changes (i.e., data and analysis).

As past Chief of State Planning for DCA and the administrator for the Comp Plan EAR (update) process for both DCA and for the Planning Department, I'd suggest that despite changes in state law that the basic analytical requirements of Chapter 163 remain in place. If a local government is doing an amendment or Plan update, the basis for doing so must still be outlined with sufficient detail to justify the change.

The State may or may not bother to spend much time in its review of any submittal by the Department on behalf of the City and County, but local citizens do want to fully understand what is afoot, and the persistent lack of communication with the parties that earnestly provided input early in the process (and who clearly care to some degree about Plan content) suggest strongly to me that proposed changes are not ready for prime time. Transparency should matter.

I urge the department (and the City and the County) to take a breath, take stock of what you have (and obviously don't have) as far as information and input supporting your effort, and to then calendar hearings appropriately with adequate lead time and time for staff to digest the outcomes.

My three cents (inflation!)

CJD
Craig Diamond
Tallahassee, FL

From: 1000 Friends of Florida <friends@1000fof.org>
Sent: Monday, March 10, 2025 2:24 PM
To: cjdiamond@comcast.net
Subject: TALLAHASSEE AND LEON COUNTY FRIENDS! ACTION NEEDED ON PROPOSED COMP PLAN UPDATES

Dear Craig,

The City and County have released the **first draft of their proposed updates to the Future Land Use Map and Land Use Categories** in the Tallahassee-Leon County Comprehensive Plan. We understand this document is up for adoption on April 8, less than a month from now.

This speeding train makes sweeping changes to our community's Future Land Use Map and Land Use Categories with significant ramifications for us all**.**

With the document just released, we have not yet had time for an extensive review, nor have the required data and analysis and related comprehensive plan policies been released to the public.

We ask you to **PLEASE TAKE ACTION NOW!**

Urge the City of Tallahassee and Leon County to release the required data and analysis and related policies and slow down the review process to allow more time for meaningful citizen input into our community's long-range plan!

- **SUBMIT ONLINE COMMENTS TODAY, MONDAY, MARCH 10 by**

9:00 p.m. to sherri.calhoun@talgov.com

- **CONTACT THE CITY AND COUNTY COMMISSIONERS** (contact information below)
- **ATTEND AND SPEAK OUT** at the Local Planning Agency (LPA) Public Hearing at **6:00 p.m. on TUESDAY, MARCH 11**
  Frenchtown Renaissance Center, 2nd Floor Conference Room
  435 N. Macomb Street

A community's Comprehensive Plan is the legal document that determines where and how our community will develop over the next 20 years. This update has been in the works for several years so there is no reason why adoption should be rushed without a chance for meaningful input.

Further, state law requires that plan amendments be based on data and analysis which, to our knowledge, has not yet been released. It also requires consistency between the goals, objectives and policies in the plan, but no policies have yet been released. So there is insufficient data and information available for citizens to undertake an informed evaluation.

We believe ample opportunity should be allowed for the residents of Tallahassee and Leon County to carefully review the required data and analysis and provide input on this critical plan that will shape the future of the community. Once this input is received, it will take time to make meaningful changes to the plan to address community concerns.

At 1000 Friends, our mission statement notes: "Above all, we strive to give citizens a meaningful role in shaping the futures of their communities and state." We will be sharing additional information on the process as it becomes available and thank you for your engagement.

From: Poplin, Susan
To: Calhoun, Sherri
Subject: FW: Local Agency Planning Workshop, Proposed FLUM Item E
Date: Tuesday, March 11, 2025 12:41:41 PM

Please add to the file.

From: Deborah Burr <superdeb25@gmail.com>
Sent: Tuesday, March 11, 2025 7:35 AM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Subject: Local Agency Planning Workshop, Proposed FLUM Item E

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Dear Susan,

I just learned of the Proposed Future Land Use Map changes to be discussed today at the Local Planning Agency Workshop and would like to stay informed/engaged in the public process. As you are already familiar, the Leon Soil and Water Conservation District works with the communities in the District to help improve and ensure soil and water resources are conserved. With that in mind, changes to the FLUM have the potential to impact our soil and water resources within Leon County. Please include me on any opportunities for engagement.

Thank you!
Deb Burr
Leon Soil and Water Conservation District Supervisor

From: Frank Price
To: Calhoun, Sherri
Subject: Support FLUM density increase
Date: Monday, March 10, 2025 7:46:58 PM

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

Since you're probably receiving plenty of comments to the contrary, i just wanted to say that my wife and i live in a house we own in Levy Park and support higher density development and mixed use (as proposed in the FLUM) to create more vibrant neighborhoods and help to reduce the amount of undeveloped land on the outskirts of town that's lost to suburban sprawl.

Thanks,
Frank Price
1400 Milton St

From: Jennifer Rogers
To: Calhoun, Sherri
Subject: Updates to the Future Land Use Map and Land Use Categories
Date: Monday, March 10, 2025 3:37:04 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

I urge the City of Tallahassee and Leon County to release the required data and analysis and related policies and slow down the review process to allow more time for meaningful citizen input into our community's long-range plan! I fear the unnecessary over development of our rural areas.

Thank you,
Jenny Rogers
Remote Sensing & Geospatial Technology Analyst | Tall Timbers
Cell: (772) 341-4411



From: Kathy Oyama
To: Calhoun, Sherri
Subject: Residential Preservation Zoning
Date: Monday, March 10, 2025 10:03:46 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Dear Sherri Calhoun,

I own a home in Levy Park and am writing in opposition to the plan to double the density of Levy Park and allow commercial use in the neighborhood. I purchased the property there specifically because I liked the current atmosphere. I do not want it to change.

Thank you for the opportunity to share my opinion.

Katharine Oyama

From: Marcia Meale
To: Calhoun, Sherri; Dailey, John; Matlow, Jeremy; Porter, Jack; CurtisRichardson@talgov.com; Williams-Cox, Dianne; Christian Caban; Catherine Meale; Rick Minor; Bill Proctor; David O"Keefe; Carolyn Cummings; Nick Maddox
Subject: Comp plan please slow down
Date: Monday, March 10, 2025 3:56:11 PM

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

Dear Mayor and Commissioners,

Please slow down and release the required data analysis and related policies of the City of Tallahassee and Leon County comp plan elements to allow more time for review and meaningful citizen input into our community's long range plan. This a document determines our future. It should not be rushed.

Sincerely,
Marcia Meale
1452 Mitchell Ave
Tallahassee, FL 32303

From: Marney Richards
To: Calhoun, Sherri
Subject: Proposed Changes to Future Land Use Categories
Date: Tuesday, March 11, 2025 5:43:56 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

I am writing to express my concern about changes to future land use categories. It appears that some of the essential information about policies for implementing the Plan were not available to the public until
just before the March 11th public workshop.

I am particularly concerned about the proposal to allow businesses within neighborhoods without much more information and discussion. The description "neighborhood scale accessory non-residential uses... such as retail, offices, and community services" is too broad. I also don't see anything noise, light, or traffic/parking included.

Please provide opportunity for the public to learn more essential details and comment on these before submitting the plan to the State.

Thank you for your consideration,
Marney Richards
1604 Hasosaw Nene

From: mrule@ruledirect.com
To: Calhoun, Sherri
Subject: FW: Proposed Updates to Future Land Use Map and Land Use Categories - why the rush?
Date: Tuesday, March 11, 2025 6:54:40 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

From: mrule@ruledirect.com <mrule@ruledirect.com>
Sent: Tuesday, March 11, 2025 6:38 PM
To: 'mayor@talgov.com' <mayor@talgov.com>; 'jeremy.matlow@talgov.com' <jeremy.matlow@talgov.com>; 'Jack.Porter@talgov.com' <Jack.Porter@talgov.com>; 'curtis.richardson@talgov.com' <curtis.richardson@talgov.com>; 'dianne.williams-cox@talgov.com' <dianne.williams-cox@talgov.com>
Subject: Proposed Updates to Future Land Use Map and Land Use Categories - why the rush?

I am a resident of the Woodland Drives neighborhood. The proposed Future Land Use Map would change the classification of my neighborhood. It's my understanding that such plan amendments must be based on data and analysis, but no data & analyses have been released.

Why is there a rush? I believe that residents should be given ample opportunity to carefully review the required data and analysis and provide input on this critical plan that will shape the future of the community. Once this input is received, it will take time to make meaningful changes to the plan to address community concerns.

Accordingly, I urge you to release the required data and analysis and related policies and slow down the review process to allow more time for meaningful citizen input into our community's long-range plan. Failure to do so will only increase citizen dissatisfaction and distrust of our local government.

Marsha Rule

From: Melissa
To: Calhoun, Sherri
Subject: Levy Park-Zoning For Levy Park
Date: Monday, March 10, 2025 8:12:04 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Hello,

I'm writing to say that I am against changes to the Comprehensive Plan that would allow for non-residential and commercial development in my neighborhood, Levy Park.

Thanks,
Melissa Meschler

From: Nancy Stedman
To: Calhoun, Sherri
Subject: changes to comp plan
Date: Monday, March 10, 2025 4:41:18 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

I got a notice from a neighbor that said we needed to write by 9:00 p.m. tonight about needing time to find out about proposed changes to the comp plan. Of course we need time, I just heard about this!!

THE PUBLIC DESERVES TO KNOW AHEAD OF TIME. There's that "sunshine" thing... The public is supposed to be notified and have opportunity to review and give feedback on proposed changes, so to whomever arranges these things, please do not hastily (and likely illegally) make changes to the comp plan that the public has not had opportunity to review and support or oppose.

Signed,
Nancy Stedman
A member of the public
527 East Call Street
Tallahassee, FL 32301

From: Poplin, Susan
To: Calhoun, Sherri
Subject: FW: Comp Plan revisions
Date: Tuesday, March 11, 2025 1:07:44 PM

Please add the comment to the file. Thx.

From: Kianna Gilley <GilleyK@leoncountyfl.gov>
Sent: Tuesday, March 11, 2025 12:58 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Subject: FW: Comp Plan revisions

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Susan, I wanted to share the only email we've received thus far for your awareness. Thanks!

From: Randie Denker <randiedenker@gmail.com>
Sent: Monday, March 10, 2025 5:59 PM
To: Ccattach <Ccattach@leoncountyfl.gov>
Subject: Comp Plan revisions

Dear Commissioners:

Last week, I attended the public meeting with Comp Plan with staff and consultants at the Renaissance Center and while I sincerely believe that they are all trying to do a good job, they are not being given enough time and neither is the public to comment.

By last week, the consultants still hadn't completed writing their policies. They weren't up online until a few days ago. I know that I haven't had a chance to thoroughly read through them and formulate a thoughtful and thorough response. Other folks at the meeting said the same thing. We need more time!

For months, we have had only the goals online which are broad non-specific objectives. But the actual policies (the fleshed-out details, the meat on the bones, so to speak) have been missing. They just became available a few days ago and yet the time period for public comment is tonight at 9pm! I'm not ready and neither are the many people who have been following this.

Worse still, the consultants themselves do not have enough time to read all the public comments that they will get and incorporate the comments that have merit before their final product is due.

If this is worth doing, it is worth doing right. Otherwise, we are just wasting the public's money and our staff and consultants' time, and we are letting a golden opportunity go to waste.

Therefore, I am asking you to please slow this train down and give the public more than a

week to review these policies and to comment. And PLEASE give the consultants more time to assess public comments and to assimilate them into their final product.

Thank you.

Sincerely,
Randie Denker

From: Randie Denker
To: Calhoun, Sherri
Cc: Matlow, Jeremy; Jack Porter
Subject: My comments on Comp Plan revisions:
Date: Monday, March 10, 2025 8:45:49 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Because of the incredibly short turnaround time and the fact that some data is still unavailable online, I do not pretend that my comments are complete or thorough, but that said, this is what I was able to get through in the short time provided:

GOAL 1
Objective 1.2- This section says that conservation areas should be preserved, but it does not say how. It also does not abolish the City's frequent use of eminent domain or simply abandoning conservation easements when it suits their purposes. This has happened numerous times where CEs were created and then abandoned or a road was run through them. This language does nothing to correct this chronic problem. We need stronger language that states unequivocally that CEs will be respected and that local government will not initiate any actions to abrogate them and will defend them against State or Federal intrusions.

Objective 1.4- Although this sounds good, without any metrics to achieve these goals, this language requires nothing and means nothing. Our City scientists have reported continuing losses of urban canopy over the last 20 years. We need to reverse this trend. To do this, we need measurable goals. I would suggest that local government be required to do a canopy survey every year to determine tree coverage and then have a requirement to add a 1% increase in canopy coverage each year. This kind of quantifiable metric will accomplish something specific and measurable, whereas the current language allows the continuation of the destruction we have witnessed. I would also ask for a ban on clear-cutting and wholesale tree-topping, which weakens our trees. We need a formula for the allowable tree destruction on a developable lot, such as 50%. We need to have more flexible parking requirements, so that businesses that don't need a lot of parking, can do less paving and save more trees. If we have any hope of reaching decarbonization by 2050, we need to aggressively preserve our remaining forests and aggressively plant new trees. We need to protect large trees and rare trees and to abolish our current system that allows any tree to be destroyed in exchange for monetary payments and/or planting stick trees in different locations, which trees may also be cut in a few years.

Objective 1.5. This objective would be fine if it had some requirements and if it defined the word not "feasible" to mean only those situations where using green infrastructure is physically impossible.

Objectives 1.6 and 1.7 are so vague as to be meaningless and they require nothing.

GOAL 2:

*All of these objectives are vague and have no metrics by which success can be measured.

*MMTDs should be eliminated altogether. Their use was supposed to create safer and more walkable/bikable urban areas. They have been a failure. Instead, they have used (in my legal opinion) illegal deviations to create situations where zoning category requirements have been violated without any concomitant benefit to walkability, bikability, nor urban landscaping. MMTDs and deviations should be eliminated.

Objective 2.6: Midtown should be acknowledged as a unique sector with recognized boundaries delineated in the Comp Plan. The Midtown Master Plan should be defined as to its parameters and given a date certain for completion) by no later than the end of 2026. I would recommend that the Master Plan parameters should include at a mininum: road design, parking solutions, sidewalk and lighting plans, signage, landscaping requirements, architectural design requirements, public space creation, interconnectivity, safety, walkability and bikability, and a usage plan for the former Police Station property.

GOAL 3
Objective 3.1- How can residential character be protected when these revisions propose getting rid of residential preservation? This also flies in the face of contractual commitments made to certain residential communities that there would be no commercial intrusion into their neighborhoods, or that multi-family would be banned to preserve the character of the community (e.g. Lafayette Park.)

Objective 3.5: This safety language is so vague as to be meaningless. Instead, we need a commitment to Strong Town/Vision Zero streets, sidewalks, and bike lanes. We also need a commitment to implement these types of designs in specific areas of the Urban Core and a commitment to meet deadlines for when this will happen. Without a commitment to a specific plan, we have no reason to expect anything different from what we currently have. For example, the plan for wider, walkable, and safer sidewalks just got shot down this very week in Midtown in favor of more car traffic. How would this new Goal 3 change that decision?

GOAL 4
There is nothing here that talks about improvement to existing housing stock. The City needs to be committing to improving existing housing stock, making it more energy efficient, and putting solar panels on as many roofs as possible so that people struggling to make ends meet can have decreased utility bills and concomitantly get us closer to our goal of decarbonization by 2025.

Objective 4.4- This onjective regarding land division by heirs has no details. This has been one of the most abused laws. To avoid future abuse, we need to spell out exactly when and how this can be used. And, as with any variance, it needs to meet the legal requirements of variances, including a legal showing of hardship that meets the Florida Supreme Court definition of a legal hardship (i.e. not an inconvenience shared in common by all similar homeowners, not something created by the homeowner himself, etc.)

GOAL 5:
This entire section is just vague and creates no metrics to measure success.

GOAL 6:
At the risk of repetition, this section contains no specific goals, measurable metrics nor deadlines for accomplishing any of these goals.

Objective 6.4 through 6.6 purport to create safer streets and more pedestrian and biking opportunities within the City, but these objectives create no obligations to actually do anything. They say nothing about retrofitting currently unsafe streets, about converting many of the one-way streets that run through residential neighborhoods to two-way streets (acknowledged by traffic engineers to slow traffic and make streets safer), about adding mandatory traffic calming devices, about using proven construction designs to slow down traffic in areas where it is currently dangerous. For example, the current City traffic code does not allow speed bumps nor raised intersections on arterial roads, even though traffic engineers admit that these would reduce speed to their posted limits as cars travel through residential neighborhoods. As a result, we have had pedestrian deaths, frequent accidents, property damage, wasted police time responding to accidents, (all of which cost money, time, damage, bodily injury and other losses.) Sadly, I do not see anything specific here that addresses what is a serious problem in our community. There are no requirements to any specific things or changes. Once again, there are no metrics to judge success and once again, no deadlines to complete any needed improvements.

Objective 6.7 talks about promoting alternate transportation options, but it doesn't mention any options and it doesn't require anything. It also discusses managing parking demands, but again offers no options and requires nothing. We know what works (and what doesn't) because we have many examples of what other cities are doing that have been successful. Why aren't we mapping out a transportation future based on what works and save lives and creates a more walkable and bikable city?

GENERAL OVERALL OBSERVATIONS:

There is nothing here that mentions climate change and our need to respond to it by managing our land use and transportation decisions. Not one word is said about the greatest existential threat facing our community and our planet. I find this deeply disturbing and irresponsible. We set a goal of 2050, which is already probably too far into the future. Are we going to take serious action to tackle this challenge or are we, as a community, just going to punt the need to act down the road and let the next generation deal with it? It seems like the latter. And if so, shame on us!

There is still no requirement that growth should pay for itself. Therefore, residents will continue to subsidize development, which falls disproportionately on City residents.

There is nothing addressing the need for the City to bury its utilities as a way to create more climate resilience. This is a significant omission.

MAPS, DATA, and ZONING CATEGORIES

* The data included with the Comp Plan shows a projected increase of only 37,000 people in Tallahassee/Leon County over the next 25 years. What I didn't see and would like to see is this: Is our current Urban Services Area large enough to accommodate this growth? (I believe it is.) If so, then we should cap the USA at its current size UNLESS and UNTIL there is a demonstrated need to expand its current size. This goes for further annexation of County land into the City, which accelerates sprawl. Annexation boundaries should be capped at their current size (or downsized) so that taxpayers are not forced to pay for expensive extensions of urban services to areas far from the City core.

* Mobility Audit Report- I could not find this document online. Hard to comment on something that isn't there.

* Community Audit Report: I could not download this document and assume that it is not yet available. Again, hard to comment on non-existent data.

* Economics of Community Design: It says that 46% of our budget goes for "safety." I do not know what that category comprises. I assume that it includes police and fire department. Question: Does it include the price of the new police station, including debt service and cost overruns? This document also talks about our reliance on federal funds for roads and maintenance, but says nothing about what we are going to do if the federal government stops providing those funds, which looks likely. There is also nothing that talks about the need to stop using asphalt to build new roads and maintain old roads if we want to decrabonize our community.

*Map Scenario 1 (Estimated Growth) and Map Scenario 2 (Future Expansion) are still missing- so I can't comment on them.

*Future Land Use Map (FLUM)- Looks like the City is depending on our national forests to provide a lot of environmental benefits. We may have to rethink that in light of Trump's announcement that he wants national forests to be aggressively logged. We have no control over federal land, so we shouldn't be basing any calculations on its projected use.

*Adopted Future Land Use Categories:
2.2.2 states in part: "...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..."

This section creates a giant loophole that needs to be closed because the local government only has to vote to expand the USA boundary to change the rural or urban fringe zoning. This is precisely why the Comp Plan should include a ban on further annexations and further expansion of the USA unless it can be shown that there is not enough existing land within the USA boundary to accomplish the proposed growth. Otherwise, there will continue to more

expansion of the USA needlessly and more loss of rural and urban fringe land.

* Proposed Future Land Use Categories:
The proposed zoning category called Urban Residential Preservation does not actually seem to preserve the residential nature of this zoning category. It states in pertinent part:

"Allowed land uses include residential and neighborhood-scale accessory non-residential uses. non-residential development scaled to serve the surrounding neighborhood such as limited retail, offices, and community services. The use must not cause excessive traffic, noise, light, odor, or dust impacts. Auto-oriented uses, such as gas stations or drive-through facilities, are not permitted in order to protect neighborhoods from any negative impacts associated with increased vehicular traffic."

This would allow commercial intrusions into urban residential neighborhoods that would completely change their residential character, If the land planning goal here is to have more people move to and live in the urban core to prevent sprawl, then we need to find ways to make our urban neighborhoods attractive places to live and preserve their unique characters. These neighborhoods are close enough to urban amenities to walk and bike to and therefore, they do not need commercial construction within the neighborhoods themselves. For example, residents of Lafayette Park, my neighborhood, can walk to Downtown and Midtown to access urban services. Many years ago, alarmed by the destruction of the neighborhood's character, residents petitioned the City Commission to create residential protection against multi-family homes and apartments. The City promised the residents that our neighborhood would be protected. This feels like a betrayal of that promise. Not only would this allow multi-family and apartments, but also commercial development. This will hurt the desirability of our neighborhood, bring in more renters and transients, and depress property values. All of this will decrease our quality of life and discourage young people from wanting to raise families in our neighborhood, at a time when young people are wanting to live downtown in greater numbers than previous generations. This is not going to be received well by our neighborhood. We expect promises made to be promises kept. And I suspect that other well-established neighborhoods will share our feelings.

From: Robert Ganger
To: Calhoun, Sherri
Subject: Leon County resident-time to review COMPREHENSIVE PLAN
Date: Monday, March 10, 2025 2:47:28 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

A community's Comprehensive Plan is the legal document that determines where and how our community will develop over the next 20 years. This update has been in the works for several years so there is no reason why adoption should be rushed without a chance for meaningful input.

Further, state law requires that plan amendments be based on data and analysis which, to our knowledge, has not yet been released. It also requires consistency between the goals, objectives and policies in the plan, but no policies have yet been released. So there is insufficient data and information available for citizens to undertake an informed evaluation.

Ample opportunity should be allowed for the residents of Tallahassee and Leon County to carefully review the required data and analysis and provide input on this critical plan that will shape the future of the community. Once this input is received, it will take time to make meaningful changes to the plan to address community concerns.

Thank you!

Robert Ganger

"Life is not a problem to be solved, but a mystery to be lived." William Butler Yeats

"To harmonize the whole is the task of art." -Wassily Kandinsky

From: Ruth Godfrey
To: Calhoun, Sherri
Subject: Opposing changes to Comprehensive land use plan
Date: Tuesday, March 11, 2025 5:23:13 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

This would dramatically affect my neighborhood, currently zoned residential preservation. Today's meeting did not allow sufficient time for citizen comments, but perhaps that was the city commissioners' intent. I oppose the current proposal.

Ruth Godfrey
836 Santa Rosa Dr
Tallahassee 32301

From: Sara McGinnes
To: Calhoun, Sherri
Cc: Dailey, John; Matlow, Jeremy; Porter, Jack; Richardson, Curtis; Williams-Cox, Dianne
Subject: Proposed updates to the Future Land Use Map and Land Use Categories in the Tallahassee-Leon County Comprehensive Plan
Date: Tuesday, March 11, 2025 7:25:00 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Dear Decision Makers,

As a resident of Betton Hills, I appreciate our challenge to deal with our increasing population and all the infrastructure problems that have been created since I moved to this beautiful city decades ago. I relocated to Tallahassee with my family because I appreciated the governance of this place and the care and protection of the quality of life we had here. It seems to me government was different in those days and there was a careful and thoughtful process before sweeping changes were implemented that would most likely cause changes far into the future, changes we're already seeing as local development radically alters our environment..

I urge you to proceed with a more ordered and thoughtful process that includes more data and analysis, more time and opportunity for public comment, and more consideration of how today"s
decisions will affect the quality of life for future generations.

Sincerely,

Sara McGinnes
1551 Crestview Avenue

From: ann mazzanovich
To: Calhoun, Sherri
Subject: Proposed Land Use Changes
Date: Tuesday, March 11, 2025 9:46:22 AM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Good morning,

Regarding the proposed land use changes. In Myers Park, we do not need to double the density. With several duplexes, a triplex and apartments on my little street already, there is too much traffic and the street is full of parked cars. People are constantly moving in and out and several are AirBnB's. Myers Park is an historic neighborhood but this city wants to mow it all down and fill it up with apartments. I'm sick of it. You're going to destroy what little is left of our beautiful historic neighborhoods. There are other areas more appropriate than this. Do better City Commissioners!!!

Thank you,
Ann Mazzanovich
525 Hart Street

Yahoo Mail - Email Simplified

From: Poplin, Susan
To: Calhoun, Sherri
Subject: FW: Against new zoning proposal
Date: Tuesday, March 11, 2025 12:08:37 PM

FYI. For the file.

From: Elizabeth Moran <elizabethraemoran@gmail.com>
Sent: Tuesday, March 11, 2025 10:50 AM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Subject: Against new zoning proposal

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Neighborhoods which are currently zoned "Residential Preservation" should not be changed to a zone which allows for commercial use.

One need look no further than downtown to see that allowing commercial into a residential setting can very easily eliminate all community. Please prevent Beard Street or Hillcrest from turning into Gadsden or Park.

Our city has SCADS of un-used commercial space, much of which sits empty and is an eyesore. There is no need to threaten some of the most established and beautiful neighborhoods to make way for commercial acreage. Accept no part of this proposed plan.

Thank you,
Beth Moran

From: B .
To: Calhoun, Sherri
Subject: Resist Residential Preservation Change
Date: Tuesday, March 11, 2025 12:31:24 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Good afternoon,

I am a homeowner in Tallahassee. I have worked extremely hard to raise the value of my property. If rezoning to allow the planned changes succeeds, then all of the time, money, and perseverance I have expended to improve my property will have been for naught, as the changes will most assuredly lower the value of my property.

The current issue of changes to Residential Preservation (rather, the abolishment of it) should not be permitted. The profiteering of businesses over the stability of the residents in our community defies the very essence of a "residential community."

I am writing to submit my statement as one opposing the proposed changes. The economic state of the average person in our country is in dire straits, and we cannot survive much more of the burdens placed upon our stability imposed by powers that be which are motivated purely by THEIR ability to profit at our expense. As well, none of these changes seem to apply to wealthier communities which highlights a huge disparity between the "have" and "have nots" (and ultimately puts the "have nots" even farther down on the ladder to success). Our families and neighbors deserve as much consideration as everyone living in posh neighborhoods. Our roads need to be safe for children to walk and play without the onset of heavier traffic to new businesses. Our peace is not expendable and should not be sacrificed for some others' financial benefit. Our homes and property are just as important to us as those to residents of Southwood, Killearn and Chaires! I am an elementary school teacher, so I do not make as much money as someone able to afford to live in these and other such places in Tallahassee, but my commitment to our community and hopes for its betterment (vs. destruction) is immeasurable and a major source of purpose in my life. The families I serve do not deserve to suddenly find themselves living in a business area when they have struggled to provide a family-oriented community for their children for as long as they have. I, and all of us, I believe, strive to make sure we have and can leave a worthwhile homestead for posterity's sake, and creating a business model community will abolish the efforts and dreams we seek and work so hard to achieve. I ask you to share this and to uphold the sanctity of our lives and property by not allowing this proposal to succeed.

Sincerely, and with utmost need,
Brenna Alonzo
414 Essex Dr
Tallahassee, FL 32304

Get Outlook for Android

From:	cjdiamond@comcast.net
To:	Calhoun, Sherri
Cc:	Dailey, John; Matlow, Jeremy; Porter, Jack; Richardson, Curtis; Williams-Cox, Dianne; Nick Maddox; Carolyn Cummings; David O"Keefe; Bill Proctor; Christian Caban; Brian Welch
Subject:	TALLAHASSEE AND LEON COUNTY FRIENDS! ACTION NEEDED ON PROPOSED COMP PLAN UPDATES
Date:	Monday, March 10, 2025 5:59:50 PM

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

Ms. Calhoun,

It troubles me to have to write at the 11th hour regarding the Plan update. I'd been in touch with Susan Poplin about this a couple of times over the past year, so I've not been entirely out of the loop. I appreciate the effort by 1000 Friends (and others) who've been tracking the decidedly poor approach taken by the Planning Department and its consultants since this project started.

There was initial (lightweight) outreach by the consultants and then little visible follow up, as far as I am aware – despite assurances that the grand design of this update had significant community outreach built in.

As a past Supervisor/Manager within the Planning Department, the approach taken to date would not have passed muster by staff, the director, the planning commission or the elected officials.

1000 Friends' alert raises many of the same concerns I'd raised with the department: insufficient time for informed and concerned citizens to reviews and comment and an (apparent) absence of the basis for any proposed changes (i.e., data and analysis).

As past Chief of State Planning for DCA and the administrator for the Comp Plan EAR (update) process for both DCA and for the Planning Department, I'd suggest that despite changes in state law that the basic analytical requirements of Chapter 163 remain in place. If a local government is doing an amendment or Plan update, the basis for doing so must still be outlined with sufficient detail to justify the change.

The State may or may not bother to spend much time in its review of any submittal by the Department on behalf of the City and County, but local citizens do want to fully understand what is afoot, and the persistent lack of communication with the parties that earnestly provided input early in the process (and who clearly care to some degree about Plan content) suggest strongly to me that proposed changes are not ready for prime time. Transparency should matter.

I urge the department (and the City and the County) to take a breath, take stock of what you have (and obviously don't have) as far as information and input supporting your effort, and to then calendar hearings appropriately with adequate lead time and time for staff to digest the outcomes.

My three cents (inflation!)

CJD
Craig Diamond
Tallahassee, FL

From: 1000 Friends of Florida <friends@1000fof.org>
Sent: Monday, March 10, 2025 2:24 PM
To: cjdiamond@comcast.net
Subject: TALLAHASSEE AND LEON COUNTY FRIENDS! ACTION NEEDED ON PROPOSED COMP PLAN UPDATES

Dear Craig,

The City and County have released the **first draft of their proposed updates to the Future Land Use Map and Land Use Categories** in the Tallahassee-Leon County Comprehensive Plan. We understand this document is up for adoption on April 8, less than a month from now.

This speeding train makes sweeping changes to our community's Future Land Use Map and Land Use Categories with significant ramifications for us all**.**

With the document just released, we have not yet had time for an extensive review, nor have the required data and analysis and related comprehensive plan policies been released to the public.

We ask you to **PLEASE TAKE ACTION NOW!**

Urge the City of Tallahassee and Leon County to release the required data and analysis and related policies and slow down the review process to allow more time for meaningful citizen input into our community's long-range plan!

- **SUBMIT ONLINE COMMENTS TODAY, MONDAY, MARCH 10 by**

9:00 p.m. to sherri.calhoun@talgov.com

- **CONTACT THE CITY AND COUNTY COMMISSIONERS** (contact information below)
- **ATTEND AND SPEAK OUT** at the Local Planning Agency (LPA) Public Hearing at **6:00 p.m. on TUESDAY, MARCH 11**
  Frenchtown Renaissance Center, 2nd Floor Conference Room
  435 N. Macomb Street

A community's Comprehensive Plan is the legal document that determines where and how our community will develop over the next 20 years. This update has been in the works for several years so there is no reason why adoption should be rushed without a chance for meaningful input.

Further, state law requires that plan amendments be based on data and analysis which, to our knowledge, has not yet been released. It also requires consistency between the goals, objectives and policies in the plan, but no policies have yet been released. So there is insufficient data and information available for citizens to undertake an informed evaluation.

We believe ample opportunity should be allowed for the residents of Tallahassee and Leon County to carefully review the required data and analysis and provide input on this critical plan that will shape the future of the community. Once this input is received, it will take time to make meaningful changes to the plan to address community concerns.

At 1000 Friends, our mission statement notes: "Above all, we strive to give citizens a meaningful role in shaping the futures of their communities and state." We will be sharing additional information on the process as it becomes available and thank you for your engagement.

From: Poplin, Susan
To: Calhoun, Sherri
Subject: FW: Local Agency Planning Workshop, Proposed FLUM Item E
Date: Tuesday, March 11, 2025 12:41:41 PM

Please add to the file.

From: Deborah Burr <superdeb25@gmail.com>
Sent: Tuesday, March 11, 2025 7:35 AM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Subject: Local Agency Planning Workshop, Proposed FLUM Item E

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Dear Susan,

I just learned of the Proposed Future Land Use Map changes to be discussed today at the Local Planning Agency Workshop and would like to stay informed/engaged in the public process. As you are already familiar, the Leon Soil and Water Conservation District works with the communities in the District to help improve and ensure soil and water resources are conserved. With that in mind, changes to the FLUM have the potential to impact our soil and water resources within Leon County. Please include me on any opportunities for engagement.

Thank you!
Deb Burr
Leon Soil and Water Conservation District Supervisor

From: Frank Price
To: Calhoun, Sherri
Subject: Support FLUM density increase
Date: Monday, March 10, 2025 7:46:58 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Since you're probably receiving plenty of comments to the contrary, i just wanted to say that my wife and i live in a house we own in Levy Park and support higher density development and mixed use (as proposed in the FLUM) to create more vibrant neighborhoods and help to reduce the amount of undeveloped land on the outskirts of town that's lost to suburban sprawl.

Thanks,
Frank Price
1400 Milton St

From: Jennifer Rogers
To: Calhoun, Sherri
Subject: Updates to the Future Land Use Map and Land Use Categories
Date: Monday, March 10, 2025 3:37:04 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

I urge the City of Tallahassee and Leon County to release the required data and analysis and related policies and slow down the review process to allow more time for meaningful citizen input into our community's long-range plan! I fear the unnecessary over development of our rural areas.

Thank you,
Jenny Rogers
Remote Sensing & Geospatial Technology Analyst | Tall Timbers
Cell: (772) 341-4411



From: Kathy Oyama
To: Calhoun, Sherri
Subject: Residential Preservation Zoning
Date: Monday, March 10, 2025 10:03:46 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Dear Sherri Calhoun,

I own a home in Levy Park and am writing in opposition to the plan to double the density of Levy Park and allow commercial use in the neighborhood. I purchased the property there specifically because I liked the current atmosphere. I do not want it to change.

Thank you for the opportunity to share my opinion.

Katharine Oyama

From: Marcia Meale
To: Calhoun, Sherri; Dailey, John; Matlow, Jeremy; Porter, Jack; CurtisRichardson@talgov.com; Williams-Cox, Dianne; Christian Caban; Catherine Meale; Rick Minor; Bill Proctor; David O"Keefe; Carolyn Cummings; Nick Maddox
Subject: Comp plan please slow down
Date: Monday, March 10, 2025 3:56:11 PM

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

Dear Mayor and Commissioners,

Please slow down and release the required data analysis and related policies of the City of Tallahassee and Leon County comp plan elements to allow more time for review and meaningful citizen input into our community's long range plan. This a document determines our future. It should not be rushed.

Sincerely,
Marcia Meale
1452 Mitchell Ave
Tallahassee, FL 32303

From: Marney Richards
To: Calhoun, Sherri
Subject: Proposed Changes to Future Land Use Categories
Date: Tuesday, March 11, 2025 5:43:56 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

I am writing to express my concern about changes to future land use categories. It appears that some of the essential information about policies for implementing the Plan were not available to the public until
just before the March 11th public workshop.

I am particularly concerned about the proposal to allow businesses within neighborhoods without much more information and discussion. The description "neighborhood scale accessory non-residential uses... such as retail, offices, and community services" is too broad. I also don't see anything noise, light, or traffic/parking included.

Please provide opportunity for the public to learn more essential details and comment on these before submitting the plan to the State.

Thank you for your consideration,
Marney Richards
1604 Hasosaw Nene

From: mrule@ruledirect.com
To: Calhoun, Sherri
Subject: FW: Proposed Updates to Future Land Use Map and Land Use Categories - why the rush?
Date: Tuesday, March 11, 2025 6:54:40 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

From: mrule@ruledirect.com <mrule@ruledirect.com>
Sent: Tuesday, March 11, 2025 6:38 PM
To: 'mayor@talgov.com' <mayor@talgov.com>; 'jeremy.matlow@talgov.com' <jeremy.matlow@talgov.com>; 'Jack.Porter@talgov.com' <Jack.Porter@talgov.com>; 'curtis.richardson@talgov.com' <curtis.richardson@talgov.com>; 'dianne.williams-cox@talgov.com' <dianne.williams-cox@talgov.com>
Subject: Proposed Updates to Future Land Use Map and Land Use Categories - why the rush?

I am a resident of the Woodland Drives neighborhood. The proposed Future Land Use Map would change the classification of my neighborhood. It's my understanding that such plan amendments must be based on data and analysis, but no data & analyses have been released.

Why is there a rush? I believe that residents should be given ample opportunity to carefully review the required data and analysis and provide input on this critical plan that will shape the future of the community. Once this input is received, it will take time to make meaningful changes to the plan to address community concerns.

Accordingly, I urge you to release the required data and analysis and related policies and slow down the review process to allow more time for meaningful citizen input into our community's long-range plan. Failure to do so will only increase citizen dissatisfaction and distrust of our local government.

Marsha Rule

From: Melissa
To: Calhoun, Sherri
Subject: Levy Park-Zoning For Levy Park
Date: Monday, March 10, 2025 8:12:04 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Hello,

I'm writing to say that I am against changes to the Comprehensive Plan that would allow for non-residential and commercial development in my neighborhood, Levy Park.

Thanks,
Melissa Meschler

From: Nancy Stedman
To: Calhoun, Sherri
Subject: changes to comp plan
Date: Monday, March 10, 2025 4:41:18 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

I got a notice from a neighbor that said we needed to write by 9:00 p.m. tonight about needing time to find out about proposed changes to the comp plan. Of course we need time, I just heard about this!!

THE PUBLIC DESERVES TO KNOW AHEAD OF TIME. There's that "sunshine" thing... The public is supposed to be notified and have opportunity to review and give feedback on proposed changes, so to whomever arranges these things, please do not hastily (and likely illegally) make changes to the comp plan that the public has not had opportunity to review and support or oppose.

Signed,
Nancy Stedman
A member of the public
527 East Call Street
Tallahassee, FL 32301

From: Poplin, Susan
To: Calhoun, Sherri
Subject: FW: Comp Plan revisions
Date: Tuesday, March 11, 2025 1:07:44 PM

Please add the comment to the file. Thx.

From: Kianna Gilley <GilleyK@leoncountyfl.gov>
Sent: Tuesday, March 11, 2025 12:58 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Subject: FW: Comp Plan revisions

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Susan, I wanted to share the only email we've received thus far for your awareness. Thanks!

From: Randie Denker <randiedenker@gmail.com>
Sent: Monday, March 10, 2025 5:59 PM
To: Ccattach <Ccattach@leoncountyfl.gov>
Subject: Comp Plan revisions

Dear Commissioners:

Last week, I attended the public meeting with Comp Plan with staff and consultants at the Renaissance Center and while I sincerely believe that they are all trying to do a good job, they are not being given enough time and neither is the public to comment.

By last week, the consultants still hadn't completed writing their policies. They weren't up online until a few days ago. I know that I haven't had a chance to thoroughly read through them and formulate a thoughtful and thorough response. Other folks at the meeting said the same thing. We need more time!

For months, we have had only the goals online which are broad non-specific objectives. But the actual policies (the fleshed-out details, the meat on the bones, so to speak) have been missing. They just became available a few days ago and yet the time period for public comment is tonight at 9pm! I'm not ready and neither are the many people who have been following this.

Worse still, the consultants themselves do not have enough time to read all the public comments that they will get and incorporate the comments that have merit before their final product is due.

If this is worth doing, it is worth doing right. Otherwise, we are just wasting the public's money and our staff and consultants' time, and we are letting a golden opportunity go to waste.

Therefore, I am asking you to please slow this train down and give the public more than a

week to review these policies and to comment. And PLEASE give the consultants more time to assess public comments and to assimilate them into their final product.

Thank you.

Sincerely,
Randie Denker

From: Randie Denker
To: Calhoun, Sherri
Cc: Matlow, Jeremy; Jack Porter
Subject: My comments on Comp Plan revisions:
Date: Monday, March 10, 2025 8:45:49 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Because of the incredibly short turnaround time and the fact that some data is still unavailable online, I do not pretend that my comments are complete or thorough, but that said, this is what I was able to get through in the short time provided:

GOAL 1
Objective 1.2- This section says that conservation areas should be preserved, but it does not say how. It also does not abolish the City's frequent use of eminent domain or simply abandoning conservation easements when it suits their purposes. This has happened numerous times where CEs were created and then abandoned or a road was run through them. This language does nothing to correct this chronic problem. We need stronger language that states unequivocally that CEs will be respected and that local government will not initiate any actions to abrogate them and will defend them against State or Federal intrusions.

Objective 1.4- Although this sounds good, without any metrics to achieve these goals, this language requires nothing and means nothing. Our City scientists have reported continuing losses of urban canopy over the last 20 years. We need to reverse this trend. To do this, we need measurable goals. I would suggest that local government be required to do a canopy survey every year to determine tree coverage and then have a requirement to add a 1% increase in canopy coverage each year. This kind of quantifiable metric will accomplish something specific and measurable, whereas the current language allows the continuation of the destruction we have witnessed. I would also ask for a ban on clear-cutting and wholesale tree-topping, which weakens our trees. We need a formula for the allowable tree destruction on a developable lot, such as 50%. We need to have more flexible parking requirements, so that businesses that don't need a lot of parking, can do less paving and save more trees. If we have any hope of reaching decarbonization by 2050, we need to aggressively preserve our remaining forests and aggressively plant new trees. We need to protect large trees and rare trees and to abolish our current system that allows any tree to be destroyed in exchange for monetary payments and/or planting stick trees in different locations, which trees may also be cut in a few years.

Objective 1.5. This objective would be fine if it had some requirements and if it defined the word not "feasible" to mean only those situations where using green infrastructure is physically impossible.

Objectives 1.6 and 1.7 are so vague as to be meaningless and they require nothing.

GOAL 2:

*All of these objectives are vague and have no metrics by which success can be measured.

*MMTDs should be eliminated altogether. Their use was supposed to create safer and more walkable/bikable urban areas. They have been a failure. Instead, they have used (in my legal opinion) illegal deviations to create situations where zoning category requirements have been violated without any concomitant benefit to walkability, bikability, nor urban landscaping. MMTDs and deviations should be eliminated.

Objective 2.6: Midtown should be acknowledged as a unique sector with recognized boundaries delineated in the Comp Plan. The Midtown Master Plan should be defined as to its parameters and given a date certain for completion) by no later than the end of 2026. I would recommend that the Master Plan parameters should include at a mininum: road design, parking solutions, sidewalk and lighting plans, signage, landscaping requirements, architectural design requirements, public space creation, interconnectivity, safety, walkability and bikability, and a usage plan for the former Police Station property.

GOAL 3
Objective 3.1- How can residential character be protected when these revisions propose getting rid of residential preservation? This also flies in the face of contractual commitments made to certain residential communities that there would be no commercial intrusion into their neighborhoods, or that multi-family would be banned to preserve the character of the community (e.g. Lafayette Park.)

Objective 3.5: This safety language is so vague as to be meaningless. Instead, we need a commitment to Strong Town/Vision Zero streets, sidewalks, and bike lanes. We also need a commitment to implement these types of designs in specific areas of the Urban Core and a commitment to meet deadlines for when this will happen. Without a commitment to a specific plan, we have no reason to expect anything different from what we currently have. For example, the plan for wider, walkable, and safer sidewalks just got shot down this very week in Midtown in favor of more car traffic. How would this new Goal 3 change that decision?

GOAL 4
There is nothing here that talks about improvement to existing housing stock. The City needs to be committing to improving existing housing stock, making it more energy efficient, and putting solar panels on as many roofs as possible so that people struggling to make ends meet can have decreased utility bills and concomitantly get us closer to our goal of decarbonization by 2025.

Objective 4.4- This onjective regarding land division by heirs has no details. This has been one of the most abused laws. To avoid future abuse, we need to spell out exactly when and how this can be used. And, as with any variance, it needs to meet the legal requirements of variances, including a legal showing of hardship that meets the Florida Supreme Court definition of a legal hardship (i.e. not an inconvenience shared in common by all similar homeowners, not something created by the homeowner himself, etc.)

GOAL 5:
This entire section is just vague and creates no metrics to measure success.

GOAL 6:
At the risk of repetition, this section contains no specific goals, measurable metrics nor deadlines for accomplishing any of these goals.

Objective 6.4 through 6.6 purport to create safer streets and more pedestrian and biking opportunities within the City, but these objectives create no obligations to actually do anything. They say nothing about retrofitting currently unsafe streets, about converting many of the one-way streets that run through residential neighborhoods to two-way streets (acknowledged by traffic engineers to slow traffic and make streets safer), about adding mandatory traffic calming devices, about using proven construction designs to slow down traffic in areas where it is currently dangerous. For example, the current City traffic code does not allow speed bumps nor raised intersections on arterial roads, even though traffic engineers admit that these would reduce speed to their posted limits as cars travel through residential neighborhoods. As a result, we have had pedestrian deaths, frequent accidents, property damage, wasted police time responding to accidents, (all of which cost money, time, damage, bodily injury and other losses.) Sadly, I do not see anything specific here that addresses what is a serious problem in our community. There are no requirements to any specific things or changes. Once again, there are no metrics to judge success and once again, no deadlines to complete any needed improvements.

Objective 6.7 talks about promoting alternate transportation options, but it doesn't mention any options and it doesn't require anything. It also discusses managing parking demands, but again offers no options and requires nothing. We know what works (and what doesn't) because we have many examples of what other cities are doing that have been successful. Why aren't we mapping out a transportation future based on what works and save lives and creates a more walkable and bikable city?

GENERAL OVERALL OBSERVATIONS:

There is nothing here that mentions climate change and our need to respond to it by managing our land use and transportation decisions. Not one word is said about the greatest existential threat facing our community and our planet. I find this deeply disturbing and irresponsible. We set a goal of 2050, which is already probably too far into the future. Are we going to take serious action to tackle this challenge or are we, as a community, just going to punt the need to act down the road and let the next generation deal with it? It seems like the latter. And if so, shame on us!

There is still no requirement that growth should pay for itself. Therefore, residents will continue to subsidize development, which falls disproportionately on City residents.

There is nothing addressing the need for the City to bury its utilities as a way to create more climate resilience. This is a significant omission.

MAPS, DATA, and ZONING CATEGORIES

* The data included with the Comp Plan shows a projected increase of only 37,000 people in Tallahassee/Leon County over the next 25 years. What I didn't see and would like to see is this: Is our current Urban Services Area large enough to accommodate this growth? (I believe it is.) If so, then we should cap the USA at its current size UNLESS and UNTIL there is a demonstrated need to expand its current size. This goes for further annexation of County land into the City, which accelerates sprawl. Annexation boundaries should be capped at their current size (or downsized) so that taxpayers are not forced to pay for expensive extensions of urban services to areas far from the City core.

* Mobility Audit Report- I could not find this document online. Hard to comment on something that isn't there.

* Community Audit Report: I could not download this document and assume that it is not yet available. Again, hard to comment on non-existent data.

* Economics of Community Design: It says that 46% of our budget goes for "safety." I do not know what that category comprises. I assume that it includes police and fire department. Question: Does it include the price of the new police station, including debt service and cost overruns? This document also talks about our reliance on federal funds for roads and maintenance, but says nothing about what we are going to do if the federal government stops providing those funds, which looks likely. There is also nothing that talks about the need to stop using asphalt to build new roads and maintain old roads if we want to decrabonize our community.

*Map Scenario 1 (Estimated Growth) and Map Scenario 2 (Future Expansion) are still missing- so I can't comment on them.

*Future Land Use Map (FLUM)- Looks like the City is depending on our national forests to provide a lot of environmental benefits. We may have to rethink that in light of Trump's announcement that he wants national forests to be aggressively logged. We have no control over federal land, so we shouldn't be basing any calculations on its projected use.

*Adopted Future Land Use Categories:
2.2.2 states in part: "...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..."

This section creates a giant loophole that needs to be closed because the local government only has to vote to expand the USA boundary to change the rural or urban fringe zoning. This is precisely why the Comp Plan should include a ban on further annexations and further expansion of the USA unless it can be shown that there is not enough existing land within the USA boundary to accomplish the proposed growth. Otherwise, there will continue to more

expansion of the USA needlessly and more loss of rural and urban fringe land.

* Proposed Future Land Use Categories:
The proposed zoning category called Urban Residential Preservation does not actually seem to preserve the residential nature of this zoning category. It states in pertinent part:

"Allowed land uses include residential and neighborhood-scale accessory non-residential uses. non-residential development scaled to serve the surrounding neighborhood such as limited retail, offices, and community services. The use must not cause excessive traffic, noise, light, odor, or dust impacts. Auto-oriented uses, such as gas stations or drive-through facilities, are not permitted in order to protect neighborhoods from any negative impacts associated with increased vehicular traffic."

This would allow commercial intrusions into urban residential neighborhoods that would completely change their residential character, If the land planning goal here is to have more people move to and live in the urban core to prevent sprawl, then we need to find ways to make our urban neighborhoods attractive places to live and preserve their unique characters. These neighborhoods are close enough to urban amenities to walk and bike to and therefore, they do not need commercial construction within the neighborhoods themselves. For example, residents of Lafayette Park, my neighborhood, can walk to Downtown and Midtown to access urban services. Many years ago, alarmed by the destruction of the neighborhood's character, residents petitioned the City Commission to create residential protection against multi-family homes and apartments. The City promised the residents that our neighborhood would be protected. This feels like a betrayal of that promise. Not only would this allow multi-family and apartments, but also commercial development. This will hurt the desirability of our neighborhood, bring in more renters and transients, and depress property values. All of this will decrease our quality of life and discourage young people from wanting to raise families in our neighborhood, at a time when young people are wanting to live downtown in greater numbers than previous generations. This is not going to be received well by our neighborhood. We expect promises made to be promises kept. And I suspect that other well-established neighborhoods will share our feelings.

From: Robert Ganger
To: Calhoun, Sherri
Subject: Leon County resident-time to review COMPREHENSIVE PLAN
Date: Monday, March 10, 2025 2:47:28 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

A community's Comprehensive Plan is the legal document that determines where and how our community will develop over the next 20 years. This update has been in the works for several years so there is no reason why adoption should be rushed without a chance for meaningful input.

Further, state law requires that plan amendments be based on data and analysis which, to our knowledge, has not yet been released. It also requires consistency between the goals, objectives and policies in the plan, but no policies have yet been released. So there is insufficient data and information available for citizens to undertake an informed evaluation.

Ample opportunity should be allowed for the residents of Tallahassee and Leon County to carefully review the required data and analysis and provide input on this critical plan that will shape the future of the community. Once this input is received, it will take time to make meaningful changes to the plan to address community concerns.

Thank you!

Robert Ganger

"Life is not a problem to be solved, but a mystery to be lived." William Butler Yeats

"To harmonize the whole is the task of art." -Wassily Kandinsky

From: Ruth Godfrey
To: Calhoun, Sherri
Subject: Opposing changes to Comprehensive land use plan
Date: Tuesday, March 11, 2025 5:23:13 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

This would dramatically affect my neighborhood, currently zoned residential preservation. Today's meeting did not allow sufficient time for citizen comments, but perhaps that was the city commissioners' intent. I oppose the current proposal.

Ruth Godfrey
836 Santa Rosa Dr
Tallahassee 32301

From:	Sara McGinnes
To:	Calhoun, Sherri
Cc:	Dailey, John; Matlow, Jeremy; Porter, Jack; Richardson, Curtis; Williams-Cox, Dianne; ACBL; Gail Ballard Hall; Kate Butcher; Frank Carfaro; Matt Winn Contractor; Mark Gagnon; "William "Billy" E. Hannan"; Ingle & Assoc. Mortgage Services -Lender; Marceline Mazzur; Sara McGinnes; McKay"s Furniture; Joseph Priestley Jr.; Washington Trust-Cyndi
Subject:	Proposed updates to the Future Land Use Map and Land Use Categories in the Tallahassee-Leon County Comprehensive Plan
Date:	Tuesday, March 11, 2025 7:15:08 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Dear Decision Makers,

As a resident of Betton Hills, I appreciate our challenge to deal with our increasing population and all the infrastructure problems that have been created since I moved to this beautiful city decades ago. I relocated to Tallahassee with my family because I appreciated the governance of this place and the care and protection of the quality of life we had here. It seems to me government was different in those days and there was a careful and thoughtful process before sweeping changes were implemented that would most likely cause changes far into the future, changes we're already seeing as local development radically alters our environment..

I urge you to proceed with a more ordered and thoughtful process that includes more data and analysis, more time and opportunity for public comment, and more consideration of how today"s
decisions will affect the quality of life for future generations.

Sincerely,

Sara McGinnes
1551 Crestview Avenue

From: Sharon Woodbery
To: Calhoun, Sherri
Subject: Local Planning Agency Workshop- March 11th
Date: Tuesday, March 11, 2025 9:40:24 AM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Greetings Planning Commission,

In reviewing the proposed changes I am concerned that I didn't see any mention of a Historic Preservation Overlay which currently exists for the Myers Park/Woodland neighborhoods. This zoning is needed for this area as well as strongly desired by the community and residents. Too many of our historic properties are being demolished and need to be preserved. Can you please provide clarification on whether the proposed changes will have the Historic Preservation Overlay for our neighborhood?

Sincerely,
Sharon Woodbery
Van Buren Street

From: Tamara Dickson
To: Calhoun, Sherri
Subject: Tallahassee-Leon County Local Planning Agency Public Workshop
Date: Tuesday, March 11, 2025 11:11:27 AM

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

Good Morning,

Please accept and include my comment below in the official record of the meeting of Tallahassee-Leon County Local Planning Agency Public Workshop Tuesday, March 11, at 6:00 PM.

Dear commissioners,

As a Tallahassee native resident and taxpayer, I ask you to oppose the changes being made to our residential preservation zone. I live in Indianhead Acres, one of the city's best places to live, although flanked on all sides by urban density. Changing the zoning to include businesses and plexes will destroy this community, as we are more than just a neighborhood. The recent Magnolia Road project has brought extra traffic onto our roads, and we've experienced increased risk the safety of our pedestrians, cyclists, children, pets, and wildlife. We enjoy a way of life that we are owed as humans, close enough to one another to be a community, with enough land to raise a garden or safeguard a slice of forest. Please oppose urbanization of our previous way of life.

Regards,

Tamara Dickson

From: Tarez Samra Graban
To: Calhoun, Sherri
Cc: Eric Graban; Tarez Samra Graban
Subject: please SLOW DOWN the Future Land Use plan
Date: Monday, March 10, 2025 6:10:10 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

I urge the City of Tallahassee and Leon County to NOT adopt the proposed Future Land Use Map and Land Use Categories as proposed for the April 8 meeting. The growth in Tallahassee is becoming unsustainable from an ecological perspective, and the mature tree cover has been reduced by over 50% in the last 12 years.

Please do the right thing and release the required data and analysis and related policies and SLOW DOWN this review process to allow more time for meaningful citizen input into our community's long-range plan!

Sincerely,
-Tarez Graban
32301

From:	Sara McGinnes
To:	Calhoun, Sherri
Cc:	Dailey, John; Matlow, Jeremy; Porter, Jack; Richardson, Curtis; Williams-Cox, Dianne; ACBL; Gail Ballard Hall; Kate Butcher; Frank Carfaro; Matt Winn Contractor; Mark Gagnon; "William "Billy" E. Hannan"; Ingle & Assoc. Mortgage Services -Lender; Marceline Mazzur; Sara McGinnes; McKay"s Furniture; Joseph Priestley Jr.; Washington Trust-Cyndi
Subject:	Proposed updates to the Future Land Use Map and Land Use Categories in the Tallahassee-Leon County Comprehensive Plan
Date:	Tuesday, March 11, 2025 7:15:08 PM

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I urge you to proceed with a more ordered and thoughtful process that includes more data and analysis, more time and opportunity for public comment, and more consideration of how today"s
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Sincerely,

Sara McGinnes
1551 Crestview Avenue

From: Sharon Woodbery
To: Calhoun, Sherri
Subject: Local Planning Agency Workshop- March 11th
Date: Tuesday, March 11, 2025 9:40:24 AM

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

Greetings Planning Commission,

In reviewing the proposed changes I am concerned that I didn't see any mention of a Historic Preservation Overlay which currently exists for the Myers Park/Woodland neighborhoods. This zoning is needed for this area as well as strongly desired by the community and residents. Too many of our historic properties are being demolished and need to be preserved. Can you please provide clarification on whether the proposed changes will have the Historic Preservation Overlay for our neighborhood?

Sincerely,
Sharon Woodbery
Van Buren Street

From: Tamara Dickson
To: Calhoun, Sherri
Subject: Tallahassee-Leon County Local Planning Agency Public Workshop
Date: Tuesday, March 11, 2025 11:11:27 AM

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

Good Morning,

Please accept and include my comment below in the official record of the meeting of Tallahassee-Leon County Local Planning Agency Public Workshop Tuesday, March 11, at 6:00 PM.

Dear commissioners,

As a Tallahassee native resident and taxpayer, I ask you to oppose the changes being made to our residential preservation zone. I live in Indianhead Acres, one of the city's best places to live, although flanked on all sides by urban density. Changing the zoning to include businesses and plexes will destroy this community, as we are more than just a neighborhood. The recent Magnolia Road project has brought extra traffic onto our roads, and we've experienced increased risk the safety of our pedestrians, cyclists, children, pets, and wildlife. We enjoy a way of life that we are owed as humans, close enough to one another to be a community, with enough land to raise a garden or safeguard a slice of forest. Please oppose urbanization of our previous way of life.

Regards,

Tamara Dickson

From: Tarez Samra Graban
To: Calhoun, Sherri
Cc: Eric Graban; Tarez Samra Graban
Subject: please SLOW DOWN the Future Land Use plan
Date: Monday, March 10, 2025 6:10:10 PM

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

I urge the City of Tallahassee and Leon County to NOT adopt the proposed Future Land Use Map and Land Use Categories as proposed for the April 8 meeting. The growth in Tallahassee is becoming unsustainable from an ecological perspective, and the mature tree cover has been reduced by over 50% in the last 12 years.

Please do the right thing and release the required data and analysis and related policies and SLOW DOWN this review process to allow more time for meaningful citizen input into our community's long-range plan!

Sincerely,
-Tarez Graban
32301

From: Marcia Meale
To: Planning Inquiries
Subject: Goal 6 comments from Capital City Cyclists
Date: Monday, March 24, 2025 1:28:05 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Susan Poplin
City of Tallahassee
Administrator of Comprehensive Planning
Tallahassee-Leon County Planning Dept.
300 S. Adams Street, Tallahassee, Florida 32301
Via Email to: Susan.Poplin@talgov.com

March 24, 2025

Dear Ms. Poplin and Planners,

On behalf of Capital City Cyclists, I am providing the following comments on the Tallahassee-Leon County Comprehensive Plan Draft Land Use and Mobility Element Goals, Objectives, and Policies. In this letter our comments are limited to draft Goal 6. Our members are recreational cyclists and commuters working together to promote safe cycling through group rides and teaching bicycle skills

Generally, the draft policies reflect guidelines our members support to reduce the risk of pedestrian and bicycle injuries and deaths from crashes with motor vehicles. The policies recognize that street designs are inherently unsafe and that drivers will make mistakes leading to crashes. Therefore, to reduce risks to the most vulnerable road users, bicycle and pedestrian facilities should be added wherever there is not just use and risk but also areas that would be used but are avoided because potential users sense risks.

Safe streets, sidewalks, and shared use trails allow people to walk and bicycle for health, fitness, and recreation. Safe streets and bicycle and pedestrian facilities also allow people to make fewer car trips for work and errands.

This Land Use and Mobility Element will make the region healthier, safer, and less congested. We hope our recommendations are accepted.

Sincerely,

Marcia Meale, President
Capital City Cyclists
marcia.s.meale@gmail.com
850 321-9075
Capital City Cyclists Comments on Land Use and Mobility Element

1. We concur with Goal 6 and urge that the terms “sidewalks, bicycle lanes, shared use paths, and trails” be used consistently throughout the element.
2. Include the terms “bicycle lanes and shared use paths” Policy 6.1.4
3. We strongly endorse Policy 6.2.1
4. Include the terms “bicycle lanes and shared use paths” related to future right of way needs in Policy 6.2.2
5. Delete the term “without negatively impacting either development” in Policy 6.2.5 as shown below: Interconnectivity for Development: Require vehicular, pedestrian, and bicycle interconnections between adjacent, compatible development; and require these interconnections between adjacent, incompatible developments if it has the potential to reduce the vehicular traffic on the external street system. ~~without negatively impacting either development.~~
6. We strongly endorse Policy 6.3.1 including reference to the requirement to “incorporate design characteristics that reflect Safe Systems approaches which recognize that transportation systems users inherently make mistakes, and ensures that the transportation system will be
7. In Policy 6.3.5 Lane Repurposing add the words “and implement” after the word evaluate.

8. We strongly endorse Policy 6.3.6 – One-Way Pair Conversions, which will make roads safer for all users.
9. In Policy 6.4.3 add the words "parks and recreation facilities" to the list of places where enhancements will be prioritized.
10. In Policy 6.4.4 – Bicycle and Pedestrian Master Plan add the words "and upgrading safety features" as shown in the underlined addition below. In coordination with the Capital Region Transportation Planning Agency, the Planning Department shall maintain a bicycle and pedestrian master plan through the planning timeframe that identifies projects to address bicycle and pedestrian network connectivity and safety feature upgrades, and pursue implementation funding. The bicycle and pedestrian master plan shall identify network need gaps.
11. We endorse Policy 6.4.13 – Pavement Markings and Signage.
12. In Policy 6.4.17 use separate bullets to call out miles of shared use trails and miles of separated bicycle lanes. Remove the parenthesis in the bike lanes bullet.
13. Add text to the as underlined below: The Joint City-County Bicycle Working Group and Advisory Committee for Quality Growth may review these measures and evaluate progress and make recommendations annually.
14. Replace draft text in Policy 6.5.1 with text underlined below: – Build Bike Facilities Concurrent with Maintenance: Bicycle facilities shall be added or updated during all City Public Infrastructure or County Public Works roadway resurfacing, restoration, and rehabilitation projects involving arterial or collector roads where such facilities currently do not exist or, if existing, do not meet current bicycle facility selection and design standards. Elimination of bike lanes shall require that the roadway retain or improve bicycle quality of service.
15. Replace draft text in Policy 6.5.2 with text underlined below: Bicycle Facility Selection and Design Standards: All bicycle facilities to be added or updated pursuant to Policy 6.5.1 shall be selected and designed in accordance with the then current version of Chapter 223 of the FDOT Design Manual.

Citizens Comments after 3/11/25

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MEMORANDUM

TO: Members of the Tallahassee-Leon County Local Planning Agency

FROM: Vivian Young, AICP, Special Projects Director

DATE: March 28, 2025

RE: Comments for April 1, 2025, LPA Transmitting Public Hearing on Draft Update

Thank you for the opportunity to provide input on the draft update to the Land Use and Mobility Element of the Tallahassee-Leon County Comprehensive Plan.

As you are aware, a community's comprehensive plan is the legal document that codifies community vision on where and how our community will develop over a specified timeframe. We would like to start by saying that we strongly support the overarching goal of keeping urban lands urban and rural lands rural. If carefully crafted, this can be a strong foundation for protecting sensitive natural lands, limiting sprawl, creating more vibrant urban areas, and limiting the cost to taxpayers for costly infrastructure expansion into rural areas.

We wish to make several recommendations regarding the update. As an aside, our recommendations below were based on the documents released in mid-March. Considerable additional documents and policy changes were released with the March 26 LPA agenda. Due to time constraints, we have only undertaken a cursory review of these additional documents which include a plethora of information.

1. **Timeline – We continue to believe that the comprehensive planning update process is rushed and urge you to recommend that the City and County pause the process, address identified community concerns, conduct one or two citizen workshops to discuss the updates with the public, and postpone the transmittal process until at least the fall to allow time for a more robust review by all involved.**

   While we understand that the comprehensive plan update process has been under way since 2015 with reports, surveys, and public meetings subsequently undertaken, it was not until January 2025 that the roll out of goals and objectives began, followed by a draft and very general Future

Land Use Map (FLUM), and finally policies and a detailed FLUM in mid-March. Hundreds of pages of new information were released with the March 26 LPA agenda, including new provisions in the previously released updated goals, objectives, and policies, a 90-page addendum of additional policies that are up for adoption, a 155-page document outlining changes, and more, This chronology is shown in **Attachment 2** of the agenda packet.

The result is that citizens and members of the LPA have only been able to review all the documents in their entirety since March 26, less than a week before the April 1 LPA Transmittal Hearing.

Why the rush? This process began almost a decade ago, and while a number of public meetings were held to gather public input at the front end, only minimum legal requirements are now being met to review the proposed updates, even as new information continues to be released. We urge the LPA and the Tallahassee and Leon County Commissions to meet not just the minimum statutory requirements but also the intent of robust citizen participation in the planning process.

1. **Comparison Review – On March 26, the 155-page Future Land Use Crosswalk was released which identifies the differences between current goals, objectives and policies, and those proposed. With a week until the meeting, there is insufficient time to review all of the changes to gain a clear understanding of the implications. This provides further justification for the need to pause the process.**

   As but one example, with regard to expansion of the currently adopted Urban Services Area (USA), the existing plan Objective 1.1 [L] notes:

   > *"The location and size of the USA shall be depicted on the Future Land Use Map and is based upon the area necessary to accommodate 90% of new residential dwelling units within the County by the Plan Horizon; the ability to provide urban infrastructure; and, the presence of environmentally sensitive lands and water bodies, requiring protection from the impacts of urban development."*

There are several objectives and policies related to the USA in the proposed plan, but none seem to address that the USA is intended to accommodate 90% of new residential dwelling units within the County. This appears to be a substantive change that merits informed evaluation by members of the community. We expect there are numerous other examples.

The following recommendations relate to statutory requirements related to the comprehensive plan update process:

2. **Measurable Objectives – 163.3164 (36), F.S. related to the Community Planning Act includes this definition: "Objective' means a specific, measurable, intermediate end that is achievable and marks progress toward a goal." There are numerous objectives in the update that are neither specific nor measurable and need refinement.**

   The need for measurability is further reinforced in the Tallahassee-Leon County Planning Department report [2016], ***Vibrant Tomorrow: State of the Land Use Element***, which is included under the data and analysis drop down on the update webpage. On page 9, it discusses the lack of measurable objectives in the current plan, and includes the following example:

   Current Plan, Immeasurable: *Land Use Element Objective 3.2 – Provide for the convenient, aesthetically pleasing and compatible location of office uses to provide business and professional services and employment opportunities that are easily accessible through planning integration into the existing transportation network.*

   Vibrant Tomorrow goes on to note: "The above objective is vague regarding how the provision of convenient, aesthetically pleasing and compatible location of office uses should be achieved, resulting in an immeasurable objective. No specific area of Tallahassee or Leon County is referenced, nor is "convenient" defined. **Overall, the above objective does not provide any direction or measurable provisions to achieve its purpose or mark progress towards a goal."** [emphasis added]

Proposed Update, Immeasurable:

Below are a series of a few examples of immeasurable objectives in the proposed plan. In most cases, these are worded in the form of goals and not objectives, all include general adjectives and are not specific, and none are measurable.

Objective 1.2 *– Preservation of Natural Areas: Preserve natural areas, including conservation areas, environmentally sensitive features, and water resources. Prioritize and maximize the protection of these areas when making decisions regarding land use, transportation, and infrastructure extension.*

Objective 2.1 *– Growth and Population Accommodation. Tallahassee and Leon County will accommodate our population growth in a responsible manner. A growth and development strategy that provides for well-managed, orderly growth that preserves natural resources and promotes fiscal responsibility shall be leveraged to maximize economic and environmental stewardship while accommodating the increased population.*

Objective 3.1 *– Residential Character: Provide for connectivity and a balanced mix of residential uses that allow for greater housing diversity while protecting the character of existing, viable residential areas and neighborhoods.*

Objective 4.1 *– Missing Middle Housing: Ensure diverse housing options along a spectrum of affordability and housing types in residential areas to support walkable neighborhood commercial uses, and public transportation options. Allow for diverse housing options in new and existing neighborhoods to ensure that the housing types are not homogeneous and provide a solution to the mismatch between the available housing stock, shifting demographics, and a growing demand for walkability.*

Objective 5.1 *– Economic Health: Initiate community planning, urban development, and redevelopment strategies that prepare business, production facilities, trades, and related activities that provide the livelihoods of the population to withstand positive and negative changes in the economy and continue providing jobs and incomes to support the community.*

Objective 6.1 *– Land Use and Transportation Coordination for Livability: Coordinate land use and transportation systems that foster vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce greenhouse gas emissions, and enhance pedestrian, bicycle, and transit mobility.*

3. **Data and Analysis – 163.3177(1)(f), F.S. requires that all elements of the comprehensive plan and plan amendments "shall be based upon relevant and appropriate data and an analysis by the local government…. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue." This information appears to be missing on key topics.**

The data and analysis drop down menu includes hundreds of pages of information but there does not appear to be accompanying analysis of what information within each of those studies informed the creation of the update.

- As one example, in a March 19 interview with Matt Hoffman of WCTV, staff indicated that the community requires 23,000 new housing units by 2050. As of March 26, while the data includes the required population projections by BEBR, there does not seem to be detailed population accommodation projections identify the basis for 23,000 units and whether and how the plan meets this need. This could be supported by the following data: How many units are currently available in the USA area and the non-USA area?
- How many units are currently approved but not yet completed, (for example, in Welaunee), and how are these included in the calculations?
- How many units would be available in each area if current zoning reached build out, and what year is build-out anticipated based on BEBR projections?
- How many units will be available in each area with just the updates to the FLUM?
- How many units will be available if the new FLUM is adopted, and zoning is updated to be consistent with the FLUM?

In a related area, the 2023 Live Local Act made considerable mandatory changes to allowable heights, densities, and more in all communities in the state. Tallahassee

has prepared the **Live Local Height Tool** to analyze the impacts of this act on development patterns in the City. However, it is our understanding that this data was not used in the preparation of the FLUM because it was not required. It would be helpful to incorporate this data.

4. **Internal Consistency – 163.3177(2), F.S. notes: "Coordination of the several elements of the local comprehensive plan shall be a major objective of the planning process. The several elements of the comprehensive plan shall be consistent."** Among other things, this means that the goals, objectives, and policies included in this element must be consistent with provisions in the other adopted elements. This also relates to the issue of timeline, as careful review of consistency between the elements is not feasible with such a short timeframe.

The final series of recommendations relate to keeping urban areas urban, as identified as the overarching goal of the plan:

5. **Keeping Urban Areas Urban – Again, 1000 Friends strongly supports this concept. But we feel that further steps could be undertaken as part of the update.**

   Planning Period – It is within the authority of the city and county to have the plan address the 2050 planning horizon but include provisions to address development demand over a ten-year time frame instead of by 2050. This allows "phasing" development allowances as conditions change over the coming decades. While the planning horizon of 2050 is reasonable, we urge you to shorten the development capacity timeframe to 10 years to allow for needed development but provide the opportunity to refine the plan for future changing conditions.

   Authority to have two timeframes is included in 163.3177(5)(a), F.S., which states: "Each local government comprehensive plan must include at least two planning periods, one covering at least the first 10-year period occurring after the plan's adoption and one covering at least a 20-year period. Additional planning periods for specific components, elements, land use amendments, or projects shall be permissible and accepted as part of the planning process."

The authority to address development capacity over a shorter time frame is included in 163.3177(1)(f)3, F.S. which further states: "The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period...."

Concentration of Urban Development – While directing development to within the USA is appropriate, a more refined approach is needed to determine where in the USA more intensive development is most appropriate.

The broadbrush approach taken would set the stage for the upzoning of large areas within the USA, without consideration of other planning factors. For example, Objective 2.6 – Recognizable Places, calls for redevelopment with higher density and intensity land uses along several corridors, and Policies 4.2.2 and 4.2.3 on Transit Oriented Development (TOD) outline density incentives to promote walkability and transit. Instead of intensifying allowable future land uses in large areas, it would make more sense to identify appropriate corridors for greater density, craft desired incentives, and update the FLUM to support intensified development in those areas while leaving other areas for less intensive development. This also is a more fiscally responsible approach and will not require even greater economic incentives to compensate for areas that may have been inappropriately densified in this update.

Making Urban Areas More Livable – Vibrant urban areas are walkable and bikeable, support transit, and include a mixture of residences, offices, and commercial uses in close proximity. Having separated pockets of more urbanized development can be counterproductive.

A concern with the approach of having large areas approved for more intensive development is that instead of creating concentrated and cohesive urban area(s), it will create scattered pockets of denser development that may not support TOD or greater urban design goals.

Density Increases – We understand and support the need for increased density in urban areas based on need and the appropriateness of location. However, in the interest of transparency, we believe there should be clearer messaging on this issue as this document is intended to reflect the community vision.

> In response to citizen concerns about density increases, the routine response (as seen in Attachment 7, Public Comment) is that this update focuses on changes to future land use, and does not involve zoning changes that would be needed to increase density. While this is technically correct, it appears disingenuous.
>
> What is not mentioned is that if the FLUM and policies are updated, it establishes the legal foundation needed to make zoning changes to reflect the "community vision" that increased density is appropriate in certain areas. For example, as shown in the LPA Attachment 6, Land Use Comparison, the proposed Urban Residential Preservation category doubles allowable density from "6 units per acre" to "12 units per acre 5,000 sq ft per acre."

Based on these comments, we urge you to slow the process down to address technical issues, reexamine the urban policies, and provide more opportunity for citizen input through workshops and other means.

With thanks,



Vivian Young, AICP
Special Projects Director

Comp Plan Update - Land Use Map and Land Use Categories

I would like to draw your attention to the ongoing **Comprehensive Plan Update, Land Use Map and Land Use Categories**. A presentation was made and public comment taken on it at the Local Planning Agency (LPA) Workshop last night, March 11, 2025. My concerns for South City are as follows:

1. The **density and intensity of proposed land uses**, primarily Urban General and Urban Neighborhood ranging from **26 to 50 dwelling units (DUs) per acre**:
    a. ***Far exceed the current residential density**** of about 15 DU/acre multifamily units, 4 DU/acre single family or an overall average of 9 DU/acre.*
    b. How this high density and intensity of proposed land uses is congruent or reconciled with existing ***poor drainage and flooding issues is unclear***.**
    c. Why the Urban General land use of ***50 DU/acre is the predominant proposed land use along Magnolia Drive***, a *two-lane road*, currently under construction improvements (but not widening) *after years of planning and development*.
    d. This density and intensity presents a ***risk/danger of South City*** becoming a ***hyper-focused 'hotbed' of low-income housing – completely antithetical to the Purpose Built Model***.
2. Design and development standards are proposed in several urban land use categories but it is not clear who or how these will be developed, if there are any constraints in state statute or rule, how they would be operationalized and enforced, and what kind of processes and participation of residents might be allowed.

I did make some (but not all) of these comments during the public comment period last night. An excerpt of map and links provided below.

If there has been any direct engagement or consultation with the South City NA, South City Foundation, Tallahassee Housing Authority, and/or neighborhoods that would be directly impacted, e.g., Woodland Drives and Myers Park, I am not aware of it.

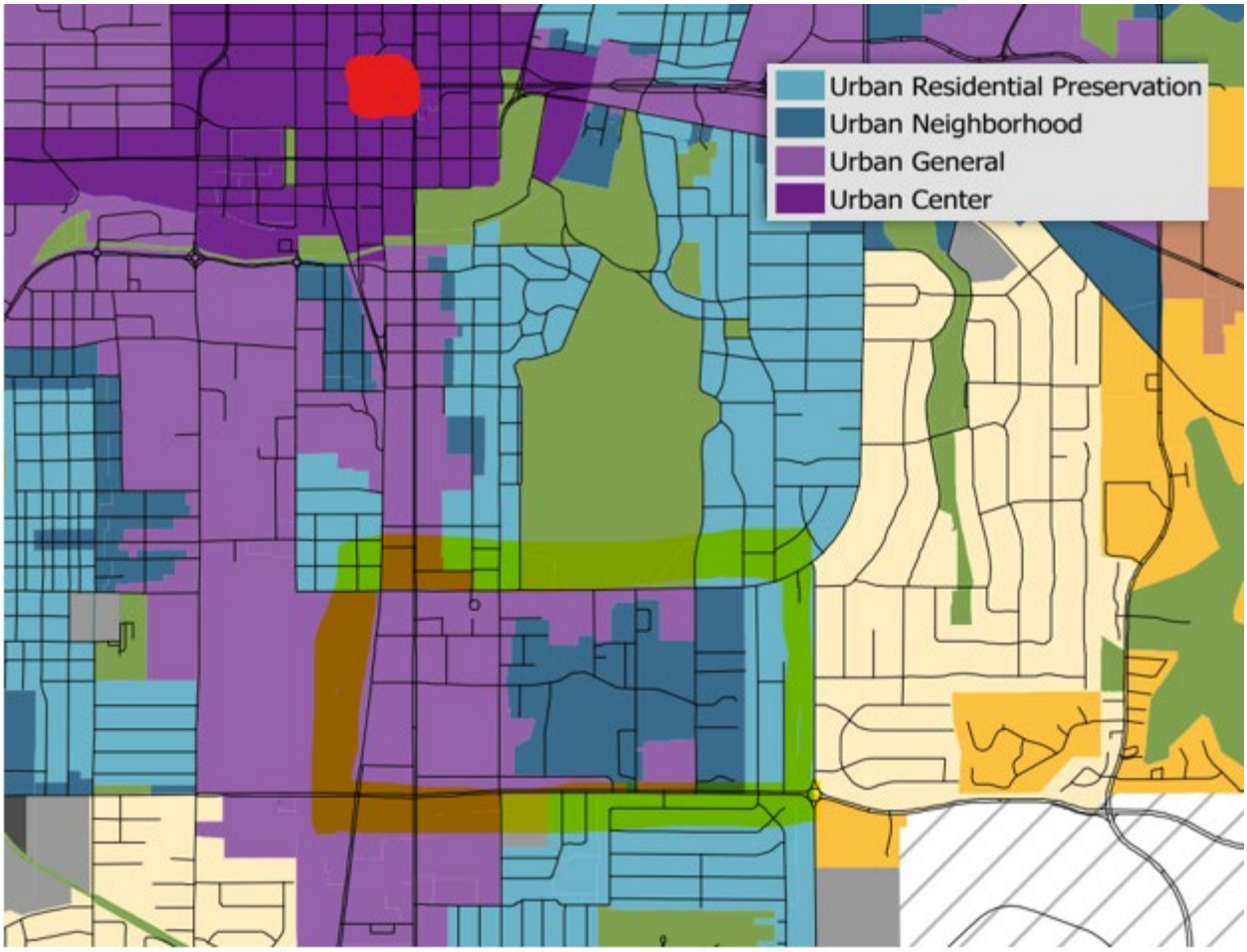
By copy of this mail, may I kindly ask staff to respond, and perhaps facilitate one or more meetings to discuss.

With thanks and best regards,

Beth C. Hollister
SCF Advisory Council
(850) 524 2139
<bethholl@yahoo.com

**My 'back of envelop' estimates.*

***I am aware of ongoing drainage improvement plans and have met with BP staff. Although information may be dated, my understanding is that flood maps may not change much until/unless the constriction under Adams Street is addressed (not yet on table).*



https://www.compplantlc.com/pages/dataandanalysis

DRAFT Future Land Use Map -
https://files.halff.com/wl/?id=LWBknkG8tjxFxpTAxkMGE01ehUB85wVi

Proposed DRAFT Future Land Use Categories -
https://files.halff.com/wl/?id=jwPDxoEkAQjKdt0n1CYkwFKdFhZrDA1T

From: Poplin, Susan
To: Calhoun, Sherri
Subject: FW: Comp Plan Update - Land Use Map and Land Use Categories
Date: Wednesday, March 12, 2025 4:24:14 PM
Attachments: Comp Plan Update 2025.docx

Please file.

From: Elizabeth Hollister <bethholl@yahoo.com>
Sent: Wednesday, March 12, 2025 10:36 AM
To: Curtis Richardson <cabaide@aol.com>; Rahkiah Brown <rahkiah@southcityfoundation.org>
Cc: Poplin, Susan <Susan.Poplin@talgov.com>; Autumn Calder <autumn.calder@BlueprintIA.org>; South City <southcityneighbors@gmail.com>; gordon.christopher.cox@gmail.com; Brenda Williams <brendawilliams@tallha.org>; Greg <gangreen57@comcast.net>; Lara Diettrich <ldiettrich@halff.com>
Subject: Re: Comp Plan Update - Land Use Map and Land Use Categories

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

In case the map does not appear in body of email, please see attached.

On Wednesday, March 12, 2025 at 10:27:13 AM EDT, Elizabeth Hollister <bethholl@yahoo.com> wrote:

Hello Commissioner Richardson and Rahkiah Brown –

I would like to draw your attention to the ongoing **Comprehensive Plan Update, Land Use Map and Land Use Categories**. A presentation was made and public comment taken on it at the Local Planning Agency (LPA) Workshop last night, March 11, 2025. My concerns for South City are as follows:

1. The **density and intensity of proposed land uses**, primarily Urban General and Urban Neighborhood ranging from **26 to 50 dwelling units (DUs) per acre**:

   a. ***Far exceed the current residential density**** of about 15 DU/acre multifamily units, 4 DU/acre single family or an overall average of 9 DU/acre.*

   b. How this high density and intensity of proposed land uses is congruent or reconciled with existing ***poor drainage and flooding issues is unclear***.**

   c. Why the Urban General land use of ***50 DU/acre is the predominant proposed land use along Magnolia Drive***, a *two-lane road*, currently under construction improvements (but not widening) *after years of planning and development*.

   d. This density and intensity presents a ***risk/danger of South City***

becoming a ***hyper-focused 'hotbed' of low-income housing – completely antithetical to the Purpose Built Model***.

2. Design and development standards are proposed in several urban land use categories but it is not clear who or how these will be developed, if there are any constraints in state statute or rule, how they would be operationalized and enforced, and what kind of processes and participation of residents might be allowed.

I did make some (but not all) of these comments during the public comment period last night. An excerpt of map and links provided below.

If there has been any direct engagement or consultation with the South City NA, South City Foundation, Tallahassee Housing Authority, and/or neighborhoods that would be directly impacted, e.g., Woodland Drives and Myers Park, I am not aware of it.

By copy of this mail, may I kindly ask staff to respond, and perhaps facilitate one or more meetings to discuss.

With thanks and best regards,
Beth C. Hollister
SCF Advisory Council

(850) 524 2139

<bethholl@yahoo.com

**My 'back of envelop' estimates.*

***I am aware of ongoing drainage improvement plans and have met with BP staff. Although information may be dated, my understanding is that flood maps may not change much until/unless the constriction under Adams Street is addressed (not yet on table).*

https://www.compplantlc.com/pages/dataandanalysis

DRAFT Future Land Use Map - https://files.halff.com/wl/?id=LWBknkG8tjxFxpTAxkMGE01ehUB85wVi

Proposed DRAFT Future Land Use Categories - https://files.halff.com/wl/?id=jwPDxoEkAQjKdt0n1CYkwFKdFhZrDA1T

From: Calhoun, Sherri
To: Poplin, Susan
Subject: FW: 1000 Friends of Florida Comments to the LPA
Date: Monday, March 31, 2025 7:42:00 AM
Attachments: image001.png
250328 lpa letter complete.pdf
image002.png

Sherri Calhoun
Staff Assistant
Comprehensive Planning & Urban Design
300 S. Adams Street. Tallahassee, Florida
Ph#: (850) 891-6413
Fax: (850) 891-6404
Sherri.calhoun@talgov.com
http://www.talgov.com/planning/PlanningHome.aspx



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From: Vivian Young <vyoung@1000fof.org>
Sent: Friday, March 28, 2025 10:50 AM
To: Poplin, Susan <Susan.Poplin@talgov.com>; Calhoun, Sherri <Sherri.Calhoun@talgov.com>
Cc: Paul Owens <powens@1000fof.org>
Subject: 1000 Friends of Florida Comments to the LPA

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Susan and Sherri –

I wanted to share with you 1000 Friends of Florida's comments to the LPA. These have been sent to the LPA through the online portal and will be attached to an alert to Leon County residents momentarily. Please let me know if you have any questions.

With thanks,

Vivian

Vivian Young, AICP
Special Projects Director
1000 Friends of Florida
www.1000fof.org



From: Calhoun, Sherri
To: Poplin, Susan
Subject: FW: Woodland Drives Neighborhood Association Public Comment on Agenda Item E. 2.
Date: Monday, March 31, 2025 7:40:00 AM
Attachments: FSU_Banner Email copy 2.png
WDNA-Comp-Plan-Amendments-Comment_27-March-2025.pdf
image001.png

Sherri Calhoun
Staff Assistant
Comprehensive Planning & Urban Design
300 S. Adams Street. Tallahassee, Florida
Ph#: (850) 891-6413
Fax: (850) 891-6404
Sherri.calhoun@talgov.com
http://www.talgov.com/planning/PlanningHome.aspx



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

From: Jeff Blair <jblair@fsu.edu>
Sent: Thursday, March 27, 2025 5:49 PM
To: Calhoun, Sherri <Sherri.Calhoun@talgov.com>
Cc: Greg Youchock <gangreen57@comcast.net>; Steve Pophal <stevenpophal@comcast.net>
Subject: Woodland Drives Neighborhood Association Public Comment on Agenda Item E. 2.

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

Good Evening,
Please provide the Planning Commission members and relevant staff with the attached Woodland Drives Neighborhood Association's public comment regarding Agenda Item E. 2. (Comprehensive Plan Update to the Future Land Use and Mobility Elements). Thank you.

Regards,
Jeff Blair
Associate in Research Faculty and Associate Director FCRC Consensus Center

(Retired), Florida State University
850.694.1209
jblair@fsu.edu

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FLORIDA STATE
UNIVERSITY

“Seek first to understand, then to be understood.”

"My commitment must be to truth and not to consistency." Mahatma Gandhi

“YOU must be the change you want to see in the world." Mahatma Gandhi

“Our lives begin to end the day we become silent about things that matter.”
Martin Luther King, Jr.

From: Planning Inquiries
To: Poplin, Susan
Subject: FW: Goal 6 comments from Capital City Cyclists
Date: Tuesday, March 25, 2025 7:58:00 AM
Attachments: image001.png

Sherri Calhoun
Staff Assistant
Comprehensive Planning & Urban Design
300 S. Adams Street. Tallahassee, Florida
Ph#: (850) 891-6413
Fax: (850) 891-6404
Sherri.calhoun@talgov.com
http://www.talgov.com/planning/PlanningHome.aspx



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From: Marcia Meale <marcia.s.meale@gmail.com>
Sent: Monday, March 24, 2025 1:28 PM
To: Planning Inquiries <planning@talgov.com>
Subject: Goal 6 comments from Capital City Cyclists

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Susan Poplin
City of Tallahassee
Administrator of Comprehensive Planning
Tallahassee-Leon County Planning Dept.
300 S. Adams Street, Tallahassee, Florida 32301
Via Email to: Susan.Poplin@talgov.com

March 24, 2025

Dear Ms. Poplin and Planners,

On behalf of Capital City Cyclists, I am providing the following comments on the Tallahassee-Leon County Comprehensive Plan Draft Land Use and Mobility Element Goals, Objectives, and Policies. In this letter our comments are limited to draft Goal 6. Our members are recreational cyclists and commuters working together to promote safe cycling through group rides and teaching bicycle skills

Generally, the draft policies reflect guidelines our members support to reduce the risk of pedestrian and bicycle injuries and deaths from crashes with motor vehicles. The policies recognize that street designs are

inherently unsafe and that drivers will make mistakes leading to crashes. Therefore, to reduce risks to the most vulnerable road users, bicycle and pedestrian facilities should be added wherever there is not just use and risk but also areas that would be used but are avoided because potential users sense risks.

Safe streets, sidewalks, and shared use trails allow people to walk and bicycle for health, fitness, and recreation. Safe streets and bicycle and pedestrian facilities also allow people to make fewer car trips for work and errands.

This Land Use and Mobility Element will make the region healthier, safer, and less congested. We hope our recommendations are accepted.

Sincerely,

Marcia Meale, President
Capital City Cyclists
marcia.s.meale@gmail.com
850 321-9075
Capital City Cyclists Comments on Land Use and Mobility Element

1. We concur with Goal 6 and urge that the terms “sidewalks, bicycle lanes, shared use paths, and trails” be used consistently throughout the element.
2. Include the terms “bicycle lanes and shared use paths” Policy 6.1.4
3. We strongly endorse Policy 6.2.1
4. Include the terms “bicycle lanes and shared use paths” related to future right of way needs in Policy 6.2.2
5. Delete the term “without negatively impacting either development” in Policy 6.2.5 as shown below: Interconnectivity for Development: Require vehicular, pedestrian, and bicycle interconnections between adjacent, compatible development; and require these interconnections between adjacent, incompatible developments if it has the potential to reduce the vehicular traffic on the external street system. ~~without negatively impacting either development.~~
6. We strongly endorse Policy 6.3.1 including reference to the requirement to “incorporate design characteristics that reflect Safe Systems approaches which recognize that transportation systems users inherently make mistakes, and ensures that the transportation system will be
7. In Policy 6.3.5 Lane Repurposing add the words “and implement” after the word evaluate.
8. We strongly endorse Policy 6.3.6 – One-Way Pair Conversions, which will make roads safer for all users.
9. In Policy 6.4.3 add the words “parks and recreation facilities” to the list of places where enhancements will be prioritized.
10. In Policy 6.4.4 – Bicycle and Pedestrian Master Plan add the words “and upgrading safety features” as shown in the underlined addition below. In coordination with the Capital Region Transportation Planning Agency, the Planning Department shall maintain a bicycle and pedestrian master plan through the planning timeframe that identifies projects to address bicycle and pedestrian network connectivity and safety feature upgrades, and pursue implementation funding. The bicycle and pedestrian master plan shall identify network need gaps.
11. We endorse Policy 6.4.13 – Pavement Markings and Signage.

    In Policy 6.4.17 use separate bullets to call out miles of shared use trails and miles of separated bicycle

12.

lanes. Remove the parenthesis in the bike lanes bullet.

13. Add text to the as underlined below: The Joint City-County Bicycle Working Group and Advisory Committee for Quality Growth may review these measures and evaluate progress and make recommendations annually.

14. Replace draft text in Policy 6.5.1 with text underlined below: – Build Bike Facilities Concurrent with Maintenance: Bicycle facilities shall be added or updated during all City Public Infrastructure or County Public Works roadway resurfacing, restoration, and rehabilitation projects involving arterial or collector roads where such facilities currently do not exist or, if existing, do not meet current bicycle facility selection and design standards. Elimination of bike lanes shall require that the roadway retain or improve bicycle quality of service.

15. Replace draft text in Policy 6.5.2 with text underlined below: Bicycle Facility Selection and Design Standards: All bicycle facilities to be added or updated pursuant to Policy 6.5.1 shall be selected and designed in accordance with the then current version of Chapter 223 of the FDOT Design Manual.

From: Calhoun, Sherri
To: Poplin, Susan
Subject: FW: Proposed Changes to Future Land Use Categories
Date: Wednesday, March 12, 2025 7:29:00 AM
Attachments: image001.png

Sherri Calhoun
Staff Assistant
Comprehensive Planning & Urban Design
300 S. Adams Street. Tallahassee, Florida
Ph#: (850) 891-6413
Fax: (850) 891-6404
Sherri.calhoun@talgov.com
http://www.talgov.com/planning/PlanningHome.aspx



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From: Marney Richards <marneyrichards370@gmail.com>
Sent: Tuesday, March 11, 2025 5:44 PM
To: Calhoun, Sherri <Sherri.Calhoun@talgov.com>
Subject: Proposed Changes to Future Land Use Categories

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

I am writing to express my concern about changes to future land use categories. It appears that some of the essential information about policies for implementing the Plan were not available to the public until just before the March 11th public workshop.

I am particularly concerned about the proposal to allow businesses within neighborhoods without much more information and discussion. The description "neighborhood scale accessory non-residential uses... such as retail, offices, and community services" is too broad. I also don't see anything noise, light, or traffic/parking included.

Please provide opportunity for the public to learn more essential details and comment on these before submitting the plan to the State.

From: Marney Richards
To: Calhoun, Sherri
Subject: Proposed Changes to Future Land Use Categories
Date: Tuesday, March 11, 2025 5:43:56 PM

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

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Please provide opportunity for the public to learn more essential details and comment on these before submitting the plan to the State.

Thank you for your consideration,
Marney Richards
1604 Hasosaw Nene

From: Calhoun, Sherri
To: Poplin, Susan
Subject: RE: Further comments and clarifications on Comp Plan revisions
Date: Wednesday, March 12, 2025 4:26:00 PM
Attachments: image001.png

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done

Sherri Calhoun
Staff Assistant
Comprehensive Planning & Urban Design
300 S. Adams Street. Tallahassee, Florida
Ph#: (850) 891-6413
Fax: (850) 891-6404
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From: Poplin, Susan <Susan.Poplin@talgov.com>
Sent: Wednesday, March 12, 2025 4:21 PM
To: Calhoun, Sherri <Sherri.Calhoun@talgov.com>
Subject: FW: Further comments and clarifications on Comp Plan revisions

Please file the public comments received after the LPA Meeting here: "N:\COMP PLAN DIVISION ACTIVE FILES\PROJECT FILES\Comp Plan Update\2022 Land use and Mobility Update\LAND USE MOBILITY UPDATE\Citizen Comments\CommentsAfter LPA 03-11-2025

From: Randie Denker <randiedenker@gmail.com>
Sent: Wednesday, March 12, 2025 1:42 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>; Calhoun, Sherri <Sherri.Calhoun@talgov.com>
Cc: kathyi.mcguire@gmail.com; Jake Varn <jjddvv@aol.com>; Dailey, John <John.Dailey@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Jack Porter <jackarita@gmail.com>; rosa.ramosmorgan@gmail.com
Subject: Further comments and clarifications on Comp Plan revisions

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

Thank you for the opportunity to speak last night. Of course, in 3 minutes, one cannot get into too much detail, so I would like to add a few more comments to what I said last night.

As I stated last night, I am very much in favor of more urban infill because it prevents sprawl, makes mass transit more doable and reduces costs to provide urban services, inter alia. You don't have to sell me on urban infill and denser downtowns. I'm already there with you.

However, as I also said last night: one size doesn't fit all. There are places within the Urban Core that are, in my opinion, inappropriate. For example, more density creates more stormwater runoff and in a neighborhood that already has flooding issues, it might not be wise to scale up density.

Another reason is that there are certain historic neighborhoods like Los Robles and Lafayette Park, for example, where putting in apartments and commercial development would destroy the historic character of the neighborhood. I don't want to live next to a 7-11 and I doubt that any of my neighbors do either.

In looking over what Haaf has proposed, my feeling is that they have painted with too broad a brush. There are areas of the Urban Core where more density would be great and other areas where it would not be great and would destroy the ambiance of what now exists. So, I would not want them to open the door to such wide-spread densities, apartment complexes and commercial development everywhere that they have currently designated as Urban Residential Preservation. I feel that the designation "Urban Residential Preservation" itself is misleading, as it might lead many homeowners to believe that their neighborhoods are being "preserved" and could not have commercial development. However, if this new zoning category is adopted over such a wide swath of downtown and midtown residential neighborhoods, that would no longer be true.

What I would like to see is a more nuanced analysis of the Urban Core. I would ask the consultants to go back and designate only those areas where denser development would **actually** be more appropriate under this new zoning category. We all want to enhance our Urban Core, but destroying our best assets is not the way to do it. We want a scalpel approach here, not a sledgehammer. I think everyone can agree that we want to encourage more residential density Downtown and in the areas near the university, but not at the cost of destroying our charming and historic neighborhoods to the east.

I would also note that the new Urban Residential Preservation designation (below) does not have any height limitations nor size restrictions, so a residential homeowner could end up with a 10 story apartment building or office building next to his historic home. If a homeowner has solar panels, (which I do) that would destroy their ability to produce clean energy and would engender lawsuits.

Although, the language in the new Urban Residential Preservation FLU category says that these commercial uses would be "scaled" to the neighborhood, there is no limitation on size, height, amount of paved area, size of parking lot, and so forth. The vague language about "scaling" to the neighborhood becomes someone else's judgment call, not the affected

homeowner's. One person's "scaled" could very well be another person's nuisance.

The commercial uses allowed include any "retail, office or community service", except for drive-throughs and gas stations. Given that those are the only two exceptions, what we are left with as allowable commercial uses is pretty much anything: Under the proposed wording, we could have such development as auto repair shops, banks, Dollar Stores, convenience stores, salvage businesses, junkyards, gun shops, and commercial dog kennels. I would not want to live next to any of these and I doubt that most homeowners would, especially if they thought that they were buying into a neighborhood such a Lafayette Park, which has historically been protected as a single-family neighborhood with one ADU in the back.

I also wanted a chance last night to discuss the need to carve out Midtown from the rest of the Comp Plan FLUM. Midtown is currently the subject of a Master Plan that, while still in progress, has made a number of decisions about the future development of this special area. As Chairman Jake Varn said last night, this Comp Plan proposal is working at cross-purposes with the work of the Midtown Stakeholders' Committee. I think that the consultants need to meet with the Midtown Stakeholders Committee immediately and carve out a special development area for Midtown which is based upon the parameters that have been unanimously adopted by both the neighborhood and business representatives on the Committee. Adopting these new land use categories sabotages the work that this City-appointed Committee is doing. The two groups need to work together in tandem. Instead, it appears that a situation is being created here where one group can cancel out the work of the other.

I have submitted other written comments, which I hope will be carefully considered, so I won't repeat any of those here. But I wanted to clarify my comments from last night and also add my concerns about Midtown.

Thank you for your time and attention.
Sincerely,
Randie Denker, esq.

Urban Residential Preservation Land Use Category
The intent of the Urban Residential Preservation category is to preserve existing historic walkable neighborhood development patterns. The Urban Residential Preservation category is intended to provide low to medium density residential uses with allowances for neighborhood-scale accessory commercial uses within small to medium blocks that are defined by walkable streets characterized by narrow travel lanes, on-street parking, sidewalks, and planter strips. A low-speed street network that supports walkable connections to neighborhood parks, schools, and other amenities. Pedestrian safety and comfort shall be prioritized over vehicle speed. Allowed land uses include residential and neighborhood-scale accessory non-residential uses. non-residential development scaled to serve the surrounding neighborhood such as limited retail, offices, and community services. The use must not cause excessive traffic, noise, light, odor, or dust impacts. Auto-oriented uses, such as gas stations or drive-through facilities, are not permitted in order to protect neighborhoods from any negative impacts associated with increased vehicular traffic.
A maximum gross density of 12 dwelling units per acre is allowed. Low-density residential includes single-family detached, single-family attached, duplexes, triplexes, and quadplexes. The following special conditions shall apply to the Urban Residential Preservation Land Use Category:
1. Design and development standards for the Urban Residential Preservation area shall detail the placement, scale, and relationship between buildings and the street to support an area of high pedestrian comfort and a continuous walkable street network throughout the district. These design standards shall integrate all building types into the character of the

neighborhood.
2. Standards addressing adjacency to protected residential areas including buffers, setbacks, stepbacks, and landscaping shall be included be included in the City of Tallahassee land development regulations to ensure compatibility between residential and non-residential uses within the Urban Residential Preservation land use.

From: Randie Denker
To: Poplin, Susan; Calhoun, Sherri
Cc: kathyi.mcguire@gmail.com; Jake Varn; Dailey, John; Matlow, Jeremy; Williams-Cox, Dianne; Richardson, Curtis; Jack Porter; rosa.ramosmorgan@gmail.com
Subject: Further comments and clarifications on Comp Plan revisions
Date: Wednesday, March 12, 2025 1:42:35 PM

EXTERNAL EMAIL
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for future generations.

Sincerely,

Sara McGinnes
1551 Crestview Avenue

1551 Crestview Avenue

From:	Sara McGinnes
To:	Calhoun, Sherri
Cc:	Dailey, John; Matlow, Jeremy; Porter, Jack; Richardson, Curtis; Williams-Cox, Dianne; ACBL; Gail Ballard Hall; Kate Butcher; Frank Carfaro; Matt Winn Contractor; Mark Gagnon; "William "Billy" E. Hannan"; Ingle & Assoc. Mortgage Services -Lender; Marceline Mazzur; Sara McGinnes; McKay"s Furniture; Joseph Priestley Jr.; Washington Trust-Cyndi
Subject:	Proposed updates to the Future Land Use Map and Land Use Categories in the Tallahassee-Leon County Comprehensive Plan
Date:	Tuesday, March 11, 2025 7:15:08 PM

EXTERNAL EMAIL
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Dear Decision Makers,

As a resident of Betton Hills, I appreciate our challenge to deal with our increasing population and all the infrastructure problems that have been created since I moved to this beautiful city decades ago. I relocated to Tallahassee with my family because I appreciated the governance of this place and the care and protection of the quality of life we had here. It seems to me government was different in those days and there was a careful and thoughtful process before sweeping changes were implemented that would most likely cause changes far into the future, changes we're already seeing as local development radically alters our environment..

I urge you to proceed with a more ordered and thoughtful process that includes more data and analysis, more time and opportunity for public comment, and more consideration of how today"s
decisions will affect the quality of life for future generations.

Sincerely,

Sara McGinnes
1551 Crestview Avenue

From: Calhoun, Sherri
To: Poplin, Susan
Subject: FW: Citizen Comments Submission for Tallahassee-Leon County Planning Commission
Date: Monday, March 31, 2025 7:41:00 AM
Attachments: image001.png

Sherri Calhoun
Staff Assistant
Comprehensive Planning & Urban Design
300 S. Adams Street. Tallahassee, Florida
Ph#: (850) 891-6413
Fax: (850) 891-6404
Sherri.calhoun@talgov.com
http://www.talgov.com/planning/PlanningHome.aspx



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From: vyoung@1000fof.org <vyoung@1000fof.org>
Sent: Friday, March 28, 2025 10:46 AM
To: Calhoun, Sherri <Sherri.Calhoun@talgov.com>
Cc: Perrine, Beth <Mary.Perrine@talgov.com>
Subject: Citizen Comments Submission for Tallahassee-Leon County Planning Commission

Citizen Comments Submission from Talgov.com for Tallahassee-Leon Local Planning Agency

Name: Vivian Young
Address: 308 North Monroe Street
City: Tallahassee
State: Florida
Zip: 32301
Email Address: vyoung@1000fof.org
Comments: (Note -- document links and highlighted text did not come transfer) MEMORANDUM TO: Members of the Tallahassee-Leon County Local Planning Agency FROM: Vivian Young, AICP, Special Projects Director DATE: March 28, 2025 RE: Comments for April 1, 2025, LPA Transmitting Public Hearing on Draft Update Thank you

for the opportunity to provide input on the draft update to the Land Use and Mobility Element of the Tallahassee-Leon County Comprehensive Plan. As you are aware, a community's comprehensive plan is the legal document that codifies community vision on where and how our community will develop over a specified timeframe. We would like to start by saying that we strongly support the overarching goal of keeping urban lands urban and rural lands rural. If carefully crafted, this can be a strong foundation for protecting sensitive natural lands, limiting sprawl, creating more vibrant urban areas, and limiting the cost to taxpayers for costly infrastructure expansion into rural areas. We wish to make several recommendations regarding the update. As an aside, our recommendations below were based on the documents released in mid-March. Considerable additional documents and policy changes were released with the March 26 LPA agenda. Due to time constraints, we have only undertaken a cursory review of these documents which include a plethora of information. 1. Timeline – We continue to believe that the comprehensive planning update process is rushed and urge you to recommend that the City and County pause the process, address identified community concerns, conduct one or two citizen workshops to discuss the updates with the public, and postpone the transmittal process until at least the fall to allow time for a more robust review by all involved. While we understand that the comprehensive plan update process has been under way since 2015 with reports, surveys, and public meetings subsequently undertaken, it was not until January 2025 that the roll out of goals and objectives began, followed by a draft and very general Future Land Use Map (FLUM), and finally policies and a detailed FLUM in mid-March. Hundreds of pages of new information were released with the March 26 LPA agenda, including new provisions in the previously released updated goals, objectives, and policies, a 90-page addendum of additional policies that are up for adoption, a 155-page document outlining changes, and more, This chronology is shown in Attachment 2 of the agenda packet. The result is that citizens and members of the LPA have only been able to review all the documents in their entirety since March 26, less than a week before the April 1 LPA Transmittal Hearing. Why the rush? This process began almost a decade ago, and while a number of public meetings were held to gather public input at the front end, only minimum legal requirements are now being met to review the proposed updates, even as new information continues to be released. We urge the LPA and the Tallahassee and Leon County Commissions to meet not just the minimum statutory requirements but also the intent of robust citizen participation in the planning process. 2. Comparison Review – On March 26, the 155-page Future Land Use Crosswalk was released which identifies the differences between current goals, objectives and policies, and those proposed. With a week until the meeting, there is insufficient time to review all of the changes to gain a clear understanding of the implications. This provides further justification for the need to pause the process. As but one example, with regard to expansion of the currently adopted Urban Services Area (USA), the existing plan Objective 1.1 [L] notes: "The location and size of the USA shall be depicted on the Future Land Use Map and is based upon the area necessary to accommodate 90% of new residential dwelling units within the County by the Plan Horizon; the ability to provide urban infrastructure; and, the presence of environmentally sensitive lands and water bodies, requiring protection from the impacts of urban development." There are several objectives and policies related to the USA in the proposed plan, but none seem to address that the USA is intended to accommodate 90% of new residential dwelling units within the County. This appears to be a substantive change that merits informed evaluation by members of the community. We expect there are numerous other examples. The following recommendations relate to statutory requirements related to the comprehensive plan update process: 3. Measurable Objectives – 163.3164 (36), F.S. related to the Community Planning Act includes this definition: "Objective' means a specific, measurable, intermediate end that is achievable and marks progress toward a goal." There are numerous objectives in the update that are

neither specific nor measurable and need refinement. The need for measurability is further reinforced in the Tallahassee-Leon County Planning Department report [2016], Vibrant Tomorrow: State of the Land Use Element, which is included under the data and analysis drop down on the update webpage. On page 9, it discusses the lack of measurable objectives in the current plan, and includes the following example: Current Plan, Immeasurable: Land Use Element Objective 3.2 – Provide for the convenient, aesthetically pleasing and compatible location of office uses to provide business and professional services and employment opportunities that are easily accessible through planning integration into the existing transportation network. Vibrant Tomorrow goes on to note: "The above objective is vague regarding how the provision of convenient, aesthetically pleasing and compatible location of office uses should be achieved, resulting in an immeasurable objective. No specific area of Tallahassee or Leon County is referenced, nor is "convenient" defined. Overall, the above objective does not provide any direction or measurable provisions to achieve its purpose or mark progress towards a goal." [emphasis added] Proposed Update, Immeasurable: Below are a series of a few examples of immeasurable objectives in the proposed plan. In most cases, these are worded in the form of goals and not objectives, all include general adjectives and are not specific, and none are measurable. Objective 1.2 – Preservation of Natural Areas: Preserve natural areas, including conservation areas, environmentally sensitive features, and water resources. Prioritize and maximize the protection of these areas when making decisions regarding land use, transportation, and infrastructure extension. Objective 2.1 – Growth and Population Accommodation. Tallahassee and Leon County will accommodate our population growth in a responsible manner. A growth and development strategy that provides for well-managed, orderly growth that preserves natural resources and promotes fiscal responsibility shall be leveraged to maximize economic and environmental stewardship while accommodating the increased population. Objective 3.1 – Residential Character: Provide for connectivity and a balanced mix of residential uses that allow for greater housing diversity while protecting the character of existing, viable residential areas and neighborhoods. Objective 4.1 – Missing Middle Housing: Ensure diverse housing options along a spectrum of affordability and housing types in residential areas to support walkable neighborhood commercial uses, and public transportation options. Allow for diverse housing options in new and existing neighborhoods to ensure that the housing types are not homogeneous and provide a solution to the mismatch between the available housing stock, shifting demographics, and a growing demand for walkability. Objective 5.1 – Economic Health: Initiate community planning, urban development, and redevelopment strategies that prepare business, production facilities, trades, and related activities that provide the livelihoods of the population to withstand positive and negative changes in the economy and continue providing jobs and incomes to support the community. Objective 6.1 – Land Use and Transportation Coordination for Livability: Coordinate land use and transportation systems that foster vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce greenhouse gas emissions, and enhance pedestrian, bicycle, and transit mobility. 4. Data and Analysis – 163.3177(1)(f), F.S. requires that all elements of the comprehensive plan and plan amendments "shall be based upon relevant and appropriate data and an analysis by the local government…. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue." This information appears to be missing on key topics. The data and analysis drop down menu at https://www.compplantlc.com/pages/dataandanalysis, includes hundreds of pages of information but there does not appear to be accompanying analysis of what information within each of those studies informed the creation of the update. • As one example, in a March 19 interview with Matt Hoffman of WCTV, staff indicated that the community requires 23,000

new housing units by 2050. As of March 26, while the data includes the required population projections by BEBR, there does not seem to be detailed population accommodation projections identify the basis for 23,000 units and whether and how the plan meets this need. This could be supported by the following data: How many units are currently available in the USA area and the non-USA area? • How many units are currently approved but not yet completed, (for example, in Welaunee), and how are these included in the calculations? • How many units would be available in each area if current zoning reached build out, and what year is build-out anticipated based on BEBR projections? • How many units will be available in each area with just the updates to the FLUM? • How many units will be available if the new FLUM is adopted, and zoning is updated to be consistent with the FLUM? In a related area, the 2023 Live Local Act made considerable mandatory changes to allowable heights, densities, and more in all communities in the state. Tallahassee has prepared the Live Local Height Tool to analyze the impacts of this act on development patterns in the City. However, it is our understanding that this data was not used in the preparation of the FLUM because it was not required. It would be helpful to incorporate this data. 5. Internal Consistency – 163.3177(2), F.S. notes: "Coordination of the several elements of the local comprehensive plan shall be a major objective of the planning process. The several elements of the comprehensive plan shall be consistent." Among other things, this means that the goals, objectives, and policies included in this element must be consistent with provisions in the other adopted elements. This also relates to the issue of timeline, as careful review of consistency between the elements is not feasible with such a short timeframe. The final series of recommendations relate to keeping urban areas urban, as identified as the overarching goal of the plan: 6. Keeping Urban Areas Urban – Again, 1000 Friends strongly supports this concept. But we feel that further steps could be undertaken as part of the update. Planning Period – It is within the authority of the city and county to have the plan address the 2050 planning horizon but include provisions to address development demand over a ten-year time frame instead of by 2050. This allows "phasing" development allowances as conditions change over the coming decades. While the planning horizon of 2050 is reasonable, we urge you to shorten the development capacity timeframe to 10 years to allow for needed development but provide the opportunity to refine the plan for future changing conditions. Authority to have two timeframes is included in 163.3177(5)(a), F.S., which states: "Each local government comprehensive plan must include at least two planning periods, one covering at least the first 10-year period occurring after the plan's adoption and one covering at least a 20-year period. Additional planning periods for specific components, elements, land use amendments, or projects shall be permissible and accepted as part of the planning process." The authority to address development capacity over a shorter time frame is included in 163.3177(1)(f)3, F.S. which further states: "The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period…." Concentration of Urban Development – While directing development to within the USA is appropriate, a more refined approach is needed to determine where in the USA more intensive development is most appropriate. The broadbrush approach taken would set the stage for the upzoning of large areas within the USA, without consideration of other planning factors. For example, Objective 2.6 – Recognizable Places, calls for redevelopment with higher density and intensity land uses along several corridors, and Policies 4.2.2 and 4.2.3 on Transit Oriented Development (TOD) outline density incentives to promote walkability and transit. Instead of intensifying allowable future land uses in large areas, it would make more sense to identify appropriate corridors for greater density, craft desired incentives, and update the FLUM to support intensified development in those areas while leaving other areas for less intensive development. This also is a more fiscally responsible approach and will not require

even greater economic incentives to compensate for areas that may have been inappropriately densified in this update. Making Urban Areas More Livable – Vibrant urban areas are walkable and bikeable, support transit, and include a mixture of residences, offices, and commercial uses in close proximity. Having separated pockets of more urbanized development can be counterproductive. A concern with the approach of having large areas approved for more intensive development is that instead of creating concentrated and cohesive urban area(s), it will create scattered pockets of denser development that may not support TOD or greater urban design goals. Density Increases – We understand and support the need for increased density in urban areas based on need and the appropriateness of location. However, in the interest of transparency, we believe there should be clearer messaging on this issue as this document is intended to reflect the community vision. In response to citizen concerns about density increases, the routine response (as seen in Attachment 7, Public Comment) is that this update focuses on changes to future land use, and does not involve zoning changes that would be needed to increase density. While this is technically correct, it appears disingenuous. What is not mentioned is that if the FLUM and policies are updated, it establishes the legal foundation needed to make zoning changes to reflect the "community vision" that increased density is appropriate in certain areas. For example, as shown in the LPA Attachment 6, Land Use Comparison, the proposed Urban Residential Preservation category doubles allowable density from "6 units per acre" to "12 units per acre 5,000 sq ft per acre." Based on these comments, we urge you to slow the process down to address technical issues, reexamine the urban policies, and provide more opportunity for citizen input through workshops and other means. With thanks, Vivian Young, AICP Special Projects Director

WOODLAND DRIVES
NEIGHBORHOOD ASSOCIATION, INC.

Comprehensive Plan Update to the Future Land Use and Mobility Elements Public Comment – Unanimously Adopted by the Woodland Drives Neighborhood Association (WDNA) BOD 27 March 2025.

Woodland Drives is adversely impacted, and is requesting that the proposed future land use designation change from Residential Preservation to Urban Residential Preservation, along with associated increases in maximum density, allowed residential types, and non-residential uses, be denied and not included in the amendments adopted to the Future Land Use and Mobility Elements of the Comprehensive Plan.

We are **opposed** to the proposed changes to the future land use designation that adversely impact Woodland Drives for, including but not limited to, the following reasons:

A. Insufficient time for neighborhood review of voluminous and complex documents provided in support of the proposed changes,
B. Insufficient time for neighborhood residents to adequately assess and comment on the impacts of the proposed changes,
C. Incompatible with the character of our historic in-town neighborhood,
D. Incompatible with the desires of Woodland Drives residents for our historic in-town neighborhood,
E. Lack of sidewalks, and roadway capacity to accommodate the increased density and allowed uses, and
F. Increased traffic, and decreased safety for our residents and pets to walk and play safely in our neighborhood.

WDNA Requests Denial. Specifically we are opposed to the following specific proposed changes:

	Existing Residential Preservation	**Proposed Urban Residential Preservation**
Intent	**Protect** existing stable and viable residential areas **from incompatible land use intensity and density intrusions**	**Preserve** existing historic walkable neighborhood **development patterns.** Intended to provide low to medium density residential uses **with allowances for neighborhood scale accessory commercial uses**
Maximum Density	**6 units per acres**	**12 units per acres**
Allowed Residential Types	Single family, townhouses, and cluster housing	Single family detached, single family attached, duplexes, triplexes, and quadraplexes
Non-Residential Uses	**No**	"Neighborhood scale accessory non-residential uses… such as retail, offices, and community services."

In summary, these amendments proposing to change the future land use designation of Woodland Drives and other in-town neighborhoods will degrade the quality of our neighborhood and the preferences of our residents, by increasing density, increasing traffic and noise, allowing for incompatible commercial uses, and decreasing the safety and quality of life for our residents.

On Behalf of the Woodland Drives Neighborhood Association Board of Directors,
Sincerely,

G. Youchock

Greg Youchock, President

Jeff Blair, Vice President, Governmental Affairs Chair

From: Poplin, Susan
To: Calhoun, Sherri
Subject: Fw: Public Comments To File/Add to Compile
Date: Tuesday, April 1, 2025 9:05:30 AM
Attachments: image.png
image.png
image.png
image.png

Sherri, Please file these public comments and add to the compilation. These came directly to me or others. When you add these to the compilation check for duplication. Thx.

From: Stephanie Ellis <sellis683@gmail.com>
Sent: Monday, March 31, 2025 3:33 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Cc: White, Artie <Artie.White@tlcplace.org>
Subject: Proposed Amendments to TLH\Leon County Plan

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Hello,

I am a Tallahassee resident and I am in favor of the proposed amendments to the Tallahassee-Leon County Comprehensive Plan. The proposed amendments streamline our Comprehensive Plan and appropriately defer detailed regulations to the land development code. Our Comprehensive Plan should not be so inflexible as to prohibit smart, innovative development that is consistent with and achieves our overall community goals. The proposed amendments guide future growth and development in a consistent and predictable manner without being overly and unnecessarily restrictive or burdensome.

Please feel free to contact me with any questions.

Stephanie Ellis
850-408-0642
2146 Stiles Pond Court
Tallahassee, FL 32303

From: Jeri Madden <jerimadden2015@icloud.com>
Sent: Monday, March 31, 2025 3:05 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Cc: White, Artie <Artie.White@tlcplace.org>
Subject: Tallahassee-Leon County Comprehensive Plan

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

Good Afternoon,

I am a Tallahassee resident and a small business owner. Please adopt the proposed amendments to the Tallahassee-Leon County Comprehensive Plan. These amendments are the product of years of public outreach and stakeholder engagement. They promote vital and sustainable growth for future generations of our community.

Thank you very much for your time.

Best,
Jeri

Jeri Desloge
850.567.7313

From: Smith, William <Smith.William@ccbg.com>
Sent: Monday, March 31, 2025 2:37 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Cc: White, Artie <Artie.White@tlcplace.org>
Subject:

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Susan and Artie,

Hope you are doing well. As a resident that lives in Leon County I wanted to let you all know that I am in favor of the proposed amendments to the Tallahassee-Leon County Comprehensive Plan. These amendments modernize and clarify the plan, ensuring it remains a useful tool for guiding growth while allowing the land development code to address site-specific details. The proposed changes provide the flexibility needed to support innovative, responsible development that aligns with our long-term goals as a community.



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From: Andrew Gay <andrew@grimsleycpa.com>
Sent: Monday, March 31, 2025 1:59 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Cc: White, Artie <Artie.White@tlcplace.org>
Subject: Comp Plan

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

To Whom it May Concern,

I am a Leon County resident, and I am in favor of the proposed amendments to the Tallahassee-Leon County Comprehensive Plan. The proposed amendments serve to modify the Comp Plan in a manner that addresses our community needs and desires while effectively guiding growth for our future. It has been far too long since we've updated these elements of the Comprehensive Plan and, after tremendous public outreach over many years, we shouldn't delay this any further.

Andrew Gay, CPA
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From: Mat Tharpe <mtharpe@tharpeconstruction.com>
Sent: Monday, March 31, 2025 1:33 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Cc: White, Artie <Artie.White@tlcplace.org>
Subject: Comp Plan

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

I'm a Leon County resident and I'm in favor of the proposed changes to the Comprehensive Plan. They give us a smarter way to grow—focusing on areas that already have infrastructure and services, and letting the city adapt more easily as things change. This is the kind of forward-thinking we need to be successful.

Thanks

Mathew Tharpe
Tharpe Construction & Remodeling LLC
850-868-0806
www.Tharpeconstruction.com

From: ThisBib <thisbib@comcast.net>
Sent: Friday, March 28, 2025 8:45 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Subject: Comp Plan update proposed amendment comment

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Hi Susan,

I hope you and your family are doing well and that the Planning Department is treating you well!

I see that the comp plan update is well underway. I apologize for not having been engaged to this point. But I just took a super quick look at the proposal — specifically the proposed FLUM — and I picked up quickly on one issue I find problematic in terms of strategy, specifically, the proposed location of the various future land use categories (FLUCs) on the FLUM.

The problem occurs when FLUCs intended to allow significantly different intensities of use or character of development are located across a street or road from one another. This is a classic error in urban design and land use compatibility: in good urban design, and even typical current local land use practice, principal uses face one another — *look out* at one another — across streets…and this visual perception is one important way most people gauge and experience compatibility.

Ideally, interfaces or boundaries between categories and districts of significantly different character and/or intensity should be located along the rear lot line or separated through categories or districts of transitional intensity or large areas of open space. Boundaries along rear property lines offer the additional benefit of enabling the provision of buffering to mitigate visual perception of differing land use and intensity.

I realize this a bit of challenge because most of these newly proposed boundaries are in the same location as the boundaries between FLUCs on the FLUM presently in effect. And you can blame me a bit for that, by the way. But I try to learn as I progress in the profession and wanted to offer this for the good of the community.

Please let me know if you have any questions.

Be well,

Adam Antony Biblo

Tallahassee, FL

From: Randie Denker <randiedenker@gmail.com>
Sent: Thursday, March 27, 2025 8:18 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Cc: kathyi.mcguire@gmail.com <kathyi.mcguire@gmail.com>; rosa.ramosmorgan@gmail.com <rosa.ramosmorgan@gmail.com>; Wendy Grey <wsgrey@outlook.com>; mbrezin188@gmail.com <mbrezin188@gmail.com>; Neil Fleckenstein <neil@talltimbers.org>; Jake Varn <jjddvv@aol.com>; Steve Leitman <sfleitman20@gmail.com>; piers.rawling@gmail.com <piers.rawling@gmail.com>
Subject: Some comments on newly updated Comp Plan revisions

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Susan:

I have taken a look at the latest revisions to the Comp Plan. It would have been a lot less complicated if there had been some kind of document showing the changes from the last proposal to the current one, so that it would have been easy to tell what has changed since the last iteration. I am not sure that I have still seen everything, as you told me that there are still items being posted. So, I may be submitting some comments later.

I really like some of this new language, especially in Goal 6. There is some language in there that will be a huge boon to my urban neighborhood where speeding has been a very big problem.

There are some other sections which are also good, but there are many sections which are too vague and I would still like to see more specificity, more inclusion of metrics and more deadlines for accomplishment.

Here are my comments:

1.1.3- This section talks about creating special districts, but it does not specify any areas for inclusion. I would propose designating Midtown as a special district. Right now, most or all of Midtown's commercial area has been re-mapped as Urban General on the FLUM. This would allow 50 units per acre and up to 60,000 sq. ft. This new land use category would completely destroy the ability of the Midtown Stakeholders Committee to create a Master Plan for Midtown because, if this land use category is adopted, all of the important decisions about size, use, density, height, and design have already been made in this category, precluding the whole justification for a Master Plan. This land use change would render the Midtown Stakeholders Committee essentially powerless and obsolete. Therefore, I would urge that the status quo be preserved in Midtown (as unanimously recommended by the City-appointed Committee members) to allow the Committee to complete its work on a Master Plan. Once the Master Plan is completed, Midtown should be carved out as a special district based upon the future recommendations of the Master Plan, at which time, a new zoning category can be created for Midtown that will implement the Master Plan recommendations.

1.2.6- I like this idea of conservation features outweighing transportation needs, but I would strengthen this language because we have a persistent problem in Leon County/Tallahassee whereby conservation easements are often destroyed for road and other infrastructure projects. In fact, a 50-acre conservation easement at the corner of Roberts and Centerville Road is being condemned for a 4-lane highway, as I write this. I would recommend that this language be added to the Comp Plan: **"When the City or County creates a conservation easement, it shall relinquish all powers of eminent domain, so that the conservation easement will remain in perpetuity."**

1.4 et seq. concerning the preservation of trees is still extremely weak and does not require anything specific of either the City nor the County. There are no quantitative goals for preservation nor replanting. This section has some good language but the problem is that it refers to "protected trees" and currently there are none. If we want to actually protect trees, then we have to specifically commit to policies that genuinely protect trees. If the proposed language were to be adopted in the Comp Plan, it would not require the City/County to adopt any new actual tree protection ordinances. I don't see that this language requires them to. The current City tree ordinance allows any tree of any species, age or size, to be cut in exchange for paying money into a fund or planting stick trees elsewhere. Unless the Comp Plan language fundamentally changes anything about the existing Pay-to-Cut scheme that we currently have. Under this proposed language, we will continue to lose our urban canopy, which decline has been calculated by the City's periodic forestry surveys. I also see nothing about climate change, climate resiliency, or the need to achieve carbon neutrality here, and very little in the new revisions altogether, which is a disappointment. I had hoped to see more about the need to achieve carbon neutrality and a specific blueprint with timelines for achievement. The most cost-effective way to decarbonize is to plant tens of thousands of trees every year. The Comp Plan needs to create specific goals for planting and replacing and preserving trees, through the use of various carrots and sticks. I could even envision incentives such as paying developers not to destroy forests, the way that the Department of Agriculture pays farmers to keep land fallow, when necessary. I would like to see a clearly written commitment to aggressive tree-planting with quantifiable metrics and goals.

1.5 et seq. Once again, some great ideas here, but no specifics. If the goal is to have tree-shaded parking lots, then state a percentage for that goal. Otherwise, how do we know if we are succeeding? I'd also add that when a parking lot is being redeveloped or repaved, the Comp Plan should require retrofitting to meet the new standards. I would however, create an exception for parking lots that are covered by solar panels that cars park under. This seems like a good ecological trade-off.

1.6 et seq. Once again, too much vague language and not enough metrics. Here are some specific ideas:
a) A ban on extending natural gas hook-ups to all new construction.
b) Requirement that all new construction have solar panels (or, at a minimum solar hot water heating.)
c) Require double-pane windows on all new construction.
d) A commitment to replacing natural gas stoves with induction stoves, with incentives by the City.
e) A City-wide mandatory compost collection system, such as San Francisco has.
f) Participation in coops to lower cost of solar panels through bulk purchases.
g) Ad valorem tax relief for buildings that are LEEDS certified or can otherwise demonstrate carbon-neutrality.
h) City incentive program to encourage more solar panel usage.

1.6.3- This section contains one of the few mentions of climate change and the need for more climate resiliency. But the list of things we can do is not particularly visionary nor creative: How about adding:
a) A commitment to planting tens of thousands of trees,

b) Instead of just suggesting stormwater conveyances with higher capacity, require stormwater facilities that mimic natural wetlands and provide a community visual and recreatonal amenity;
c) Instead of saying “support local agriculture”, how about a program that actually helps homeowners and local businesses transform their yards (and maybe even roofs) so that instead of lawns, they are growing vegetables and fruits or butterfly gardens?
d) Instead of saying something nebulous like “reducing pollutant emissions”- how about adopting actual mandates like those I mentioned in 1.6 (supra.)?

1.6.6- I like the language about burying utilities. I would like to see a commitment to bury all overhead utilities by a date certain.

1.1.10- This approach (which the City calls “deviations") has already proven disastrous in Collegetown, where every single building in a several block area has been built in violation of the zoning code requirements by getting “deviations” from the zoning code. Development there ended up being too high, too dense, and with not enough landscaping because of deviations. Pedestrian and biking enhancement never happened, and today, we have a "canyon effect” and an area where biking and walking are neither safe nor appealing. We need to do away with deviations altogether. In my legal opinion, as a land use lawyer, they are not even legal, although no one has tested them in court thus far. This current Comp Plan proposal does nothing to require improved pedestrian nor biking experiences. You are calling it “multi-modal transportation” but once again, it is all about cars. There is no concomitant benefit to residents as a trade-off for hgher densities. Until that is clearly written into the code, then there is no point in giving out more density bonuses.

2.2.1- This section says that the Urban Services Area (USA) shall be 50% larger than needed at all times. Question: Isn’t it already much larger than 50% with the recent addition of Welaunee Plantation? If so, shouldn’t the USA boundary be retracted? How was this 50% number arrived at? It seems much larger than needed. Since growth in Leon County is only increasing at .06% per year, shouldn’t the size of the USA be linked to the annual growth rate? Or perhaps at the 10-year projected growth rate? This over-sizing of the USA encourages urban sprawl. A smaller USA would ensure more compact urban growth. Therefore, I would once again recommend a ban on all new annexations into the City and into the USA **unless and until** it can be shown that there is not enough developable land within the current USA boundary. This proposed formula needs to be pegged to actual growth rates and actual need for developable land. Otherwise, we will continue to see more expensive urban sprawl and less efficient urban infill. This 50% larger-than-needed number does not seem to have been linked to growth rate or need.

2.4- This section, pertaining to preservation of rural lands, is pretty much canceled out by 2.2.1, supra, with its generous expansionist plans for the USA boundary.

2.6.7- This section pertains to the Bradfordville Area. This section needs to include a reference to the development and stormwater standards that are required by the legal settlement agreement signed by the County and various Plaintiffs in the Bradfordville lawsuit.

2.8.2- This pertains to the need to reserve some open space in mixed-use land use categories. However, I would eliminate the language about stormwater counting as “open space.” A polluted stormwater holding pond with green scum on top and a chain link fence around it should not qualify as “open space.” Stormwater ponds are already required by local law and a developer should not get credit for doing what he or she is already required to do and which provides zero “open space” benefit to the residents. Change this language to require **usable** open space. If someone can't sit on a bench and enjoy a little bit of nature, what is this providing?

2.8.7- This section pertains to lake protection and creates low density development. However, it creates exceptions for development when central sewer is available. Sewage is only one of MANY concerns, and this section completely ignores the other reasons why dense development on lakes eventually degrades water quality. E.g: The cutting of trees. The planting of lawns. The fertilizing of lawns. The building of docks. The keeping of boats. Boat maintenance. Destruction of lake littoral zones. Loss of natural areas adjacent to lakes. More impervious surface. Oils and greases from motorized vehicles, etc. This is just a very partial list of the many factors that contribute to degradation of water quality in lakes. This proposed section seems to imply that if there is central sewer, then density on a lake doesn’t matter, and that is not consistent with the science. Please take out these density bonuses!! Keep the low densities. And please add additional requirements for development near lakes that require retention of at least a 100' littoral zone, except for one 15-foot cut to the lake for individual usage. Also, please add these additional protections: No use of fertilizer. No impervious surface within 100 feet of a lake. The Number #1 reason why lakes become hyper-eutrophic is soil erosion during construction. We need more barrier protections during construction. The hay bales and siltation curtains currently required are not cutting it during heavy storm events. I would also add that the County and City should levy heavy fines for violations too! This entire 1.8.7 (Lake Protection section) is a disaster and I think it needs to be rewritten. Commercial development does not belong in Lake Protection. Period. This section will spell the death knell for whatever healthy lakes remain in Leon County, which aren’t many. We need to be protecting the littoral zones of our lakes and replanting them where they have already been destroyed (which is most of them.) Any purported lake protection plan that does not have some kind of provision for littoral zone protection (and reestablishment), is doomed to failure in its mission.

2.8.11- This new land use category "Urban Residential Preservation" is a misnomer, as it would no longer be residential and it is doing nothing to preserve residential. This land use category has been plastered all over the downtown neighborhoods without any regard to whether the individual neighborhoods have a historic character that could be destroyed, whether they have flooding problems that would make denser development unwise, or whether the people living there are in need of more commercial services. For example, I live only a few blocks from both Midtown and Downtown. I can walk to commercial. It doesn’t have to come to me. There is so much wrong here, I hardly know where to begin:
a) Instead of a nuanced analysis of where denser urban development is actually appropriate, this is a One-Size-Fits-All land use approach that would treat every urban neighborhood the same, regardless of its unique topographical or historic characteristics or existing proximity to commercial amenities. It is being marketed as urban infill, which we definitely need, but we don’t need it at the expense of destroying the things that are best about some of our historic urban neighborhoods.
b) This proposed new land use category has no restrictions on what office or commercial could be built except to ban gas stations and drive-throughs. That still allows pretty much everything else from junkyards to convenience stores, dog boarding facilities, auto repair shops, used car lots, night clubs, gun shops, salvage yards, or discos. The land use category says that commercial will be scaled to the neighborhood, but that means that some unelected and unaccountable person in permitting gets to make the call. This Comp Plan language will not protect us, as one person’s “appropriate use” is another person’s "nuisance."
c) There are no height restrictions, so any office or commercial structure could be any height. If someone has solar panels (which I do) they could be rendered useless.
d) There is no restriction on the amount of impervious surface or how additional stormwater would be handled. No one wants a fetid stormwater pond next to their home, breeding mosquitoes.
e) There is nothing that addresses parking.
f) The allowable density would double. I would like to point out that because ADUs do not count towards density, we ALREADY have 12 units

per acre in my neighborhood, (if you count the ADUs.) However, under this new land use category, you could have 24 units! And then that number could increase to 30 units, if the developer gets a 20% bonus for being 1/4 mile from a bus stop! These are radical changes that will destroy our historic neighborhoods.
g) There is no guarantee that these increased densities will actually lower the price of homes or increase available and affordable rental housing. This analysis was performed by Lafayette Park Board member, Ellery Sedgwick. He wrote: "*If you look at the number of residential units per capita, they have held basically steady (actually slightly increased) since the housing bust of 2008 and units per capita are higher than at basically any point in the 20th century (and built space in terms of residential square footage almost double, and commercially developed space much higher). Yet the Case-Shiller is at an all time high and housing cost as a percentage of GDP keeps ticking upward. So more built space or even more units plainly, quantifiably doesn't equate to lower housing costs. On a neighborhood scale, increasing allowable density probably actually increases prices in the short to mid-term (and quite possibly in the long term as well). In a world of higher allowable density, those fixer uppers that allow a toehold to folks starting out at some point become developer tear-downs. It's exponentially harder for them to competition with developers looking to build four units. And the more density is allowed, the higher that pressure is. Look at the corner of Ingleside and Mitchell. It used to have a modest house of probably 1,200-1,500 sf that had been allowed to get a bit shabby. It was sold in 2016 for $130,000. It was torn down, the parcel subdivided, two new houses were built, each with 3,500 sf of built space (not all of that heated and cooled), each of which sold for $489,000 in 2017. So unit density increased by 100%, but housing cost increased 754%. (I was floored to see that one of those resold in 2024 for $820,000, bringing that total to 1007% over 8 years). It is just not a simple two-dimensional supply/demand issue - see, e.g. institutional investment moving into the SFR market, speculation, increase in short-term rentals, a couple decades of very loose monetary policy, increased mobility, increased wealth disparity, increased rates of multiple home ownership, increase in insurance costs, rise in construction costs unrelated to zoning, increasing tendencies to see even owner-occupied homes as an investment rather than a end in itself, etc…*"
h) Six units per acre under the current land use designation allows for significant (at least 33% more) additional density in Lafayette Park. A similar analysis should be done for other urban neighborhoods to determine the need to change the current land use category.
i) The term "gross density" is not defined and could be used to allow individual lots to be developed in excess of the stated maximum, as long as the area overall remains below. The term also typically includes undevelopable land such streets and parks, in the density calculation. Current provisions do not contain the term.
j) My neighborhood, Lafayette Park, organized many years ago to get the City Commission to stop multi-family housing in our neighborhood because a boom in such building was destroying the aesthetics and ambience of our neighborhood. This radical change would reverse the promises made to our neighborhood by the City.

2.8.15- This provides calls for Special Districts that are special planned areas. Midtown should be named here. So should Northwood Mall. Probably others. Let's identify these special areas and include them in the Comp Plan.

2.8.19- This section should be omitted altogether. This is a recipe for urban sprawl. Particularly part 12 that talks about expanding the Urban Services Area yet again. I'm all for Master Planning, but this is just a giveaway to developers. And what about adding some language about such growth paying for itself? Why must the taxpayers always subsidize all this sprawl?

3.1.1 is great but unfortunately, it is completely at odds with 2.8.11. It's schizophrenic to say that you want to preserve residential neighborhoods and then place all of the well-established urban neighborhoods under a new land use category that will allow commercial and office construction, and destroy the aesthetics of the residential area. You can't have it both ways.

3.5.1- This is generally good but it needs more specifics. We need something in this section that requires one-way roads in residential neighborhoods to be converted back to two-way roads and that allows the City to use whatever traffic calming infrastructure it needs to enforce the posted speed limits. Currently, we have the equivalent of speedways through residential urban neighborhoods with the not unexpected accidents, injuries, and deaths. Instead of utilizing police time to catch speeders with radar guns, we need to be requiring road infrastructure that will limit speed through proper design. The biggest reasons for dangerous speeds in residential neighborhoods are one-way roads and lack of structural calming design. Please add those two things to this section! We need these changes! I would note that later in the proposed revisions, Policy 6.3.6 does a good job of talking about the need to do these things, but I would urge you to put something in this section, as well. I would also urge changing the word "prioritizing" in 6.3.6 to create a date certain by which the City must begin re-design and re-construction to implement these recommended changes. Perhaps within the next 3 years would be reasonable? (By the way, I am really pleased to see these changes recommended in 6.3.6!!!!)

3.6.7- There is no public need to vest previously approved development, especially if that development is not in the public interest and/or that development occurred a long time ago under less stringent rules. Please eliminate this policy. It can only cause mischief. We don't want to be burdened by bad decisions made a long time ago.

4.2.3- This section gives developers a 20% density bonus if they are within 1/4 mile of a transit stop. My neighborhood, Lafayette Park, is within 1/4 mile of many bus stops on Miccosukee Road. I suspect that most urban neighborhoods are, as well. If the new Urban Residential Preservation land use category is adopted, it would allow 12 units per acre. But since ADUs don't count, that would actually be 24 units per acre. We are already de facto at 12 units per acre if ADUs are counted. This change would allow even more density (20% or approximately 29 or 30 units per acre, depending on how you calculate it.) There is no data to suggest that people would leave their cars at home and take a bus, just because they live 1/4 mile away from a bus stop. However, it is not unreasonable to assume that increasing densities through such bonuses will create more traffic in the urban neighborhoods, which makes them more dangerous and less pleasant to walk in.

4.2.6- This section allows 20% density bonuses if you're near a bike trail. This really makes no sense to me. If you want to encourage more people to use bikes, then it is counter-productive to create more car traffic in that neighborhood, thus discouraging more bike usage.

4.4.1- This section pertains to Family Heir Subdivisions: This will lead to more and more subdivisions until a rural piece of property resembles an urban property. My main problem with it is that it allows continuous endless subdivision ad infinitum. My second problem with it is that after 2 years, the heirs can sell to a developer, who is unrelated to the family and whose only reason for purchase is to take advantage of the density bonus. I would recommend taking this out. If it has to stay, then there should only be ONE allowable subdivision for all time, not endless subdivisions. There should also be a penalty paid if the heir sells or rents to a non-heir.

6.3.6- One-Way Pair conversions. Bravo! We REALLY need this in our urban neighborhoods!!
6.4- I generally really like this section, but would make the burial of underground utilities mandatory and create timelines for implementation.
6.8 and 6.9- I really like these sections.

I may have some additional comments after I finish reviewing all of the backup data and the items still not posted, but this is what I have for now.

In conclusion, I want to make a general statement about the new FLU categories and map. The public presentations I have seen have implied that the new Land Use proposals are good because they reduce the number of land use categories. I fail to understand how fewer land use categories add actual value to our land planning toolbox. It seems to me that it creates a One-Size-Fits-All stencil and actually gives our planning staff less flexibility. Instead of having more nuanced categories that are individually customized to the specific needs of each specific area, we now would have this broad swath that covers large areas of the map without regard to the individual needs of each particular community. Some of the areas that are lumped together under this giant new umbrella called Urban Residential Preservation are very dissimilar and, in my opinion, should not be lumped together. For example, Frenchtown, with its large amount of student housing and existing commercial district has been placed under the same Urban Residential Preservation category as Old Town, which is currently 100% residential. The South City neighborhood, which backs up to the North Florida Fairgrounds is also lumped into this Urban Residential Preservation category and could not be more different from Meyers Park, which backs up to Meyers Park and a country club. Frenchtown and South City already have a degree of dense urbanization and commercial development while Meyers Park and Old Town do not. My own neighborhood, Lafayette Park is still very much a single-family residential neighborhood, although many people (including myself) run a business from their own home. We have very little in common with the Holton Street neighborhood, which has a high number of rentals, but is is also lumped under this new Urban Residential Preservation land use category. So, at the risk of repetition, I would ask for a more nuanced set of land use categories that actually represent what exists on the ground, what the needs of the neighborhood are, what the neighborhood topography and drainage can bear, and finally what the neighborhoods themselves want for their future growth.

Thank you for reading through all of this. I really appreciate the work that you all have put into this revision and I hope that my comments may be useful in directing further refinement of the final language of the new Comp Plan.

Sincerely,
Randie Denker

Randall Denker FBN: 273082
Denker Law Office
Offices of Waters without Borders

552 E. Georgia Street

Tallahassee, Fl. 32303

www.waterswithoutborders.net
(850) 274-9577 (phone)
randiedenker@gmail.com

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From: Elizabeth Hollister <bethholl@yahoo.com>
Sent: Monday, March 24, 2025 2:06 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Cc: gordon.christopher.cox@gmail.com <gordon.christopher.cox@gmail.com>; South City <southcityneighbors@gmail.com>; Rahkiah Brown <rahkiah@southcityfoundation.org>
Subject: SCNA - Fw: Comp Plan Update - Land Use Map and Land Use Categories

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

Hi Susan, I believe you may hear from the South City NA with a request to obtain more information and answer questions about proposed and existing land uses in South City.

R/Beth
(850) 524 2139

> ----- Forwarded Message -----
> **From:** Elizabeth Hollister <bethholl@yahoo.com>
> **To:** White, Artie <artie.white@tlcplace.org>
> **Cc:** Rahkiah Brown <rahkiah@southcityfoundation.org>; South City <southcityneighbors@gmail.com>; Susan Poplin <susan.poplin@talgov.com>; Curtis Richardson <cabaide@aol.com>
> **Sent:** Saturday, March 15, 2025 at 12:42:33 PM EDT
> **Subject:** Re: Comp Plan Update - Land Use Map and Land Use Categories

Hi Artie, I really appreciate the response and information. Apparently, the current zoning and existing FLUM allow for very high density and intensity. I gather this was established long before South City was selected as a Purpose Built Community (PBC). I believe that my comments, reiterated below, stand.

All things considered, may I kindly request that TLCPD **draw a white box over South City* and label it "Special PBC Planning Area"** if feasible - this will allow time for more thoughtful planning with all South City stakeholders but not slow down the current comp plan update efforts. As for *"taking under the Bert Harris Act"* perhaps we could look at that and discuss in more detail. Do you have a reference F.S.? Any exceptions? Not sure who or why that existing high density was originally proposed but for many reasons - it's just plain wrong. There may be some good rationale along Orange Avenue, but not Magnolia.

Thank you for considering this request. BTW, I found the constraints on design standards here **163.3202, F.S. Land development regulations.**—: http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/Sections/0163.3202.html#:~:text=Once%20the%20state%20land%20planning,of%20the%20regulations%20from%20the

R/Beth

(1) There is a very real risk of South City becoming a concentrated "hotbed" of low-income housing - which is not only antithetical to the PBC Model but also contrary to common sense and good urban planning, i.e., we need to *"spread the love around"* and intersperse affordable housing in all/many sectors of town and in particular near employment opportunities and daily goods and services (not just by a transit hub). And again, South City already has close to 1,200 low income housing units, and, at present there is really little to no middle-high income homes to balance out the Mixed Income PBC equation. Further, not sure how viable/solvent the THA might be with all that competition in close proximity, also, there would be very real direct impacts to adjacent neighborhoods.

(2) How this high density/intensity is reconciled with decades of poor drainage and flooding issues and FEMA FIRM flood maps is unclear. Again, I haven't seen or heard of any real substantial solutions that would eliminate Flood Zones, of course, this triggers the need for flood insurance in home mortgages. IMHO the city/county cannot claim to be real serious about southside improvements / vitalization until or unless this is addressed. BTW, most homes in this area were built in the 1950s (prior to SWM regulations ... on uphill northern/NE properties ... :-)).

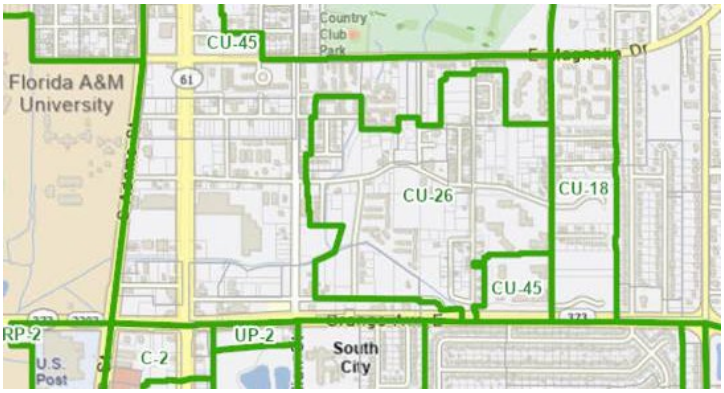
(3) Magnolia Drive - a two-lane road - is presently under construction. It is not being widened. Also, I had a look at the public ROW and it is - first of all - variable/inconsistent, and, it appears to vary from about 70-100'. Not exactly positioned for a future four-lane thoroughfare (and with MMTD infrastructure).

*Boundaries are Magnolia (N), Jim Lee (E), Orange (S), and Adams (W).
https://purposebuiltcommunities.org/

On Friday, March 14, 2025 at 06:27:23 PM EDT, White, Artie <artie.white@tlcplace.org> wrote:

Beth,

I looked at the properties you mentioned in South City. They are currently zoned CU-45 (a mixed-use zoning district allowing up to 45 units per acre) and CU-26 (a mixed-use zoning district allowing up to 45 units per acre). The proposed Future Land Use Map follows this existing zoning with General Urban (mixed use up to 50 units per acre) corresponding to the current CU-45 zoning and General Urban Neighborhood (mixed use up to 26 units per acre) corresponding to the current CU-26 zoning. We are essentially just reflecting what the current zoning is.



We have not down zoned any properties since that could potentially be considered a taking under the Bert Harris Act.

Please let me know if I am missing something, but it seems like what we are proposing aligns with the existing entitlements for the area.

Kind regards,

Artie

From: Elizabeth Hollister <bethholl@yahoo.com>
Sent: Wednesday, March 12, 2025 10:36 AM
To: Curtis Richardson <cabaide@aol.com>; Rahkiah Brown <rahkiah@southcityfoundation.org>
Cc: Poplin, Susan <Susan.Poplin@talgov.com>; Autumn Calder <autumn.calder@Blueprintia.org>; South City <southcityneighbors@gmail.com>; Gordon Cox <gordon.christopher.cox@gmail.com>; Brenda Williams <brendawilliams@tallha.org>; Greg <gangreen57@comcast.net>; Lara Diettrich <ldiettrich@halff.com>
Subject: Re: Comp Plan Update - Land Use Map and Land Use Categories

In case the map does not appear in body of email, please see attached.

On Wednesday, March 12, 2025 at 10:27:13 AM EDT, Elizabeth Hollister <bethholl@yahoo.com> wrote:

Hello Commissioner Richardson and Rahkiah Brown –

I would like to draw your attention to the ongoing **Comprehensive Plan Update, Land Use Map and Land Use Categories**. A presentation was made and public comment taken on it at the Local Planning Agency (LPA) Workshop last night, March 11, 2025. My concerns for South City are as follows:

1. The **density and intensity of proposed land uses**, primarily Urban General and Urban Neighborhood ranging from **26 to 50 dwelling units (DUs) per acre**:

   a. ***Far exceed the current residential density**** of about 15 DU/acre multifamily units, 4 DU/acre single family or an overall average of 9 DU/acre.*

   b. How this high density and intensity of proposed land uses is congruent or reconciled with existing ***poor drainage and flooding issues is unclear***.***

   c. Why the Urban General land use of ***50 DU/acre is the predominant proposed land use along Magnolia Drive***, a *two-lane road*, currently under construction improvements (but not widening) *after years of planning and development*.

   d. This density and intensity presents a ***risk/danger of South City*** becoming a ***hyper-focused 'hotbed' of low-income housing – completely antithetical to the Purpose Built Model***.

2. Design and development standards are proposed in several urban land use categories but it is not clear who or how these will be developed, if there are any constraints in state statute or rule, how they would be operationalized and enforced, and what kind of processes and participation of residents might be allowed.

I did make some (but not all) of these comments during the public comment period last night. An excerpt of map and links provided below.

If there has been any direct engagement or consultation with the South City NA, South City Foundation, Tallahassee Housing Authority, and/or neighborhoods that would be directly impacted, e.g., Woodland Drives and Myers Park, I am not aware of it.

By copy of this mail, may I kindly ask staff to respond, and perhaps facilitate one or more meetings to discuss.

With thanks and best regards,

Beth C. Hollister

SCF Advisory Council

(850) 524 2139

<bethholl@yahoo.com

**My 'back of envelop' estimates.*

***I am aware of ongoing drainage improvement plans and have met with BP staff. Although information may be dated, my understanding is that flood maps may not change much until/unless the constriction under Adams Street is addressed (not yet on table).*

https://www.compplantlc.com/pages/dataandanalysis

DRAFT Future Land Use Map - https://files.halff.com/wl/?id=LWBknkG8tjxFxpTAxkMGE01ehUB85wVi

Proposed DRAFT Future Land Use Categories - https://files.halff.com/wl/?id=jwPDxoEkAQjKdt0n1CYkwFKdFhZrDA1T

From: Neil Fleckenstein <neil@talltimbers.org>
Sent: Friday, March 21, 2025 1:52 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Cc: White, Artie <Artie.White@tlcplace.org>
Subject: Community Conditions Report

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

Susan,

I was just reading the Community Conditions report. I noticed that on page 4, "Easements," there are several TT conservation easements not included on the map. A couple of these are significant in size. Also, Cherokee, a nearly 5,000-acre purchase conservation easement that TT helped facilitate with the state, is also not shown. Once a year or so, Steve Hodges would request updated easement shapefiles. Would you like me to have someone send these to you?

Also, should these be included on an updated map in the Community Conditions Report?

Last question, Tall Timbers' 4,000-acre Leon County property is not protected via a CE but is protected by a Trust. Wondering if that should be shown on that map?

N

Neil Fleckenstein, AICP

Planning and Advocacy Coordinator

Tall Timbers

13093 Henry Beadel Drive Tallahassee, FL 32312

Cell: 850-728-6235

From: Ann Rowe <annrowe64@hotmail.com>
Sent: Wednesday, March 19, 2025 12:04 PM
To: Pate, Eric <Eric.Pate@talgov.com>
Subject: Re: Comp Plan Update Public Comment Opportunity

*****EXTERNAL EMAIL*****
Please report any suspicious attachments, links, or requests for sensitive information.

Eric,

I will make a more formal response to COT, yet at first glance - I show no regard for our urban and surrounding green spaces, forests, and the wildlife habitat that is trying so desperately to sustain itself within our city and county limits. I may have missed it, yet I see no reference in any of these documents that shows a concerted effort for the protection of our wildlife (and the green spaces, lands they inhabit).

As I keep saying to our Commissioners (both City and County) - if I wanted to live in Miami, I would live there.

I and many others do not want Tallahassee to become just another area full of concrete (just so those in leadership can say we are "growing"), one that does not respect the once abundant lands, trees, and wildlife that now are being so callously and rapidly depleted.

I know you are the messenger, and I appreciate you sharing this with us, yet it truly is sickening to watch.

I keep hearing "you can't stop development" - yet my thought is, why not? Why can't we focus our efforts and take care of what we already have? Continually "sprawling" out is no answer to the issues we currently have. It just isn't.

Respectfully,

Ann Rowe

From: Debbie Lightsey <deblite2016@gmail.com>
Sent: Monday, March 17, 2025 3:47 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Subject: Re: Comp Plan proposed Land Use Map- and Goals

*****EXTERNAL EMAIL*****

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Susan , I recognize that . But, I am convinced there have never been adequate protections. The LAVA map was not used to rethink Land Uses on the Southside- rarely used to inform zoning and development issues.

Sent from my iPhone

On Mar 17, 2025, at 3:08 PM, Poplin, Susan <Susan.Poplin@talgov.com> wrote:

Debbie, Thank you for your comments on the comprehensive plan update. We will keep them to inform efforts as the update moves forward. On the groundwater vulnerability question, there is not a proposal to intensify the zoning on the Southside, or remove any of the conservation protections, including for the Primary Springs Protection Zone. If you have time, we could explore this further with you.

There will be additional opportunities to review and comment on the plan update and look forward to your continued participation.

Get Outlook for Android

From: Debbie Lightsey <deblite2016@gmail.com>
Sent: Thursday, March 13, 2025 6:37:36 PM
To: Calhoun, Sherri <Sherri.Calhoun@talgov.com>
Cc: Dailey, John <John.Dailey@talgov.com>; Jeremy Matlow <jmatlow@gmail.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Poplin, Susan <Susan.Poplin@talgov.com>; Porter, Jack <Jacqueline.Porter@talgov.com>; David O'Keefe <david@davidforleon.com>; Rick Minor <MinorR@leoncountyfl.gov>; Jumonville, Karen <Karen.Jumonville@talgov.com>
Subject: Comp Plan proposed Land Use Map- and Goals

EXTERNAL EMAIL
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Two major comments:
I understand the need further increased residential density in existing neighbors, but likely some of that need will be met by the Accessory structure changes allowing garage apartments and granny flats to be added to Residential Protection neighborhoods. But doubling density and adding commercial - which in your current way of government thinking is not the neighborhood little fresh foodmarket we always envisioned and one or two additional tiny housing units — is overkill. . We will get instead viable houses torn down, double quadraplexes built and convenience stores. Totally inconsistent with existing neighborhood character.

You cannot state that you are protecting our natural assets and preserving a clean water supply then turn around and allow so many intense commercial and light Industrial land uses on the Southside where we have high or extremely high aquifer vulnerability. Consult the LAVA map (Leon Aquifer Vulnerability Assessment) for which the City and County paid a great deal of money which appears to be routinely ignored now. This isn't even effective lip service. This is dishonesty. These uses include auto repair, salvage yards and gas stations. Oil, gas and grease generators.
I spend a lot of my time trying to get Code Enforcement, Growth Management, Environmental Enforcement and Planning staff to take action on illegal junk yards which are located all over the Southside- with very little success. Often I have to quote the adopted rules and regs to the staff and inspectors because they are not properly trained in them. Now you will be allowing even more problems to arise.

Locate these intense and often undesirable Land Uses north of the Cody Scarp where there are confining clay layers that protect the aquifer from pollution.
Thank you.
Debbie Lightsey

Sent fro my iPhone

From: Elizabeth Hollister <bethholl@yahoo.com>
Sent: Saturday, March 15, 2025 12:42 PM
To: White, Artie <Artie.White@tlcplace.org>
Cc: Rahkiah Brown <rahkiah@southcityfoundation.org>; South City <southcityneighbors@gmail.com>; Poplin, Susan <Susan.Poplin@talgov.com>; Curtis Richardson <cabaide@aol.com>
Subject: Re: Comp Plan Update - Land Use Map and Land Use Categories

EXTERNAL EMAIL
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All things considered, may I kindly request that TLCPD **draw a white box over South City* and label it "Special PBC Planning**

Area" if feasible - this will allow time for more thoughtful planning with all South City stakeholders but not slow down the current comp plan update efforts. As for *"taking under the Bert Harris Act"* perhaps we could look at that and discuss in more detail. Do you have a reference F.S.? Any exceptions? Not sure who or why that existing high density was originally proposed but for many reasons - it's just plain wrong. There may be some good rationale along Orange Avenue, but not Magnolia.

Thank you for considering this request. BTW, I found the constraints on design standards here **163.3202, F.S. Land development regulations.**–: http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/Sections/0163.3202.html#:~:text=Once%20the%20state%20land%20planning.of%20the%20regulations%20from%20the

R/Beth

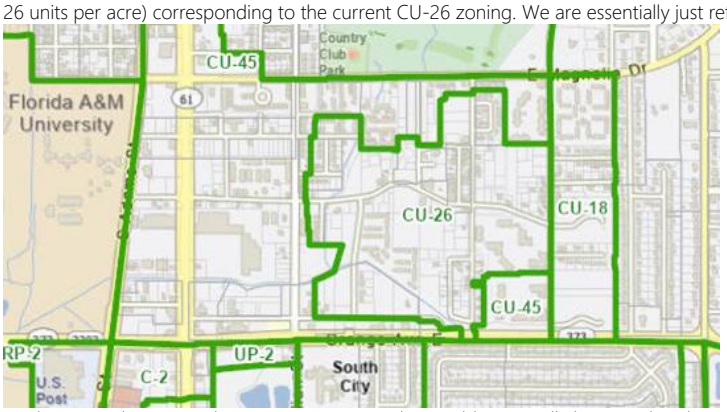
(1) There is a very real risk of South City becoming a concentrated "hotbed" of low-income housing - which is not only antithetical to the PBC Model but also contrary to common sense and good urban planning, i.e., we need to *"spread the love around"* and intersperse affordable housing in all/many sectors of town and in particular near employment opportunities and daily goods and services (not just by a transit hub). And again, South City already has close to 1,200 low income housing units, and, at present there is really little to no middle-high income homes to balance out the Mixed Income PBC equation. Further, not sure how viable/solvent the THA might be with all that competition in close proximity, also, there would be very real direct impacts to adjacent neighborhoods.

(2) How this high density/intensity is reconciled with decades of poor drainage and flooding issues and FEMA FIRM flood maps is unclear. Again, I haven't seen or heard of any real substantial solutions that would eliminate Flood Zones, of course, this triggers the need for flood insurance in home mortgages. IMHO the city/county cannot claim to be real serious about southside improvements / vitalization until or unless this is addressed. BTW, most homes in this area were built in the 1950s (prior to SWM regulations ... on uphill northern/NE properties ... :-)).

(3) Magnolia Drive - a two-lane road - is presently under construction. It is not being widened. Also, I had a look at the public ROW and it is - first of all - variable/inconsistent, and, it appears to vary from about 70-100'. Not exactly positioned for a future four-lane thoroughfare (and with MMTD infrastructure).

*Boundaries are Magnolia (N), Jim Lee (E), Orange (S), and Adams (W).
https://purposebuiltcommunities.org/

On Friday, March 14, 2025 at 06:27:23 PM EDT, White, Artie <artie.white@tlcplace.org> wrote:
Beth,
I looked at the properties you mentioned in South City. They are currently zoned CU-45 (a mixed-use zoning district allowing up to 45 units per acre) and CU-26 (a mixed-use zoning district allowing up to 45 units per acre). The proposed Future Land Use Map follows this existing zoning with General Urban (mixed use up to 50 units per acre) corresponding to the current CU-45 zoning and General Urban Neighborhood (mixed use up to 26 units per acre) corresponding to the current CU-26 zoning. We are essentially just reflecting what the current zoning is.



We have not down zoned any properties since that could potentially be considered a taking under the Bert Harris Act.
Please let me know if I am missing something, but it seems like what we are proposing aligns with the existing entitlements for the area.
Kind regards,
Artie

From: Elizabeth Hollister <bethholl@yahoo.com>
Sent: Wednesday, March 12, 2025 10:36 AM
To: Curtis Richardson <cabaide@aol.com>; Rahkiah Brown <rahkiah@southcityfoundation.org>
Cc: Poplin, Susan <Susan.Poplin@talgov.com>; Autumn Calder <autumn.calder@Blueprintia.org>; South City <southcityneighbors@gmail.com>; Gordon Cox <gordon.christopher.cox@gmail.com>; Brenda Williams <brendawilliams@tallha.org>; Greg <gangreen57@comcast.net>; Lara Diettrich <ldiettrich@halff.com>
Subject: Re: Comp Plan Update - Land Use Map and Land Use Categories

In case the map does not appear in body of email, please see attached.

On Wednesday, March 12, 2025 at 10:27:13 AM EDT, Elizabeth Hollister <bethholl@yahoo.com> wrote:

Hello Commissioner Richardson and Rahkiah Brown –

I would like to draw your attention to the ongoing **Comprehensive Plan Update, Land Use Map and Land Use Categories**. A presentation was made and public comment taken on it at the Local Planning Agency (LPA) Workshop last night, March 11, 2025. My concerns for South City are as follows:

1. The **density and intensity of proposed land uses**, primarily Urban General and Urban Neighborhood ranging from **26 to 50 dwelling units (DUs) per acre**:
    a. ***Far exceed the current residential density**** of about 15 DU/acre multifamily units, 4 DU/acre single family or an overall average of 9 DU/acre.*
    b. How this high density and intensity of proposed land uses is congruent or reconciled with existing ***poor drainage and flooding issues is unclear***.**
    c. Why the Urban General land use of ***50 DU/acre is the predominant proposed land use along Magnolia Drive***, a *two-lane road*, currently under construction improvements (but not widening) *after years of planning and development*.
    d. This density and intensity presents a ***risk/danger of South City*** becoming a ***hyper-focused 'hotbed' of low-income housing – completely antithetical to the Purpose Built Model***.
2. Design and development standards are proposed in several urban land use categories but it is not clear who or how these will be developed, if there are any constraints in state statute or rule, how they would be operationalized and enforced, and what kind of processes and participation of residents might be allowed.

I did make some (but not all) of these comments during the public comment period last night. An excerpt of map and links provided below.

If there has been any direct engagement or consultation with the South City NA, South City Foundation, Tallahassee Housing Authority, and/or neighborhoods that would be directly impacted, e.g., Woodland Drives and Myers Park, I am not aware of it.

By copy of this mail, may I kindly ask staff to respond, and perhaps facilitate one or more meetings to discuss.

With thanks and best regards,

Beth C. Hollister
SCF Advisory Council
(850) 524 2139
<bethholl@yahoo.com

**My 'back of envelop' estimates.*

***I am aware of ongoing drainage improvement plans and have met with BP staff. Although information may be dated, my understanding is that flood maps may not change much until/unless the constriction under Adams Street is addressed (not yet on table).*

https://www.compplantlc.com/pages/dataandanalysis
DRAFT Future Land Use Map - https://files.halff.com/wl/?id=LWBknkG8tjxFxpTAxkMGE01ehUB85wVj
Proposed DRAFT Future Land Use Categories - https://files.halff.com/wl/?id=jwPDxoEkAQjKdt0n1CYkwFKdFhZrDA1T

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MEMORANDUM

TO: Members of the Tallahassee-Leon County Local Planning Agency

FROM: Vivian Young, AICP, Special Projects Director

DATE: March 28, 2025

RE: Comments for April 1, 2025, LPA Transmitting Public Hearing on Draft Update

Thank you for the opportunity to provide input on the draft update to the Land Use and Mobility Element of the Tallahassee-Leon County Comprehensive Plan.

As you are aware, a community's comprehensive plan is the legal document that codifies community vision on where and how our community will develop over a specified timeframe. We would like to start by saying that we strongly support the overarching goal of keeping urban lands urban and rural lands rural. If carefully crafted, this can be a strong foundation for protecting sensitive natural lands, limiting sprawl, creating more vibrant urban areas, and limiting the cost to taxpayers for costly infrastructure expansion into rural areas.

We wish to make several recommendations regarding the update. As an aside, our recommendations below were based on the documents released in mid-March. Considerable additional documents and policy changes were released with the March 26 LPA agenda. Due to time constraints, we have only undertaken a cursory review of these additional documents which include a plethora of information.

- **Timeline – We continue to believe that the comprehensive planning update process is rushed and urge you to recommend that the City and County pause the process, address identified community concerns, conduct one or two citizen workshops to discuss the updates with the public, and postpone the transmittal process until at least the fall to allow time for a more robust review by all involved.**

  While we understand that the comprehensive plan update process has been under way since 2015 with reports, surveys, and public meetings subsequently undertaken, it was not until January 2025 that the roll out of goals and objectives began, followed by a draft and very general Future

Land Use Map (FLUM), and finally policies and a detailed FLUM in mid-March. Hundreds of pages of new information were released with the March 26 LPA agenda, including new provisions in the previously released updated goals, objectives, and policies, a 90-page addendum of additional policies that are up for adoption, a 155-page document outlining changes, and more, This chronology is shown in **Attachment 2** of the agenda packet.

The result is that citizens and members of the LPA have only been able to review all the documents in their entirety since March 26, less than a week before the April 1 LPA Transmittal Hearing.

Why the rush? This process began almost a decade ago, and while a number of public meetings were held to gather public input at the front end, only minimum legal requirements are now being met to review the proposed updates, even as new information continues to be released. We urge the LPA and the Tallahassee and Leon County Commissions to meet not just the minimum statutory requirements but also the intent of robust citizen participation in the planning process.

1. **Comparison Review – On March 26, the 155-page Future Land Use Crosswalk was released which identifies the differences between current goals, objectives and policies, and those proposed. With a week until the meeting, there is insufficient time to review all of the changes to gain a clear understanding of the implications. This provides further justification for the need to pause the process.**

As but one example, with regard to expansion of the currently adopted Urban Services Area (USA), the existing plan Objective 1.1 [L] notes:

> *"The location and size of the USA shall be depicted on the Future Land Use Map and is based upon the area necessary to accommodate 90% of new residential dwelling units within the County by the Plan Horizon; the ability to provide urban infrastructure; and, the presence of environmentally sensitive lands and water bodies, requiring protection from the impacts of urban development."*

There are several objectives and policies related to the USA in the proposed plan, but none seem to address that the USA is intended to accommodate 90% of new residential dwelling units within the County. This appears to be a substantive change that merits informed evaluation by members of the community. We expect there are numerous other examples.

The following recommendations relate to statutory requirements related to the comprehensive plan update process:

2. **Measurable Objectives – 163.3164 (36), F.S. related to the Community Planning Act includes this definition: "Objective' means a specific, measurable, intermediate end that is achievable and marks progress toward a goal." There are numerous objectives in the update that are neither specific nor measurable and need refinement.**

   The need for measurability is further reinforced in the Tallahassee-Leon County Planning Department report [2016], ***Vibrant Tomorrow: State of the Land Use Element***, which is included under the data and analysis drop down on the update webpage. On page 9, it discusses the lack of measurable objectives in the current plan, and includes the following example:

   Current Plan, Immeasurable: *Land Use Element Objective 3.2 – Provide for the convenient, aesthetically pleasing and compatible location of office uses to provide business and professional services and employment opportunities that are easily accessible through planning integration into the existing transportation network.*

   Vibrant Tomorrow goes on to note: "The above objective is vague regarding how the provision of convenient, aesthetically pleasing and compatible location of office uses should be achieved, resulting in an immeasurable objective. No specific area of Tallahassee or Leon County is referenced, nor is "convenient" defined. **Overall, the above objective does not provide any direction or measurable provisions to achieve its purpose or mark progress towards a goal."** [emphasis added]

Proposed Update, Immeasurable:

Below are a series of a few examples of immeasurable objectives in the proposed plan. In most cases, these are worded in the form of goals and not objectives, all include general adjectives and are not specific, and none are measurable.

Objective 1.2 *– Preservation of Natural Areas: Preserve natural areas, including conservation areas, environmentally sensitive features, and water resources. Prioritize and maximize the protection of these areas when making decisions regarding land use, transportation, and infrastructure extension.*

Objective 2.1 *– Growth and Population Accommodation. Tallahassee and Leon County will accommodate our population growth in a responsible manner. A growth and development strategy that provides for well-managed, orderly growth that preserves natural resources and promotes fiscal responsibility shall be leveraged to maximize economic and environmental stewardship while accommodating the increased population.*

Objective 3.1 *– Residential Character: Provide for connectivity and a balanced mix of residential uses that allow for greater housing diversity while protecting the character of existing, viable residential areas and neighborhoods.*

Objective 4.1 *– Missing Middle Housing: Ensure diverse housing options along a spectrum of affordability and housing types in residential areas to support walkable neighborhood commercial uses, and public transportation options. Allow for diverse housing options in new and existing neighborhoods to ensure that the housing types are not homogeneous and provide a solution to the mismatch between the available housing stock, shifting demographics, and a growing demand for walkability.*

Objective 5.1 *– Economic Health: Initiate community planning, urban development, and redevelopment strategies that prepare business, production facilities, trades, and related activities that provide the livelihoods of the population to withstand positive and negative changes in the economy and continue providing jobs and incomes to support the community.*

Objective 6.1 – Land Use and Transportation Coordination for Livability: Coordinate land use and transportation systems that foster vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce greenhouse gas emissions, and enhance pedestrian, bicycle, and transit mobility.

3. **Data and Analysis – 163.3177(1)(f), F.S. requires that all elements of the comprehensive plan and plan amendments "shall be based upon relevant and appropriate data and an analysis by the local government.... To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue." This information appears to be missing on key topics.**

The **data and analysis drop down menu** includes hundreds of pages of information but there does not appear to be accompanying analysis of what information within each of those studies informed the creation of the update.

- As one example, in a March 19 interview with Matt Hoffman of WCTV, staff indicated that the community requires 23,000 new housing units by 2050. As of March 26, while the data includes the required population projections by BEBR, there does not seem to be detailed population accommodation projections identify the basis for 23,000 units and whether and how the plan meets this need. This could be supported by the following data: How many units are currently available in the USA area and the non-USA area?
- How many units are currently approved but not yet completed, (for example, in Welaunee), and how are these included in the calculations?
- How many units would be available in each area if current zoning reached build out, and what year is build-out anticipated based on BEBR projections?
- How many units will be available in each area with just the updates to the FLUM?
- How many units will be available if the new FLUM is adopted, and zoning is updated to be consistent with the FLUM?

In a related area, the 2023 Live Local Act made considerable mandatory changes to allowable heights, densities, and more in all communities in the state. Tallahassee

has prepared the **Live Local Height Tool** to analyze the impacts of this act on development patterns in the City. However, it is our understanding that this data was not used in the preparation of the FLUM because it was not required. It would be helpful to incorporate this data.

4. **Internal Consistency – 163.3177(2), F.S. notes: "Coordination of the several elements of the local comprehensive plan shall be a major objective of the planning process. The several elements of the comprehensive plan shall be consistent."** Among other things, this means that the goals, objectives, and policies included in this element must be consistent with provisions in the other adopted elements. This also relates to the issue of timeline, as careful review of consistency between the elements is not feasible with such a short timeframe.

The final series of recommendations relate to keeping urban areas urban, as identified as the overarching goal of the plan:

5. **Keeping Urban Areas Urban – Again, 1000 Friends strongly supports this concept. But we feel that further steps could be undertaken as part of the update.**

   Planning Period – It is within the authority of the city and county to have the plan address the 2050 planning horizon but include provisions to address development demand over a ten-year time frame instead of by 2050. This allows "phasing" development allowances as conditions change over the coming decades. While the planning horizon of 2050 is reasonable, we urge you to shorten the development capacity timeframe to 10 years to allow for needed development but provide the opportunity to refine the plan for future changing conditions.

   Authority to have two timeframes is included in 163.3177(5)(a), F.S., which states: "Each local government comprehensive plan must include at least two planning periods, one covering at least the first 10-year period occurring after the plan's adoption and one covering at least a 20-year period. Additional planning periods for specific components, elements, land use amendments, or projects shall be permissible and accepted as part of the planning process."

The authority to address development capacity over a shorter time frame is included in 163.3177(1)(f)3, F.S. which further states: "The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period...."

Concentration of Urban Development – While directing development to within the USA is appropriate, a more refined approach is needed to determine where in the USA more intensive development is most appropriate.

The broadbrush approach taken would set the stage for the upzoning of large areas within the USA, without consideration of other planning factors. For example, Objective 2.6 – Recognizable Places, calls for redevelopment with higher density and intensity land uses along several corridors, and Policies 4.2.2 and 4.2.3 on Transit Oriented Development (TOD) outline density incentives to promote walkability and transit. Instead of intensifying allowable future land uses in large areas, it would make more sense to identify appropriate corridors for greater density, craft desired incentives, and update the FLUM to support intensified development in those areas while leaving other areas for less intensive development. This also is a more fiscally responsible approach and will not require even greater economic incentives to compensate for areas that may have been inappropriately densified in this update.

Making Urban Areas More Livable – Vibrant urban areas are walkable and bikeable, support transit, and include a mixture of residences, offices, and commercial uses in close proximity. Having separated pockets of more urbanized development can be counterproductive.

A concern with the approach of having large areas approved for more intensive development is that instead of creating concentrated and cohesive urban area(s), it will create scattered pockets of denser development that may not support TOD or greater urban design goals.

Density Increases – We understand and support the need for increased density in urban areas based on need and the appropriateness of location. However, in the interest of transparency, we believe there should be clearer messaging on this issue as this document is intended to reflect the community vision.

In response to citizen concerns about density increases, the routine response (as seen in Attachment 7, Public Comment) is that this update focuses on changes to future land use, and does not involve zoning changes that would be needed to increase density. While this is technically correct, it appears disingenuous.

What is not mentioned is that if the FLUM and policies are updated, it establishes the legal foundation needed to make zoning changes to reflect the "community vision" that increased density is appropriate in certain areas. For example, as shown in the LPA Attachment 6, Land Use Comparison, the proposed Urban Residential Preservation category doubles allowable density from "6 units per acre" to "12 units per acre 5,000 sq ft per acre."

Based on these comments, we urge you to slow the process down to address technical issues, reexamine the urban policies, and provide more opportunity for citizen input through workshops and other means.

With thanks,

Vivian Young

Vivian Young, AICP
Special Projects Director

2023-2024 ANNUAL REPORT



1000 FRIENDS of FLORIDA

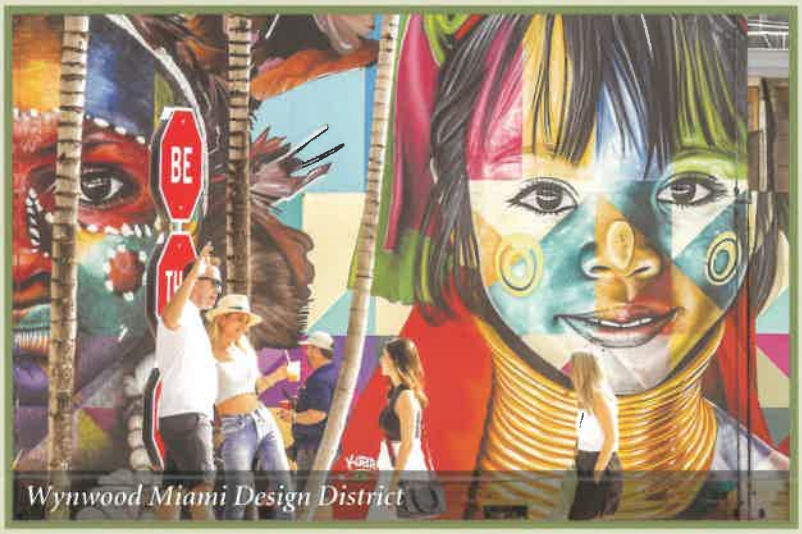
Coastal South Florida Aerial

FROM THE PRESIDENT

Over our history, 1000 Friends of Florida has issued a series of landmark reports projecting how our state's relentless population growth, and how it is absorbed, would affect our environment, economy and quality of life. In the past year, we burnished that legacy with the release of *Agriculture 2040/2070*, focusing on the impacts of future development on agricultural lands.

Agriculture in Florida isn't just a $100 billion-plus industry supporting more than 1.2 million jobs. It also provides valuable ecosystem services, like protecting water supply and quality, mitigating flooding, enhancing climate resilience, sequestering carbon, harboring wildlife, promoting outdoor recreation, and more.

If Florida continues to follow its current development pattern as it takes in millions of additional residents between now and 2070, it will lose 2.2 million acres of agricultural land — 120 acres every day, according to *Agriculture 2040/2070*, which we produced in partnership with researchers at the University of Florida. But if development is 20% more compact, and priority natural lands are preserved, 850,000 fewer acres of agricultural land will be lost.



Wynwood Miami Design District

In addition to our report, we shared these findings with nearly 700 attendees in a webinar, as well as through extensive enhancements to our website, media outreach and presentations to interested groups across Florida. We met with agricultural leaders to discuss strategies to conserve farmland and maintain its environmental benefits. We plan to continue this important work in the year ahead.

Also this past year, our activities included a workshop on how best to prepare for growth by 2040 in Escambia and Santa Rosa counties. While we have conducted similar events in eight other counties in recent years, this was the first in which we also projected the impacts of development on water quality. With our University of Florida partners, we found that more compact development and environmental land conservation would reduce nutrient pollution in area waterways by 75% — a result that could strengthen the case for better planning in counties throughout the state.



In another highlight from the past year, we led a successful campaign with local planning and conservation advocates to reverse preliminary approval by the Palm Beach County Commission of a luxury subdivision on 600 acres of conservation land in the county's Agricultural Reserve. The precedent from this victory provides hope for other threatened conservation lands in the Ag Reserve and across Florida.

These and the wide array of additional activities and accomplishments for 1000 Friends summarized in this report would not have been possible without the generous support of our donors. We need that support to continue to succeed. We can't waste any time resting on our laurels. Together, we have a state to save.

Paul Owens

Paul Owens
President

1000 FRIENDS of FLORIDA



2023-2024 MAJOR ACCOMPLISHMENTS

Ocean Drive Art Deco

SAVING SPECIAL PLACES

- **Leading on land conservation** — Worked with allies to obtain $250 million in 2024-2025 state budget to protect high-priority natural and agricultural land, including portions of Florida Wildlife Corridor, from development. Helped enact additional $100 million annual commitments for land conservation and public land management from Seminole gambling compact revenues.
- **Enhancing Florida agriculture** — Released GIS-based analysis, *Agriculture 2040/2070*, advocating planning to reduce potential loss of agricultural land in Florida to development; shared findings through report, website, webinar, virtual and in-person presentations and media outreach. Met with statewide agricultural leaders to identify and promote common goals.
- **Investing in water quality** — With allies, obtained $1.5 billion in state budget for water quality programs and projects, including $740 million for Everglades restoration, $75 million for Indian River Lagoon and $55 million for natural springs. Helped secure additional commitment of $79 million annually for water quality improvement grants from Seminole gambling compact revenues.
- **Strengthening water protections** — With allies, passed legislation to improve stormwater regulations, and defeat bills to eliminate local wetland protections and open portion of Estero Bay Aquatic Preserve to development. Helped end moratorium on local fertilizer regulations. Co-chaired statewide group of advocates promoting water quality improvements. Presented webinar on water quality threats from land application of sewage sludge. Testified before regulators for stronger protections for natural springs.
- **Combining forces** — Participated in weekly meetings with representatives of more than 20 conservation allies to coordinate strategy on common goals. Worked with organizations representing county and city leaders, major employers, universities and more.
- **Conserving land in Seminole County** — With allies, helped earn final, unanimous County Commission approval to create permanent local land conservation program, based on principle that protecting high-priority natural land from development is a fundamental obligation of local government.
- **Restoring the Everglades** — As longtime member of Everglades Coalition, alliance of 57 local, state, and national conservation and environmental groups, continued to promote full restoration of Greater Everglades Ecosystem.
- **Reuniting the Rivers** — Maintained leadership in coalition seeking restoration of the Ocklawaha River through legislative initiatives and local grassroots efforts as co-chair of its science committee.
- **Preserving Florida's forests** — Worked with coalition to strengthen protections for forests and enhance water quality.

Posted on December 1, 2025

BUILDING BETTER COMMUNITIES

- **Defending planning at the Capitol** – Rallied opposition through testimony, email alerts and newspaper op-eds to legislation that would weaken community planning. Led successful campaigns against bills to weaken limits in state law on sprawling development, block citizen challenges to environmental permits and increase pressure on local governments to greenlight coastal construction.
- **Safeguarding communities** — With allies, garnered $145 million for Resilient Florida community grants in state budget, and additional $100 million annual commitment for resilience grants from Seminole gambling compact revenues. Helped pass law requiring owners to disclose previous insurance or government payouts for flooding when selling property. Shared results of our report, *Florida's Rising Seas: Mapping Florida's Future*, in presentations to audiences throughout state.
- **Upholding Florida's history** — With allies, protected historic communities — including St. Augustine, Palm Beach and Key West — from new law threatening historic buildings in coastal communities with demolition. Helped obtain $8.45 million in historic preservation grants.
- **Advocating for affordable housing** — As a member of the Sadowski Coalition, successfully appealed for robust state funding for workforce housing, with Legislature dedicating $548 million in 2024 session.
- **Promoting fiscally responsible growth** — Commissioned research paper, and shared results in webinar, showing compact urban development generates higher local tax revenue than sprawl, while costing less to provide with public services.
- **Encouraging bay-friendly development** — In future growth and development report and presentation for Escambia and Santa Rosa counties, showed how compact development and conservation land protection could reduce harmful nutrient pollution in Pensacola and Perdido Bays, benefiting region's environment and economy. Convened advisory group of leaders and planners from region to recommend policies to promote more environmentally and fiscally sustainable development.
- **Winning in Palm Beach County** — Led successful effort with local organizations and concerned citizens to reverse County Commission's preliminary approval of luxury housing development proposed for 600 acres of conservation land within the county's Agricultural Reserve, through meetings with commissioners, a press conference, email alerts, comment letters and public testimony.
- **Standing up for Martin County** — Advised citizens proposing locally funded land conservation program, and rallied support for successful campaign to place program on November 2024 ballot for voter approval. Continued to serve on advisory board of the Guardians of Martin County. Monitored ongoing review of county's comprehensive plan.
- **Enhancing Orange County rural protections** — Provided expert advice to citizens seeking greater development protections for rural areas in Orange County; endorsed proposed charter amendment in letter to county commissioners and rallied support among Central Florida members.
- **Holding the line in Miami-Dade County** — As fiscal sponsor and steering committee member in coalition dedicated to smart growth and environmental protection in Florida's largest county, helped organize opposition to proposals for development beyond Miami-Dade's urban development boundary.
- **Promoting conservation in Lake County** — Rallied support through testimony and email alerts for successful effort to place local land conservation program in Lake County on November 2024 ballot.
- **Defending Marion County agriculture** — With comment letter and testimony, joined successful opponents of proposal to weaken development protections in Farmland Preservation Area.
- **Envisioning Lake Wales' future** — Maintained support for community effort to develop long-range plan for environmentally and fiscally sustainable development in historic Polk County city. Wrote newspaper op-ed and testified in support of completed plan before city commissioners, who unanimously endorsed it.

CONNECTING PEOPLE WITH PLANNING

- **Tracking legislation** – Monitored dozens of bills on planning and other topics, posting and updating details on website; alerted more than 20,000 followers to actions and opportunities for impact in regular emails and social media posts. Presented legislative briefings to allied and citizens' groups during and after session.
- **Educating citizens and professionals** — Attracted more than 7,900 attendees to free 2023-2024 Dr. John M. DeGrove webinars and online seminar, offering range of professional credits at no charge. Updated and expanded website with webinar and seminar recordings and presentations, and additional information on planning and conservation topics.
- **Promoting conservation planning** — Presented four-part online seminar on planning to protect Florida Wildlife Corridor. Met with stakeholders in statewide conference and in regular online meetings to develop and execute strategies to protect Corridor. Posted webpages featuring maps on conservation, agriculture, impacts of development, future land uses and more for Florida's 67 counties.
- **Reaching out** — Provided technical assistance and advice on community planning issues to concerned Floridians in communities throughout the state; addressed citizens' and students' groups; shared information at community events throughout Florida; interviewed by print and broadcast reporters on multiple occasions on legislative, planning and conservation issues; connected regularly with thousands through email alerts, social media posts.
- **Opening opportunities** — Provided internships with stipends for undergraduate and graduate students to conduct projects and author position papers on planning and conservation topics.

Florida's Future Leaders

The C. Allen Watts Young Leaders Program allows for paid internship opportunities to further the mission of our organization. Mr. C. Allen Watts was a founding member of 1000 Friends of Florida and member of the Board of Directors from 1994 to 2013. A longtime chair of the legal advocacy committee, Allen played an instrumental role in 1000 Friends' many landmark legal challenges to uphold the state's growth management system. He was a highly respected government and land-use attorney who took a special interest in mentoring new lawyers, inspiring his family to launch this program in 2022 in his honor. This program is funded by 1000 Friends Board member Mark Watts, his sister, Kristi Putnam, and C. Allen Watts' widow, Margaret Morris, in memory of their father and husband.

We are proud of our 2023-2024 student interns and thank them for their hard work this year!

Michael Granto *(Fall 2023)*
University of Florida, Master's of Urban and Regional Planning

Jacqueline Vanegas *(Spring 2024)*
Florida State University, Master's of Public History and Historical Administration

Jacob Glantz *(Spring 2024)*
Florida State University, Bachelor of Science in Environment & Society

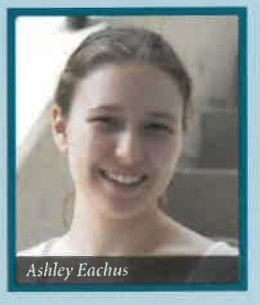
Ashley Eachus *(Summer 2024)*
University of Florida, Master's of Urban and Regional Planning

If you are interested in contributing to the C. Allen Watts Young Leaders Program, please contact ***trussell@1000fof.org***


Michael Granto


Jacqueline Vanegas


Jacob Glantz


Ashley Eachus

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Posted on December 1, 2025

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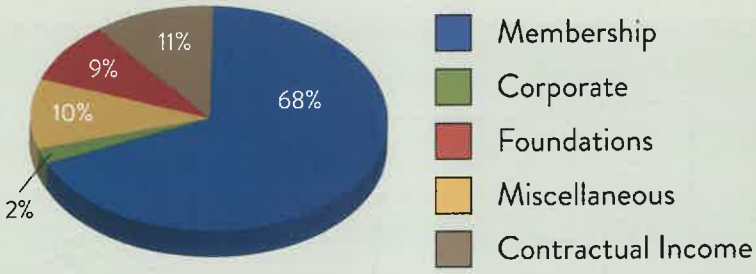

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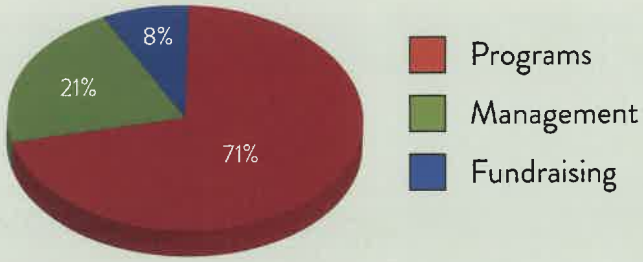

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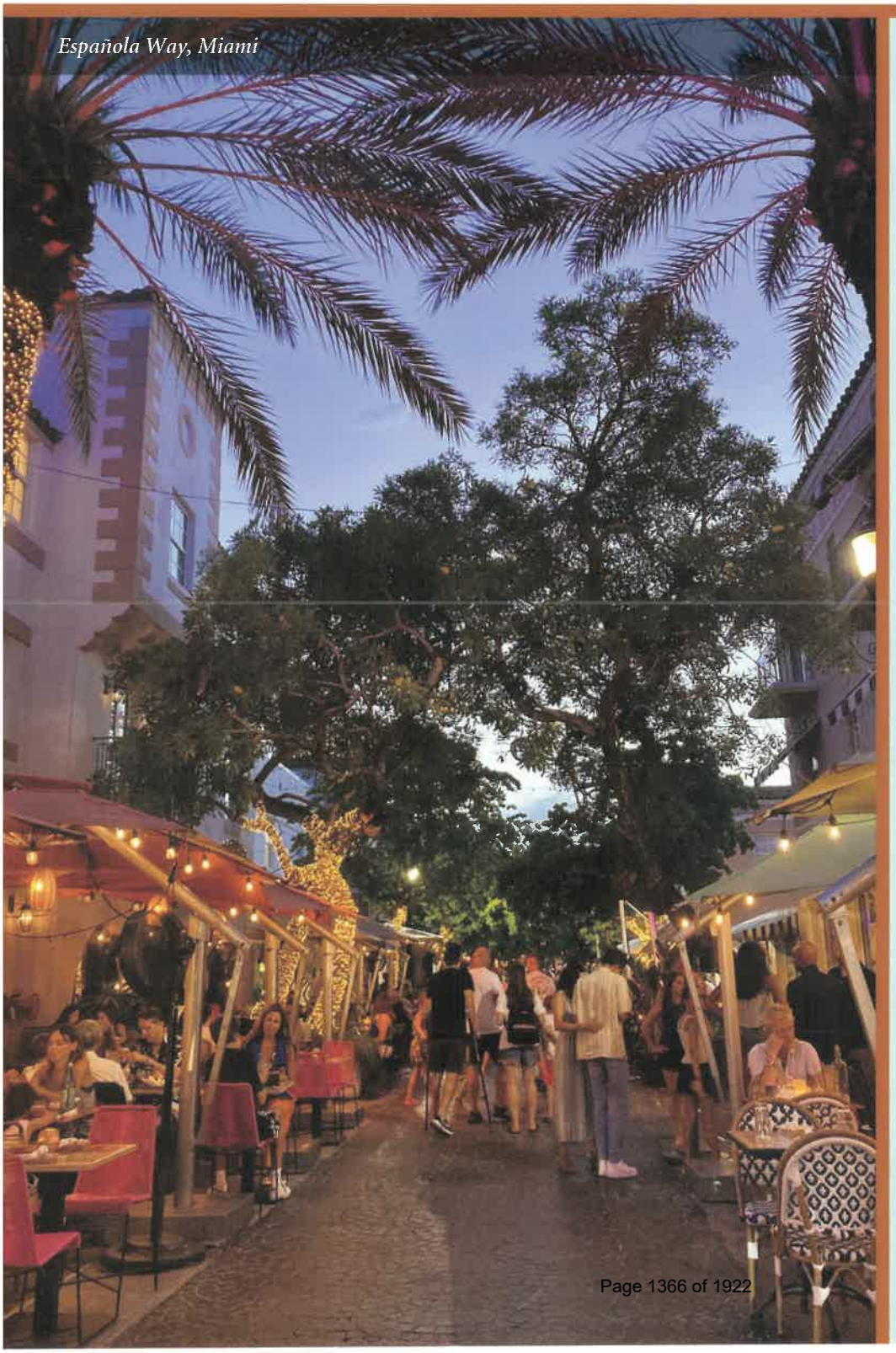

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Posted on December 1, 2025

From: Poplin, Susan
To: Calhoun, Sherri
Cc: Maldonado, Tyler
Subject: Fw: ATN Revisions to Comp Plan Update
Date: Friday, April 4, 2025 4:50:18 PM
Attachments: Urban Residential Preservation.-ATN3-gov.pdf
Sub Urban RP-ATN3-gov .pdf
Recognizeable Places-ATN3-gov.pdf
Road Projects and Environmental and Neighborhood Protection-ATN3.pdf
Transit StarMetro-ATN3-gov..pdf

From: Michael Brezin <mbrezin188@gmail.com>
Sent: Thursday, April 3, 2025 1:51 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Cc: kathyi.mcguire@gmail.com <kathyi.mcguire@gmail.com>
Subject: ATN Revisions to Comp Plan Update

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Hello Susan,
The Alliance of Tallahassee Neighborhoods (ATN) is in the process of reviewing the comp plan updates. While there are certainly objective and policies that we support throughout the updates, in this email I'm sending you our suggested revisions and additions for five topic areas:

1. Urban Residential Preservation,
2. Sub Urban Residential Preservation,
3. Recognizable Places, and two related to mobility:
4. Road Projects Environmental and Neighborhood Protection and
5. Transit – Increasing StarMetro Ridership.

These are in separate files in the attachments. I'm sending them as pdf files. If you'd rather have them in MSWord, please let me know.

Our intention, of course, is that these revisions and additions be integrated into the draft updates prior to transmittal to the State. We are readily available to talk with you or other planning staff about the revisions should that be helpful.

On a related note, we strongly support extending the timeframe for the review of the GOPs by neighborhoods and other entities, ideally by 2-3 months.

We appreciate your availability to date to meet with us or respond by email to our questions. That's been very helpful to our review. We look forward to hearing from you on our proposed revisions and how they can be incorporated into the draft presented to the commissioners prior to the transmittal hearing.

Sincerely,

Mike Brezin, ATN Comp Plan Lead

Alliance of Tallahassee Neighborhoods

April 7, 2025

Dear Mayor, Chair of the Leon County Commission, and Commissioners:

ATN has supported and participated in the Comp Plan update throughout the update process. Based on these actions, we are asking your support on two items: more time for community and staff review of the Plan and data, some of which has just been released last week; and help getting our recommendations clarifying neighborhood protections adopted.

1. **More time for community and staff review**. The proposed Comp Plan is not exactly a snap to read- it's long and complicated! Our neighbors are trying to participate in this important effort, but, for a lay audience it takes time to read, digest, and discuss the specific, extensive, and complex Plan contents. Our neighborhoods are asking for adequate time for engagement, as did the speakers at the recent LPA Workshop. Staff also need time to respond to public input and revise and clarify the Plan where appropriate.

   While the updating process has been going on for a while, the release of the Plan and related information is very recent. The contract with Halff Associates allocated 6 months for the steps of review and transmittal. We've not been given nearly that amount of time and not all the materials were posted online for public review until as late as last week! As much as we all want the Plan updates DONE, there is no legally required hard and fast deadline. Please give us 2-3 months to clarify the Plan's specifications and develop broader neighborhood support. We will be living with this document for a very long time.

2. **Assistance with adopting our recommendations for clarifying neighborhood protections**. As neighborhood leaders, we've discussed the Plan among ourselves and with city staff. The current draft Plan is too vague to protect both neighborhoods that do and do not want non-residential development. To provide initial feedback, we've made focused recommendations (detailed in attachments to this email) in these Plan topics:
   1. Urban Residential Preservation,
   2. Sub Urban Residential Preservation,
   3. Recognizable Places
   4. Road Projects Environmental and Neighborhood Protection
   5. The Multi-Modal Transportation District
   6. Transit – Increasing Star Metro Ridership.

   Midtown- Please do not put an Urban General overlay on Midtown, which would nullify the upcoming Midtown Master Plan which the City Commission recently voted be developed.

   We seek your help in getting our recommendations incorporated into the Plan prior to Transmittal. These recommendations are attached to this email for your review and they have been provided to staff.

Sincerely,
Kathy McGuire, Chair
Alliance of Tallahassee Neighborhoods

Multimodal Transportation District

Current policies implementing the Multimodal Transportation District (District) have been in effect since 2011. The District was established to meet State statutory requirements for creating a transportation concurrency exemption area. The current Plan contains measurable standards and targets for mixed land use and enhanced mobility in the District.

There are neighborhoods within and adjacent to the District that are affected by its implementation (see map). These neighborhoods will benefit from improved transit and walkability. However, numerous developments within the District have been granted exceptions to the land development standards, particularly along State roads. The impact of these exceptions on the goals of the District has not been evaluated. Additionally, improvements to the transit system called for in the current Plan have not been met.[1]

ATN recommends that an evaluation of the implementation of the District, using the measures contained in the current plan, be provided to the public and the Commissions prior to the adoption of this objective and policies.

Objective 2.7 – Multimodal Transportation District (MMTD):
Facilitate the safe and comfortable use of multiple modes of transportation and urban design standards to develop and maintain healthy neighborhoods and thriving businesses where travel by foot, bicycle, and transit will be easy and practical to reduce automobile reliance and vehicle miles traveled.

Policy 2.7.1 – MMTD Implementation:
The Multimodal Transportation District (MMTD), established in 2009 under the requirements of Florida Statute Section 163.3180(15) (2009) for the purpose of promoting walking, bicycling, and transit use, shall be maintained, updated, and implemented by relevant City and County departments through the Multimodal Transportation District Management Plan and corresponding MMTD Code.

Policy 2.7.2 – Land Use Within the MMTD:
The City of Tallahassee and Leon County shall periodically review the Future Land Use Map and land development regulations within the MMTD and modify them as necessary to facilitate appropriate densities, intensities, and mixture of land uses to support the goals of the district, based on the following targets:
Central nodes consisting of employment and services, relatively high density residential, and public spaces all oriented around convenient access to public transit facilities

[1] Referring to the District, Mobility Policy 1.1.13.1 states: *Priority should be given to funding of improvements that increase the availability, speed, frequency, duration and reliability of transit serving these areas*.

Areas designated primarily for residential uses should be no more than ½ mile from areas designated for shopping, services, and employment uses.

Policy 2.7.3 – Land Development Regulations in the MMTD:
Adopt and maintain context-based land development regulations that ensure new development and redevelopment will contribute to walkable urban development patterns. Additionally, these regulations shall include and/or address the following:

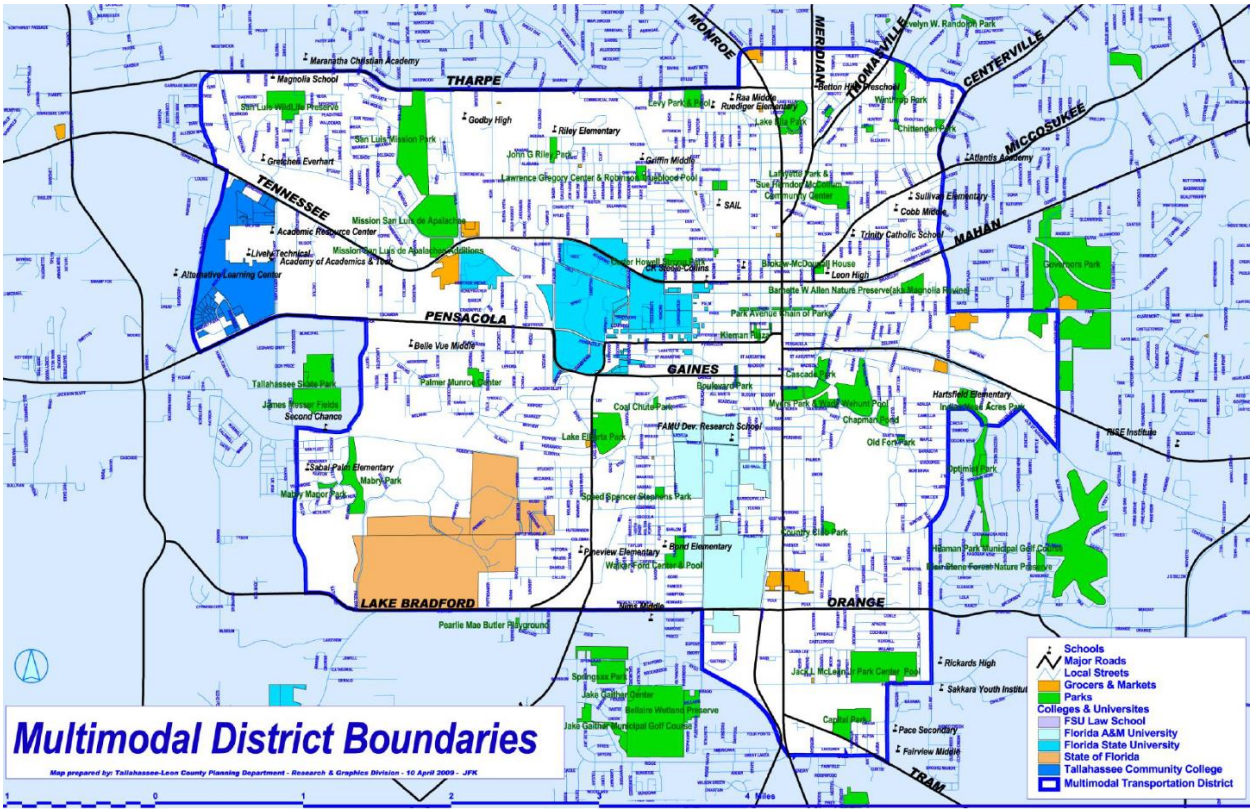
- Building placement.
- Block size standards shall encourage small blocks and an interconnected street network.
- Sidewalks with widths based on context.
- Facade transparency.
- Parking location.

Policy 2.7.4: Minimum Parking Requirements:
Minimum parking requirements shall not be applied to areas designated Urban Center of the Future Land Use Map and shall be significantly reduced, removed, or made otherwise flexible for other areas in the MMTD.

Policy 2.7.5 – Transit in the MMTD:
The MMTD and energy efficiency districts shall be well-connected via transit to major trip generators and attractors both inside and outside the areas; transit stops and waiting areas shall be safe, accessible, and comfortable, and intermodal connections shall be made.

Policy 2.7.6 – Transportation Mitigation:
Transportation mitigation funds collected within the MMTD shall be used for projects within the MMTD with priority given to bicycle, pedestrian, or transit projects.

Map of Proposed Multimodal District



ATN Suggested Changes to Objective 2.6: Recognizable Places

Plan Goal 2: Distinct Urban and Rural Places

ATN Introduction
The places listed in Objective 2.6 are opportunities for redevelopment and infill in areas that can promote walkability and transit. Most of the plans for these areas were prepared in the early 2000s. A number of recommendations in the plans have been implemented.

The proposed Objective promotes redevelopment primarily through density incentives (See the proposed language for redevelopment of the South Monroe corridor, the North Monroe Corridor, and West Pensacola Street. This strategy allows development at a greater density than typically allowed if the development includes design features that will support a more walkable environment. However, lessons learned from Gaines Street revitalization show that more strategies are needed to ensure continued success. These include:

- FDOT District 3 compliance with Complete Street program.
- Coordinated public/private partnerships to provide areawide stormwater and parking facilities, thereby allowing more intensive use of property.
- Amelioration of brownfield sites, if needed.

ATN supports policies to promote redevelopment. We recommend changes to the draft language to:

1. focus government resources on strategies that have been shown to have a positive effect on redevelopment;
2. add specificity to tasks and due dates to make them measurable
3. boost community involvement in place development and redevelopment.

Note: Blue underlined text indicates suggested changes to the draft Objective 2.6 Recognizable Places text. ~~Blue strikethrough text~~ indicates deletions.

Objective 2.6 – Recognizable Places:
Foster and protect distinctive, attractive places that are recognizable and important to the community.
Policy 2.6.1 – Beautifying Public Spaces:
The local governments shall provide for land use regulations that require investment in the streetscape by adding features such as benches, planters, bike racks, tree boxes with trees with a healthy canopy; and providing space for public art installations where appropriate for a given context.

Policy 2.6.2 –

Policy 2.6.2.a. South Monroe Corridor:

~~Prioritize infrastructure improvement and redevelopment/infill development incentives for the South Monroe corridor connecting Downtown to the Southside Investment Area, to ensure a vibrant connection between the central urban core to a historically under-resourced area.~~ By 2026 the City of Tallahassee shall complete a plan of action for providing the necessary stormwater and parking improvements needed to implement the South Monroe Corridor plan. Public and private interests in the corridor shall participate in the preparation of the action plan.

Policy 2.6.~~3~~ 2.b – North Monroe Corridor: (This plan was not found on the Planning Department website so no amendments are proposed).

Encourage the redevelopment of the North Monroe Corridor by providing higher density and intensity land uses between Tharpe Street and Interstate-10 and by establishing and maintaining the Lake Protection Corridor zoning district for areas north of Interstate-10 that are within the Lake Jackson Basin. Land development regulations shall include design standards to promote walkability and require enhanced landscaping along the corridor. The land development regulations shall also provide provisions for nonconforming uses and properties in the Lake Protection land use category to be deemed conforming when redevelopment or site improvements result in the site meeting the design standards and water quality standards for the Lake Jackson basin established in land development regulations.

Policy 2.6.2.c – West Pensacola Street Corridor (no date):

By 2026, the Planning Department shall report on the status of implementation of the recommendations of the West Pensacola Street area plan and an action plan for further implementation and propose modifications. This report shall be prepared in cooperation with residents and private interests in the area. ~~Encourage the redevelopment of the West Pensacola Corridor by providing higher density and intensity land uses between Capital Circle and Stadium Drive. Land development regulations shall include design standards to promote walkability and require enhanced landscaping along the corridor and shall identify alternative design standards that apply when achieving the Multimodal Transportation District standards is not possible.~~

Policy 2.6.2.d– Woodville Sense of Place:

Upon the adoption of the Woodville Sense of Place Plan by the Board of County Commissioners, the Tallahassee-Leon County Planning Department shall evaluate the need for updates to the Comprehensive Plan and land development regulations to implement the recommendations of the plan.

Policy 2.6.2.e – Future Downtown Development:

The City of Tallahassee shall incorporate design standards in the land development regulations that require complementary development and redevelopment in the Downtown area, specifically with regard for the historic context and support for multi-modal transportation.

ATN Suggested Changes to Draft Sub Urban Residential Preservation Land Use Category

Introduction

Planning Staff has stated that sub urban residential neighborhoods should retain their established neighborhood character while allowing for a land use category-wide increase in housing density. The following changes to the proposed Sub Urban Residential Preservation Future Land Use Category are intended to achieve this goal. That is, to ensure that new development and redevelopment is compatible with neighborhood character, infrastructure needed to mitigate impacts will be provided, and to address safety concerns that may deter pedestrian activity.

Note: Blue underlined text indicates suggested changes to the draft Sub Urban Residential Preservation Land Use category definition text. ~~Blue strikethrough text~~ indicates deletions.

Policy 2.8.8 – Sub-Urban Residential Preservation Future Land Use Category:

The intent of Sub Urban Residential Preservation category is to preserve these historic and/or established neighborhoods and their development patterns. Neighborhoods are characterized by a walkable street network; consistent building heights and setbacks; consistent lot coverage; and a mature tree canopy.

The ~~intent of the~~ Sub-Urban Residential Preservation land use category ~~is to~~ allows for low to medium density ~~neighborhood-scale~~ residential uses and neighborhood supportive facilities in a manner consistent with existing development patterns and neighborhood character. ~~development in a manner that is sensitive to the character of existing residential areas. Principal uses within the district shall include residential development and N~~neighborhood supportive facilities consist of~~such as~~ community services, recreational amenities, and light infrastructure.

The Sub-Urban Residential Preservation category shall allow for residential uses at a maximum density of eight dwelling units per acre. Allowed residential housing ~~building~~ types are single-family detached houses, single-family attached, and duplexes.

Pedestrian safety and comfort shall be prioritized over vehicle speed. Auto-oriented uses such as gas stations or drive-thrus are not permitted in order to protect neighborhoods from any negative impacts associated with increased traffic and the pedestrian-oriented neighborhood character.

Community service facilities are limited to a maximum of ~~5~~3,000 square feet of building area, or a sewage flow estimated not to exceed 900 gallons per day, where central sanitary sewer is not available. Non-residential uses are not permitted.

The following special conditions shall apply to the **Sub-Urban Residential Preservation Future Land Use category and shall be included in the City Land Development Regulations:**

1. ~~1.~~ The Sub-Urban Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet the majority of these criteria:

    i. Existing land use within the area is predominantly residential
    ii. Majority of traffic is local in nature
        a. Predominance of residential uses front on local street

b. Relatively safe internal pedestrian mobility

iii. Densities within the area generally of eight units per acre or less

iv. Existing residential type and density exhibits relatively homogeneous patterns

v. Assessment of stability of the residential area, including but not limited to:

a. Degree of home ownership

b. Existence of neighborhood organizations

Zoning districts within the Sub Urban Residential Preservation Category allowing densities over 6 units per acre shall be applied only after City Commission approval of a neighborhood plan which includes, at a minimum but not limited to, the following elements:

a. Identification of desirable neighborhood characteristics to be retained (e.g., building scale and placement, lot size, mature trees, and parks and other common open spaces).
b. Demonstration of ability to accommodate increased parking and stormwater runoff without negatively affected neighborhood character, or a funded plan to address these needs.
c. Improvements needed to achieve a higher degree of safety (e.g., streetlights, traffic calming) and the funding source for such improvements.
d. Design standards to ensure that the neighborhood character is preserved.

2. Uses and development plans may be denied or permitted at lower densities and intensities than the maximums specified in the Comprehensive Plan to achieve consistency with the intent of this district to preserve neighborhood character.

3. ~~2.~~ Development requirements shall be identified in the land development code to provide effective visual and sound buffering (either through vegetative buffering or other design techniques) for community facilities, including ancillary facilities to religious facilities, where they adjoin residential areas in the Suburban Residential land use. Cemeteries or religious facilities used solely for religious functions shall be exempted from these requirements.

(Note – It is not clear where this policy is intended to apply, or what deficiencies exist in current ordinance. The public needs clarification on these items.)

Policy 2.6.2.f – Bradfordville Study Area:

The Bradfordville Study Area is defined in the Bradfordville Sector Plan, as adopted by the Leon County board of County Commissioners on July 11, 2000. It is included in the Addendum to this element and remains part of the Comprehensive Plan. ~~and~~ It is depicted on the following map. Development in the Bradfordville Study Area shall continue to be subject to the ~~development standards for the area included in the land development regulations and as specified in the land use category(ies) in Objective 2.8.~~requirements of the Bradfordville Area Plan and the requirements of the settlement agreement between Leon County and Centerville Rural Community Association, Inc. et al, Leon County circuit court (1998.)

ATN Suggested Changes to Goal 6: A Balanced Transportation Network

Focus: Transit -- Increasing Metro Ridership

Comprehensive Plan policies regarding transit address coverage of service, improving sidewalk connection between neighborhoods, business, and transit stops, and adding amenities to transit stops. There are no policies addressing a major disincentive to using transit: **the lengthy time transit riders must wait for a bus. Most routes are served every 45 to 60 minutes**.

The current Comprehensive Plan contains specific policies to address funding. Although they have not been implemented, they should be retained, as frequency of service is at least as important as the provision of sidewalks and benches to boost ridership.

The current draft contains the following text:

Objective 6.8 – Transportation Demand Management:
Leverage transportation and parking demand management strategies to promote system efficiencies and alternate modes of travel and to spread the travel demand across more hours of the day that result in minimizing impacts on natural resources and neighborhoods and reducing vehicle miles traveled.

Policy 6.8.2 – Increase Transit Ridership:
StarMetro shall identify and implement strategies for increasing transit ridership, including, but not limited to advertising campaigns, easily accessible and accurate rider information, provision of park and ride locations, bus stop improvements, shorter headways, and route revision and expansion through the planning timeframe. Specific strategies should be reviewed and adopted on a 5-year interval including annual ridership reporting and goals, evaluation of gaps in mode shift, and incorporation of emerging technologies

Add the following objective (with an updated target date) and policies:

Objective 2.4: [M] (EFF. 12/15/11) FUNDING OF TRANSIT
By 2012, alternative and innovative funding sources shall be developed to support an effective transit system.
Policy 2.4.1: [M] (EFF. 12/15/11)
Transit shall be regarded as a vital public service with increased funding to allow it to compete with the private automobile on an equal basis.
Policy 2.4.2: [M] (EFF. 12/15/11)
Funding for transit operating expenses should include and should not be limited to the following sources: sales tax, property tax, future charter county surtax, gas tax, impact fees, and the significant benefits program.

ATN Suggested Changes to Goal 6: A Balanced Transportation Network

Focus: Road Projects and Environmental and Neighborhood Protection

Introduction

There have been successful collaborations between public works departments and neighborhoods for roadway improvements. Two examples are Lafayette Street and Betton Road. The current Plan's Mobility Objective 3.1. and its policies recognize the need to mitigate impacts of road projects on the environment and neighborhoods.

Objective 1.3 (below) and its related policies should be retained and inserted prior to Objective 6.1 Land Use and Transportation Coordination for Livability.

Suggested Addition

Objective 1.3: [M] (EFF. 12/15/11) – Environmental and Neighborhood Protection

Evaluate and minimize impacts of transportation projects on the natural environment and neighborhood integrity by using transportation demand reduction strategies to maximize existing roadway capacity, reduce the need for new roadway construction or expansion, reduce peak time traffic, reduce vehicle miles traveled, and reduce greenhouse gas emissions and other environmentally damaging pollutants in corridors, greenways, and aquifers when planning new or expanding existing transportation facilities

Policy 1.3.1: [M] (EFF. 12/15/11)

Evaluate the natural features of Leon County, as delineated in the future land use and conservation elements, to avoid fragmenting and degrading regionally significant natural resources, wildlife corridors, greenways, and aquifers when planning new or expanding existing transportation facilities.

Policy 1.3.2: [M] (EFF. 12/15/11)

Reduce demand for more and wider roads by evaluating traffic operations to maximize efficiency of the existing street system capacity and support modal shifts to public transit, bicycling and walking.

Policy 1.3.3: [M] (EFF. 12/15/11)

Coordinate with Commuter Services of North Florida and state agencies regarding transportation demand reduction strategies such as staggered work hours for major employers, ridesharing, and parking fees.

Policy 1.3.4: [M] (EFF. 12/15/11)

Design, construct, and maintain transportation facilities to prevent flooding, minimize pollution, and maintain natural stormwater quantity, timing, rate, and direction of flow characteristics consistent with the adopted Stormwater Level of Service Standard.

Policy 1.3.5: [M] (EFF. 12/15/11)

Require an analysis that measures environmental and neighborhood impact prior to funding any new roadway alignments, construction, or changes to the traffic circulation system. The level and type of review may vary with the anticipated impact, and shall include community involvement.

Policy 1.3.6: [M] (EFF. 12/15/11)

Require tree plantings, where practical, for both new and old roads to increase screening, beauty, runoff control and reduction of summer heat. Existing trees shall be protected during transportation system development and maintenance.

Policy 1.3.7: [M] (EFF. 12/15/11)

Aesthetically enhance and provide added environmental protection to existing and new transportation corridors by the following methods which include but are not limited to:

a) Incorporating for new, or increasing for existing corridors, the number of green spaces/open spaces and pedestrian oriented areas.

b) Recognizing plantations as a significant part of the natural landscape when roads are being designed in areas of the County where they are present.

c) Encouraging the use of native vegetation and natural systems such as swales to control runoff.

d) Maintaining natural ground cover, canopy and understory where new roads are built.

e) Design public infrastructure improvements to minimize development impacts to protect designated canopy roads consistent with the Conservation Element.

f) Applying access management strategies that enhance the character of transportation corridors and gateways to the community by promoting shared access and consolidated signage and preserving green space for landscaping.

ATN Suggested Changes to Draft Sub Urban Residential Preservation Land Use Category

Introduction

Planning Staff has stated that sub urban residential neighborhoods should retain their established neighborhood character while allowing for a land use category-wide increase in housing density. The following changes to the proposed Sub Urban Residential Preservation Future Land Use Category are intended to achieve this goal. That is, to ensure that new development and redevelopment is compatible with neighborhood character, infrastructure needed to mitigate impacts will be provided, and to address safety concerns that may deter pedestrian activity.

Note: Blue underlined text indicates suggested changes to the draft Sub Urban Residential Preservation Land Use category definition text. ~~Blue strikethrough text~~ indicates deletions.

Policy 2.8.8 – Sub-Urban Residential Preservation Future Land Use Category:

The intent of Sub Urban Residential Preservation category is to preserve these historic and/or established neighborhoods and their development patterns. Neighborhoods are characterized by a walkable street network; consistent building heights and setbacks; consistent lot coverage; and a mature tree canopy.

The ~~intent of the~~ Sub-Urban Residential Preservation land use category ~~is to~~ allows for low to medium density ~~neighborhood-scale~~ residential uses and neighborhood supportive facilities in a manner consistent with existing development patterns and neighborhood character. ~~development in a manner that is sensitive to the character of existing residential areas. Principal uses within the district shall include residential development and N~~neighborhood supportive facilities consist of~~such as~~ community services, recreational amenities, and light infrastructure.

The Sub-Urban Residential Preservation category shall allow for residential uses at a maximum density of eight dwelling units per acre. Allowed residential housing ~~building~~ types are single-family detached houses, single-family attached, and duplexes.

Pedestrian safety and comfort shall be prioritized over vehicle speed. Auto-oriented uses such as gas stations or drive-thrus are not permitted in order to protect neighborhoods from any negative impacts associated with increased traffic and the pedestrian-oriented neighborhood character.

Community service facilities are limited to a maximum of ~~5~~3,000 square feet of building area, or a sewage flow estimated not to exceed 900 gallons per day, where central sanitary sewer is not available. Non-residential uses are not permitted.

The following special conditions shall apply to the **Sub-Urban Residential Preservation Future Land Use category and shall be included in the City Land Development Regulations:**

1. ~~1.~~ The Sub-Urban Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet the majority of these criteria:

    i. Existing land use within the area is predominantly residential
    ii. Majority of traffic is local in nature
        a. Predominance of residential uses front on local street

b. Relatively safe internal pedestrian mobility

iii. Densities within the area generally of eight units per acre or less

iv. Existing residential type and density exhibits relatively homogeneous patterns

v. Assessment of stability of the residential area, including but not limited to:

a. Degree of home ownership

b. Existence of neighborhood organizations

Zoning districts within the Sub Urban Residential Preservation Category allowing densities over 6 units per acre shall be applied only after City Commission approval of a neighborhood plan which includes, at a minimum but not limited to, the following elements:

a. Identification of desirable neighborhood characteristics to be retained (e.g., building scale and placement, lot size, mature trees, and parks and other common open spaces).
b. Demonstration of ability to accommodate increased parking and stormwater runoff without negatively affected neighborhood character, or a funded plan to address these needs.
c. Improvements needed to achieve a higher degree of safety (e.g., streetlights, traffic calming) and the funding source for such improvements.
d. Design standards to ensure that the neighborhood character is preserved.

2. Uses and development plans may be denied or permitted at lower densities and intensities than the maximums specified in the Comprehensive Plan to achieve consistency with the intent of this district to preserve neighborhood character.

3. ~~2.~~ Development requirements shall be identified in the land development code to provide effective visual and sound buffering (either through vegetative buffering or other design techniques) for community facilities, including ancillary facilities to religious facilities, where they adjoin residential areas in the Suburban Residential land use. Cemeteries or religious facilities used solely for religious functions shall be exempted from these requirements.

ATN Suggested Changes to Goal 6: A Balanced Transportation Network

Focus: Road Projects and Environmental and Neighborhood Protection

Introduction

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ATN Suggested Changes to Draft Sub Urban Residential Preservation Land Use Category

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Planning Staff has stated that sub urban residential neighborhoods should retain their established neighborhood character while allowing for a land use category-wide increase in housing density. The following changes to the proposed Sub Urban Residential Preservation Future Land Use Category are intended to achieve this goal. That is, to ensure that new development and redevelopment is compatible with neighborhood character, infrastructure needed to mitigate impacts will be provided, and to address safety concerns that may deter pedestrian activity.

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The intent of Sub Urban Residential Preservation category is to preserve these historic and/or established neighborhoods and their development patterns. Neighborhoods are characterized by a walkable street network; consistent building heights and setbacks; consistent lot coverage; and a mature tree canopy.

The ~~intent of the~~ Sub-Urban Residential Preservation land use category ~~is to~~ allows for low to medium density ~~neighborhood-scale~~ residential uses and neighborhood supportive facilities in a manner consistent with existing development patterns and neighborhood character. ~~development in a manner that is sensitive to the character of existing residential areas. Principal uses within the district shall include residential development and N~~neighborhood supportive facilities consist of~~such as~~ community services, recreational amenities, and light infrastructure.

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Community service facilities are limited to a maximum of ~~5~~3,000 square feet of building area, or a sewage flow estimated not to exceed 900 gallons per day, where central sanitary sewer is not available. Non-residential uses are not permitted.

The following special conditions shall apply to the **Sub-Urban Residential Preservation Future Land Use category and shall be included in the City Land Development Regulations:**

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    i. Existing land use within the area is predominantly residential
    ii. Majority of traffic is local in nature
        a. Predominance of residential uses front on local street

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v. Assessment of stability of the residential area, including but not limited to:

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Zoning districts within the Sub Urban Residential Preservation Category allowing densities over 6 units per acre shall be applied only after City Commission approval of a neighborhood plan which includes, at a minimum but not limited to, the following elements:

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c. Improvements needed to achieve a higher degree of safety (e.g., streetlights, traffic calming) and the funding source for such improvements.
d. Design standards to ensure that the neighborhood character is preserved.

2. Uses and development plans may be denied or permitted at lower densities and intensities than the maximums specified in the Comprehensive Plan to achieve consistency with the intent of this district to preserve neighborhood character.

3. ~~2.~~ Development requirements shall be identified in the land development code to provide effective visual and sound buffering (either through vegetative buffering or other design techniques) for community facilities, including ancillary facilities to religious facilities, where they adjoin residential areas in the Suburban Residential land use. Cemeteries or religious facilities used solely for religious functions shall be exempted from these requirements.

ATN Suggested Changes to Goal 6: A Balanced Transportation Network

Focus: Transit -- Increasing Metro Ridership

Comprehensive Plan policies regarding transit address coverage of service, improving sidewalk connection between neighborhoods, business, and transit stops, and adding amenities to transit stops. There are no policies addressing a major disincentive to using transit: **the lengthy time transit riders must wait for a bus. Most routes are served every 45 to 60 minutes**.

The current Comprehensive Plan contains specific policies to address funding. Although they have not been implemented, they should be retained, as frequency of service is at least as important as the provision of sidewalks and benches to boost ridership.

The current draft contains the following text:

Objective 6.8 – Transportation Demand Management:
Leverage transportation and parking demand management strategies to promote system efficiencies and alternate modes of travel and to spread the travel demand across more hours of the day that result in minimizing impacts on natural resources and neighborhoods and reducing vehicle miles traveled.

Policy 6.8.2 – Increase Transit Ridership:
StarMetro shall identify and implement strategies for increasing transit ridership, including, but not limited to advertising campaigns, easily accessible and accurate rider information, provision of park and ride locations, bus stop improvements, shorter headways, and route revision and expansion through the planning timeframe. Specific strategies should be reviewed and adopted on a 5-year interval including annual ridership reporting and goals, evaluation of gaps in mode shift, and incorporation of emerging technologies

Add the following objective (with an updated target date) and policies:

Objective 2.4: [M] (EFF. 12/15/11) FUNDING OF TRANSIT
By 2012, alternative and innovative funding sources shall be developed to support an effective transit system.
Policy 2.4.1: [M] (EFF. 12/15/11)
Transit shall be regarded as a vital public service with increased funding to allow it to compete with the private automobile on an equal basis.
Policy 2.4.2: [M] (EFF. 12/15/11)
Funding for transit operating expenses should include and should not be limited to the following sources: sales tax, property tax, future charter county surtax, gas tax, impact fees, and the significant benefits program.

ATN Suggested Changes to the Urban Residential Preservation Land Use Category

ATN Introduction:

Planning staff has stated that some urban neighborhoods would like to encourage higher density development and allow some non-residential uses while retaining neighborhood character. The following changes to the proposed Urban Residential Preservation Future Land Use Category are intended to achieve this goal. The revised language is intended to ensure that new development and redevelopment is compatible with neighborhood character, infrastructure needed to mitigate impacts will be provided, and to address safety concerns that may deter pedestrian activity.

Note: Purple underlined text indicates suggested changes to the draft Sub Urban Residential Preservation Land Use category definition text. ~~Purple strikethrough text~~ indicates deletions.

Policy 2.8.11 – Urban Residential Preservation Future Land Use Category:

The ~~intent of the~~ Urban Residential Preservation category applies to neighborhoods close to the city center that were generally developed prior to the 1960s. The intent of the Category is to preserve these existing historic walkable neighborhoods and their development patterns. Neighborhoods are characterized by a walkable street network; consistent building heights and setbacks; consistent lot coverage; and a mature tree canopy.

The Urban Residential Preservation category is intended to provide low to medium density residential uses with allowances for neighborhood-scale ~~accessory~~ commercial uses in a manner consistent with the existing development patterns and neighborhood character. ~~within small to medium blocks that are defined by walkable streets characterized by narrow travel lanes, on-street parking, sidewalks, and planter strips. A low-speed street network that supports walkable connections to neighborhood parks, schools, and other amenities.~~

~~-~~Pedestrian safety and comfort shall be prioritized over vehicle speed.

Allowed land uses ~~include~~ are residential and neighborhood serving nonresidential such as professional and personal services and community services. ~~uses. Neighborhood-scale accessory non-residential uses may be allowed based on the implementing zoning districts. Zoning districts that allow non-residential development shall include development standards to ensure the non-residential uses are scaled to serve the surrounding neighborhood, such as limited retail, offices, and community services, and that the uses do not cause excessive traffic, noise, light, odor, or dust impacts.~~ Auto-oriented uses, such as gas stations or drive-through facilities, are not permitted in order to protect neighborhoods from any negative impacts associated with increased vehicular traffic.

Comments

What isn't Included in the Text Amendment but should be:

1) **At the beginning of the element, the articulation of a**n overarching strategy(-ies) of how the community should grow; i.e.: how sparse and rural the outlying areas should be; how dense and urban the inner portions of the City should be; whether the community will develop dense urban nodes (*walk-ups* and *Transit Oriented Development*); the degree to which existing neighborhoods may change, such as provide for greater density, inclusion of compatible non-residential uses; to what extent the density transition from rural to most urban will be based on the new urbanists' *Transect* concept (and what this is) and companion implementing context zones; the extent that design attributes and infrastructure design may used, in addition to density and intensity, and use type, to influence the location and character of future land use and development; whether regulation of design attributes and other approaches, such as mitigation of potential adverse sound, lighting, hazardous vehicular traffic flow, will be used to promote land use compatibility, particularly where different uses are intended to mix/colocate; and, how fine a grain of mixture of uses is intended in categories that will provide for mixed use.

   This kind of discussion can be very useful for providing the basis for the ensuing goals, objectives, and policies, as well as informing the reader of the overall intent of the various strategies represented in the element.

2) Contemplate whether large facilities that support AI and other intensive electrical energy uses require specific treatment within this element, and if so, provide appropriate guiding strategies.

3) Where the Planning Department (or other department) is specifically referenced in policies, as in being tasked to do something, it may be more appropriate to simply refer to the applicable local government (or both) given the potential for staffing resources to change over the timeframe of the plan.

4) Several of the policies relating to the particular future land use categories specify the detailed types of building types allowable, such as, *duplexes, triplexes, quadruplexes, live-work units*. This is detailed implementation content typically relegated to land development regulations and zoning. The listing of specific building types in the policies describing a future land use category could be construed to preclude those building types not listed, from the zoning district(s) that ultimately implement the future land use category. Likewise, the listing of specific building types in the policy describing the category could be construed to require all of the zoning districts that implement a particular category to allow all of the building types listed. This may or may not be problematic. But if it is problematic, it will also require a comprehensive plan amendment as a precursor to any land development regulation (e.g., zoning) amendment that would change what building types are allowed in a particular zoning district.

Policies 1.1.3 and 1.1.4. Both policies specify the required timing for updating maps to be "updated with current data during the Evaluation and Appraisal Review process." This terminology implies that the applicable maps could not be amended at an earlier point in time, if necessary, based on new information coming to light. Suggestion: revise these policies to state that the maps are to be updated no less frequently than during the Evaluation and Appraisal Review process. Note that the Evaluation and Appraisal Review of comprehensive plans is required to occur on a seven-year recurring schedule.

Objective 1.2. Suggestion: "infrastructure extension" should be revised to "infrastructure location and expansion" to be more encompassing.

Objective 1.2. This objective does not mention or hint at acquisition of natural areas (although this is explicitly stated in Policy 1.2.1) as a tactic. Suggestion: Revise the Objective as appropriate to include *acquisition*.

Policy 1.2.1. This policy guides the City and County to acquire sensitive areas. Does this provide for less-than fee simple acquisition (e.g., acquisition of easements) as well as fee simple acquisition? If so, good. If not, revise the policy as appropriate.

Policy 1.2.2. This policy specifies that Planning Department staff shall conduct an environmental analysis of proposed comprehensive plan amendments. The concept is good, but should the policy be revised to enable other City and Count staff to be utilized in such analysis? Potentially the Planning Department may not have sufficient or appropriate resources to accomplish this requirement.

Policy 1.2.4. This policy refers to *context-based* beautification, etc. Suggestion: Provide additional information on the *context* basis; i.e., is this referring to a context-based land usage/development concept, such as utilized by the Congress for New Urbanism, or Florida D.O.T., for example?

Policy 1.3.1. This policy requires the updating of the Greenways and Trails Master Plan every 10 years. Suggestion: revise this policy to provide for updating no less frequently than every 10 years.

Policy 1.3.2. The policy does not provide guidance on who is intended to develop and maintain urban recreation spaces.

Objective 1.5. This Objective calls for the implementation of strategies that "reduce and treat stormwater…" It is not clear what *reducing stormwater* means? [Stormwater is water produced during rain events]. Maybe some word or words are missing unless the drafters have, at their disposal, a method of reducing the volume of rain in our community.]

Policy 1.5.2. This policy provides that "Local governments shall incentivize the use of green infrastructure stormwater management systems… by providing a reduction in minimum green space requirements or other incentives." As drafted, this policy could be misconstrued to enables the provision of less green area to treat/manage stormwater. Suggestion: redraft for greater clarity to ensure that reductions in minimum green space requirements would result *in exchange for* provision of green infrastructure.

Policy 1.6.1. This policy includes the following: "These *regulations* shall be implemented as prescribed in the *regulations*…" Suggestion: Revise for directness and grammatical correctness.

Policy 1.6.2. This policy requires zoning and development standards, within the Urban Services Area, to promote the location of homes, jobs [and other destinations] within 20 minutes walking distance of each other. 1) Why not consider, instead, a minute standard? Within urban design and pedestrian mobility practice, this timeframe has gained more acceptance as a design standard. 2) Maybe the standard (20 minutes, 15 minutes, whatever) should be referenced as a maximum timeframe.

Policy 1.6.3. In this policy, consider replacing "higher" capacity with "greater" capacity.

Policy 1.6.5. In this policy, consider adding the term "runoff" after the word "stormwater" to provide greater clarity. Consider replacing "quantity" with "volume."

Policy 1.7.1. This policy specifies coordination with key regional partners on the protection of natural resources that extend beyond jurisdictional boundaries. The policy specifically mentions some agencies but does not mention any of the adjacent local governments (both within the State of Florida and the State of Georgia) nor does it mention the Apalachee Regional Commission or the Southwest Georgia Regional Commission. Recommendation: These are significant omissions; revise the policy to include these governments/agencies.

- **Policy 2.2.1.** This policy provides that the Urban Services Area (USA) will be large enough to include 50% more vacant and developable land than necessary to accommodate projected population growth during the planning timeframe.

  This standard appears to be significantly greater than needed to promote an efficient development pattern, particularly an urban development pattern. It would consume more forested land and agricultural land and require longer and require more costly infrastructure extensions than would be required by the respective population with even a modest urban development pattern (i.e., at a moderate development density/intensity). It is recognized that the location of the USA boundary on the map included in the draft amendment is approximately the same location as the USA boundary that has been in effect for several years. Recommendation: Revise this policy to reduce the percentage of surplus vacant and developable land necessary to accommodate population over time, so that a 50% surplus is not continually provided for over time, but reduced, to reflect urban intensities and densities with this portion of the USA; failure to do so could result in less-than urban development patterns sprawling within the USA.

Policy 2.2.5. This policy includes the following: "Residential density and/or non-residential intensity of development allowed for individual sites shall be determined by….the ability to implement *conditions* or mitigation for the proposed development." The term *conditions*, as used here, likely refers to *conditions of approval* attached to a development order issued by the City or County for a particular development; this is not clear and may be too specific or technical for use in a comprehensive plan policy. Suggestion: the term *mitigation*, as provided, may be sufficient, or perhaps could be expanded to, the *mitigation of potential impacts*.

Policy 2.2.6. This policy provides for exceptions to the Urban Services Area concept to provide for higher density within areas near the Woodville Rural Community [future land use map category] when central sewer service is available and development connects to sewer. 1) Is it necessary to also set a maximum development density/intensity limit for this development within this policy? Or is this policy the basis for another policy that provides such limit? 2) This policy is imprecise with regard to location of its application. As written, it would allow the extension of higher density development in any area designated Rural or Rural Residential on the future land use map, so long as it is connected to sewer and subjectively located within the area described in the policy. Recommendation: review this policy and if appropriate, specify geographic limits to this exception to apply.

Policy 2.2.7. This policy requires consistency with the priority of urban services, the Future Land Use Map, and the Urban Services Area in conjunction with "the *widening* of existing streets and roads." Widening streets and roadways is not necessarily the same as adding additional lanes; and either approach, while traditionally responses to increased growth and travel demand, are not always consistent with other community objectives, such as protecting natural resources, protecting residential use from adverse impacts, creating human-scale environments that facilitate pedestrian activity. Suggestion: Instead of implying that streets and roads must always be widened to accommodate projected growth and demand, use alternative terminology such as *modifying*, *improving*, or *reconstructing*, which encompasses *widening* but is not limited to *widening*.

Policy 2.2.8. This policy promotes brownfield reclamation, building reuse, and adaptive reuse of structures, enabling these activities through provision of incentives in the land development regulations. The policy outlines the content of the land development regulations incentives; it does not include any provisions for mitigation of environmental or environmental health issues associated with the applicable brownfield sites. The policy also provides for "density and intensity bonuses of up to 25% modified development review thresholds." It is not clear if this intended to refer to maximum limits otherwise set out for the applicable future land use category in the comprehensive plan or zoning district (land development regulation) limitations or other. Suggestions: 1) Revise the policy to provide for or recognize that mitigation of adverse environmental conditions are prerequisite to any redevelopment of brownfield sites; 2) clarify the reference basis for density/intensity bonuses.

Policy 2.2.9. It is not clear how this policy does anything other than what is provided for in Policy 2.2.8., except to add the term "Greyfield." Suggestion: If appropriate, merge these policies together.

Policy 2.2.10. This policy specifies the protection of identified future rights-of-way from building encroachment; it does not specify what the appropriate setbacks would be, but includes a table specifying significant rights-of-way widths for the types of transportation facilities listed. A word of caution: The City of Tallahassee had, at one point, a similar approach wherein the implementing land development regulations (with their basis also established in the comprehensive plan) required a "special roadway setback," to protect identified corridors from development encroachment, and thus to make it easier and less expensive for the City acquire needed right-of-way for roadway construction. This regulation was challenged, as applied, as a taking, with no legitimate public health, safety, or welfare basis. [The City was able to prevail as its implementing regulations provided affected property owners with alternative design "exceptions" that made it possible, the plaintiff's instance, to

realize their development interests within the remaining, reduced buildable area resulting from the implementation of the setback]. The City thereafter also amended their regulations to minimize potential that they be used as a workaround to acquire right-of-way without appropriate compensation.

- **Policy 2.4.1.** This policy establishes the basis for a Transfer of Development Rights (TDR) program. It limits where development rights may be transferred, to areas designated Rural Residential or Rural Community on the Future Land Use Map. A TDR program can be a very helpful tool to help minimize sprawl and direct growth to the most appropriate areas of the community, areas where supporting infrastructure and facilities are already present or planned to be available soon, and areas targeted for redevelopment, and further economic development. By precluding areas within the USA from receiving transferred development rights, this policy becomes, at best, a marginally useful tool. Recommendation: 1) Revise the policy to provide for transfer of rights to within the USA, and in particular, areas targeted for greater densities and intensities. 2) Revise the policy to allow transfers of density out of the Lake Protection future land use category, as a tool to facilitate environmental protection of resources within the category. Suggestion: Add the word "program" in between "Rights" and "may" in the first sentence of the policy.

Policy 2.4.2. This policy would require expansions of the USA to be based on an analysis of population projections and growth trends and an analysis of developable vacant land currently within the Urban Services Area. This is appropriate. But the policy fails to provide any criteria or guidance for decision-makers to use to determine whether, and to what extent, and expansion of the USA is warranted; i.e., it seems of value, but insufficient, to simply require the undertaking of these analyses but to potentially place no particular regard to their findings.

Policy 2.5.1. This policy sets out some strategies for retrofitting/reconstructing suburban areas. The proposed strategies are consistent with current best practices in urban design. Some of the terminology used in the policy might, however, be improved. Some of the terminology would be well understood by urban designers and most planners but may be less well understood by the general public and policy-makers. Examples of terminology that might benefit from revision include:

- *Complete streets* (this term has not yet be explained at this point in the proposed comprehensive plan)
- *Continuous streetscapes with liner buildings close to the street*
- *Appropriate design elements*
- *Residential building types*

In regard to the strategy of *block size reductions* — small blocks are an integral attribute of walkable and human-scale development, but while many (most?) of the blocks in the community are currently larger or significantly larger than ideal in these regards, not all are, and at some point, if block size reduction does occur, it will no longer need to continue on over time. Suggestion: Consider some other wording, perhaps providing guidance as to what appropriate block size should be, instead of compelling the action to continue reduce the size of blocks.

Also, in the first sentence, consider using “adopt” or “enact” as opposed to “develop…land development regulations.”

Policy 2.6.1. This policy sets out street beautification strategies. Suggestions: Revise the policy: 1) “The local governments shall provide for land use regulations…” should be replaced by terminology like “The City and County shall adopt land development regulations…” 2) The policy refers to “…a given context.” The significance of this wording might be missed as the concept of context-based land usage/development concept, such as utilized by the Congress for New Urbanism, or the Florida D.O.T., based upon the new urbanists’ *Transect*, has not been explained yet at this point in the proposed comprehensive plan.

Objective 2.7. Suggestion: Revise “Facilitate the safe and comfortable use of multiple modes of transportation *and* urban design standards to…” “ Facilitate the safe and comfortable use of multiple modes of transportation *through the use of* urban design standards to…”

Policy 2.7.5. The meaning of the first usage of the term “areas” in this policy is not clear. Could it be replaced with a more precise term; e.g., “the MMTD?”

Objective 2.8 The sentence, “The context areas shall be used as the basis for planning and design of land uses and transportation facilities in the City of Tallahassee and Leon County.” omits [non-transportation] *public facilities* and *infrastructure*. Recommendation: revise this sentence as follows: “The context areas shall be used as the basis for planning and design of land uses, transportation facilities, infrastructure, and public facilities in the City of Tallahassee and Leon County.”

Future Land Use Map, Page 16. Revise to include the title, Future Land Use Map (or other as appropriate and include referenced timeframe that the map represents.

- **Policy 2.8.2.** This policy includes the statement, “To ensure a mixture of uses in mixed-use land use categories, a minimum of 5% open space (which may include landscaping and stormwater facilities subject to land development regulations) is required…” It’s not clear whether or how requiring a minimum threshold of open space area will ensure a mixture of uses in the the mixed-use land use categories.

Policy 2.8.3. The first paragraph of this policy implies but does not explicitly state that state and national forests, wildlife management areas, and other managed natural areas will be comprise the lands to be included in the Natural Areas Future Land Use Category. As drafted, the policy implies non-managed areas would not be appropriately included in this category. Suggestion: Revise the policy for precision and clarity with regard to what lands are intended to be designated within the category.

Policy 2.8.5. - Part 4. For clarity consider adding the term *use* after *single-family residential* in the sentence “Existing lots of record shall be considered vested for the purposes of single-family residential regardless of lot size or density provided all other development standards can be met.”

Policy 2.8.7. - Part 5. It is unclear what this sentence means: "To encourage redevelopment in the Lake Protection category, land development regulations may provide for a partial credit applied toward existing impervious surface on previously developed sites." Does this mean redevelopment sites may include a greater proportion of impervious surface than would otherwise be required for new development, or?

Policy 2.8.7. - Part 8. This part allows planned development special district areas of over 100 acres within the Lake Protection Category to develop in accordance with the allowable densities and intensities of the Suburban Mixed Use land use category; i.e., up to a maximum of 45 dwelling units per acre and 25,000 square feet per acre. This seems more intensive than presently allowed. Are these intensity limits appropriate?

Policy 2.8.8. - Part 1. This part of this policy describing the Sub-Urban Residential Preservation Future Land Use Category sets out as criteria for inclusion in the category, "Assessment of stability of the residential area, including but not limited to: a. Degree of home ownership b. Existence of neighborhood organizations." While tenure and participation in neighborhood organizations are traditional measures of neighborhood stability/transition and cohesiveness, they can also be used to simply enable development interests to reclassify (i.e., change the future land use map) to rezone and redevelop lower-income areas, where homeownership rates may be lower than the community as a whole and there is less participation in neighborhood organizations. This results in displacing existing residents and potentially increasing their housing cost burdens with higher rents.

Policy 2.8.8. - Part 3. This part of this policy exempts cemeteries and religious facilities used solely for religious use, from having to provide effective visual and sound buffering (either through vegetative buffering or other design techniques), where they adjoin low density residential areas. It is recognized that is a continuation of the current practice of exempting these uses from these requirements. While well-intentioned and workable for smaller scale cemeteries and religious facilities, at larger scale and with more frequent usage, these uses can still present incompatible land use conflicts with adjacent/nearby low density residential land use. Accordingly, they should not be carte blanche exempted from sound and visual buffering requirements when adjacent to low density residential use; instead, they should be subject to such requirements and be allowed to demonstrate their compatibility at time of application.

Policy 2.8.9. The word "quadraplexes" should be revised to "quadruplexes."

The third paragraph of the policy specifies that land development regulations shall include development standards to maintain *low traffic volumes*, vehicular speeds, and parking for nonresidential uses. It is not clear what would be considered *low traffic* volumes, but while considering this directive, recognize that the category allows for residential land use at a density up 20 dwelling units per acre, and unless the development regulations can mandate the close location of district residents' places of work (so that they don't require vehicular travel for commutes) this may make the directive difficult to achieve.

Sub-part 1. of the policy requires the land development regulations to include urban design, buffering, and screening standards to facility compatibility between residential and non-residential uses *within* the Sub-Urban Neighborhood land use category. Suggestion: Revise the wording to also recognize the need to utilize such techniques for uses outside but adjoining the category.

Policy 2.8.10. In the second paragraph, there is a reference to the *Sub-Urban Mixed-Use Commercial Future Land Use Category* as the *Sub-Urban Mixed Land Use Category*. Recommendation: Revise the text to provide consistent terminology.

Policy 2.8.11. This policy begins by stating: "The intent of the Urban Residential Preservation category is to preserve existing historic walkable neighborhood development patterns." While walkable development patterns are arguably integral to thriving neighborhoods, and a appropriate attribute of land use within this category, the retention of such patterns likely only deserve secondary emphasis, with the preservation of the *actual neighborhoods* and their residential use the primary.

The word *quadplexes* in the third paragraph of this policy should be revised to *quadruplexes*.

Policy 2.8.12. This policy (first paragraph) includes the phrase "a street network that generally connects to residential neighborhoods *immediately* along corridors or behind the uses fronting major collectors or arterial roadways." Suggestion: Delete the word *immediately* from this phrase; it does not seem to add anything and may add ambiguity.

The fourth paragraph of this policy directs the reduction of vehicular traffic volumes. It is not clear how volume reduction might be accomplished. See related comment here on **Policy 2.8.9.**

Sub-part 2. of the policy requires the land development regulations to include urban design, buffering, and screening standards to facility compatibility between residential and non-residential uses *within* the Urban Neighborhood land use category. Suggestion: Revise the wording to also recognize the need to utilize such techniques for uses outside but adjoining the category. See related comment here on **Policy 2.8.9.**

Policy 2.8.14. This policy includes the phrase: "The *land use* is characterized by *close-proximity buildings* featuring retail on the ground floor and residential units above…" Suggestion: Modify the phrase to read: "The *land use category* is characterized by *buildings in close-proximity to one another,* featuring retail on the ground floor and residential units above…"

This policy includes the term, *consistent street trees*. This term is vague. Suggestion: Revise the wording to provide greater clarity.

- **Sub-part 1.** of the policy requires the land development regulations that implement the Urban Center future land use category to establish design guidelines. This part then subsequently provides that any development with a density greater 10 dwelling unit per acre will be deemed consistent with standards. Accordingly, whatever design standards may be provided, simply building to densities greater than 10 dwelling units per acre will

alleviate any necessity to attempt to meet those standards. If this is not the intention, it is recommended that this part be revised as appropriate.

- **Sub-part 2.** This portion of the policy sets out criteria for expansion of the Urban Center future land use category. Proposed criterion a.iii. is, *Served by available infrastructure*. It's not clear that that is the intended or appropriate wording, as theoretically, almost all lands are served by whatever infrastructure exists. Perhaps the intent relates more to being served by infrastructure that is adequate to support the level of intensity allowed in the Urban Center future land use category? Recommendation: Reword to provide clarity and appropriate direction.

Policy 2.8.16. This policy addressing the Manufacturing and Mining Special District, includes the following direction: "The Manufacturing and Mining Special District shall not be applied to areas outside the Urban Services for uses that are dependent upon *central infrastructure services*." Suggestion: Ensure that the term *central infrastructure services* is defined within the comprehensive plan.

Sub-part 1. This part include the following phrase: "The City and Leon County Land Development Code shall *development* minimum mitigation standards." Suggestion: Revise this phrase to read: "The City and Leon County Land Development Code shall *provide* minimum mitigation standards."

Policy 2.8.17. Relating to the Institutional Special District uses the term *Principle uses*. This term should be revised to *Principal uses*.

Policy 2.8.19. Sub-part 2. This part related to required master plans for development within the Planned Development Special District. This part sets out requirements are extremely specific, in comparison to the typical strategic provisions found in comprehensive plans. Is this content more appropriate in the land development regulations?

Some of the specific requirements falling under the header in this section could be reworded for better grammatical agreement, for example:

> *2. Master Plans shall identify the following:…h. The plan shall address the issues of capacity maintenance, bicycle and pedestrian accessibility…*

Sub-part 3. This part states: "If a Master Plan exceeds the allowable uses, densities and/or intensities of the Planned Development District, a comprehensive plan amendment shall be required to obtain the proposed use, density and/or intensity." This part is unnecessary as this directive is applicable to *all* proposed development within the City and County, regardless of future lane use category classification and location.

Sub-part 4. This part states: "No comprehensive plan amendment shall be required if the Master Plan is consistent with the allowable uses, densities and intensities provided in this policy." This part is unnecessary as this directive is applicable to *all* proposed development within the City and County, regardless of future lane use category classification and location.

Sub-part 6. This part states: "Master Plans shall be consistent with the provisions of the Comprehensive Plan." This part is likely unnecessary given the requirement all development in all locations shall be consistent with the comprehensive plan, as currently in effect, except for development vested under previous editions of the comprehensive plan. Recommendation: delete, or revise as appropriate, if vesting is an issue.

Sub-part 8. This part states: "Easements, right-of-way and other improvements located throughout the Planned Development District boundary *may be required* to be dedicated in conjunction with proposed development applications to ensure adequate facilities can be constructed consistent with the Master Plan." This part is unnecessary given that it is permissive, and not obligatory, using the term *may be required*.

Sub-parts 9. & 10. Sub-part 10. includes the following provision: "If any of these public acquisitions reduces the remaining acreage of the Planned Development below 200 acres, the Planned Development provisions of this Plan shall apply to all remaining acreage." Does this provision also relate to the public acquisitions referred to in Sub-part 9? If so, it is recommended that these parts be revised to ensure clarity.

The proposed FLUM: The proposed FLUM depicts areas within the City and County where FLUCs intended to allow significantly different intensities of use or character of development are located across a street or road from one another. This is a classic error in urban design and land use compatibility: in good urban design, and even typical current local land use practice, principal uses face one another — *look out* at one another — across streets…and this visual perception is one important way most people gauge and experience compatibility.

Ideally, interfaces or boundaries between categories and districts of significantly different character and/or intensity should be located along the rear lot line or separated through categories or districts of transitional intensity or large areas of open space. Boundaries along rear property lines offer the additional benefit of enabling the provision of buffering to mitigate visual perception of differing land use and intensity.

I realize this a bit of challenge because most of these newly proposed boundaries are in the same location as the boundaries between FLUCs on the FLUM presently in effect.

Permitted non-residential uses are limited to a maximum of ~~5,000~~2,500 square feet per ~~acre~~site. ~~Implementing zoning districts may provide additional design standards or restrictions on use and intensities.~~

A maximum gross residential density of 12 dwelling units per acre is allowed. ~~Low-density residential~~ Permitted housing types include~~s~~ single-family detached, single-family attached, duplexes, triplexes, and quadplexes. ~~Implementing zoning districts may provide additional design standards or restrictions on densities.~~

The following special conditions shall apply to the Urban Residential Preservation Land Use Category:

1. Zoning districts within the Urban Residential Preservation Category allowing densities over 6 units per acre and/or allowing non-residential uses shall be applied only after City Commission approval of a neighborhood plan which is developed with neighborhood participation. The plan shall include, at a minimum, the following elements:
    a. A land use map that includes a depiction of areas where non-residential uses are prohibited, if any.
    b. Identification of desirable neighborhood characteristics to be retained (e.g., building scale and placement, lot size, mature trees,and parks and other common open spaces).
    c. Demonstration of ability to accommodate increased parking and stormwater runoff without negatively affecting neighborhood character, or a funded plan to address these needs.
    d. Improvements needed to achieve a higher degree of safety (e.g., streetlights, traffic calming) and the funding source for such improvements.
    e. Design standards to ensure that the neighborhood character is preserved.
2. Uses and development plans may be denied or permitted at lower densities and intensities than the maximums specified in the Comprehensive Plan to achieve consistency with the intent of this Category to preserve neighborhood character.

~~1. Design and development standards for the Urban Residential Preservation area shall detail the placement, scale, and relationship between buildings and the street to support an area of high pedestrian comfort and a continuous walkable street network throughout the district. These design standards shall integrate all building types into the character of the neighborhood.~~

~~1. Standards addressing adjacency to protected residential areas including buffers, setbacks, stepbacks, and landscaping shall be included be included in the City of Tallahassee land development regulations to ensure compatibility between residential and non-residential uses within the Urban Residential Preservation land use.~~

~~1. Land development regulations shall address compatibility between areas designated Urban Residential Preservation and areas with new or expanding non-residential uses or high-density residential uses through the provision of neighborhood compatibility standards that address buffering, screening, design standards, and/or the provision of areas with lower density or intensity uses between the Urban Residential Preservation areas and the areas with new or expanding non-residential uses or high-density residential uses.~~

Comments

What Isn't Included: At the beginning of the element, the articulation of an overarching strategy(-ies) of how the community should grow; i.e.: how sparse and rural the outlying areas should be; how dense and urban the inner portions of the City should be; whether the community will develop dense urban nodes (*walk-ups* and *Transit Oriented Development*); the degree to which existing neighborhoods may change, such as provide for greater density, inclusion of compatible non-residential uses; to what extent the density transition from rural to most urban will be based on the new urbanists' *Transect* concept (and what this is) and companion implementing context zones; the extent that design attributes and infrastructure design may used, in addition to density and intensity, and use type, to influence the location and character of future land use and development; whether regulation of design attributes and other approaches, such as mitigation of potential adverse sound, lighting, hazardous vehicular traffic flow, will be used to promote land use compatibility, particularly where different uses are intended to mix/colocate; and, how fine a grain of mixture of uses is intended in categories that will provide for mixed use.

This kind of discussion can be very useful for providing the basis for the ensuing goals, objectives, and policies, as well as informing the reader of the overall intent of the various strategies represented in the element.

Contemplate whether large facilities that support AI and other intensive electrical energy uses require specific treatment within this element, and if so, provide appropriate guiding strategies.

Where the Planning Department (or other department) is specifically referenced in policies, as in being tasked to do something, it may be more appropriate to simply refer to the applicable local government (or both) given the potential for staffing resources to change over the timeframe of the plan.

Several of the policies relating to the particular future land use categories specify the detailed types of building types allowable, such as, *duplexes, triplexes, quadruplexes, live-work units*. This is detailed implementation content typically relegated to land development regulations and zoning. The listing of specific building types in the policies describing a future land use category could be construed to preclude those building types not listed, from the zoning district(s) that ultimately implement the future land use category. Likewise, the listing of specific building types in the policy describing the category could be construed to require all of the zoning districts that implement a particular category to allow all of the building types listed. This may or may not be problematic. But if it is problematic, it will also require a comprehensive plan amendment as a precursor to any land development regulation (e.g., zoning) amendment that would change what building types are allowed in a particular zoning district.

Some of the terminology used in the draft amendment may not be clear to lay readers. It would be most helpful to include a companion glossary within the amendment, wherein this terminology is defined.

Will this element provide a density bonus for provision of affordable housing? Inclusionary housing?

___

Policies 1.1.3 and 1.1.4. Both policies specify the required timing for updating maps to be "updated with current data during the Evaluation and Appraisal Review process." This terminology implies that the applicable maps could not be amended at an earlier point in time, if necessary, based on new information coming to light. Suggestion: revise these policies to state that the maps are to be updated no less frequently than during the Evaluation and Appraisal Review process. Note that the Evaluation and Appraisal Review of comprehensive plans is required to occur on a seven-year recurring schedule.

Objective 1.2. Suggestion: "infrastructure extension" should be revised to "infrastructure location and expansion" to be more encompassing.

Objective 1.2. This objective does not mention or hint at acquisition of natural areas (although this is explicitly stated in Policy 1.2.1) as a tactic. Suggestion: Revise the Objective as appropriate to include *acquisition*.

Policy 1.2.1. This policy guides the City and County to acquire sensitive areas. Does this provide for less-than fee simple acquisition (e.g., acquisition of easements) as well as fee simple acquisition? If so, good. If not, revise the policy as appropriate.

Policy 1.2.2. This policy specifies that Planning Department staff shall conduct an environmental analysis of proposed comprehensive plan amendments. The concept is good, but should the policy be revised to enable other City and Count staff to be utilized in such analysis? Potentially the Planning Department may not have sufficient or appropriate resources to accomplish this requirement.

Policy 1.2.4. This policy refers to *context-based* beautification, etc. Suggestion: Provide additional information on the *context* basis; i.e., is this referring to a context-based land usage/ development concept, such as utilized by the Congress for New Urbanism, or Florida D.O.T., for example?

Policy 1.3.1. This policy requires the updating of the Greenways and Trails Master Plan every 10 years. Suggestion: revise this policy to provide for updating no less frequently than every 10 years.

Policy 1.3.2. The policy does not provide guidance on who is intended to develop and maintain urban recreation spaces.

Objective 1.5. This Objective calls for the implementation of strategies that "reduce and treat stormwater…" It is not clear what *reducing stormwater* means? [Stormwater is water produced during rain events]. Maybe some word or words are missing unless the drafters have, at their disposal, a method of reducing the volume of rain in our community.]

Policy 1.5.2. This policy provides that "Local governments shall incentivize the use of green infrastructure stormwater management systems… by providing a reduction in minimum green space requirements or other incentives." As drafted, this policy could be misconstrued to enables the provision of less green area to treat/manage stormwater. Suggestion: redraft for greater clarity to ensure that reductions in minimum green space requirements would result *in exchange for* provision of green infrastructure.

Policy 1.6.1. This policy includes the following: "These *regulations* shall be implemented as prescribed in the *regulations*…" Suggestion: Revise for directness and grammatical correctness.

Policy 1.6.2. This policy requires zoning and development standards, within the Urban Services Area, to promote the location of homes, jobs [and other destinations] within 20 minutes walking distance of each other. 1) Why not consider, instead, a minute standard? Within urban design and pedestrian mobility practice, this timeframe has gained more acceptance as a design standard. 2) Maybe the standard (20 minutes, 15 minutes, whatever) should be referenced as a maximum timeframe.

Policy 1.6.3. In this policy, consider replacing "higher" capacity with "greater" capacity.

Policy 1.6.5. In this policy, consider adding the term "runoff" after the word "stormwater" to provide greater clarity. Consider replacing "quantity" with "volume."

Policy 1.7.1. This policy specifies coordination with key regional partners on the protection of natural resources that extend beyond jurisdictional boundaries. The policy specifically mentions some agencies but does not mention any of the adjacent local governments (both within the State of Florida and the State of Georgia) nor does it mention the Apalachee Regional Commission or the Southwest Georgia Regional Commission. Recommendation: These are significant omissions; revise the policy to include these governments/agencies.

- **Policy 2.2.1.** This policy provides that the Urban Services Area (USA) will be large enough to include 50% more vacant and developable land than necessary to accommodate projected population growth during the planning timeframe.

  This standard appears to be significantly greater than needed to promote an efficient development pattern, particularly an urban development pattern. It would consume more forested land and agricultural land and require longer and require more costly infrastructure extensions than would be required by the respective population with even a modest urban development pattern (i.e., at a moderate development density/intensity). It is recognized that the location of the USA boundary on the map included in the draft amendment is approximately the same location as the USA boundary that has been in effect for several years. Recommendation: Revise this policy to reduce the percentage of surplus vacant and developable land necessary to accommodate population over time, so that a 50% surplus is not continually provided for over time, but reduced, to reflect urban intensities and densities with this portion of the USA; failure to do so could result in less-than urban development patterns sprawling within the USA.

Policy 2.2.5. This policy includes the following: "Residential density and/or non-residential intensity of development allowed for individual sites shall be determined by….the ability to implement *conditions* or mitigation for the proposed development." The term *conditions*, as used here, likely refers to *conditions of approval* attached to a development order issued by the City or County for a particular development; this is not clear and may be too specific or technical for use in a comprehensive plan policy. Suggestion: the term *mitigation*, as provided, may be sufficient, or perhaps could be expanded to, the *mitigation of potential impacts*.

Policy 2.2.6. This policy provides for exceptions to the Urban Services Area concept to provide for higher density within areas near the Woodville Rural Community [future land use map category] when central sewer service is available and development connects to sewer. 1) Is it necessary to also set a maximum development density/intensity limit for this development within this policy? Or is this policy the basis for another policy that provides such limit? 2) This policy is imprecise with regard to location of its application. As written, it would allow the extension of higher density development in any area designated Rural or Rural

Residential on the future land use map, so long as it is connected to sewer and subjectively located within the area described in the policy. Recommendation: review this policy and if appropriate, specify geographic limits to this exception to apply.

Policy 2.2.7. This policy requires consistency with the priority of urban services, the Future Land Use Map, and the Urban Services Area in conjunction with "the *widening* of existing streets and roads." Widening streets and roadways is not necessarily the same as adding additional lanes; and either approach, while traditionally responses to increased growth and travel demand, are not always consistent with other community objectives, such as protecting natural resources, protecting residential use from adverse impacts, creating human-scale environments that facilitate pedestrian activity. Suggestion: Instead of implying that streets and roads must always be widened to accommodate projected growth and demand, use alternative terminology such as *modifying*, *improving*, or *reconstructing*, which encompasses *widening* but is not limited to *widening*.

Policy 2.2.8. This policy promotes brownfield reclamation, building reuse, and adaptive reuse of structures, enabling these activities through provision of incentives in the land development regulations. The policy outlines the content of the land development regulations incentives; it does not include any provisions for mitigation of environmental or environmental health issues associated with the applicable brownfield sites. The policy also provides for "density and intensity bonuses of up to 25% modified development review thresholds." It is not clear if this intended to refer to maximum limits otherwise set out for the applicable future land use category in the comprehensive plan or zoning district (land development regulation) limitations or other. Suggestions: 1) Revise the policy to provide for or recognize that mitigation of adverse environmental conditions are prerequisite to any redevelopment of brownfield sites; 2) clarify the reference basis for density/intensity bonuses.

Policy 2.2.9. It is not clear how this policy does anything other than what is provided for in Policy 2.2.8., except to add the term "Greyfield." Suggestion: If appropriate, merge these policies together.

Policy 2.2.10. This policy specifies the protection of identified future rights-of-way from building encroachment; it does not specify what the appropriate setbacks would be, but includes a table specifying significant rights-of-way widths for the types of transportation facilities listed. A word of caution: The City of Tallahassee had, at one point, a similar approach wherein the implementing land development regulations (with their basis also established in the comprehensive plan) required a "special roadway setback," to protect identified corridors from development encroachment, and thus to make it easier and less expensive for the City acquire needed right-of-way for roadway construction. This regulation was challenged, as applied, as a taking, with no legitimate public health, safety, or welfare basis. [The City was able to prevail as its implementing regulations provided affected property owners with alternative design "exceptions" that made it possible, the plaintiff's instance, to realize their development interests within the remaining, reduced buildable area resulting from the implementation of the setback]. The City thereafter also amended their regulations to minimize potential that they be used as a workaround to acquire right-of-way without appropriate compensation.

- **Policy 2.4.1.** This policy establishes the basis for a Transfer of Development Rights (TDR) program. It limits where development rights may be transferred, to areas designated Rural Residential or Rural Community on the Future Land Use Map. A TDR program can be a very helpful tool to help minimize sprawl and direct growth to the most appropriate areas of the community, areas where supporting infrastructure and facilities are already present or planned to be available soon, and areas targeted for redevelopment, and further economic development. By precluding areas within the USA from receiving transferred development rights, this policy becomes, at best, a marginally useful tool. Recommendation: 1) Revise the policy to provide for transfer of rights to within the USA, and in particular, areas targeted for greater densities and intensities. 2) Revise the policy to allow transfers of density out of the Lake Protection future land use category, as a tool to facilitate environmental protection of resources within the category. Suggestion: Add the word "program" in between "Rights" and "may" in the first sentence of the policy.

Policy 2.4.2. This policy would require expansions of the USA to be based on an analysis of population projections and growth trends and an analysis of developable vacant land currently within the Urban Services Area. This is appropriate. But the policy fails to provide any criteria or guidance for decision-makers to use to determine whether, and to what extent, and expansion of the USA is warranted; i.e., it seems of value, but insufficient, to simply require the undertaking of these analyses but to potentially place no particular regard to their findings.

Policy 2.5.1. This policy sets out some strategies for retrofitting/reconstructing suburban areas. The proposed strategies are consistent with current best practices in urban design. Some of the terminology used in the policy might, however, be improved. Some of the terminology would be well understood by urban designers and most planners but may be less well understood by the general public and policy-makers. Examples of terminology that might benefit from revision include:

- *Complete streets* (this term has not yet be explained at this point in the proposed comprehensive plan)
- *Continuous streetscapes with liner buildings close to the street*
- *Appropriate design elements*
- *Residential building types*

In regard to the strategy of *block size reductions* — small blocks are an integral attribute of walkable and human-scale development, but while many (most?) of the blocks in the community are currently larger or significantly larger than ideal in these regards, not all are, and at some point, if block size reduction does occur, it will no longer need to continue on over time. Suggestion: Consider some other wording, perhaps providing guidance as to what appropriate block size should be, instead of compelling the action to continue reduce the size of blocks.

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Future Land Use Map, Page 16. Revise to include the title, Future Land Use Map (or other as appropriate and include referenced timeframe that the map represents.

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Policy 2.8.7. - Part 8. This part allows planned development special district areas of over 100 acres within the Lake Protection Category to develop in accordance with the allowable densities and intensities of the Suburban Mixed Use land use category; i.e., up to a maximum of 45 dwelling units per acre and 25,000 square feet per acre. This seems more intensive than presently allowed. Are these intensity limits appropriate?

Policy 2.8.8. - Part 1. This part of this policy describing the Sub-Urban Residential Preservation Future Land Use Category sets out as criteria for inclusion in the category, "Assessment of stability of the residential area, including but not limited to: a. Degree of home ownership b. Existence of neighborhood organizations." While tenure and participation in neighborhood organizations are traditional measures of neighborhood stability/transition and cohesiveness, they can also be used to simply enable development interests to reclassify (i.e., change the future land use map) to rezone and redevelop lower-income areas, where homeownership rates may be lower than the community as a whole and there is less participation in neighborhood organizations. This results in displacing existing residents and potentially increasing their housing cost burdens with higher rents.

Policy 2.8.8. - Part 3. This part of this policy exempts cemeteries and religious facilities used solely for religious use, from having to provide effective visual and sound buffering (either through vegetative buffering or other design techniques), where they adjoin low density residential areas. It is recognized that is a continuation of the current practice of exempting these uses from these requirements. While well-intentioned and workable for smaller scale cemeteries and religious facilities, at larger scale and with more frequent usage, these uses can still present incompatible land use conflicts with adjacent/nearby low density residential land use. Accordingly, they should not be carte blanche exempted from sound and visual buffering requirements when adjacent to low density residential use; instead, they should be subject to such requirements and be allowed to demonstrate their compatibility at time of application.

Policy 2.8.9. The word "quadraplexes" should be revised to "quadruplexes."

The third paragraph of the policy specifies that land development regulations shall include development standards to maintain *low traffic volumes*, vehicular speeds, and parking for nonresidential uses. It is not clear what would be considered *low traffic* volumes, but while considering this directive, recognize that the category allows for residential land use at a density up 20 dwelling units per acre, and unless the development regulations can mandate the close location of district residents' places of work (so that they don't require vehicular travel for commutes) this may make the directive difficult to achieve.

Sub-part 1. of the policy requires the land development regulations to include urban design, buffering, and screening standards to facility compatibility between residential and non-residential uses *within* the Sub-Urban Neighborhood land use category. Suggestion: Revise the wording to also recognize the need to utilize such techniques for uses outside but adjoining the category.

Policy 2.8.10. In the second paragraph, there is a reference to the *Sub-Urban Mixed-Use Commercial Future Land Use Category* as the *Sub-Urban Mixed Land Use Category*. Recommendation: Revise the text to provide consistent terminology.

Policy 2.8.11. This policy begins by stating: "The intent of the Urban Residential Preservation category is to preserve existing historic walkable neighborhood development patterns." While walkable development patterns are arguably integral to thriving neighborhoods, and a appropriate attribute of land use within this category, the retention of such patterns likely only deserve secondary emphasis, with the preservation of the *actual neighborhoods* and their residential use the primary.

The word *quadplexes* in the third paragraph of this policy should be revised to *quadruplexes*.

Policy 2.8.12. This policy (first paragraph) includes the phrase "a street network that generally connects to residential neighborhoods *immediately* along corridors or behind the uses fronting major collectors or arterial roadways." Suggestion: Delete the word *immediately* from this phrase; it does not seem to add anything and may add ambiguity.

The fourth paragraph of this policy directs the reduction of vehicular traffic volumes. It is not clear how volume reduction might be accomplished. See related comment here on **Policy 2.8.9.**

Sub-part 2. of the policy requires the land development regulations to include urban design, buffering, and screening standards to facility compatibility between residential and non-residential uses *within* the Urban Neighborhood land use category. Suggestion: Revise the wording to also recognize the need to utilize such techniques for uses outside but adjoining the category. See related comment here on **Policy 2.8.9.**

Policy 2.8.14. This policy includes the phrase: "The *land use* is characterized by *close-proximity buildings* featuring retail on the ground floor and residential units above…" Suggestion: Modify the phrase to read: "The *land use category* is characterized by *buildings in close-proximity to one another,* featuring retail on the ground floor and residential units above…"

This policy includes the term, *consistent street trees*. This term is vague. Suggestion: Revise the wording to provide greater clarity.

- **Sub-part 1.** of the policy requires the land development regulations that implement the Urban Center future land use category to establish design guidelines. This part then subsequently provides that any development with a density greater 10 dwelling unit per acre will be deemed consistent with standards. Accordingly, whatever design standards may be provided, simply building to densities greater than 10 dwelling units per acre will alleviate any necessity to attempt to meet those standards. If this is not the intention, it is recommended that this part be revised as appropriate.

- **Sub-part 2.** This portion of the policy sets out criteria for expansion of the Urban Center future land use category. Proposed criterion a.iii. is, *Served by available infrastructure*. It's not clear that that is the intended or appropriate wording, as theoretically, almost all lands are served by whatever infrastructure exists. Perhaps the intent relates more to being served by infrastructure that is adequate to support the level of intensity allowed in the Urban Center future land use category? Recommendation: Reword to provide clarity and appropriate direction.

Policy 2.8.16. This policy addressing the Manufacturing and Mining Special District, includes the following direction: "The Manufacturing and Mining Special District shall not be applied to areas outside the Urban Services for uses that are dependent upon *central infrastructure services*." Suggestion: Ensure that the term *central infrastructure services* is defined within the comprehensive plan.

Sub-part 1. This part include the following phrase: "The City and Leon County Land Development Code shall *development* minimum mitigation standards." Suggestion: Revise this phrase to read: "The City and Leon County Land Development Code shall *provide* minimum mitigation standards."

Policy 2.8.17. Relating to the Institutional Special District uses the term *Principle uses*. This term should be revised to *Principal uses*.

Policy 2.8.19. Sub-part 2. This part related to required master plans for development within the Planned Development Special District. This part sets out requirements are extremely specific, in comparison to the typical strategic provisions found in comprehensive plans. Is this content more appropriate in the land development regulations?

Some of the specific requirements falling under the header in this section could be reworded for better grammatical agreement, for example:

> *2. Master Plans shall identify the following:…h. The plan shall address the issues of capacity maintenance, bicycle and pedestrian accessibility…*

Sub-part 3. This part states: "If a Master Plan exceeds the allowable uses, densities and/or intensities of the Planned Development District, a comprehensive plan amendment shall be required to obtain the proposed use, density and/or intensity." This part is unnecessary as this directive is applicable to *all* proposed development within the City and County, regardless of future lane use category classification and location.

Sub-part 4. This part states: "No comprehensive plan amendment shall be required if the Master Plan is consistent with the allowable uses, densities and intensities provided in this policy." This part is unnecessary as this directive is applicable to *all* proposed development within the City and County, regardless of future lane use category classification and location.

Sub-part 6. This part states: "Master Plans shall be consistent with the provisions of the Comprehensive Plan." This part is likely unnecessary given the requirement all development in all locations shall be consistent with the comprehensive plan, as currently in effect, except for development vested under previous editions of the comprehensive plan. Recommendation: delete, or revise as appropriate, if vesting is an issue.

Sub-part 8. This part states: "Easements, right-of-way and other improvements located throughout the Planned Development District boundary *may be required* to be dedicated in conjunction with proposed development applications to ensure adequate facilities can be constructed consistent with the Master Plan." This part is unnecessary given that it is permissive, and not obligatory, using the term *may be required*.

Sub-parts 9. & 10. Sub-part 10. includes the following provision: "If any of these public acquisitions reduces the remaining acreage of the Planned Development below 200 acres, the Planned Development provisions of this Plan shall apply to all remaining acreage." Does this provision also relate to the public acquisitions referred to in Sub-part 9? If so, it is recommended that these parts be revised to ensure clarity.

Policy 3.1.1. This policy refers to *context-based requirements*. This likely refers to *context zones* based on the new urbanists's *transect*, but this is not self-explanatory. Recommendation: Revise for clarity. See comment here on Policy 1.2.4.

Policy 3.1.3. This policy states that the land development regulations shall support neighborhood scale grocery uses within and adjacent to residential areas. Is this consistent with the preclusion of non-residential uses within the Sub-Urban Residential Preservation land use category? If not, make appropriate revisions to either Policy 2.8.8. [RE the Sub-Urban Residential Preservation land use category], this policy, or both.

Objective 3.2. This Objective establishes the Southside Action Plan strategy. Much of this Objective relates to appropriate process and is somewhat unclear in regard to what the Southside Action Plan is or should be. Suggestion: Revise the Objective, so that the substantive information provided at the end of the current version, relating to "…guiding the development, redevelopment, and rehabilitation of the Southside; and that the community's vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens." appears toward the beginning of the Objective.

Policy 3.2.2. This policy includes the terms *shared public spaces* and *shared spaces*. It is not clear what the term *shared public spaces* means (land areas under multiple public agency ownership/management?). It is not clear whether *shared space*s means the same thing as *shared public spaces*. Suggestion: Revise this policy as appropriate.

Policy 3.3.1. This policy relating to access management includes the phrase, "taking into account impacts to all *modes* and users." While staff and practitioners likely understand the term *modes* as used here, the policy could be enhanced for clarity by adding the term *of transportation* after the word *users* (i.e., "taking into account impacts to all *modes and users of transportation*.").

- **Policy 3.3.2.** This policy is unclear. It appears to prevent vehicular access in roadway intersections and highway interchanges. This can not be the intended meaning. The likely intention is to restrict vehicular access *connections (e.g., driveways)* near street and roadway intersections and highway interchanges. Recommendation: Revise this policy; consider some wording like this: "Restrict vehicular access connections (e.g., driveways) close to the intersection of streets, roads, and highway interchanges. Regulations specifying the appropriate location and spacing of access connections from intersections and interchanges will be provided in the land development regulations."

Policy 3.3.3. This policy refers to *unified access* [*plans*]. Typically, in practice, the term *unified access* relates to providing access to more than one destination (for example, two or more businesses) through a single driveway connection. Is this policy, as drafted, sufficiently clear to convey this meaning? Revise if appropriate.

Policy 3.3.4. This policy sets out the basis for access management improvements. It is not clear if the policy provides the basis for roadway modifications, or installation/modification of signals and signage. If it is appropriate to explicitly reference these kinds of modifications, revise the policy accordingly.

Policy 3.3.6. This policy states: "Utilize *context sensitive roadway design* and traffic calming to allow connectivity while mitigating the effects of through-traffic on neighborhoods." The use of the term *context sensitive roadway design* appears to be an implicit reference to FDOT Complete Streets strategy and its use of *context sensitive* design, based on the new urbanists' transect. Suggestion: if additional clarity is provided through more explicit reference to FDOT Complete Streets strategy, revise the policy accordingly. See comment here on Policy 1.2.4.

Policy 3.3.7. This two-sentence policy relating to access management for properties considered to be "consolidated." Suggestion: The clarity of this policy can be enhanced by reversing the order of the two sentences.

Objective. 3.4. This Objective sets out the strategy of sharing the benefits and burdens of public sector projects across the community equitably. Subsequent implementing **Policy 3.4.2.** directs the City and County to [strive] to distribute major infrastructure projects and other

public investments geographically across the community with regard to the needs of different areas. There is no implementing policy, however, specifically relating to ensuring that no particular portion of the community is or becomes overburdened with the adverse impacts of/ burdens resulting from the provision infrastructure and public facilities. Would the inclusion of such an implementing policy be helpful? If so, revise the amendment to add such policy.

The word *strive* is misspelled in Policy 3.4.2.

- **Policy 3.5.1.** This policy does not address the strategy of designing and siting infrastructure for purposes of facilitating greater community resiliency and hazard mitigation. Recommendation: Include other policy(-ies) in the amendment that would facilitate the greater resiliency and mitigation of hazards in regard to the siting and design of infrastructure and public facilities or revise this policy as appropriate.

  This policy refers to the application of *context-based desig*n. See comment on the use of this term in Policy 1.2.4. This policy refers to *design speed*. This is an appropriate consideration in street design; it is not clear that general public understands this term, however. Suggestion: Revise the policy as appropriate and/or define the term *design speed* within a companion glossary.

Policy 3.6.1. Consider revising "Proposed amendments to the City of Tallahassee *or* Leon County Land Development Regulations…" to "Proposed amendments to the City of Tallahassee *and* Leon County Land Development Regulations…"

- **Policy 3.6.2.** This policy relating to zoning districts that implement the various future land use categories provided in the Land Use and Mobility Element. The second sentence in the policy states: "Each *land use category* shall specify allowable land uses and activities with appropriate development and design standards, including density and intensity of development, as applicable."

  The term *land use category*, as used here, is likely an error. It is more likely that the intention of policy is to state: ""Each *zoning district* shall specify allowable land uses and activities with appropriate development and design standards, including density and intensity of development, as applicable." This conclusion is based on the overall intent of the policy being providing direction for how *zoning districts* should implement the future land use categories, and that detailed land development regulatory information is typically and more appropriately set out in the zoning district regulations.

- **Policy 3.6.3.** This policy enumerates a variety of specific subjects relating to site development that implementing land development regulations must address. The policy does not explicitly require the mitigation of the typical compatibility issues of visual impact/ aesthetics, lighting and, noise. Successfully addressing these impacts can significantly further compatibility between uses. Recommendation: Perhaps the omission in policy reflects this content being included in other policies included in the amendment. If not, revise policy to expand inclusion of these and other "public nuisance" issues that are often the byproducts of development.

Policy 3.6.4. This policy includes the following statement "Incentives for greater density and intensity up to 25% will be permitted for developments along arterials for developments that incorporate urban design standards resulting in more attractive developments." Based on the preceding sentence in the policy ("allow densities or intensities that exceed unincentivized limits set out in the Future Land Use Category"), the 25% standard is 25% greater than the limit otherwise applicable. If this not correct, revise the policy as appropriate.

Please ensure the within the implementing land development regulations, the scope of this incentive is roughly proportional to the what is provided by the developer. For example a 50-acre development site that has 100 feet of frontage along an arterial street, and that provides some shrubbery along this frontage, probably should not be entitled to a 25% increase in permissible density/intensity for the remainder of the site, that may extend several hundred feet from the arterial. This issue is most appropriately fleshed out in the land development regulations but perhaps it might be appropriate to provide some related direction in the land use and mobility element.

If the land use and mobility element will retain the provision for a 25% density bonus provided in exchange for affordable or inclusionary housing as has been provided in the comprehensive plan, how will that bonus incentive work in conjunction with this bonus incentive? Could a developer obtain both bonus incentives?

Suggestion: The provision of this density/intensity bonus may only be appropriate inside the USA. If appropriate, revise the policy accordingly.

Policy 3.6.8. This policy addresses redevelopment of former landfill sites. It includes the following sentence: "Regulations may require the necessary documentation of the subsurface geology, with any application for development within a mapped landfill site at the discretion of the City or County and the Leon County Department of Health." 1) Given the significant potential for environmental health hazard posed through such redevelopment, it is recommended that this policy be revised to mandate documentation of the subsurface geology, as a requirement of development application and approval (revise "may" to "shall"). 2) As drafted, this sentence is confusing — suggestion: delete the comma between the word *geology* and the word *with*, unless that changes the intended meaning.

The proposed FLUM: The proposed FLUM depicts areas within the City and County where FLUCs intended to allow significantly different intensities of use or character of development are located across a street or road from one another. This is a classic error in urban design and land use compatibility: in good urban design, and even typical current local land use practice, principal uses face one another — *look out* at one another — across streets…and this visual perception is one important way most people gauge and experience compatibility.

Ideally, interfaces or boundaries between categories and districts of significantly different character and/or intensity should be located along the rear lot line or separated through categories or districts of transitional intensity or large areas of open space. Boundaries along rear property lines offer the additional benefit of enabling the provision of buffering to mitigate visual perception of differing land use and intensity.

I realize this a bit of challenge because most of these newly proposed boundaries are in the same location as the boundaries between FLUCs on the FLUM presently in effect.

Comments

This review is based upon the draft of the proposed Land Use and Mobility Element, dated March 24, 2025, provided on the Tallahassee-Leon County website.

What Isn't Included: At the beginning of the element, the articulation of an overarching strategy(-ies) of how the community should grow; i.e.: how sparse and rural the outlying areas should be; how dense and urban the inner portions of the City should be; whether the community will develop dense urban nodes (*walk-ups* and *Transit Oriented Development*); the degree to which existing neighborhoods may change, such as provide for greater density, inclusion of compatible non-residential uses; to what extent the density transition from rural to most urban will be based on the new urbanists' *Transect* concept (and what this is) and companion implementing context zones; the extent that design attributes and infrastructure design may used, in addition to density and intensity, and use type, to influence the location and character of future land use and development; whether regulation of design attributes and other approaches, such as mitigation of potential adverse sound, lighting, hazardous vehicular traffic flow, will be used to promote land use compatibility, particularly where different uses are intended to mix/colocate; and, how fine a grain of mixture of uses is intended in categories that will provide for mixed use.

This kind of discussion can be very useful for providing the basis for the ensuing goals, objectives, and policies, as well as informing the reader of the overall intent of the various strategies represented in the element.

Contemplate whether large facilities that support AI and other intensive electrical energy uses require specific treatment within this element, and if so, provide appropriate guiding strategies.

Where the Planning Department (or other department) is specifically referenced in policies, as in being tasked to do something, it may be more appropriate to simply refer to the applicable local government (or both) given the potential for staffing resources to change over the timeframe of the plan.

Several of the policies relating to the particular future land use categories specify the detailed types of building types allowable, such as, *duplexes, triplexes, quadruplexes, live-work units*. This is detailed implementation content typically relegated to land development regulations and zoning. The listing of specific building types in the policies describing a future land use category could be construed to preclude those building types not listed, from the zoning district(s) that ultimately implement the future land use category. Likewise, the listing of specific building types in the policy describing the category could be construed to require all of the zoning districts that implement a particular category to allow all of the building types listed. This may or may not be problematic. But if it is problematic, it will also require a comprehensive plan amendment as a precursor to any land development regulation (e.g., zoning) amendment that would change what building types are allowed in a particular zoning district.

Some of the terminology used in the draft amendment may not be clear to lay readers. It would be most helpful to include a companion glossary within the amendment, wherein this terminology is defined.

As drafted, some of the various density bonus incentives provided are drafted to enable density/intensity to be increased to levels above the otherwise applicable *future land use category* maximum limits. [In other instances, the policies omit whether the bonus would allow

an increase above the future land use category limit or zoning district limit.] Should the incentives instead allow for increases above otherwise applicable *zoning district* limits? In some instances, implementing zoning districts set out maximum density limits less than the future land use category they implement.

___

Policies 1.1.3 and 1.1.4. Both policies specify the required timing for updating maps to be "updated with current data during the Evaluation and Appraisal Review process." This terminology implies that the applicable maps could not be amended at an earlier point in time, if necessary, based on new information coming to light. Suggestion: revise these policies to state that the maps are to be updated no less frequently than during the Evaluation and Appraisal Review process. Note that the Evaluation and Appraisal Review of comprehensive plans is required to occur on a seven-year recurring schedule.

Objective 1.2. Suggestion: "infrastructure extension" should be revised to "infrastructure location and expansion" to be more encompassing.

Objective 1.2. This objective does not mention or hint at acquisition of natural areas (although this is explicitly stated in Policy 1.2.1) as a tactic. Suggestion: Revise the Objective as appropriate to include *acquisition*.

Policy 1.2.1. This policy guides the City and County to acquire sensitive areas. Does this provide for less-than fee simple acquisition (e.g., acquisition of easements) as well as fee simple acquisition? If so, good. If not, revise the policy as appropriate.

Policy 1.2.2. This policy specifies that Planning Department staff shall conduct an environmental analysis of proposed comprehensive plan amendments. The concept is good, but should the policy be revised to enable other City and Count staff to be utilized in such analysis? Potentially the Planning Department may not have sufficient or appropriate resources to accomplish this requirement.

Policy 1.2.4. This policy refers to *context-based* beautification, etc. Suggestion: Provide additional information on the *context* basis; i.e., is this referring to a context-based land usage/ development concept, such as utilized by the Congress for New Urbanism, or Florida D.O.T., for example?

Policy 1.3.1. This policy requires the updating of the Greenways and Trails Master Plan every 10 years. Suggestion: revise this policy to provide for updating no less frequently than every 10 years.

Policy 1.3.2. The policy does not provide guidance on who is intended to develop and maintain urban recreation spaces.

Objective 1.5. This Objective calls for the implementation of strategies that "reduce and treat stormwater…" It is not clear what *reducing stormwater* means? [Stormwater is water produced during rain events]. Maybe some word or words are missing unless the drafters have, at their disposal, a method of reducing the volume of rain in our community.]

Policy 1.5.2. This policy provides that "Local governments shall incentivize the use of green infrastructure stormwater management systems… by providing a reduction in minimum green space requirements or other incentives." As drafted, this policy could be misconstrued to enables the provision of less green area to treat/manage stormwater. Suggestion: redraft for greater clarity to ensure that reductions in minimum green space requirements would result *in exchange for* provision of green infrastructure.

Policy 1.6.1. This policy includes the following: "These *regulations* shall be implemented as prescribed in the *regulations*…" Suggestion: Revise for directness and grammatical correctness.
Policy 1.6.2. This policy requires zoning and development standards, within the Urban Services Area, to promote the location of homes, jobs [and other destinations] within 20 minutes walking distance of each other. 1) Why not consider, instead, a minute standard? Within urban design and pedestrian mobility practice, this timeframe has gained more acceptance as a design standard. 2) Maybe the standard (20 minutes, 15 minutes, whatever) should be referenced as a maximum timeframe.

Policy 1.6.3. In this policy, consider replacing "higher" capacity with "greater" capacity.

Policy 1.6.5. In this policy, consider adding the term "runoff" after the word "stormwater" to provide greater clarity. Consider replacing "quantity" with "volume."

Policy 1.7.1. This policy specifies coordination with key regional partners on the protection of natural resources that extend beyond jurisdictional boundaries. The policy specifically mentions some agencies but does not mention any of the adjacent local governments (both within the State of Florida and the State of Georgia) nor does it mention the Apalachee Regional Commission or the Southwest Georgia Regional Commission. Recommendation: These are significant omissions; revise the policy to include these governments/agencies.

- **Policy 2.2.1.** This policy provides that the Urban Services Area (USA) will be large enough to include 50% more vacant and developable land than necessary to accommodate projected population growth during the planning timeframe.

  This standard appears to be significantly greater than needed to promote an efficient development pattern, particularly an urban development pattern. It would consume more forested land and agricultural land and require longer and require more costly infrastructure extensions than would be required by the respective population with even a modest urban development pattern (i.e., at a moderate development density/intensity). It is recognized that the location of the USA boundary on the map included in the draft amendment is approximately the same location as the USA boundary that has been in effect for several years. Recommendation: Revise this policy to reduce the percentage of surplus vacant and developable land necessary to accommodate population over time, so that a 50% surplus is not continually provided for over time, but reduced, to reflect urban intensities and densities with this portion of the USA; failure to do so could result in less-than urban development patterns sprawling within the USA.

Policy 2.2.5. This policy includes the following: "Residential density and/or non-residential intensity of development allowed for individual sites shall be determined by….the ability to implement *conditions* or mitigation for the proposed development." The term *conditions*, as used here, likely refers to *conditions of approval* attached to a development order issued by the City or County for a particular development; this is not clear and may be too specific or technical for use in a comprehensive plan policy. Suggestion: the term *mitigation*, as

provided, may be sufficient, or perhaps could be expanded to, the *mitigation of potential impacts*.

Policy 2.2.6. This policy provides for exceptions to the Urban Services Area concept to provide for higher density within areas near the Woodville Rural Community [future land use map category] when central sewer service is available and development connects to sewer. 1) Is it necessary to also set a maximum development density/intensity limit for this development within this policy? Or is this policy the basis for another policy that provides such limit? 2) This policy is imprecise with regard to location of its application. As written, it would allow the extension of higher density development in any area designated Rural or Rural Residential on the future land use map, so long as it is connected to sewer and subjectively located within the area described in the policy. Recommendation: review this policy and if appropriate, specify geographic limits to this exception to apply.

Policy 2.2.7. This policy requires consistency with the priority of urban services, the Future Land Use Map, and the Urban Services Area in conjunction with "the *widening* of existing streets and roads." Widening streets and roadways is not necessarily the same as adding additional lanes; and either approach, while traditionally responses to increased growth and travel demand, are not always consistent with other community objectives, such as protecting natural resources, protecting residential use from adverse impacts, creating human-scale environments that facilitate pedestrian activity. Suggestion: Instead of implying that streets and roads must always be widened to accommodate projected growth and demand, use alternative terminology such as *modifying*, *improving*, or *reconstructing*, which encompasses *widening* but is not limited to *widening*.

Policy 2.2.8. This policy promotes brownfield reclamation, building reuse, and adaptive reuse of structures, enabling these activities through provision of incentives in the land development regulations. The policy outlines the content of the land development regulations incentives; it does not include any provisions for mitigation of environmental or environmental health issues associated with the applicable brownfield sites. The policy also provides for "density and intensity bonuses of up to 25% modified development review thresholds." It is not clear if this intended to refer to maximum limits otherwise set out for the applicable future land use category in the comprehensive plan or zoning district (land development regulation) limitations or other. Suggestions: 1) Revise the policy to provide for or recognize that mitigation of adverse environmental conditions are prerequisite to any redevelopment of brownfield sites; 2) clarify the reference basis for density/intensity bonuses.

Policy 2.2.9. It is not clear how this policy does anything other than what is provided for in Policy 2.2.8., except to add the term "Greyfield." Suggestion: If appropriate, merge these policies together.

Policy 2.2.10. This policy specifies the protection of identified future rights-of-way from building encroachment; it does not specify what the appropriate setbacks would be, but includes a table specifying significant rights-of-way widths for the types of transportation facilities listed. A word of caution: The City of Tallahassee had, at one point, a similar approach wherein the implementing land development regulations (with their basis also established in the comprehensive plan) required a "special roadway setback," to protect identified corridors from development encroachment, and thus to make it easier and less expensive for the City acquire needed right-of-way for roadway construction. This regulation was challenged, as applied, as a taking, with no legitimate public health, safety, or welfare basis. [The City was able to prevail as its implementing regulations provided affected property owners with alternative design "exceptions" that made it possible, the plaintiff's instance, to realize their development interests within the remaining, reduced buildable area resulting from

the implementation of the setback]. The City thereafter also amended their regulations to minimize potential that they be used as a workaround to acquire right-of-way without appropriate compensation.

- **Policy 2.4.1.** This policy establishes the basis for a Transfer of Development Rights (TDR) program. It limits where development rights may be transferred, to areas designated Rural Residential or Rural Community on the Future Land Use Map. A TDR program can be a very helpful tool to help minimize sprawl and direct growth to the most appropriate areas of the community, areas where supporting infrastructure and facilities are already present or planned to be available soon, and areas targeted for redevelopment, and further economic development. By precluding areas within the USA from receiving transferred development rights, this policy becomes, at best, a marginally useful tool. Recommendation: 1) Revise the policy to provide for transfer of rights to within the USA, and in particular, areas targeted for greater densities and intensities. 2) Revise the policy to allow transfers of density out of the Lake Protection future land use category, as a tool to facilitate environmental protection of resources within the category. Suggestion: Add the word "program" in between "Rights" and "may" in the first sentence of the policy.

Policy 2.4.2. This policy would require expansions of the USA to be based on an analysis of population projections and growth trends and an analysis of developable vacant land currently within the Urban Services Area. This is appropriate. But the policy fails to provide any criteria or guidance for decision-makers to use to determine whether, and to what extent, and expansion of the USA is warranted; i.e., it seems of value, but insufficient, to simply require the undertaking of these analyses but to potentially place no particular regard to their findings.

Policy 2.5.1. This policy sets out some strategies for retrofitting/reconstructing suburban areas. The proposed strategies are consistent with current best practices in urban design. Some of the terminology used in the policy might, however, be improved. Some of the terminology would be well understood by urban designers and most planners but may be less well understood by the general public and policy-makers. Examples of terminology that might benefit from revision include:

- *Complete streets* (this term has not yet be explained at this point in the proposed comprehensive plan)
- *Continuous streetscapes with liner buildings close to the street*
- *Appropriate design elements*
- *Residential building types*

In regard to the strategy of *block size reductions* — small blocks are an integral attribute of walkable and human-scale development, but while many (most?) of the blocks in the community are currently larger or significantly larger than ideal in these regards, not all are, and at some point, if block size reduction does occur, it will no longer need to continue on over time. Suggestion: Consider some other wording, perhaps providing guidance as to what

appropriate block size should be, instead of compelling the action to continue reduce the size of blocks.

Also, in the first sentence, consider using "adopt" or "enact" as opposed to "develop…land development regulations."

Policy 2.6.1. This policy sets out street beautification strategies. Suggestions: Revise the policy: 1) "The local governments shall provide for land use regulations…" should be replaced by terminology like "The City and County shall adopt land development regulations…" 2) The policy refers to "…a given context." The significance of this wording might be missed as the concept of context-based land usage/development concept, such as utilized by the Congress for New Urbanism, or the Florida D.O.T., based upon the new urbanists' *Transect*, has not been explained yet at this point in the proposed comprehensive plan.

Objective 2.7. Suggestion: Revise "Facilitate the safe and comfortable use of multiple modes of transportation *and* urban design standards to…" "Facilitate the safe and comfortable use of multiple modes of transportation *through the use of* urban design standards to…"

Policy 2.7.5. The meaning of the first usage of the term "areas" in this policy is not clear. Could it be replaced with a more precise term; e.g., "the MMTD?"

Objective 2.8 The sentence, "The context areas shall be used as the basis for planning and design of land uses and transportation facilities in the City of Tallahassee and Leon County." omits [non-transportation] *public facilities* and *infrastructure*. Recommendation: revise this sentence as follows: "The context areas shall be used as the basis for planning and design of land uses, transportation facilities, infrastructure, and public facilities in the City of Tallahassee and Leon County."

Future Land Use Map, Page 16. Revise to include the title, Future Land Use Map (or other as appropriate and include referenced timeframe that the map represents.

- **Policy 2.8.2.** This policy includes the statement, "To ensure a mixture of uses in mixed-use land use categories, a minimum of 5% open space (which may include landscaping and stormwater facilities subject to land development regulations) is required…" It's not clear whether or how requiring a minimum threshold of open space area will ensure a mixture of uses in the the mixed-use land use categories.

Policy 2.8.3. The first paragraph of this policy implies but does not explicitly state that state and national forests, wildlife management areas, and other managed natural areas will be comprise the lands to be included in the Natural Areas Future Land Use Category. As drafted, the policy implies non-managed areas would not be appropriately included in this category. Suggestion: Revise the policy for precision and clarity with regard to what lands are intended to be designated within the category.

Policy 2.8.5. - Part 4. For clarity consider adding the term *use* after *single-family residential* in the sentence "Existing lots of record shall be considered vested for the purposes of single-family residential regardless of lot size or density provided all other development standards can be met."

Policy 2.8.7. - Part 5. It is unclear what this sentence means: "To encourage redevelopment in the Lake Protection category, land development regulations may provide for a partial credit applied toward existing impervious surface on previously developed sites." Does this mean

redevelopment sites may include a greater proportion of impervious surface than would otherwise be required for new development, or?

Policy 2.8.7. - Part 8. This part allows planned development special district areas of over 100 acres within the Lake Protection Category to develop in accordance with the allowable densities and intensities of the Suburban Mixed Use land use category; i.e., up to a maximum of 45 dwelling units per acre and 25,000 square feet per acre. This seems more intensive than presently allowed. Are these intensity limits appropriate?

Policy 2.8.8. - Part 1. This part of this policy describing the Sub-Urban Residential Preservation Future Land Use Category sets out as criteria for inclusion in the category, "Assessment of stability of the residential area, including but not limited to: a. Degree of home ownership b. Existence of neighborhood organizations." While tenure and participation in neighborhood organizations are traditional measures of neighborhood stability/transition and cohesiveness, they can also be used to simply enable development interests to reclassify (i.e., change the future land use map) to rezone and redevelop lower-income areas, where homeownership rates may be lower than the community as a whole and there is less participation in neighborhood organizations. This results in displacing existing residents and potentially increasing their housing cost burdens with higher rents.

Policy 2.8.8. - Part 3. This part of this policy exempts cemeteries and religious facilities used solely for religious use, from having to provide effective visual and sound buffering (either through vegetative buffering or other design techniques), where they adjoin low density residential areas. It is recognized that is a continuation of the current practice of exempting these uses from these requirements. While well-intentioned and workable for smaller scale cemeteries and religious facilities, at larger scale and with more frequent usage, these uses can still present incompatible land use conflicts with adjacent/nearby low density residential land use. Accordingly, they should not be carte blanche exempted from sound and visual buffering requirements when adjacent to low density residential use; instead, they should be subject to such requirements and be allowed to demonstrate their compatibility at time of application.

Policy 2.8.9. The word "quadraplexes" should be revised to "quadruplexes."

The third paragraph of the policy specifies that land development regulations shall include development standards to maintain *low traffic volumes*, vehicular speeds, and parking for nonresidential uses. It is not clear what would be considered *low traffic* volumes, but while considering this directive, recognize that the category allows for residential land use at a density up 20 dwelling units per acre, and unless the development regulations can mandate the close location of district residents' places of work (so that they don't require vehicular travel for commutes) this may make the directive difficult to achieve.

Sub-part 1. of the policy requires the land development regulations to include urban design, buffering, and screening standards to facility compatibility between residential and non-residential uses *within* the Sub-Urban Neighborhood land use category. Suggestion: Revise the wording to also recognize the need to utilize such techniques for uses outside but adjoining the category.

Policy 2.8.10. In the second paragraph, there is a reference to the *Sub-Urban Mixed-Use Commercial Future Land Use Category* as the *Sub-Urban Mixed Land Use Category*. Recommendation: Revise the text to provide consistent terminology.

Policy 2.8.11. This policy begins by stating: "The intent of the Urban Residential Preservation category is to preserve existing historic walkable neighborhood development patterns." While walkable development patterns are arguably integral to thriving neighborhoods, and a appropriate attribute of land use within this category, the retention of such patterns likely only deserve secondary emphasis, with the preservation of the *actual neighborhoods* and their residential use the primary.

The word *quadplexes* in the third paragraph of this policy should be revised to *quadruplexes*.

Policy 2.8.12. This policy (first paragraph) includes the phrase "a street network that generally connects to residential neighborhoods *immediately* along corridors or behind the uses fronting major collectors or arterial roadways." Suggestion: Delete the word *immediately* from this phrase; it does not seem to add anything and may add ambiguity.

The fourth paragraph of this policy directs the reduction of vehicular traffic volumes. It is not clear how volume reduction might be accomplished. See related comment here on **Policy 2.8.9.**

Sub-part 2. of the policy requires the land development regulations to include urban design, buffering, and screening standards to facility compatibility between residential and non-residential uses *within* the Urban Neighborhood land use category. Suggestion: Revise the wording to also recognize the need to utilize such techniques for uses outside but adjoining the category. See related comment here on **Policy 2.8.9.**

Policy 2.8.14. This policy includes the phrase: "The *land use* is characterized by *close-proximity buildings* featuring retail on the ground floor and residential units above…" Suggestion: Modify the phrase to read: "The *land use category* is characterized by *buildings in close-proximity to one another,* featuring retail on the ground floor and residential units above…"

This policy includes the term, *consistent street trees*. This term is vague. Suggestion: Revise the wording to provide greater clarity.

- **Sub-part 1.** of the policy requires the land development regulations that implement the Urban Center future land use category to establish design guidelines. This part then subsequently provides that any development with a density greater 10 dwelling unit per acre will be deemed consistent with standards. Accordingly, whatever design standards may be provided, simply building to densities greater than 10 dwelling units per acre will alleviate any necessity to attempt to meet those standards. If this is not the intention, it is recommended that this part be revised as appropriate.

- **Sub-part 2.** This portion of the policy sets out criteria for expansion of the Urban Center future land use category. Proposed criterion a.iii. is, *Served by available infrastructure*. It's not clear that that is the intended or appropriate wording, as theoretically, almost all lands are served by whatever infrastructure exists. Perhaps the intent relates more to being served by infrastructure that is adequate to support the level of intensity allowed in the Urban Center future land use category? Recommendation: Reword to provide clarity and appropriate direction.

Policy 2.8.16. This policy addressing the Manufacturing and Mining Special District, includes the following direction: "The Manufacturing and Mining Special District shall not be applied to areas outside the Urban Services for uses that are dependent upon *central infrastructure services*." Suggestion: Ensure that the term *central infrastructure services* is defined within the comprehensive plan.

Sub-part 1. This part include the following phrase: "The City and Leon County Land Development Code shall *development* minimum mitigation standards." Suggestion: Revise this phrase to read: "The City and Leon County Land Development Code shall *provide* minimum mitigation standards."

Policy 2.8.17. Relating to the Institutional Special District uses the term *Principle uses*. This term should be revised to *Principal uses*.

Policy 2.8.19. Sub-part 2. This part related to required master plans for development within the Planned Development Special District. This part sets out requirements are extremely specific, in comparison to the typical strategic provisions found in comprehensive plans. Is this content more appropriate in the land development regulations?

Some of the specific requirements falling under the header in this section could be reworded for better grammatical agreement, for example:

> *2. Master Plans shall identify the following:…h. The plan shall address the issues of capacity maintenance, bicycle and pedestrian accessibility…*

Sub-part 3. This part states: "If a Master Plan exceeds the allowable uses, densities and/or intensities of the Planned Development District, a comprehensive plan amendment shall be required to obtain the proposed use, density and/or intensity." This part is unnecessary as this directive is applicable to *all* proposed development within the City and County, regardless of future lane use category classification and location.

Sub-part 4. This part states: "No comprehensive plan amendment shall be required if the Master Plan is consistent with the allowable uses, densities and intensities provided in this policy." This part is unnecessary as this directive is applicable to *all* proposed development within the City and County, regardless of future lane use category classification and location.

Sub-part 6. This part states: "Master Plans shall be consistent with the provisions of the Comprehensive Plan." This part is likely unnecessary given the requirement all development in all locations shall be consistent with the comprehensive plan, as currently in effect, except for development vested under previous editions of the comprehensive plan. Recommendation: delete, or revise as appropriate, if vesting is an issue.

Sub-part 8. This part states: "Easements, right-of-way and other improvements located throughout the Planned Development District boundary *may be required* to be dedicated in conjunction with proposed development applications to ensure adequate facilities can be constructed consistent with the Master Plan." This part is unnecessary given that it is permissive, and not obligatory, using the term *may be required*.

Sub-parts 9. & 10. Sub-part 10. includes the following provision: "If any of these public acquisitions reduces the remaining acreage of the Planned Development below 200 acres, the Planned Development provisions of this Plan shall apply to all remaining acreage." Does this

provision also relate to the public acquisitions referred to in Sub-part 9? If so, it is recommended that these parts be revised to ensure clarity.

Policy 3.1.1. This policy refers to *context-based requirements*. This likely refers to *context zones* based on the new urbanists's *transect*, but this is not self-explanatory. Recommendation: Revise for clarity. See comment here on Policy 1.2.4.

Policy 3.1.3. This policy states that the land development regulations shall support neighborhood scale grocery uses within and adjacent to residential areas. Is this consistent with the preclusion of non-residential uses within the Sub-Urban Residential Preservation land use category? If not, make appropriate revisions to either Policy 2.8.8. [RE the Sub-Urban Residential Preservation land use category], this policy, or both.
Objective 3.2. This Objective establishes the Southside Action Plan strategy. Much of this Objective relates to appropriate process and is somewhat unclear in regard to what the Southside Action Plan is or should be. Suggestion: Revise the Objective, so that the substantive information provided at the end of the current version, relating to "…guiding the development, redevelopment, and rehabilitation of the Southside; and that the community's vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens." appears toward the beginning of the Objective.

Policy 3.2.2. This policy includes the terms *shared public spaces* and *shared spaces*. It is not clear what the term *shared public spaces* means (land areas under multiple public agency ownership/management?). It is not clear whether *shared space*s means the same thing as *shared public spaces*. Suggestion: Revise this policy as appropriate.

Policy 3.3.1. This policy relating to access management includes the phrase, "taking into account impacts to all *modes* and users." While staff and practitioners likely understand the term *modes* as used here, the policy could be enhanced for clarity by adding the term *of transportation* after the word *users* (i.e., "taking into account impacts to all *modes and users of transportation*.").

- **Policy 3.3.2.** This policy is unclear. It appears to prevent vehicular access in roadway intersections and highway interchanges. This can not be the intended meaning. The likely intention is to restrict vehicular access *connections (e.g., driveways)* near street and roadway intersections and highway interchanges. Recommendation: Revise this policy; consider some wording like this: "Restrict vehicular access connections (e.g., driveways) close to the intersection of streets, roads, and highway interchanges. Regulations specifying the appropriate location and spacing of access connections from intersections and interchanges will be provided in the land development regulations."

Policy 3.3.3. This policy refers to *unified access* [*plans*]. Typically, in practice, the term *unified access* relates to providing access to more than one destination (for example, two or more businesses) through a single driveway connection. Is this policy, as drafted, sufficiently clear to convey this meaning? Revise if appropriate.

Policy 3.3.4. This policy sets out the basis for access management improvements. It is not clear if the policy provides the basis for roadway modifications, or installation/modification of signals and signage. If it is appropriate to explicitly reference these kinds of modifications, revise the policy accordingly.

Policy 3.3.6. This policy states: "Utilize *context sensitive roadway design* and traffic calming to allow connectivity while mitigating the effects of through-traffic on neighborhoods." The use of

the term *context sensitive roadway design* appears to be an implicit reference to FDOT Complete Streets strategy and its use of *context sensitive* design, based on the new urbanists' transect. Suggestion: if additional clarity is provided through more explicit reference to FDOT Complete Streets strategy, revise the policy accordingly. See comment here on Policy 1.2.4.

Policy 3.3.7. This two-sentence policy relating to access management for properties considered to be "consolidated." Suggestion: The clarity of this policy can be enhanced by reversing the order of the two sentences.

Objective. 3.4. This Objective sets out the strategy of sharing the benefits and burdens of public sector projects across the community equitably. Subsequent implementing **Policy 3.4.2.** directs the City and County to [strive] to distribute major infrastructure projects and other public investments geographically across the community with regard to the needs of different areas. There is no implementing policy, however, specifically relating to ensuring that no particular portion of the community is or becomes overburdened with the adverse impacts of/ burdens resulting from the provision infrastructure and public facilities. Would the inclusion of such an implementing policy be helpful? If so, revise the amendment to add such policy.

The word *strive* is misspelled in Policy 3.4.2.

- **Policy 3.5.1.** This policy does not address the strategy of designing and siting infrastructure for purposes of facilitating greater community resiliency and hazard mitigation. Recommendation: Include other policy(-ies) in the amendment that would facilitate the greater resiliency and mitigation of hazards in regard to the siting and design of infrastructure and public facilities or revise this policy as appropriate.

  This policy refers to the application of *context-based desig*n. See comment on the use of this term in Policy 1.2.4. This policy refers to *design speed*. This is an appropriate consideration in street design; it is not clear that general public understands this term, however. Suggestion: Revise the policy as appropriate and/or define the term *design speed* within a companion glossary.

Policy 3.6.1. Consider revising "Proposed amendments to the City of Tallahassee *or* Leon County Land Development Regulations…" to "Proposed amendments to the City of Tallahassee *and* Leon County Land Development Regulations…"

- **Policy 3.6.2.** This policy relating to zoning districts that implement the various future land use categories provided in the Land Use and Mobility Element. The second sentence in the policy states: "Each *land use category* shall specify allowable land uses and activities with appropriate development and design standards, including density and intensity of development, as applicable."

  The term *land use category*, as used here, is likely an error. It is more likely that the intention of policy is to state: ""Each *zoning district* shall specify allowable land uses and activities with appropriate development and design standards, including density and intensity of development, as applicable." This conclusion is based on the overall intent of the policy being providing direction for how *zoning districts* should implement the future land use categories, and that detailed land development regulatory information is typically and more appropriately set out in the zoning district regulations.

- **Policy 3.6.3.** This policy enumerates a variety of specific subjects relating to site development that implementing land development regulations must address. The policy

does not explicitly require the mitigation of the typical compatibility issues of visual impact/ aesthetics, lighting and, noise. Successfully addressing these impacts can significantly further compatibility between uses. Recommendation: Perhaps the omission in policy reflects this content being included in other policies included in the amendment. If not, revise policy to expand inclusion of these and other "public nuisance" issues that are often the byproducts of development.

Policy 3.6.4. This policy includes the following statement "Incentives for greater density and intensity up to 25% will be permitted for developments along arterials for developments that incorporate urban design standards resulting in more attractive developments." Based on the preceding sentence in the policy ("allow densities or intensities that exceed unincentivized limits set out in the Future Land Use Category"), the 25% standard is 25% greater than the limit otherwise applicable. If this not correct, revise the policy as appropriate.

Please ensure the within the implementing land development regulations, the scope of this incentive is roughly proportional to the what is provided by the developer. For example a 50-acre development site that has 100 feet of frontage along an arterial street, and that provides some shrubbery along this frontage, probably should not be entitled to a 25% increase in permissible density/intensity for the remainder of the site, that may extend several hundred feet from the arterial. This issue is most appropriately fleshed out in the land development regulations but perhaps it might be appropriate to provide some related direction in the land use and mobility element.

If the land use and mobility element will retain the provision for a 25% density bonus provided in exchange for affordable or inclusionary housing as has been provided in the comprehensive plan, how will that bonus incentive work in conjunction with this bonus incentive? Could a developer obtain both bonus incentives?

Suggestion: The provision of this density/intensity bonus may only be appropriate inside the USA. If appropriate, revise the policy accordingly.

Policy 3.6.8. This policy addresses redevelopment of former landfill sites. It includes the following sentence: "Regulations may require the necessary documentation of the subsurface geology, with any application for development within a mapped landfill site at the discretion of the City or County and the Leon County Department of Health." 1) Given the significant potential for environmental health hazard posed through such redevelopment, it is recommended that this policy be revised to mandate documentation of the subsurface geology, as a requirement of development application and approval (revise "may" to "shall"). 2) As drafted, this sentence is confusing — suggestion: delete the comma between the word *geology* and the word *with*, unless that changes the intended meaning.

Policy 3.7.1. This policy sets out overall strategy for urban design in the community. The first sentence of this two sentence policy appears to be generally applicable to urban areas within the community; the second sentence is explicitly applicable to areas outside of urban areas. Suggestion: If it is more appropriate, revise the policy so that it explicitly pertains to urban areas; or, conversely, to address the entirety of the City and County, if it is intended to generally apply to all areas.

Policy 3.7.3. This policy sets out design criteria for *Mobility Hubs*. Will *Mobility Hubs* be designated on the future land use map or other map adopted in the comprehensive plan or on the official zoning map of the applicable jurisdiction? How will this concept be used? Suggestion: provide more guidance and overarching strategy for the *Mobility Hub* concept.

Policy 4.1.1. This policy seeks to encourage the development accessory dwelling units in *most zoning districts*. Is the intention to literally allow accessory dwelling units in *most zoning districts*, or instead, to encourage these units in *most residential zoning districts*? Suggestion: Revise this policy accordingly, if appropriate.

- **Policy 4.1.4**. This policy relates to *pattern books*, an urban design tool that is used to provide information regarding the appropriate character and architectural attributes of the built environment in a specific neighborhood or area.

  The policy states that "Pattern books may be developed to identify a specific range of housing types allowed for different land use categories. This strategy is inconsistent with the traditional use of pattern books. " 1) Pattern books are typically more narrowly tailored to fit a specific neighborhood or development, not an entire land use category, or even zoning district. It is difficult to envision the built environment in an entire future land use category based on a singular pattern book. 2) Pattern books usually address such urban design elements as *architectural style*, including architectural details, the orientation of structures on lots and their relationship to the street, and other specific details relating to urban form. Recommendation: This policy should be accordingly, to more accurately reflect the typical content and usage of Pattern Books in the urban design of a community.

  Suggestion: 1) add an "s" at the end of "Book" in the policy title to reflect the plural usage ("Pattern Books").

Objective 4.2 and Subsequent Implementing Policies. This Objective and implementing policies relate to facilitating transit-oriented development (TOD) near *mobility hubs* and around *transit centers*. Will *mobility hubs* and *transit centers* be designated on adopted maps? Recommendation: Revise the comprehensive plan as appropriate. See also comment here on **Policy 3.7.3**, relating to the term *Mobility Hub*.

Policy 4.2.2. This policy enumerates guidance for content of implementing land development regulations relating to TOD. Some of the guidance provided is somewhat vague and/or may be at the level of specificity more appropriate to land development regulations. For example: "Create public plaza directly fronting one or more sides of the center building where feasible" Suggestion: Revise if appropriate.

Policy 4.2.4. This policy specifically tasks the *Planning Department* with the evaluation of potential trail-oriented development. Suggestion: Revise to more generally refer to "staff" or "local government" to recognize that local government assets, resource availability, etc., change over time and other departments or agencies may need to perform this task in the future.

Policy 4.2.5. This policy refers to a *Mobility Hub*. See comment here on **Policy 3.7.3.**, relating to the term *Mobility Hub*.

- **Policy 4.3.1.** This policy specifies the density bonus incentive for inclusionary housing as "up to 30%, corresponding to mandatory and/or voluntary provisions of inclusionary

housing." Recommendation: Revise the policy to clarify that the incentive is for up to 30% *greater density than otherwise provided by the applicable zoning district.*

It is not clear what is meant by the phrase "corresponding to mandatory and/or voluntary provisions of inclusionary housing." Is this a recognition that incentive bonus is different, depending on whether the inclusionary housing is provided voluntarily or through mandatory requirement? Suggestion: Revise as appropriate to enhance clarity.

Policy 4.4.1. [Remarkably, this policy is no longer Policy number 2.1.9.] This dinosaur is not extinct!

Goal 5 and Subsequent Objectives and Implementing Policies. This strategy "cluster" does not include any policy provisions for coordinating the provision of adequate and appropriate infrastructure (other than transportation infrastructure) necessary to support the targeted economic development (or targeted areas for economic development).

Objective 5.1. This Objective includes the phrase: "…to withstand positive and negative changes in the economy and to continue providing jobs and incomes to support the community." Suggestion: To enhance clarity, revise this phrase to state: "…to take advantage of positive positive opportunities and withstand negative changes in the economy and to continue providing jobs and incomes to support the community."

Policy 5.1.2. This policy specifies the content to be included in the Economic Development Element. It seems unusual to use to use a policy in the Land Use and Mobility Element to describe or prescribe the appropriate content of another element of the comprehensive plan.

Policy 5.5.1. This policy states: "The Department of PLACE shall coordinate economic development projects and programs with the State of Florida, Apalachee Regional Planning Council, Capital Region Transportation Planning Agency, and/or appropriate neighboring jurisdictions *to leveraging opportunities, programs, land uses, and transportation facilities across the region to support business retention and expansion and to attract new businesses.*" Suggestion: As drafted, the second half of this policy (in *italics* here) seems to be missing some wording and might benefit from revision to enhance clarity.

Policy 6.1.2. This policy relates to *context*-based transportation facilities. As noted elsewhere in these comments, the *context* concept requires explanation. It appears to be explained in greater detail in Objective 6.3. and Policy 6.3.1. Recommendation: Provide some explanatory information earlier in the element to enable greater understanding of this term/concept, and cross-reference Objective 6.3. and Policy 6.3.1. when using the term in other objectives and policies. See also comment here regarding Policy 1.2.4.

Policy 6.1.4. This policy relating to street design retrofitting for greater livability includes the following phrase: "…including but not limited lane width adjustments…". Suggestions: Revise the policy to add the word "to" in between the words "limited" and "lane." The policy does not include potential street lighting or stormwater management retrofits. If appropriate, revise the policy to include these retrofits.

Objective 6.2. This Objective states: "Improve the *balance*, connectivity, and capacity of the multimodal transportation network." It is not apparent what the word "balance" means in this context. Perhaps it has something to do with balancing *mode split*, which is the proportion trips distributed among each of the different modes of travel, or balancing public expenditure among the different modes of travel? Recommendation: Revise this objective for clarity.

Policy 6.2.5. This policy addresses interconnectivity within development. It is not apparent that this policy or any other policy in the proposed Land Use and Mobility Element promotes retrofitting existing development to enhance interconnectivity. Recommendation: Consider revising the element to include such strategy.

The policy includes the following phrase: "…require these interconnections between adjacent, incompatible developments *if it* has the potential to reduce the vehicular traffic on the external street system." Suggestion: Revise this phrase to state: "…require these interconnections between adjacent, incompatible developments *when such connection* has the potential to reduce the vehicular traffic on the external street system."

Policy 6.3.1. This policy refers to *Safe Systems*. What is the meaning of this term? What agency is responsible for administering *Safe Systems*? For example, is this a FHWA program that focuses on the design of transportation infrastructure? Recommendation: Revise this policy to provide more information about what *Safe Systems* are.

Policy 6.3.3. This policy establishes the requirement to maintain a Context Classification map. Is this map intended to be adopted as part of the comprehensive plan? Or adopted by ordinance but not in the comprehensive plan? Recommendation: Provide additional information on how/where this map will be documented/adopted.

Policy 6.3.5. This policy addresses modification to street design, specifically, *lane repurposing.* The policy refers to *road diets*. The meaning of this term may require further explanation; revise accordingly. The second sentence includes the phrase: "Reducing, narrowing, or repurposing automobile lanes to support multimodal or *other non-automobile-oriented goals, objectives, or policies*…" Suggestion: Revise this phrase; consider: "Reducing, narrowing, or repurposing automobile lanes to support multimodal or *travel by modes other than by automobile*…"

Policy 6.3.7. This policy, related to management of speed on streets, uses the term *accidents*. In the transportation planning practice, the term *crashes* is used. Suggestion, consider revising the policy to replace the term *accidents* with the term *crashes*.

Policy 6.3.8. This policy prescribes the peak hour level of service (LOS) standards for streets and roadways in the community. Recommendations: 1) Revise the policy to clarify that the LOS provided is for the PM peak hour, unless the peak hour (e.g., AM, mid-day, PM) is to be determined for the applicable facility at time of analysis. 2) Revise the policy to clarify that the LOS standards provided are for automobile travel (i.e., not transit service, bicycle mobility, pedestrian mobility, etc.).

Policy 6.3.9. This policy is named "Area Wide Level of Service (LOS)." This is an inaccurate description of the policy. The policy actually addresses the Multimodal Transportation District areawide level of service. It does not set a LOS for the entirety of the community. Recommendation: Revise the title of this policy accordingly.

The proposed FLUM: The proposed FLUM depicts areas within the City and County where FLUCs intended to allow significantly different intensities of use or character of development are located across a street or road from one another. This is a classic error in urban design and land use compatibility: in good urban design, and even typical current local land use practice, principal uses face one another — *look out* at one another — across streets…and this visual perception is one important way most people gauge and experience compatibility.

Ideally, interfaces or boundaries between categories and districts of significantly different character and/or intensity should be located along the rear lot line or separated through categories or districts of transitional intensity or large areas of open space. Boundaries along rear property lines offer the additional benefit of enabling the provision of buffering to mitigate visual perception of differing land use and intensity.

I realize this a bit of challenge because most of these newly proposed boundaries are in the same location as the boundaries between FLUCs on the FLUM presently in effect.

Comments

This review is based upon the draft of the proposed Land Use and Mobility Element, dated March 24, 2025, provided on the Tallahassee-Leon County website.

What Isn't Included: At the beginning of the element, the articulation of an overarching strategy(-ies) of how the community should grow; i.e.: how sparse and rural the outlying areas should be; how dense and urban the inner portions of the City should be; whether the community will develop dense urban nodes (*walk-ups* and *Transit Oriented Development*); the degree to which existing neighborhoods may change, such as provide for greater density, inclusion of compatible non-residential uses; to what extent the density transition from rural to most urban will be based on the new urbanists' *Transect* concept (and what this is) and companion implementing context zones; the extent that design attributes and infrastructure design may used, in addition to density and intensity, and use type, to influence the location and character of future land use and development; whether regulation of design attributes and other approaches, such as mitigation of potential adverse sound, lighting, hazardous vehicular traffic flow, will be used to promote land use compatibility, particularly where different uses are intended to mix/colocate; and, how fine a grain of mixture of uses is intended in categories that will provide for mixed use.

This kind of discussion can be very useful for providing the basis for the ensuing goals, objectives, and policies, as well as informing the reader of the overall intent of the various strategies represented in the element.

Contemplate whether large facilities that support AI and other intensive electrical energy uses require specific treatment within this element, and if so, provide appropriate guiding strategies.

Where the Planning Department (or other department) is specifically referenced in policies, as in being tasked to do something, it may be more appropriate to simply refer to the applicable local government (or both) given the potential for staffing resources to change over the timeframe of the plan.

Several of the policies relating to the particular future land use categories specify the detailed types of building types allowable, such as, *duplexes, triplexes, quadruplexes, live-work units*. This is detailed implementation content typically relegated to land development regulations and zoning. The listing of specific building types in the policies describing a future land use category could be construed to preclude those building types not listed, from the zoning district(s) that ultimately implement the future land use category. Likewise, the listing of specific building types in the policy describing the category could be construed to require all of the zoning districts that implement a particular category to allow all of the building types listed. This may or may not be problematic. But if it is problematic, it will also require a comprehensive plan amendment as a precursor to any land development regulation (e.g., zoning) amendment that would change what building types are allowed in a particular zoning district.

Some of the terminology used in the draft amendment may not be clear to lay readers. It would be most helpful to include a companion glossary within the amendment, wherein this terminology is defined.

As drafted, some of the various density bonus incentives provided are drafted to enable density/intensity to be increased to levels above the otherwise applicable *future land use category* maximum limits. [In other instances, the policies omit whether the bonus would allow

an increase above the future land use category limit or zoning district limit.] Should the incentives instead allow for increases above otherwise applicable *zoning district* limits? In some instances, implementing zoning districts set out maximum density limits less than the future land use category they implement.

The strategy relating to transit service in the community, set out in Objective 6.10., and subsequent implementing policies, does not include any reference to coordination with neighboring jurisdictions (e.g., Wakulla County, City of Thomasville, etc.) for long-distance commuter transit opportunities. It may be appropriate to recognize the potential for such services and coordinate with the applicable local governments.

Policies 1.1.3 and 1.1.4. Both policies specify the required timing for updating maps to be "updated with current data during the Evaluation and Appraisal Review process." This terminology implies that the applicable maps could not be amended at an earlier point in time, if necessary, based on new information coming to light. Suggestion: revise these policies to state that the maps are to be updated no less frequently than during the Evaluation and Appraisal Review process. Note that the Evaluation and Appraisal Review of comprehensive plans is required to occur on a seven-year recurring schedule.

Objective 1.2. Suggestion: "infrastructure extension" should be revised to "infrastructure location and expansion" to be more encompassing.

Objective 1.2. This objective does not mention or hint at acquisition of natural areas (although this is explicitly stated in Policy 1.2.1) as a tactic. Suggestion: Revise the Objective as appropriate to include *acquisition*.

Policy 1.2.1. This policy guides the City and County to acquire sensitive areas. Does this provide for less-than fee simple acquisition (e.g., acquisition of easements) as well as fee simple acquisition? If so, good. If not, revise the policy as appropriate.

Policy 1.2.2. This policy specifies that Planning Department staff shall conduct an environmental analysis of proposed comprehensive plan amendments. The concept is good, but should the policy be revised to enable other City and Count staff to be utilized in such analysis? Potentially the Planning Department may not have sufficient or appropriate resources to accomplish this requirement.

Policy 1.2.4. This policy refers to *context-based* beautification, etc. Suggestion: Provide additional information on the *context* basis; i.e., is this referring to a context-based land usage/ development concept, such as utilized by the Congress for New Urbanism, or Florida D.O.T., for example?

Policy 1.3.1. This policy requires the updating of the Greenways and Trails Master Plan every 10 years. Suggestion: revise this policy to provide for updating no less frequently than every 10 years.

Policy 1.3.2. The policy does not provide guidance on who is intended to develop and maintain urban recreation spaces.

Objective 1.5. This Objective calls for the implementation of strategies that "reduce and treat stormwater…" It is not clear what *reducing stormwater* means? [Stormwater is water produced during rain events]. Maybe some word or words are missing unless the drafters have, at their disposal, a method of reducing the volume of rain in our community.]

Policy 1.5.2. This policy provides that "Local governments shall incentivize the use of green infrastructure stormwater management systems… by providing a reduction in minimum green space requirements or other incentives." As drafted, this policy could be misconstrued to enables the provision of less green area to treat/manage stormwater. Suggestion: redraft for greater clarity to ensure that reductions in minimum green space requirements would result *in exchange for* provision of green infrastructure.

Policy 1.6.1. This policy includes the following: "These *regulations* shall be implemented as prescribed in the *regulations*…" Suggestion: Revise for directness and grammatical correctness.
Policy 1.6.2. This policy requires zoning and development standards, within the Urban Services Area, to promote the location of homes, jobs [and other destinations] within 20 minutes walking distance of each other. 1) Why not consider, instead, a minute standard? Within urban design and pedestrian mobility practice, this timeframe has gained more acceptance as a design standard. 2) Maybe the standard (20 minutes, 15 minutes, whatever) should be referenced as a maximum timeframe.

Policy 1.6.3. In this policy, consider replacing "higher" capacity with "greater" capacity.

Policy 1.6.5. In this policy, consider adding the term "runoff" after the word "stormwater" to provide greater clarity. Consider replacing "quantity" with "volume."

Policy 1.7.1. This policy specifies coordination with key regional partners on the protection of natural resources that extend beyond jurisdictional boundaries. The policy specifically mentions some agencies but does not mention any of the adjacent local governments (both within the State of Florida and the State of Georgia) nor does it mention the Apalachee Regional Commission or the Southwest Georgia Regional Commission. Recommendation: These are significant omissions; revise the policy to include these governments/agencies.

- **Policy 2.2.1.** This policy provides that the Urban Services Area (USA) will be large enough to include 50% more vacant and developable land than necessary to accommodate projected population growth during the planning timeframe.

  This standard appears to be significantly greater than needed to promote an efficient development pattern, particularly an urban development pattern. It would consume more forested land and agricultural land and require longer and require more costly infrastructure extensions than would be required by the respective population with even a modest urban development pattern (i.e., at a moderate development density/intensity). It is recognized that the location of the USA boundary on the map included in the draft amendment is approximately the same location as the USA boundary that has been in effect for several years. Recommendation: Revise this policy to reduce the percentage of surplus vacant and developable land necessary to accommodate population over time, so that a 50% surplus is not continually provided for over time, but reduced, to reflect urban intensities and densities with this portion of the USA; failure to do so could result in less-than urban development patterns sprawling within the USA.

Policy 2.2.5. This policy includes the following: "Residential density and/or non-residential intensity of development allowed for individual sites shall be determined by….the ability to implement *conditions* or mitigation for the proposed development." The term *conditions*, as used here, likely refers to *conditions of approval* attached to a development order issued by the City or County for a particular development; this is not clear and may be too specific or technical for use in a comprehensive plan policy. Suggestion: the term *mitigation*, as provided, may be sufficient, or perhaps could be expanded to, the *mitigation of potential impacts*.

Policy 2.2.6. This policy provides for exceptions to the Urban Services Area concept to provide for higher density within areas near the Woodville Rural Community [future land use map category] when central sewer service is available and development connects to sewer. 1) Is it necessary to also set a maximum development density/intensity limit for this development within this policy? Or is this policy the basis for another policy that provides such limit? 2) This policy is imprecise with regard to location of its application. As written, it would allow the extension of higher density development in any area designated Rural or Rural Residential on the future land use map, so long as it is connected to sewer and subjectively located within the area described in the policy. Recommendation: review this policy and if appropriate, specify geographic limits to this exception to apply.

Policy 2.2.7. This policy requires consistency with the priority of urban services, the Future Land Use Map, and the Urban Services Area in conjunction with "the *widening* of existing streets and roads." Widening streets and roadways is not necessarily the same as adding additional lanes; and either approach, while traditionally responses to increased growth and travel demand, are not always consistent with other community objectives, such as protecting natural resources, protecting residential use from adverse impacts, creating human-scale environments that facilitate pedestrian activity. Suggestion: Instead of implying that streets and roads must always be widened to accommodate projected growth and demand, use alternative terminology such as *modifying*, *improving*, or *reconstructing*, which encompasses *widening* but is not limited to *widening*.

Policy 2.2.8. This policy promotes brownfield reclamation, building reuse, and adaptive reuse of structures, enabling these activities through provision of incentives in the land development regulations. The policy outlines the content of the land development regulations incentives; it does not include any provisions for mitigation of environmental or environmental health issues associated with the applicable brownfield sites. The policy also provides for "density and intensity bonuses of up to 25% modified development review thresholds." It is not clear if this intended to refer to maximum limits otherwise set out for the applicable future land use category in the comprehensive plan or zoning district (land development regulation) limitations or other. Suggestions: 1) Revise the policy to provide for or recognize that mitigation of adverse environmental conditions are prerequisite to any redevelopment of brownfield sites; 2) clarify the reference basis for density/intensity bonuses.

Policy 2.2.9. It is not clear how this policy does anything other than what is provided for in Policy 2.2.8., except to add the term "Greyfield." Suggestion: If appropriate, merge these policies together.

Policy 2.2.10. This policy specifies the protection of identified future rights-of-way from building encroachment; it does not specify what the appropriate setbacks would be, but includes a table specifying significant rights-of-way widths for the types of transportation facilities listed. A word of caution: The City of Tallahassee had, at one point, a similar approach wherein the implementing land development regulations (with their basis also

established in the comprehensive plan) required a “special roadway setback,” to protect identified corridors from development encroachment, and thus to make it easier and less expensive for the City acquire needed right-of-way for roadway construction. This regulation was challenged, as applied, as a taking, with no legitimate public health, safety, or welfare basis. [The City was able to prevail as its implementing regulations provided affected property owners with alternative design “exceptions” that made it possible, the plaintiff’s instance, to realize their development interests within the remaining, reduced buildable area resulting from the implementation of the setback]. The City thereafter also amended their regulations to minimize potential that they be used as a workaround to acquire right-of-way without appropriate compensation.

- **Policy 2.4.1.** This policy establishes the basis for a Transfer of Development Rights (TDR) program. It limits where development rights may be transferred, to areas designated Rural Residential or Rural Community on the Future Land Use Map. A TDR program can be a very helpful tool to help minimize sprawl and direct growth to the most appropriate areas of the community, areas where supporting infrastructure and facilities are already present or planned to be available soon, and areas targeted for redevelopment, and further economic development. By precluding areas within the USA from receiving transferred development rights, this policy becomes, at best, a marginally useful tool. Recommendation: 1) Revise the policy to provide for transfer of rights to within the USA, and in particular, areas targeted for greater densities and intensities. 2) Revise the policy to allow transfers of density out of the Lake Protection future land use category, as a tool to facilitate environmental protection of resources within the category. Suggestion: Add the word “program” in between “Rights” and “may” in the first sentence of the policy.

Policy 2.4.2. This policy would require expansions of the USA to be based on an analysis of population projections and growth trends and an analysis of developable vacant land currently within the Urban Services Area. This is appropriate. But the policy fails to provide any criteria or guidance for decision-makers to use to determine whether, and to what extent, and expansion of the USA is warranted; i.e., it seems of value, but insufficient, to simply require the undertaking of these analyses but to potentially place no particular regard to their findings.

Policy 2.5.1. This policy sets out some strategies for retrofitting/reconstructing suburban areas. The proposed strategies are consistent with current best practices in urban design. Some of the terminology used in the policy might, however, be improved. Some of the terminology would be well understood by urban designers and most planners but may be less well understood by the general public and policy-makers. Examples of terminology that might benefit from revision include:

- *Complete streets* (this term has not yet be explained at this point in the proposed comprehensive plan)
- *Continuous streetscapes with liner buildings close to the street*
- *Appropriate design elements*
- *Residential building types*

In regard to the strategy of *block size reductions* — small blocks are an integral attribute of walkable and human-scale development, but while many (most?) of the blocks in the community are currently larger or significantly larger than ideal in these regards, not all are, and at some point, if block size reduction does occur, it will no longer need to continue on over time. Suggestion: Consider some other wording, perhaps providing guidance as to what appropriate block size should be, instead of compelling the action to continue reduce the size of blocks.

Also, in the first sentence, consider using “adopt” or “enact” as opposed to “develop…land development regulations.”

Policy 2.6.1. This policy sets out street beautification strategies. Suggestions: Revise the policy: 1) “The local governments shall provide for land use regulations…” should be replaced by terminology like “The City and County shall adopt land development regulations…” 2) The policy refers to “…a given context.” The significance of this wording might be missed as the concept of context-based land usage/development concept, such as utilized by the Congress for New Urbanism, or the Florida D.O.T., based upon the new urbanists’ *Transect*, has not been explained yet at this point in the proposed comprehensive plan.

Objective 2.7. Suggestion: Revise “Facilitate the safe and comfortable use of multiple modes of transportation *and* urban design standards to…” “Facilitate the safe and comfortable use of multiple modes of transportation *through the use of* urban design standards to…”

Policy 2.7.5. The meaning of the first usage of the term “areas” in this policy is not clear. Could it be replaced with a more precise term; e.g., “the MMTD?”

Objective 2.8 The sentence, “The context areas shall be used as the basis for planning and design of land uses and transportation facilities in the City of Tallahassee and Leon County.” omits [non-transportation] *public facilities* and *infrastructure*. Recommendation: revise this sentence as follows: “The context areas shall be used as the basis for planning and design of land uses, transportation facilities, infrastructure, and public facilities in the City of Tallahassee and Leon County.”

Future Land Use Map, Page 16. Revise to include the title, Future Land Use Map (or other as appropriate and include referenced timeframe that the map represents.

- **Policy 2.8.2.** This policy includes the statement, “To ensure a mixture of uses in mixed-use land use categories, a minimum of 5% open space (which may include landscaping and stormwater facilities subject to land development regulations) is required…” It’s not clear whether or how requiring a minimum threshold of open space area will ensure a mixture of uses in the the mixed-use land use categories.

Policy 2.8.3. The first paragraph of this policy implies but does not explicitly state that state and national forests, wildlife management areas, and other managed natural areas will be comprise the lands to be included in the Natural Areas Future Land Use Category. As drafted, the policy implies non-managed areas would not be appropriately included in this category. Suggestion: Revise the policy for precision and clarity with regard to what lands are intended to be designated within the category.

Policy 2.8.5. - Part 4. For clarity consider adding the term *use* after *single-family residential* in the sentence “Existing lots of record shall be considered vested for the purposes of single-family residential regardless of lot size or density provided all other development standards can be met.”

Policy 2.8.7. - Part 5. It is unclear what this sentence means: “To encourage redevelopment in the Lake Protection category, land development regulations may provide for a partial credit applied toward existing impervious surface on previously developed sites.” Does this mean redevelopment sites may include a greater proportion of impervious surface than would otherwise be required for new development, or?

Policy 2.8.7. - Part 8. This part allows planned development special district areas of over 100 acres within the Lake Protection Category to develop in accordance with the allowable densities and intensities of the Suburban Mixed Use land use category; i.e., up to a maximum of 45 dwelling units per acre and 25,000 square feet per acre. This seems more intensive than presently allowed. Are these intensity limits appropriate?

Policy 2.8.8. - Part 1. This part of this policy describing the Sub-Urban Residential Preservation Future Land Use Category sets out as criteria for inclusion in the category, "Assessment of stability of the residential area, including but not limited to: a. Degree of home ownership b. Existence of neighborhood organizations." While tenure and participation in neighborhood organizations are traditional measures of neighborhood stability/transition and cohesiveness, they can also be used to simply enable development interests to reclassify (i.e., change the future land use map) to rezone and redevelop lower-income areas, where homeownership rates may be lower than the community as a whole and there is less participation in neighborhood organizations. This results in displacing existing residents and potentially increasing their housing cost burdens with higher rents.

Policy 2.8.8. - Part 3. This part of this policy exempts cemeteries and religious facilities used solely for religious use, from having to provide effective visual and sound buffering (either through vegetative buffering or other design techniques), where they adjoin low density residential areas. It is recognized that is a continuation of the current practice of exempting these uses from these requirements. While well-intentioned and workable for smaller scale cemeteries and religious facilities, at larger scale and with more frequent usage, these uses can still present incompatible land use conflicts with adjacent/nearby low density residential land use. Accordingly, they should not be carte blanche exempted from sound and visual buffering requirements when adjacent to low density residential use; instead, they should be subject to such requirements and be allowed to demonstrate their compatibility at time of application.

Policy 2.8.9. The word "quadraplexes" should be revised to "quadruplexes."

The third paragraph of the policy specifies that land development regulations shall include development standards to maintain *low traffic volumes*, vehicular speeds, and parking for nonresidential uses. It is not clear what would be considered *low traffic* volumes, but while considering this directive, recognize that the category allows for residential land use at a density up 20 dwelling units per acre, and unless the development regulations can mandate the close location of district residents' places of work (so that they don't require vehicular travel for commutes) this may make the directive difficult to achieve.

Sub-part 1. of the policy requires the land development regulations to include urban design, buffering, and screening standards to facility compatibility between residential and non-residential uses *within* the Sub-Urban Neighborhood land use category. Suggestion: Revise the wording to also recognize the need to utilize such techniques for uses outside but adjoining the category.

Policy 2.8.10. In the second paragraph, there is a reference to the *Sub-Urban Mixed-Use Commercial Future Land Use Category* as the *Sub-Urban Mixed Land Use Category*. Recommendation: Revise the text to provide consistent terminology.

Policy 2.8.11. This policy begins by stating: "The intent of the Urban Residential Preservation category is to preserve existing historic walkable neighborhood development patterns." While walkable development patterns are arguably integral to thriving neighborhoods, and a appropriate attribute of land use within this category, the retention of such patterns likely only deserve secondary emphasis, with the preservation of the *actual neighborhoods* and their residential use the primary.

The word *quadplexes* in the third paragraph of this policy should be revised to *quadruplexes*.

Policy 2.8.12. This policy (first paragraph) includes the phrase "a street network that generally connects to residential neighborhoods *immediately* along corridors or behind the uses fronting major collectors or arterial roadways." Suggestion: Delete the word *immediately* from this phrase; it does not seem to add anything and may add ambiguity.

The fourth paragraph of this policy directs the reduction of vehicular traffic volumes. It is not clear how volume reduction might be accomplished. See related comment here on **Policy 2.8.9.**

Sub-part 2. of the policy requires the land development regulations to include urban design, buffering, and screening standards to facility compatibility between residential and non-residential uses *within* the Urban Neighborhood land use category. Suggestion: Revise the wording to also recognize the need to utilize such techniques for uses outside but adjoining the category. See related comment here on **Policy 2.8.9.**

Policy 2.8.14. This policy includes the phrase: "The *land use* is characterized by *close-proximity buildings* featuring retail on the ground floor and residential units above…" Suggestion: Modify the phrase to read: "The *land use category* is characterized by *buildings in close-proximity to one another,* featuring retail on the ground floor and residential units above…"

This policy includes the term, *consistent street trees*. This term is vague. Suggestion: Revise the wording to provide greater clarity.

- **Sub-part 1.** of the policy requires the land development regulations that implement the Urban Center future land use category to establish design guidelines. This part then subsequently provides that any development with a density greater 10 dwelling unit per acre will be deemed consistent with standards. Accordingly, whatever design standards may be provided, simply building to densities greater than 10 dwelling units per acre will alleviate any necessity to attempt to meet those standards. If this is not the intention, it is recommended that this part be revised as appropriate.

- **Sub-part 2.** This portion of the policy sets out criteria for expansion of the Urban Center future land use category. Proposed criterion a.iii. is, *Served by available infrastructure*. It's not clear that that is the intended or appropriate wording, as theoretically, almost all lands are served by whatever infrastructure exists. Perhaps the intent relates more to being served by infrastructure that is adequate to support the level of intensity allowed in the Urban Center future land use category? Recommendation: Reword to provide clarity and appropriate direction.

Policy 2.8.16. This policy addressing the Manufacturing and Mining Special District, includes the following direction: "The Manufacturing and Mining Special District shall not be applied to areas outside the Urban Services for uses that are dependent upon *central infrastructure services*." Suggestion: Ensure that the term *central infrastructure services* is defined within the comprehensive plan.

Sub-part 1. This part include the following phrase: "The City and Leon County Land Development Code shall *development* minimum mitigation standards." Suggestion: Revise this phrase to read: "The City and Leon County Land Development Code shall *provide* minimum mitigation standards."

Policy 2.8.17. Relating to the Institutional Special District uses the term *Principle uses*. This term should be revised to *Principal uses*.

Policy 2.8.19. Sub-part 2. This part related to required master plans for development within the Planned Development Special District. This part sets out requirements are extremely specific, in comparison to the typical strategic provisions found in comprehensive plans. Is this content more appropriate in the land development regulations?

Some of the specific requirements falling under the header in this section could be reworded for better grammatical agreement, for example:

> *2. Master Plans shall identify the following:…h. The plan shall address the issues of capacity maintenance, bicycle and pedestrian accessibility…*

Sub-part 3. This part states: "If a Master Plan exceeds the allowable uses, densities and/or intensities of the Planned Development District, a comprehensive plan amendment shall be required to obtain the proposed use, density and/or intensity." This part is unnecessary as this directive is applicable to *all* proposed development within the City and County, regardless of future lane use category classification and location.

Sub-part 4. This part states: "No comprehensive plan amendment shall be required if the Master Plan is consistent with the allowable uses, densities and intensities provided in this policy." This part is unnecessary as this directive is applicable to *all* proposed development within the City and County, regardless of future lane use category classification and location.

Sub-part 6. This part states: "Master Plans shall be consistent with the provisions of the Comprehensive Plan." This part is likely unnecessary given the requirement all development in all locations shall be consistent with the comprehensive plan, as currently in effect, except for development vested under previous editions of the comprehensive plan. Recommendation: delete, or revise as appropriate, if vesting is an issue.

Sub-part 8. This part states: "Easements, right-of-way and other improvements located throughout the Planned Development District boundary *may be required* to be dedicated in conjunction with proposed development applications to ensure adequate facilities can be constructed consistent with the Master Plan." This part is unnecessary given that it is permissive, and not obligatory, using the term *may be required*.

Sub-parts 9. & 10. Sub-part 10. includes the following provision: "If any of these public acquisitions reduces the remaining acreage of the Planned Development below 200 acres, the Planned Development provisions of this Plan shall apply to all remaining acreage." Does this

provision also relate to the public acquisitions referred to in Sub-part 9? If so, it is recommended that these parts be revised to ensure clarity.

Policy 3.1.1. This policy refers to *context-based requirements*. This likely refers to *context zones* based on the new urbanists's *transect*, but this is not self-explanatory. Recommendation: Revise for clarity. See comment here on Policy 1.2.4.

Policy 3.1.3. This policy states that the land development regulations shall support neighborhood scale grocery uses within and adjacent to residential areas. Is this consistent with the preclusion of non-residential uses within the Sub-Urban Residential Preservation land use category? If not, make appropriate revisions to either Policy 2.8.8. [RE the Sub-Urban Residential Preservation land use category], this policy, or both.
Objective 3.2. This Objective establishes the Southside Action Plan strategy. Much of this Objective relates to appropriate process and is somewhat unclear in regard to what the Southside Action Plan is or should be. Suggestion: Revise the Objective, so that the substantive information provided at the end of the current version, relating to "…guiding the development, redevelopment, and rehabilitation of the Southside; and that the community's vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens." appears toward the beginning of the Objective.

Policy 3.2.2. This policy includes the terms *shared public spaces* and *shared spaces*. It is not clear what the term *shared public spaces* means (land areas under multiple public agency ownership/management?). It is not clear whether *shared space*s means the same thing as *shared public spaces*. Suggestion: Revise this policy as appropriate.

Policy 3.3.1. This policy relating to access management includes the phrase, "taking into account impacts to all *modes* and users." While staff and practitioners likely understand the term *modes* as used here, the policy could be enhanced for clarity by adding the term *of transportation* after the word *users* (i.e., "taking into account impacts to all *modes and users of transportation*.").

- **Policy 3.3.2.** This policy is unclear. It appears to prevent vehicular access in roadway intersections and highway interchanges. This can not be the intended meaning. The likely intention is to restrict vehicular access *connections (e.g., driveways)* near street and roadway intersections and highway interchanges. Recommendation: Revise this policy; consider some wording like this: "Restrict vehicular access connections (e.g., driveways) close to the intersection of streets, roads, and highway interchanges. Regulations specifying the appropriate location and spacing of access connections from intersections and interchanges will be provided in the land development regulations."

Policy 3.3.3. This policy refers to *unified access* [*plans*]. Typically, in practice, the term *unified access* relates to providing access to more than one destination (for example, two or more businesses) through a single driveway connection. Is this policy, as drafted, sufficiently clear to convey this meaning? Revise if appropriate.

Policy 3.3.4. This policy sets out the basis for access management improvements. It is not clear if the policy provides the basis for roadway modifications, or installation/modification of signals and signage. If it is appropriate to explicitly reference these kinds of modifications, revise the policy accordingly.

Policy 3.3.6. This policy states: "Utilize *context sensitive roadway design* and traffic calming to allow connectivity while mitigating the effects of through-traffic on neighborhoods." The use of the term *context sensitive roadway design* appears to be an implicit reference to FDOT Complete Streets strategy and its use of *context sensitive* design, based on the new urbanists' transect. Suggestion: if additional clarity is provided through more explicit reference to FDOT Complete Streets strategy, revise the policy accordingly. See comment here on Policy 1.2.4.

Policy 3.3.7. This two-sentence policy relating to access management for properties considered to be "consolidated." Suggestion: The clarity of this policy can be enhanced by reversing the order of the two sentences.

Objective. 3.4. This Objective sets out the strategy of sharing the benefits and burdens of public sector projects across the community equitably. Subsequent implementing **Policy 3.4.2.** directs the City and County to [strive] to distribute major infrastructure projects and other public investments geographically across the community with regard to the needs of different areas. There is no implementing policy, however, specifically relating to ensuring that no particular portion of the community is or becomes overburdened with the adverse impacts of/ burdens resulting from the provision infrastructure and public facilities. Would the inclusion of such an implementing policy be helpful? If so, revise the amendment to add such policy.

The word *strive* is misspelled in Policy 3.4.2.

- **Policy 3.5.1.** This policy does not address the strategy of designing and siting infrastructure for purposes of facilitating greater community resiliency and hazard mitigation. Recommendation: Include other policy(-ies) in the amendment that would facilitate the greater resiliency and mitigation of hazards in regard to the siting and design of infrastructure and public facilities or revise this policy as appropriate.

  This policy refers to the application of *context-based desig*n. See comment on the use of this term in Policy 1.2.4. This policy refers to *design speed*. This is an appropriate consideration in street design; it is not clear that general public understands this term, however. Suggestion: Revise the policy as appropriate and/or define the term *design speed* within a companion glossary.

Policy 3.6.1. Consider revising "Proposed amendments to the City of Tallahassee *or* Leon County Land Development Regulations…" to "Proposed amendments to the City of Tallahassee *and* Leon County Land Development Regulations…"

- **Policy 3.6.2.** This policy relating to zoning districts that implement the various future land use categories provided in the Land Use and Mobility Element. The second sentence in the policy states: "Each *land use category* shall specify allowable land uses and activities with appropriate development and design standards, including density and intensity of development, as applicable."

  The term *land use category*, as used here, is likely an error. It is more likely that the intention of policy is to state: ""Each *zoning district* shall specify allowable land uses and activities with appropriate development and design standards, including density and intensity of development, as applicable." This conclusion is based on the overall intent of the policy being providing direction for how *zoning districts* should implement the future land use categories, and that detailed land development regulatory information is typically and more appropriately set out in the zoning district regulations.

- **Policy 3.6.3.** This policy enumerates a variety of specific subjects relating to site development that implementing land development regulations must address. The policy does not explicitly require the mitigation of the typical compatibility issues of visual impact/ aesthetics, lighting and, noise. Successfully addressing these impacts can significantly further compatibility between uses. Recommendation: Perhaps the omission in policy reflects this content being included in other policies included in the amendment. If not, revise policy to expand inclusion of these and other "public nuisance" issues that are often the byproducts of development.

Policy 3.6.4. This policy includes the following statement "Incentives for greater density and intensity up to 25% will be permitted for developments along arterials for developments that incorporate urban design standards resulting in more attractive developments." Based on the preceding sentence in the policy ("allow densities or intensities that exceed unincentivized limits set out in the Future Land Use Category"), the 25% standard is 25% greater than the limit otherwise applicable. If this not correct, revise the policy as appropriate.

Please ensure the within the implementing land development regulations, the scope of this incentive is roughly proportional to the what is provided by the developer. For example a 50-acre development site that has 100 feet of frontage along an arterial street, and that provides some shrubbery along this frontage, probably should not be entitled to a 25% increase in permissible density/intensity for the remainder of the site, that may extend several hundred feet from the arterial. This issue is most appropriately fleshed out in the land development regulations but perhaps it might be appropriate to provide some related direction in the land use and mobility element.

If the land use and mobility element will retain the provision for a 25% density bonus provided in exchange for affordable or inclusionary housing as has been provided in the comprehensive plan, how will that bonus incentive work in conjunction with this bonus incentive? Could a developer obtain both bonus incentives?

Suggestion: The provision of this density/intensity bonus may only be appropriate inside the USA. If appropriate, revise the policy accordingly.

Policy 3.6.8. This policy addresses redevelopment of former landfill sites. It includes the following sentence: "Regulations may require the necessary documentation of the subsurface geology, with any application for development within a mapped landfill site at the discretion of the City or County and the Leon County Department of Health." 1) Given the significant potential for environmental health hazard posed through such redevelopment, it is recommended that this policy be revised to mandate documentation of the subsurface geology, as a requirement of development application and approval (revise "may" to "shall"). 2) As drafted, this sentence is confusing — suggestion: delete the comma between the word *geology* and the word *with*, unless that changes the intended meaning.

Policy 3.7.1. This policy sets out overall strategy for urban design in the community. The first sentence of this two sentence policy appears to be generally applicable to urban areas within the community; the second sentence is explicitly applicable to areas outside of urban areas. Suggestion: If it is more appropriate, revise the policy so that it explicitly pertains to urban areas; or, conversely, to address the entirety of the City and County, if it is intended to generally apply to all areas.

Policy 3.7.3. This policy sets out design criteria for *Mobility Hubs*. Will *Mobility Hubs* be designated on the future land use map or other map adopted in the comprehensive plan or on the official zoning map of the applicable jurisdiction? How will this concept be used? Suggestion: provide more guidance and overarching strategy for the *Mobility Hub* concept.

Policy 4.1.1. This policy seeks to encourage the development accessory dwelling units in *most zoning districts*. Is the intention to literally allow accessory dwelling units in *most zoning districts*, or instead, to encourage these units in *most residential zoning districts*? Suggestion: Revise this policy accordingly, if appropriate.

- **Policy 4.1.4**. This policy relates to *pattern books*, an urban design tool that is used to provide information regarding the appropriate character and architectural attributes of the built environment in a specific neighborhood or area.

  The policy states that "Pattern books may be developed to identify a specific range of housing types allowed for different land use categories. This strategy is inconsistent with the traditional use of pattern books. " 1) Pattern books are typically more narrowly tailored to fit a specific neighborhood or development, not an entire land use category, or even zoning district. It is difficult to envision the built environment in an entire future land use category based on a singular pattern book. 2) Pattern books usually address such urban design elements as *architectural style*, including architectural details, the orientation of structures on lots and their relationship to the street, and other specific details relating to urban form. Recommendation: This policy should be accordingly, to more accurately reflect the typical content and usage of Pattern Books in the urban design of a community.

  Suggestion: 1) add an "s" at the end of "Book" in the policy title to reflect the plural usage ("Pattern Books").

Objective 4.2 and Subsequent Implementing Policies. This Objective and implementing policies relate to facilitating transit-oriented development (TOD) near *mobility hubs* and around *transit centers*. Will *mobility hubs* and *transit centers* be designated on adopted maps? Recommendation: Revise the comprehensive plan as appropriate. See also comment here on **Policy 3.7.3**, relating to the term *Mobility Hub*.

Policy 4.2.2. This policy enumerates guidance for content of implementing land development regulations relating to TOD. Some of the guidance provided is somewhat vague and/or may be at the level of specificity more appropriate to land development regulations. For example: "Create public plaza directly fronting one or more sides of the center building where feasible" Suggestion: Revise if appropriate.

Policy 4.2.4. This policy specifically tasks the *Planning Department* with the evaluation of potential trail-oriented development. Suggestion: Revise to more generally refer to "staff" or "local government" to recognize that local government assets, resource availability, etc., change over time and other departments or agencies may need to perform this task in the future.

Policy 4.2.5. This policy refers to a *Mobility Hub*. See comment here on **Policy 3.7.3.**, relating to the term *Mobility Hub*.

- **Policy 4.3.1.** This policy specifies the density bonus incentive for inclusionary housing as "up to 30%, corresponding to mandatory and/or voluntary provisions of inclusionary housing." Recommendation: Revise the policy to clarify that the incentive is for up to 30% *greater density than otherwise provided by the applicable zoning district.*

  It is not clear what is meant by the phrase "corresponding to mandatory and/or voluntary provisions of inclusionary housing." Is this a recognition that incentive bonus is different, depending on whether the inclusionary housing is provided voluntarily or through mandatory requirement? Suggestion: Revise as appropriate to enhance clarity.

Policy 4.4.1. [Remarkably, this policy is no longer Policy number 2.1.9.] This dinosaur is not extinct!

Goal 5 and Subsequent Objectives and Implementing Policies. This strategy "cluster" does not include any policy provisions for coordinating the provision of adequate and appropriate infrastructure (other than transportation infrastructure) necessary to support the targeted economic development (or targeted areas for economic development).

Objective 5.1. This Objective includes the phrase: "…to withstand positive and negative changes in the economy and to continue providing jobs and incomes to support the community." Suggestion: To enhance clarity, revise this phrase to state: "…to take advantage of positive positive opportunities and withstand negative changes in the economy and to continue providing jobs and incomes to support the community."

Policy 5.1.2. This policy specifies the content to be included in the Economic Development Element. It seems unusual to use to use a policy in the Land Use and Mobility Element to describe or prescribe the appropriate content of another element of the comprehensive plan.

Policy 5.5.1. This policy states: "The Department of PLACE shall coordinate economic development projects and programs with the State of Florida, Apalachee Regional Planning Council, Capital Region Transportation Planning Agency, and/or appropriate neighboring jurisdictions *to leveraging opportunities, programs, land uses, and transportation facilities across the region to support business retention and expansion and to attract new businesses.*" Suggestion: As drafted, the second half of this policy (in *italics* here) seems to be missing some wording and might benefit from revision to enhance clarity.

Policy 6.1.2. This policy relates to *context*-based transportation facilities. As noted elsewhere in these comments, the *context* concept requires explanation. It appears to be explained in greater detail in Objective 6.3. and Policy 6.3.1. Recommendation: Provide some explanatory information earlier in the element to enable greater understanding of this term/concept, and cross-reference Objective 6.3. and Policy 6.3.1. when using the term in other objectives and policies. See also comment here regarding Policy 1.2.4.

Policy 6.1.4. This policy relating to street design retrofitting for greater livability includes the following phrase: "…including but not limited lane width adjustments…". Suggestions: Revise the policy to add the word "to" in between the words "limited" and "lane." The policy does not include potential street lighting or stormwater management retrofits. If appropriate, revise the policy to include these retrofits.

Objective 6.2. This Objective states: "Improve the *balance*, connectivity, and capacity of the multimodal transportation network." It is not apparent what the word "balance" means in this context. Perhaps it has something to do with balancing *mode split*, which is the proportion trips distributed among each of the different modes of travel, or balancing public expenditure among the different modes of travel? Recommendation: Revise this objective for clarity.

Policy 6.2.5. This policy addresses interconnectivity within development. It is not apparent that this policy or any other policy in the proposed Land Use and Mobility Element promotes retrofitting existing development to enhance interconnectivity. Recommendation: Consider revising the element to include such strategy.

The policy includes the following phrase: "…require these interconnections between adjacent, incompatible developments *if it* has the potential to reduce the vehicular traffic on the external street system." Suggestion: Revise this phrase to state: "…require these interconnections between adjacent, incompatible developments *when such connection* has the potential to reduce the vehicular traffic on the external street system."

Policy 6.3.1. This policy refers to *Safe Systems*. What is the meaning of this term? What agency is responsible for administering *Safe Systems*? For example, is this a FHWA program that focuses on the design of transportation infrastructure? Recommendation: Revise this policy to provide more information about what *Safe Systems* are.

Policy 6.3.3. This policy establishes the requirement to maintain a Context Classification map. Is this map intended to be adopted as part of the comprehensive plan? Or adopted by ordinance but not in the comprehensive plan? Recommendation: Provide additional information on how/where this map will be documented/adopted.

Policy 6.3.5. This policy addresses modification to street design, specifically, *lane repurposing.* The policy refers to *road diets*. The meaning of this term may require further explanation; revise accordingly. The second sentence includes the phrase: "Reducing, narrowing, or repurposing automobile lanes to support multimodal or *other non-automobile-oriented goals, objectives, or policies*…" Suggestion: Revise this phrase; consider: "Reducing, narrowing, or repurposing automobile lanes to support multimodal or *travel by modes other than by automobile*…"

Policy 6.3.7. This policy, related to management of speed on streets, uses the term *accidents*. In the transportation planning practice, the term *crashes* is used. Suggestion, consider revising the policy to replace the term *accidents* with the term *crashes*.

Policy 6.3.8. This policy prescribes the peak hour level of service (LOS) standards for streets and roadways in the community. Recommendations: 1) Revise the policy to clarify that the LOS provided is for the PM peak hour, unless the peak hour (e.g., AM, mid-day, PM) is to be determined for the applicable facility at time of analysis. 2) Revise the policy to clarify that the LOS standards provided are for automobile travel (i.e., not transit service, bicycle mobility, pedestrian mobility, etc.).

Policy 6.3.9. This policy is named "Area Wide Level of Service (LOS)." This is an inaccurate description of the policy. The policy actually addresses the Multimodal Transportation District areawide level of service. It does not set a LOS for the entirety of the community. Recommendation: Revise the title of this policy accordingly.

Objective 6.4. This Objective for *complete streets* states: "Design, construct, and operate streets and roads to provide safe, convenient, and context-sensitive access for pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities." Suggestion: Revise the Objective, to make it easier to read as follows: "Design, construct, and operate streets and roads, consistent with context-sensitive design principles, to provide safe, convenient, and access for pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities."

Policy 6.4.1. This policy sets out direction as to what infrastructure and design issues should be considered as part of projects modifying streets/roads. The policy does not include considering stormwater management/drainage, street lighting, relocation of other infrastructure (e.g., utilities, utility poles, etc.)., and the addition of lanes dedicated to transit use. Recommendation: Revise this policy to include these infrastructures/design attributes as well as any others as appropriate.

Policy 6.4.2. This policy directs the Planning Department shall share information regarding the health benefits and existing laws related to motor vehicle, bicycle and pedestrian operation and interaction, with public works staff, policy makers, and the general public. Suggestion: Revise this policy to remove references to the various departments mentioned therein. Available staffing resources, and even department names, change over time; such changes can render this portion of the policy meaningless or un-implementable. [Note that the City of Tallahassee does not presently have a *public works department*, although that department is mentioned in the policy].

Policy 6.4.4. This policy includes the statement: "…the Planning Department shall maintain a bicycle and pedestrian master plan…" Is this master plan to be adopted? The presumption will be that it will not be included as a component of the comprehensive. Recommendation: Verify what the status of this master plan will be and revise this policy accordingly. Suggestion: Revise this policy to remove the reference to the Planning Department. Available staffing resources, and even department names, change over time.

Policy 6.4.6. This policy includes the statement: "City and County departments with interests in the public right-of-way shall identify funding sources…". Typically, this kind of directive relating to inter-office protocols and assignments is set out in local governments' internal administrative policies and directives, not in comprehensive plans and adopted regulations. Suggestion: Revise the amendment as appropriate.

Policy 6.4.7. This policy sets out direction to specifically-named City and County government departments. Suggestion: Revise the policy so that it does not name and provide direction to specific departments. See other related comments on specifying the name of particular departments assigned responsibility in comprehensive plan policies.

Policy 6.4.8. This policy refers to the *maintenance of Traffic plan*. Suggestion: Consider revising the reference to the *Maintenance of Traffic Plan*.

Policy 6.4.12. This policy relates to design standards for complete streets. Suggestions: 1) As used in the policy, revise the term *Complete streets* to either *Complete Streets* or *complete streets*. 2) Consider revising the policy to add *FHWA* (the Federal Highway Administration); the *Florida DOT*; and, *The Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways* (the *Florida Greenbook*) among the sources of guidance on complete streets.

Policy 6.4.13. This policy sets out direction to specifically-named City and County government departments. Suggestion: Revise the policy so that it does not name and provide direction to specific departments. See other related comments on specifying the name of particular departments assigned responsibility in comprehensive plan policies.

Policy 6.4.14. This policy relating to signage regulation refers to control of "…control sign and billboard placement and limit lighted and motion activated sign usage…" Presumably, this includes digital signage; if not, this policy should be revised accordingly.

This policy sets out direction to specifically-named City and County government departments. Suggestion: Revise the policy so that it does not name and provide direction to specific departments. See other related comments on specifying the name of particular departments assigned responsibility in comprehensive plan policies.

Policy 6.4.15. This policy refers to replacement of existing continuous two-way left turn lanes [also referred to as *open medians*, and in the vernacular, as "suicide lanes," and "twiddles"] with raised medians and exclusive turn lanes on multi-lane arterials. Does this direction preclude or disincentivize signalization (i.e., reconstructing with closed (raised) median, except with limited median opening(s) with signalization to control traffic flow) as an option? Should it? Recommendation: Analyze this policy on its potential to limit future median reconstruction and signalization and revise as appropriate.

Policy 6.4.17. This policy sets out criteria for measuring progress in the implementation of the Complete Streets strategy. Suggestion: Revise "Exceptions to this policy granted" to "Number of exceptions to this policy granted" — consistent with other terminology used in the policy.

This policy sets out direction to specifically-named City and County government departments. Suggestion: Revise the policy so that it does not name and provide direction to specific departments. See other related comments on specifying the name of particular departments assigned responsibility in comprehensive plan policies.

Policy 6.5.2. This policy includes the statement: "Throughout the planning timeframe, City Public Infrastructure and County Public Works shall maintain a bicycle facility selection guide for locally maintained roadways that incorporates the latest FDOT, FHWA, NACTO, AASHTO, and other best practices." It appears that some wording is missing after in this policy. Suggestion: Revise the policy as appropriate; consider: "Throughout the planning timeframe, the City and County shall maintain a bicycle facility selection guide for locally maintained roadways that incorporates the latest design guidance, standards, and recommendations from FDOT, FHWA, NACTO, AASHTO, and other best practices."

This policy sets out direction to specifically-named City and County government departments. Suggestion: Revise the policy so that it does not name and provide direction to specific departments. See other related comments on specifying the name of particular departments assigned responsibility in comprehensive plan policies.

Objective 6.6. This Objective relating to Pedestrian Facilities, includes the statement: "Prioritize the pedestrian network over other transportation modes in the Multimodal Transportation District *with the most urbanized and densely populated areas of the community*." It is not clear what this statement means. Perhaps it is a typo? Would revision to "Prioritize the pedestrian network over other transportation modes in the Multimodal Transportation District *within* the most urbanized and densely populated areas of the community" make this policy clearer? Suggestion: Revise as appropriate.

Policy 6.6.3. This policy providing direction on pedestrian infrastructure in new development includes the following statement: "Land development regulations may include alternative options such as payment in lieu, the dedication of easements, and the dedication of right-of-way *and identify when the alternative scenarios may apply*." The last phrase "…*and identify when the alternative scenarios may apply*" doesn't seem to fit with the rest of the statement. Suggestion: Revise the policy as appropriate.

Policy 6.7.1. Suggestion revise the policy to delete "and" from the phrase "Supply *and* infrastructure…" in the second sentence.

Policy 6.8.3. This policy provides direction on enhancement of bicycle and pedestrian Infrastructure. This policy seems very similar to other strategy set out in the draft Land Use and Mobility Element. Is it redundant or can it be included/combined with other draft policies? Suggestion: Revise if appropriate.

This policy sets out direction to specifically-named City and County government departments. Suggestion: Revise the policy so that it does not name and provide direction to specific departments. See other related comments on specifying the name of particular departments assigned responsibility in comprehensive plan policies.

Policy 6.8.4. This policy sets out direction to specifically-named City and County government departments. Suggestion: Revise the policy so that it does not name and provide direction to specific departments. See other related comments on specifying the name of particular departments assigned responsibility in comprehensive plan policies.

Policy 6.8.8. This policy includes the phrase: "Criteria shall be with regard to size of the use, provide design standards, location on site, and may coincide with porte cocheres or valet operations that meet the design requirements." It appears that one or more words are omitted from this policy and it's not clear that the term *coincide* is appropriate here. Suggestion: Review and revise the policy if appropriate.

Policy 6.8.11. This policy relating to transportation demand reduction is drafted to pertain only to the City of Tallahassee. Would it also be appropriate to include Leon County? Recommendation: Evaluate potential for applicability to Leon County; revise the policy if appropriate to include Leon County.

The policy explicitly refers to the City of Tallahassee Office of Sustainability. Suggestion: Revise the policy so that it does not name and provide direction to specific departments. See other related comments on specifying the name of particular departments assigned responsibility in comprehensive plan policies.

Policy 6.9.4. This policy provides direction for a transportation disadvantaged needs assessment. This policy uses the term *unmet needs*. This term is technically incorrect. A *need* is an *unmet demand*; all *needs* are "unmet." Suggestion: Revise this policy as appropriate. Consider deleting the term *unmet*.

- **Policy 6.10.2.** This policy relating to transit LOS (level of service), includes the criterion of 80% of the population of the USA having a transit route along an arterial or collector roadway within approximately ½ mile. Recommendations: Consider revising this policy to: 1) Provide a shorter distance standard, particularly because the standard proposed is not specified as *walkable distance*; it does not recognize potential impediments in walkable accessibility to the transit route; and, this is a significant distance for persons with mobility challenges to travel (unless they are driven by car). 2) To revise *transit route* to *transit stop.* Accessibility to a *transit route* but not a *transit stop* is not meaningful in terms of actually providing transit service access.

Policy 6.10.4. This policy sets out direction to specifically-named City and County government departments. Suggestion: Revise the policy so that it does not name and provide direction to specific departments. See other related comments on specifying the name of particular departments assigned responsibility in comprehensive plan policies.

Policy 6.10.8. This policy sets out direction to specifically-named City and County government departments. Suggestion: Revise the policy so that it does not name and provide direction to specific departments. See other related comments on specifying the name of particular departments assigned responsibility in comprehensive plan policies.

Objective 6.11. This Objective relates to the provision of aviation facilities. It mentions meeting the demand for military (aviation) services. Suggestion: Verify that military aviation services are intended to be accommodated locally. Revise this policy if appropriate.

Policy 6.11.2. This policy sets out direction for an airport master plan. Is this master plan to be adopted? The presumption will be that it will not be included as a component of the comprehensive. Recommendation: Verify what the status of this master plan will be and revise this policy accordingly.

Policy 6.11.3. This policy sets out direction to specifically-named City and County government departments. Suggestion: Revise the policy so that it does not name and provide direction to specific departments. See other related comments on specifying the name of particular departments assigned responsibility in comprehensive plan policies.

The proposed FLUM: The proposed FLUM depicts areas within the City and County where FLUCs intended to allow significantly different intensities of use or character of development are located across a street or road from one another. This is a classic error in urban design and land use compatibility: in good urban design, and even typical current local land use practice, principal uses face one another — *look out* at one another — across streets…and this visual perception is one important way most people gauge and experience compatibility.

Ideally, interfaces or boundaries between categories and districts of significantly different character and/or intensity should be located along the rear lot line or separated through categories or districts of transitional intensity or large areas of open space. Boundaries along rear property lines offer the additional benefit of enabling the provision of buffering to mitigate visual perception of differing land use and intensity.

I realize this a bit of challenge because most of these newly proposed boundaries are in the same location as the boundaries between FLUCs on the FLUM presently in effect.

From: Steven E Pophal <stevenpophal@comcast.net>
Sent: Sunday, May 11, 2025 11:30 AM
To: Ccattach <Ccattach@leoncountyfl.gov>
Subject: Proposed 2025 Comprehensive Plan effects on Woodland Drives

Subject: City of Tallahassee/Leon County Proposed 2025 Comprehensive Plan

Dear Commissioners,

I offer the following comments on the proposed Comprehensive Plan and especially its effects on the Woodland Drives neighborhood. Thank you for making a public response possible and your attention to this matter.

The Proposed changes

It is understood that the Comp Plan's stated goal for Woodland Drives is to preserve existing historic walkable neighborhood development patterns while allowing low to medium density residential with allowances for neighborhood scale accessories such as duplexes, triplexes, and quadraplexes and non-residential retail, offices, and community services and that the zoning district would be renamed Urban Residential Preservation allowing 12 units per acre with or even greater densities in certain circumstances.

Woodland Drives Neighborhood

The Woodland Drives neighborhood is residential in a park-like setting, made up of a mix of single and multifamily family homes linked with narrow two-lane streets and walkways. The current zoning ordinance designates it "Residential Preservation (RP-1) allowing 3.6 dwelling units per acre, preserving single-family residential character, protecting from incompatible land uses". Portions of the neighborhood fall within the Myers Park Historic District with other portions soon becoming eligible to join.

Impacts on our property

The proposals would allow significant changes, mostly nuisances, to occur near our properties. Neighboring property could be redeveloped with triple or greater residences on the same parcel. Traffic from each residence could add 5, 10 or more daily trips totaling 15 to 30 or more additional trips per day past your house, just from our neighbor's property. The additional rainwater runoff from the drives, parking spaces and rooftops would flow past our house. At some point, utility services would require additional capacity, with portions of the associated costs likely distributed to all of us. Our neighbors' office or retail use would have similar but much greater demands and impacts.

The comprehensive plan versus the zoning code

The comprehensive plan is intended to outline the long-term vision for land use and development within the jurisdiction, serving as a roadmap for local officials, developers, and residents alike, providing guidance and direction for growth and preservation. The City of Tallahassee states that the Comprehensive Plan is focused on planning for new population growth over the next 20 years considering greater densities via infill and growth at the City's edges on vacant land. Alternatively, the zoning code focuses on current needs, with standards for allowable uses, density, heights, setbacks, parking, landscaping and other issues. The zoning code is a legal ordinance of development requirements whereas the comprehensive plan is a long-range master plan. The development goals established in a comprehensive plan cannot be attained without a zoning ordinance. Approval of new development would require either ignoring the zoning ordinance criteria found in RP-1, granting a variance, or replacing the ordinance. The proposed changes are vague on how this would play out.

Development pressures applied to the Woodland Drives neighborhood

With no assurances that the protections granted by our RP-1 zoning ordinance will be adhered to, it appears that each development proposal that creates a conflict between the comp plan and the RP-1 ordinance would have to be defended by our neighborhood. There have been community discussions to prepare neighborhood plans but even so, they would not have the teeth that an ordinance provides and forever put the burden of protection on the neighborhood.

What did the proposed changes not get right

The vision that there is a need to plan for a future increased population is spot on, however, the comprehensive plan's broad-brush approach of allowing dramatic density increases and mixing incompatible uses throughout is harmful to the low-density residential neighborhoods' quality of life and should be restricted to the more urban portions of the city. The comprehensive plan should be refined to categorize the neighborhoods better with respect to the preservation of their attributes. Conflicts between the comprehensive plan and the zoning ordinance should be eliminated to preclude the need to ignore the law (ordinances) by granting variances.

I trust that your deliberations on the next steps will include consideration of these comments and urge you to send the proposed plan back to Staff for further refinement.

Sincerely,

Steven E. Pophal
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Woodland Drives
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From: Randie Denker <randiedenker@gmail.com>
Sent: Saturday, May 10, 2025 9:42 PM
To: Dailey, John <John.Dailey@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Williams-Cox, Dianne <Dianne.Williams-Cox@talgov.com>; Porter, Jack <Jacqueline.Porter@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Nick Maddox <MaddoxN@leoncountyfl.gov>; welchb@talgov.com; cabanc@talgov.com; David O'Keefe <OKeefeD@leoncountyfl.gov>; cummingsc@talgov.com; Rick Minor <MinorR@leoncountyfl.gov>; Matt.lutz@talagov.com
Cc: Wendy Grey <wsgrey@outlook.com>; Kathy McGuire <kathyi.mcguire@gmail.com>; Jacob Varn <jake.var@icloud.com>; Piers Rawling <piersrawling@gmail.com>; Rosa Morgan <rosa.ramosmorgan@gmail.com>; Steven Pophal <stevenpophal@comcast.net>; Steve Leitman <sfleitman20@gmail.com>
Subject: My thoughts on the final draft revisions of the Comp Plan

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Dear Commissioners and Mayor:

Unfortunately, I will not be able to attend the Comp Plan hearings this coming week because I am out of the country. However, I have been closely following the various revisions and updates of the proposed new Land Use and Mobility element of the Comp Plan. I would like you to consider my enclosed comments and urge you to send the proposed plan back to the Planning Staff for additional refinement.

1) The new land use category that is being called Urban Residential Preservation should be remanded back to the planning staff for the development of more nuanced land use categories that take into account 4 things: *a) The historic character of each affected neighborhood and how a change in land use densities and uses would impact it, b) The topography of each affected neighborhood and what it can physically bear in terms of stormwater, traffic, and other physical concerns c) Whether the neighborhood already has close-by access to commercial enterprises and therefore doesn't need commercial uses inside the neighborhood itself; and d) The consensus opinion of the majority of residents of the neighborhood.*

Neighborhood input has been sorely lacking in creating these new land use categories because of the compressed time frames and all the constant changes. These proposed revisions were not available online until very recently, and have been updated and changed right up until this week! Thus, many neighborhood residents still do not exactly know what is planned for their neighborhood.

I would also urge you to include a definition (either in the body of the policies or in the glossary) to define the term "units per acre." The new land use categories use the term "units per acre" in describing allowable new densities. However, there is no definition anywhere of the term "units per acre." I urge you to adopt the following definition for "units per acre:" *A 'unit per acre' shall be any structure intended for habitation or which is greater than 800 sq ft."* This language would include ADUs and things like an 8-car garage, but not a garden shed or a normal detached garage.

At the current time, ADUs are excluded from the density calculation even though many of them are more than 800 sq. ft, and have their own address, utilities, mailbox, and driveways. If this definition is not adopted, then the 12 units per acre being proposed for the new Urban Residential Preservation land use category is ACTUALLY 24 units per acre.

If the Commissions do decide to adopt the new Urban Residential Preservation category, then I would ask you adopt the Alliance of Tallahassee Neighborhoods (ATN) proposals to protect the neighborhoods from unwanted intrusions that will radically change the neighborhood character.

2) The second item that needs to be addressed is the future of Midtown and Northwood Mall. The proposed Comp Plan revisions contemplate the creation of "special districts" being carved out for individual planning. However, no such districts are specified in the new plan. Therefore, I would ask that the Northwood Mall and Midtown be included as special districts. This would allow for master-planning, as is already envisioned by the City Commission, which has already hired master planners to work on a holistic plan for the Northwood Mall and which has also appointed members of the business community

and the neighborhoods to a special board called the Midtown Stakeholders Committee to create parameters for a Midtown Master Plan. If master-planning is to be successful at these two sites, it is critical that the status quo be preserved until such time as the master plans can be completed. If the current land use designation is adopted, it will make the Midtown Stakeholders Committee obsolete because the proposed new category (Urban General) makes all the decisions about size, use, density, height, and design, which leaves nothing left for the Committee to do.

3) I strongly urge the Commissioners not to adopt the so-called “lake protection” land use category, which should be called a lake-destruction category. The allowable densities (1 dwelling unit per 2 acres) are fine. However, it is unlikely that these allowable densities will be adhered to because the new language creates so many exceptions for development when central sewer is available. Ecologically speaking, sewage is only one of MANY lake pollution concerns. This policy completely ignores the many other reasons why dense development on lakes eventually degrades water quality. A very partial list of the reasons why lakes become hyper-eutrophic (highly polluted with nitrogen) includes: cutting of trees, planting of lawns, fertilizer usage, erection of docks, boat maintenance, destruction of the littoral zone (natural vegetation surrounding the lake), increased impervious surface, oils and greases from motorized vehicles, and loss of natural areas to absorb polluted runoff before it can reach the lake. This proposed policy seems to imply that if central sewer is available, then density on a lake doesn’t matter. This is simply not good science. While septic tanks are harmful to lake quality, they are only part of the problem.

Therefore, I would urge you to remove these density bonuses and keep the lower densities. Also, if we are serious about protecting our lakes, please add additional requirements for development near lakes that require retention of at least a 100' littoral zone, except for one 15-foot cut to the lake for access. Also, please add these additional protections: No use of fertilizer on lakeside lots. No impervious surface within 100 feet of a lake. The number #1 reason why lakes quickly go hyper-eutrophic is soil erosion during construction. We need better barrier protections during construction. The hay bales and siltation curtains currently required are not protecting our lakes during heavy storm events. I would also add that the County and City should levy heavy fines for violations! This entire 1.8.7 (Lake Protection section) is a disaster and I think it needs to be rewritten. Commercial development does not belong in Lake Protection. Period. This section will spell the death knell for whatever healthy lakes remain in Leon County, which aren’t many. We need to be protecting the littoral zones of our lakes and replanting them where they have already been destroyed (which is most of them.) Any purported lake protection plan that does not have some kind of provision for littoral zone protection (and reestablishment), is doomed to failure in its mission.

4) Finally, I would urge you to change the wording of the Policy 2.2.1 which states that the Urban Service Area (USA) shall be 50% larger than needed for the “long-term planning horizon” but it does not state an actual number, such as 10, 20, or 25 years. The current language implies that the USA shall always be 50% larger than needed at any given time, as opposed to over-sizing it for a long-term period and then waiting until there is additional land needed. While I understand the need to plan for future development, the size of the USA should be pegged to annual anticipated growth, not to an arbitrary number, and it should include an actual time frame instead of vague language.

With the recent addition of Welaunee Plantation to the USA, it appears that the USA boundary is already much larger than 50%. This begs the legal question that if this policy is adopted in its present form, it might be possible for someone to sue the City to force it to retract the USA line in order to comply with the legal 50% requirement in 2.2.1.

At the current time, growth in Leon County is increasing slowly. The County's largest annual population increase since 2010 was 1.9% between 2011 and 2012, but population actually declined between 2012 and 2013 when it dropped .6%. Population also declined again in 2023. If you average out all growth since 2010, Leon County has only grown at a rate of 0.6% per year. (Numbers taken from federal government data)

If the Comp Plan intends to plan for needed urban expansion over the next 10, 20 or 25 years, then the size of the USA should not be 50% larger because this equation is much larger than actual growth. It also it anticipates that ALL new growth will be outside the current USA boundary and it assumes that there will be zero urban infill. By over-sizing the USA boundary by 50%, this policy is encouraging urban sprawl instead of urban infill, which also works against the whole reason that is being given for changing the urban land use categories to encourage denser downtown infill. This creates dueling propositions: one policy encourages denser urban infill and the other encourages more sprawl and an ever-expanding USA boundary. It's like putting a humidifier and a de-humidifier in the same room and letting them duke it out.

If the population growth projections include students, then the USA does not need to be 50% bigger because university housing is only happening in and around FSU and FAMU, not outside the USA boundary. A smaller USA boundary would ensure more compact urban growth and harmonize with the rationale for creating denser urban land use categories.

Therefore, I would recommend changing this policy to peg the USA boundary expansion to actual anticipated growth needs for 10, 20 or 25-year periods, and not allowing further USA expansions until such time as there is a demonstrable need for more land conversion. I would also recommend a ban on new City and USA annexations **unless and until** it can be shown that there is not enough developable land within the current USA boundary. The proposed formula needs to be pegged to actual growth rates and the actual need for developable land. Otherwise, we will continue to see more expensive urban sprawl and less efficient urban infill.

Thank you for considering my comments, and I remain available to discuss them with you at any time, by phone or by email.

Randall Denker FBN: 273082
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From: David July <leoncountyfl.gov@mountsutro.org>
Sent: Saturday, May 10, 2025 12:04 PM
To: Ccattach <Ccattach@leoncountyfl.gov>
Subject: Please Support ATN's Comprehensive Plan Updates

Good afternoon. I am writing today from Indian Head Acres, on the one year anniversary of the devastating tornadoes, and as a twenty-year city resident to express my support for the Alliance of Tallahassee Neighborhoods' proposed updates to the Comprehensive Plan, which is to be discussed on 14 May 2025 (agenda item 16.01). Thank you.

From: John Outland <outlandjb@hotmail.com>
Sent: Friday, May 9, 2025 12:34 PM
To: Ccattach <Ccattach@leoncountyfl.gov>
Subject: Comprehensive Plan

I urge the Commissioners to recognize the presence and extent of our natural features and direct development away from these areas and to areas with supporting infrastructure. This policy should not be deferred to or implemented by the planning and/or permitting process that defers to mitigation rather than avoidace of effects. Instead the Plan should clearly state that impacts to natural areas will be avoided by setbacks and protected by perpetual conservatiom easements with no exceptions.

Kind regards,

John Outland

From: Christine Franzetti <chrisfranzetti@aol.com>
Sent: Friday, May 9, 2025 12:27 PM
To: Nick Maddox <MaddoxN@leoncountyfl.gov>
Subject: PLEASE PROTECT LOS ROBLES —OPPOSE URBAN RESIDENTIAL LAND USE REDESIGNATION.

May 9, 2025

Dear Commissioner Maddox,

I am a resident of the Los Robles neighborhood, a unique 37-acre historic neighborhood that has been listed on the National Register for Historic Places since 2014. I am writing to you to register my opposition to a proposed amendment to the Comprehensive Plan, specifically the proposed change in Land Use designating Los Robles to be included in Urban Residential Preservation.

If approved in the amended Comprehensive Plan, the Urban Residential Preservation category would increase density from 6 to 12 units per acre and allow offices and commercial uses in our neighborhood's residential streets. Commercial intrusion threatens not only our architectural character but also our residential way of life, walkable streets, limited parking and pedestrian safety. Commercial businesses are prohibited in Los Robles under its current Residential Preservation land use designation.

A better fit for our neighborhood would be Suburban Residential Preservation. This category allows up to 8 units per acre and safeguards civic spaces, like the existing Woman's Club and Los Robles Park, from incompatible commercial uses.

I respectfully urge you to reject the Urban Residential Preservation designation for Los Robles and support applying the more appropriate Suburban Residential Preservation category. This designation more accurately reflects our neighborhood scale, historic character and longstanding residential use.

Thank you for your time, your service and your consideration of this request.

Sincerely,
Christine Franzetti
1635 Fernando Drive, Tallahassee

From: ThisBib <thisbib@comcast.net>
Sent: Friday, May 9, 2025 11:01 AM
To: Brian Welch <WelchB@leoncountyfl.gov>; Bill Proctor <PROCTORB@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>; Christian Caban <CabanC@leoncountyfl.gov>; David O'Keefe <OKeefeD@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Porter, Jack <Jacqueline.Porter@talgov.com>; Dailey, John <John.Dailey@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Dianne Williams-Cox <dwmscox@gmail.com>
Cc: Anastasia Richmond <RichmondA@leoncountyfl.gov>; White, Artie <artie.white@tlcplace.org>; Pable, Bill <Bill.Pable@talgov.com>; Reiss, Sean <Sean.Reiss@talgov.com>; Ryan Culpepper <CulpepperR@leoncountyfl.gov>; Reddick, John <John.Reddick@talgov.com>; Poplin, Susan <Susan.Poplin@talgov.com>; Nawfal Ezzagaghi <EzzagaghiN@leoncountyfl.gov>; Maldonado, Tyler <Tyler.Maldonado@talgov.com>; Slay, Greg <Greg.Slay@talgov.com>; Tedder, Wayne <Wayne.Tedder@talgov.com>; Scott Brockmeier <BrockmeierS@leoncountyfl.gov>; Vince Long <LongV@leoncountyfl.gov>; Goad, Reese <Reese.Goad@talgov.com>; Snyder, Russell <Dwayne.Snyder@talgov.com>
Subject: Comments on Proposed Comprehensive Plan Amendment Scheduled for Public Hearing in May, 2025

Greetings Chair Welch, Mayor Dailey, City of Tallahassee City Commissioners, Leon County Board of County Commissioners, and staff:

On April 24th I sent you an e-mail including my attached comments on the proposed comprehensive plan amendment, proposing a new Land Use & Mobility Element and revised Future Land Use Map, to be considered at public hearing by the Board of County Commissioners on May 13, and at public hearing by the City Commission on May 14, for transmittal to the State of Florida.

Subsequent to me providing those comments, the Planning Department revised the amendment that you will be considering at public hearing. So I have revised my comments accordingly. I note that your staff addressed many of the issues I noted in my initial comments, but there remain some significant issues. I do not believe that the amendment, as drafted, is ready for transmittal. So I am recommending that additional changes be made to revise the amendment before its potential transmittal.

I am attaching a cover letter explaining my review and comments as well as a separate attachment including detailed comments.

Please feel free to contact me if you require any additional information or want to discuss this matter further.

Thank you so much for your time and dedication to our community!

Adam Antony Biblo

Tallahassee, FL

Friday, May 9, 2025

Members of the Leon County Board of County Commissioners
Members of the City of Tallahassee City Commission

Dear Elected Officials,

I have read the proposed amendment to the Tallahassee-Leon County Comprehensive Plan scheduled to be considered at public hearing for transmittal to the State of Florida. The hearings are scheduled on May 13, for Leon County, and May 14, for the City of Tallahassee. The amendment proposes to revise the Comprehensive Plan to delete the Future Land Use Element and Transportation Element and replace them with a new Land Use and Mobility Element, and to revise the associated Future Land Use Map. I am enclosing my comments in response to this amendment for you and your staff's considerations.

Previously, in a letter to you dated April 24, 2025, I provided my comments in response to the text and maps of the proposed Land Use and Mobility Element, dated March 24, 2025, provided on the Tallahassee-Leon County website. Thereafter, I was surprised to find out that the amendment was being further revised. So I have re-reviewed the proposed revised amendment, dated April 21, 2025, and offer my comments in response to the updated version.

The proposed amendment makes several significant changes to comprehensive plan, including incorporating new strategies, such as, the use of *context-sensitive design* based on a land use density and intensity gradient, where lower intensity is intended for outlying rural areas and urban-type development is sought for the City center, and, promotion of community design that facilitates pedestrian and bicycle mobility, with less emphasis on travel by car than the present comprehensive plan does.

At the same time, the proposed land use and mobility element retains several significant strategies, policy directions and, implementation tools found in the present version of the comprehensive plan, including: the use of the urban services area; strategies to minimize sprawl; and, recognizing the importance of protecting residential land use from adverse impacts.

I largely agree with the direction taken by the proposed land use and mobility element, but I do not believe that the amendment is ready to be transmitted to the State of Florida for their review. I say this based upon some of the significant issues I have raised in my comments. I would recommend instead that you direct your staff to make further changes to the amendment, based on the input you are receiving for these transmittal public hearings.

I have offered many comments in response to my review, and while the litany of comments I have provided is lengthy, the vast majority of these comments are what might be referred to as "housekeeping" and "clean-up" and are not especially related to substantive direction. There are, however, in my opinion, some more significant substantive issues with the proposed amendment.

My comments are organized in three sections: Section 1) Significant Substantive Issues; Section 2) General or Over-Arching Comments; Section 3) The Proposed Future Land Use Map; and, Section 4) Sequential Comments.

Typically, like most reviewers, I conducted my review based upon what was proposed, and not as much what wasn't included. But through the effort of spending significant time on this review, I was able to also think of some, but likely not all, issues of significant substantive strategies that were not included in the proposed amendment (and in my opinion should be). These comments are included in Section 1).

Section 2) focuses on the formatting of the amendment as well as what I would deem *recurring issues* — issues found consistently throughout the amendment. Although many of the issues listed in this section are not significantly substantively, some are — in some instances, the choice to include a comment in Section 1) or 2) was subjective. Section 3) provides two comments on the proposed Future Land Use Map included in the proposed amendment.

Like most reviewers, I conducted my review by reading the amendment from the beginning to the end, and thus Section 4) provides comments based upon what I was reading in sequence, from Goal 1 to the last proposed policy. Not all users of the comprehensive plan will be reading it in sequence, so please consider that when you review my comments — issues that I point out with the beginning portions of the draft amendment may be resolved later in the document.

Section 4) generally contains the comments that are more "clean-up" than "substantive." But the section does also include some important substantive comments; these are marked with a ❍ bullet in the left margin. For many of the comments, I also offer a suggestion or recommendation for resolving the issue I have identified; a recommendation reflects a more significant issue or response than a suggestion.

I am offering these comments because I believe I very much owe it to our community to provide my insights. My background in this subject area is extensive; my familiarity with our community is extensive; and, most importantly, I want to see our community continue to thrive and grow responsibly. As to my background, I was one of the original drafters of the State of Florida's 9J-5 Rule, its former rule specifying the content of comprehensive plans. I was responsible for much of the content required in local government comprehensive plan conservation and future land use elements and drafted the state's model future land use element. I subsequently served our community in the Tallahassee-Leon County Planning Department for 17 1/2 years, in which time I was responsible for, among other things, introducing the concepts of the urban services area and preservation and conservation features; developing the first land development regulations for public facilities and infrastructure; and, developing the City's inclusionary housing strategy and ordinance. During my tenure with the Planning Department, I served in numerous capacities, including as the long-range infrastructure planner, special projects planner, housing planner, and also as the Land Use Administrator. I continued to serve our community as the Development Service Director at the Leon County Department of Growth and Environmental Management, where I was responsible for the major revision of the Land Development Code and oversaw the division responsible for all site planning and development review. After leaving Leon County, I returned to the State of Florida, serving in the Department of Community Affairs, which later became the Department of Economic Opportunity. In that department, I was the Regional Planning Administrator responsible for the team that reviewed of all local government comprehensive plan amendments submitted to the state from the area extending from Brevard County to Orange County to Miami-Dade County. While at DEO, I managed the state's local manufacturing development approval program and wrote the guidebook Designing Communities For Pedestrian Mobility. I currently practice urban planning and urban design with a focus on creating more walkable communities. I am a consultant for the Southwest Georgia Regional Commission and also assist neighborhoods with street design and traffic calming issues.

I hope my comments are helpful. If I can shed further light on any aspect of my comments or if you have any questions, please feel free to contact me via e-mail @ thisbib@comcast.net. Additionally, I may be available for phone call or in-person meeting, depending on scheduling. Thank you for taking the time to look at this response.

Adam Antony Biblo
Tallahassee, FL

Enclosure: Comments on Proposed Land Use and Mobility Element Amendment

Section 1) Significant Substantive Issues:

The Omission of an Overarching Strategy Narrative: The element does not provide an overarching strategy(-ies) of how the community should grow. This kind of narrative does not need to be an adopted goal, objective, policy, or strategy. Providing this kind of narrative at the beginning of the element can be very helpful to the articulate to the reader, in general terms, the community's strategy as to how it should grow and help explain and tie together the various goals, objectives and policies that follow. Such narrative could include: how sparse and rural the outlying areas should be; how dense and urban the inner portions of the City should be; whether the community will develop dense urban nodes (*walk-ups* and *Transit Oriented Development*); whether and where growth should occur, and how rapidly it should occur; the degree to which the plan's provisions will facilitate neighborhood change and whether they will provide for greater density and the inclusion of compatible non-residential uses.

The narrative could also establish additional concepts that are reflected throughout the proposed element, such as: to what extent the density transition from rural to most urban will be based on the urban planning/urban design *Transect* concept and companion implementing context zones (and of course, to describe what this means); the extent that policy direction related to development design attributes and infrastructure design may used, in addition to limitations on density and intensity, and use type, to influence the location and character of future land use and development; whether regulation of design attributes and other approaches, such as mitigation of potential adverse impacts (nuisances) such as sound, lighting, hazardous vehicular traffic flow, will be used to promote land use compatibility, particularly where policy direction intends different types of land uses to mix or colocate; and, how fine a grain of mixture of uses is intended in those future land use categories that will provide for mixed use.

The Binding Long-Term Commitment to Include Excessive Land Within the Urban Services Area. Proposed Policy 2.2.1. provides that the Urban Services Area (USA) will be large enough to include 50% more vacant and developable land than necessary to accommodate projected population growth during the planning timeframe. This surplus of excess capacity is unnecessary, especially the commitment to maintain this surplus into the future.

While, this excessive capacity may be supported according to some land use demand projection methodologies, it promotes low and very low density development patterns, i.e., providing for the continued inefficient low density sprawling of our community at the expense of urban infill. It is recognized that the present size of the USA may be, in part, reflective of such methodologies, but the community has a choice to grow differently going forward — the continuing expansion of USA, over time, a product of keeping this 50% standard as a *constant*, will result in the vast majority of the community's growth taking the form of large-lot, low density residential subdivisions on the fringes of the USA.

Alternative approaches could include simply recognizing that the present size of the USA is reflective of providing 50% more vacant and developable land than necessary to accommodate the current population without committing to maintaining this standard over the planning timeframe, or by explicitly decreasing this standard over time. Additional discussion is provided in Section 4) under Policy 2.2.1.

The Omission of a Street/Roadway Functional Classification Map. The proposed element includes several references to streets and roadways referred to by "functional classification," such as an *arterial*, *collector*, or *local* street. The proposed text includes at least 11 policies referring to arterial streets, for example. The text includes a proposed policy establishing adopted levels of service for the various streets and roadways within Tallahassee and Leon County and another policy specifying right-of-way widths for various streets and roadways, based upon their functional classification. Yet the proposed element and map series do not include a functional classification map, whereupon the functional classification of all of the City's and County's roads are designated. Proposed Policy 2.2.10. refers to the *Corridor Preservation Map* and the *Long-Range Transportation Plan*, inferring that these documents provide information on the designation of roads and streets by functional classification. The policy does not specify the location of the Corridor Preservation Map; it is not included within the map series included with this amendment.

The Omission of a Context Classification Map. The proposed element includes at least 46 references to *context*, often with *context* being the independent variable upon which some other design characteristic or land use variable is based. So inclusion of such a map underpins much of the strategy proposed in this draft element. One policy specifically addresses the provision of a map that provides context classification information: Policy 6.3.3 – Context Classification Map: A Context Classification map shall be maintained through the planning timeframe that recognizes roadway functional classification in addition to land use context. The Context Classification map shall be updated concurrently with amendments to the Functional Classification map and the Future Land Use map. Yet the proposed element and map series do not include a context classification map.

The Omission of Recognizing Potential Future Demand for Very Large Structures and Land Uses With Significant Energy Demand: The element does not provide guidance relating to large facilities that support AI (Artificial Intelligence) and other intensive electrical energy uses and large, multi-acre warehousing buildings. The element should recognize potential demand for these types of uses to be located within the community in the future and establish appropriate strategies.

The Coordination of Commuter Transit Service with Neighboring Jurisdictions. The strategy relating to transit service in the community, set out in Objective 6.10., and subsequent implementing policies, does not include any reference to coordination with neighboring jurisdictions (e.g., Wakulla County, City of Thomasville, etc.) for long-distance commuter transit opportunities now or in the future. It may be appropriate to recognize the potential for such services and coordinate with the applicable local governments.

The Limitation of Development Impacts to Natural Areas. Objective 1.2. and Subsequent implementing policies - *Preservation of Natural Areas* direct the identification and acquisition of important natural resource areas, but do not explicitly provide direction to protect these resources through limiting land development impacts, including limiting the density and intensity of development, within and adjacent to resource areas identified on development sites.

The Protection of Significant Cultural Resources: The draft Land Use and Mobility Element acknowledges the need to identify cultural resources, but only directs the *protection* of these resources with regard to new or existing transportation facility improvements (which it does in policy 1.2.3.).

Section 2) General or Over-Arching Comments:

References to Explicit Departments. Where the *Planning Department* (or other department) is explicitly referenced in policies, as in being tasked to do something, it may be more appropriate to simply refer to the applicable local government (or both local governments), given the potential for staffing resources and department responsibilities change over the timeframe of the plan.

Content and Terminology More Appropriate for Land Development Regulations. Several of the policies relating to the particular future land use categories specify the detailed types of building types allowable, such as, *duplexes, triplexes, quadruplexes, live-work units*. This is detailed implementation content typically relegated to land development regulations and (including, zoning regulations).

The listing of specific building types in the policies describing a future land use category could be construed to preclude those building types not listed, from the zoning district(s) that ultimately implement the future land use category. Likewise, the listing of specific building types in the policy describing the category could be construed to require *all of the zoning districts* that implement a particular category to allow *all* of the building types listed. This may or may not be problematic. But if it is problematic, it will also require a comprehensive plan amendment as a precursor to any land development regulation (e.g., zoning) amendment that would change what building types are allowed in a particular zoning district.

Scope and Applicability of Density Bonus Incentives. As drafted, some of the various density bonus incentives provided are drafted to enable density/intensity to be increased to levels greater than the otherwise applicable *future land use category* maximum limits. In other instances, the policies do not state whether the bonus would allow an increase in excess of what otherwise would be the *future land use category* limit or *zoning district* limit. In some instances, implementing zoning districts set out maximum density limits less than the future land use category they implement. Should the incentives instead allow for increases above otherwise applicable *zoning district* limits?

Section 3) The Proposed Future Land Use Map:

Boundaries Between Future Land Use Categories. The proposed Future Land Use Map depicts areas within the City and County where future land use categories intended to allow significantly different intensities of use or character of development are located across a street or road from one another. This is a classic error in urban design and land use compatibility: in good urban design, principal uses face one another — *look out* at one another — across streets…and this visual perception is one of the most important ways people gauge and experience compatibility.

Ideally, interfaces or boundaries between categories and districts of significantly different character and/or intensity should be located along shared rear lot lines or separated by categories or districts of transitional intensity or large areas of open space. Boundaries along rear property lines offer the additional benefit of enabling the provision of buffering to mitigate visual perception of differing land use and intensity.

It is recognized that there may be limited potential to address this issues, as most of the newly proposed future land use category boundaries are in the same location as the boundaries between categories on the Future Land Use Map presently in effect.

4) Sequential Comments:

Policy 1.2.1. This policy guides the City and County to acquire sensitive areas. Does this include for less-than fee simple acquisition (e.g., acquisition of easements) as well as fee simple acquisition? If so, good. If not, revise the policy as appropriate.

Policy 1.2.2. This policy specifies that Planning Department staff shall conduct an environmental analysis of proposed comprehensive plan amendments. The concept is good, but should the policy be revised to enable other City and County staff to be utilized in such analysis? Potentially the Planning Department may not have sufficient or appropriate resources to accomplish this requirement.

Policy 1.3.2. The policy does not provide guidance on who is intended to develop and maintain urban recreation spaces.

Policy 1.6.2. This policy requires zoning and development standards, within the Urban Services Area, to promote the location of homes, jobs [and other destinations] within 20 minutes walking distance of each other. 1) Why not consider, instead, a 15-minute standard? Within urban design and pedestrian mobility practice, this timeframe has gained more acceptance as a design standard. 2) Maybe the standard (20 minutes, 15 minutes, whatever) should be referenced as a *maximum* timeframe.

Policy 1.7.1. This policy specifies coordination with key regional partners on the protection of natural resources that extend beyond jurisdictional boundaries. The policy specifically mentions some agencies but does not mention any of the adjacent local governments (both within the State of Florida and the State of Georgia) nor does it mention the Apalachee Regional Planning Council or the Southwest Georgia Regional Commission. Recommendation: These are significant omissions; revise the policy to include these governments/agencies.

- **Policy 2.2.1.** This policy provides that the Urban Services Area (USA) will be large enough to include 50% more vacant and developable land than necessary to accommodate projected population growth during the planning timeframe.

  This standard appears to be significantly greater than needed to promote an efficient development pattern, particularly an *urban* development pattern. It would consume more forested land and agricultural land and require longer and require more costly infrastructure extensions than would be required by the respective population with even a modest urban development pattern (i.e., at a moderate development density/intensity). It is recognized that the location of the USA boundary on the map included in the draft amendment is approximately the same location as the USA boundary that has been in effect for several years. Recommendation: Revise this policy to reduce the percentage of surplus vacant and developable land necessary to accommodate population over time, so that a 50% surplus is not continually provided for over time, but reduced, to reflect urban intensities and densities with this portion of the USA; failure to do so could result in less-than urban development patterns sprawling within the USA.

Policy 2.2.6. This policy provides for exceptions to the Urban Services Area concept to provide for higher density within areas near the Woodville Rural Community [future land use map category] when central sewer service is available and development connects to sewer. 1) Is it necessary to also set a maximum development density/intensity limit for this development within this policy? Or is this policy the basis for another policy that provides such limit? 2) This policy is imprecise with regard to location of its application. As written, it would allow the extension of higher density development in any area designated Rural or Rural Residential on the future land use map, so long as it is connected to sewer and subjectively

located within the area described in the policy. Recommendation: review this policy and if appropriate, specify geographic limits where this exception is intended to apply; or, provide a map designating the applicable location.

Policy 2.2.7. This policy requires consistency with the priority of urban services, the Future Land Use Map, and the Urban Services Area in conjunction with "the *widening* of existing streets and roads." Widening streets and roadways is not necessarily the same as adding additional lanes; and either approach, while traditionally responses to increased growth and travel demand, are not always consistent with other community objectives, such as protecting natural resources, protecting residential use from adverse impacts, and creating human-scale environments that facilitate pedestrian activity. Suggestion: Instead of implying that streets and roads must always be widened to accommodate projected growth and demand, use alternative terminology such as *modifying*, *improving*, or *reconstructing*, which encompasses *widening* but is not limited to *widening*.

Policy 2.2.8. This policy promotes brownfield reclamation, building reuse, and adaptive reuse of structures, enabling these activities through provision of incentives in the land development regulations. The policy outlines the content of the land development regulations incentives; it does not include any provisions for mitigation of environmental or environmental health issues associated with the applicable brownfield sites. The policy also provides for "density and intensity bonuses of up to 25% modified development review thresholds." It is not clear if this intended to refer to maximum limits otherwise set out for the applicable future land use category in the comprehensive plan or zoning district (land development regulation) limitations, or other. Suggestions: 1) Revise the policy to provide for or recognize that mitigation of adverse environmental conditions are prerequisite to any redevelopment of brownfield sites; 2) clarify the reference basis for density/intensity bonuses.

Policy 2.2.9. It is not clear how this policy does anything other than what is provided for in Policy 2.2.8., except to add the term "Greyfield." Suggestion: If appropriate, merge these policies together.

- **Policy 2.2.10.** This policy specifies the protection of identified future rights-of-way from building encroachment; it does not specify what the appropriate setbacks would be, but includes a table specifying significant rights-of-way widths for the types of transportation facilities listed.

  A word of caution: The City of Tallahassee had, at one point, a similar approach wherein the implementing land development regulations (with their basis also established in the comprehensive plan) required a "special roadway setback," to protect identified corridors from development encroachment, and thus to make it easier and less expensive for the City acquire needed right-of-way for roadway construction. This regulation was challenged, as applied, as a taking, with no legitimate public health, safety, or welfare basis. [The City was able to prevail as its implementing regulations provided affected property owners with alternative design "exceptions" that made it possible, in the plaintiff's instance, to realize their development interests within the remaining, reduced, buildable area resulting from the implementation of the setback]. The City thereafter also amended their regulations to minimize potential that they be used as a workaround to acquire right-of-way without appropriate compensation.

- **Policy 2.4.1.** This policy establishes the basis for a Transfer of Development Rights (TDR) program. It limits the locations of where development rights may be transferred to areas designated Rural Residential or Rural Community on the Future Land Use Map. A TDR program can be a very helpful tool to help minimize sprawl and direct growth to the most appropriate areas of the community, areas where supporting infrastructure and facilities are

already present or planned to be available soon, and areas targeted for redevelopment, and further economic development. By precluding areas within the USA from receiving transferred development rights, this policy becomes, at best, a marginally useful tool. Recommendation: 1) Revise the policy to provide for transfer of rights to within the USA, and in particular, areas targeted for greater densities and intensities. 2) Revise the policy to allow transfers of density out of the Lake Protection future land use category, as a tool to facilitate environmental protection of resources within the category.

Policy 2.4.2. This policy would require expansions of the USA to be based on an analysis of population projections and growth trends and an analysis of developable vacant land currently within the Urban Services Area. This is appropriate. But the policy fails to provide any criteria or guidance for decision-makers to use to determine whether, and to what extent, an expansion of the USA is warranted. While the intentions of the policy are good, as drafted, it is insufficient, simply requiring analyses but placing no particular regard as to their findings.

Policy 2.5.1. This policy sets out some strategies for retrofitting/reconstructing suburban areas. The proposed strategies are consistent with current best practices in urban design. Some of the terminology used in the policy might, however, be improved. Some of the terminology would be well understood by urban designers and most planners but may be less well understood by the general public and policy-makers. Examples of terminology that might benefit from revision include:

- *Complete streets* (this term has not yet be explained at this point in the proposed comprehensive plan)
- *Continuous streetscapes with liner buildings close to the street*
- *Appropriate design elements*
- *Residential building types*

In regard to the strategy of *block size reductions* — small blocks are an integral attribute of walkable and human-scale development, but while many (most?) of the blocks in the community are currently larger or significantly larger than ideal in these regards, not all are, and at some point, if block size reduction does occur, it will no longer need to *continue* over time. Suggestion: Consider some other wording, perhaps providing guidance as to what appropriate block size should be, instead of compelling the action to continually reduce the size of blocks.

Also, in the first sentence, consider using “adopt” or “enact” as opposed to “develop…land development regulations.”

Policy 2.6.1. This policy sets out street beautification strategies. Suggestions: Revise the policy: 1) “The local governments shall provide for land use regulations…” should be replaced by terminology like “The City and County shall adopt land development regulations…” 2) The policy refers to “…a given context.” The significance of this wording might be missed as the concept of context-based land usage/development concept, such as utilized by the Congress for New Urbanism, or the Florida D.O.T., based upon the new urbanists’ *Transect*, has not been explained yet at this point in the proposed comprehensive plan.

Policy 2.6.2. Gateway Corridors. This policy enumerates several streets that are considered “Gateway Corridors.” It does not, however, include the specific termini or street segments of these designated corridors that the policy addresses. Recommendation: Revise the amendment to include a map illustrating the precise location of these corridors.

Policy 2.7.5. The meaning of the first usage of the term “areas” in this policy is not clear. Could it be replaced with a more precise term; e.g., “the MMTD?”

Future Land Use Map, Page 16. Revise to include the title, *Future Land Use Map* (or other as appropriate) and include referenced timeframe that the map represents.

- **Policy 2.8.2.** This policy includes the statement, "To *ensure a mixture of uses in mixed-use land use categories*, a minimum of 5% open space (which may include landscaping and stormwater facilities subject to land development regulations) is required…" It's not clear whether or how requiring a minimum threshold of open space area will ensure a mixture of uses in the the mixed-use land use categories.

Policy 2.8.3. The first paragraph of this policy implies but does not explicitly state that state and national forests, wildlife management areas, and other managed natural areas will be comprise the lands to be included in the Natural Areas Future Land Use Category. As drafted, the policy implies non-managed areas would not be appropriately included in this category. Suggestion: Revise the policy for precision and clarity with regard to what lands are intended to be designated within the category.

Policy 2.8.7. - Part 5. It is unclear what this sentence means: "To encourage redevelopment in the Lake Protection category, land development regulations may provide for a partial credit applied toward existing impervious surface on previously developed sites." Does this mean redevelopment sites may include a greater proportion of impervious surface than would otherwise be required for new development, or?

- **Policy 2.8.8. - Part 1.** This part of this policy describing the Sub-Urban Residential Preservation Future Land Use Category sets out as criteria for inclusion in the category, "Assessment of stability of the residential area, including but not limited to: a. Degree of home ownership b. Existence of neighborhood organizations." While tenure and participation in neighborhood organizations are traditional measures of neighborhood stability/transition and cohesiveness, they can also be used to simply enable development interests to reclassify (i.e., change the future land use map) to rezone and redevelop lower-income areas, where homeownership rates may be lower than the community as a whole and there is less participation in neighborhood organizations. This results in displacing existing residents and potentially increasing their housing cost burdens with higher rents.

Policy 2.8.8. - Part 2. This part of this policy requires zoning districts within the Sub-Urban Residential Preservation Category allowing densities over six units per acre to implement a Commission-approved neighborhood plan. Would this apply to the provision of inclusionary housing that is developed at densities exceeding six dwelling units per acre (even if the applicable zoning district establishes a maximum nominal density of six dwelling units per acre)?

Policy 2.8.8. - Part 5. This part of this policy exempts cemeteries and religious facilities, used solely for religious use, from having to provide effective visual and sound buffering (either through vegetative buffering or other design techniques) where they adjoin low density residential areas. It is recognized that is a continuation of the current practice of exempting these uses from such requirements. While well-intentioned and workable for smaller scale cemeteries and religious facilities, at larger scale and with more frequent usage, these uses can still present incompatible land use conflicts with adjacent/nearby low density residential land use. Accordingly, they should not be carte blanche exempted from sound and visual buffering requirements when adjacent to low density residential use; instead, they should be subject to such standards and be required to demonstrate compatibility through the development application review process.

Policy 2.8.9. The third paragraph of the policy specifies that land development regulations shall include development standards to maintain *low traffic volumes*, vehicular speeds, and parking for nonresidential uses. It is not clear what would be considered *low traffic* volumes, but while considering this directive, recognize that the category allows for residential land use at a density up 20 dwelling units per acre, and unless the development regulations can mandate the district residents' places of work be nearby (so that they don't require vehicular travel for their commutes) this directive may be difficult to achieve.

Policy 2.8.9. Sub-part 1. of the policy requires the land development regulations to include urban design, buffering, and screening standards to facilitate compatibility between residential and non-residential uses *within* the Sub-Urban Neighborhood land use category. Suggestion: Revise the wording to also recognize the need to utilize such techniques for uses outside but adjoining the category.

Policy 2.8.12. The fourth paragraph of this policy directs the reduction of vehicular traffic volumes. It is not clear how volume reduction might be accomplished. See related comment here on **Policy 2.8.9.**

Policy 2.8.12. Sub-part 2. of the policy requires the land development regulations to include urban design, buffering, and screening standards to facilitate compatibility between residential and non-residential uses *within* the Urban Neighborhood land use category. Suggestion: Revise the wording to also recognize the need to utilize such techniques for uses outside but adjoining the category. See related comment here on **Policy 2.8.9.**

Policy 2.8.14. This policy includes the phrase: "The *land use* is characterized…" Suggestion: Modify the phrase to read: "The *land use* <u>*category*</u> is characterized…"

This policy includes the term, *consistent street trees*. This term is vague. Suggestion: Revise the wording to provide greater clarity.

Policy 2.8.19. Sub-part 2. This part is related to required master plans for development within the Planned Development Special District future land use category. This part sets out requirements that are extremely specific, in comparison to the typical strategic provisions found in comprehensive plans. Is this content more appropriate in the land development regulations?

The meaning of the term, *capacity maintenance*, used in Sub-part 2.h., is unclear. The term likely refers to roadway capacity maintenance (i.e., maintaining adopted LOS for affected roadways) but could just as easily be a reference to other infrastructure capacity, e.g., stormwater management, potable water, etc. Recommendation: Revise portion of the policy further to clarify the intent.

Sub-part 5. This part states: "Easements, right-of-way and other improvements located throughout the Planned Development District boundary *may be required* to be dedicated in conjunction with proposed development applications to ensure adequate facilities can be constructed consistent with the Master Plan." This part is unnecessary given that it is permissive, and not obligatory, using the term *may be required*.

Sub-parts 5., 6. & 7. Sub-part 7 includes the following provision: "If any of these public acquisitions reduces the remaining acreage of the Planned Development below 200 acres, the Planned Development provisions of this Plan shall apply to all *remaining acreage*." Does this provision also relate to the public acquisitions referred to in Sub-part 6 and dedicated areas

referred to in Sub-Part 5? In essence, these areas would also be *remaining acreage*. If so, it is recommended that these parts be revised to ensure clarity.

Policy 3.1.3. This policy states that the land development regulations shall support neighborhood scale grocery uses within and adjacent to residential areas. Is this consistent with the preclusion of non-residential uses within the Sub-Urban Residential Preservation land use category? If not, make appropriate revisions to either Policy 2.8.8. [RE the Sub-Urban Residential Preservation land use category], this policy, or both.

Objective 3.2. This Objective establishes the Southside Action Plan strategy. Much of this Objective relates to appropriate process and is somewhat unclear in regard to what the Southside Action Plan is or should be. Suggestion: Revise the Objective, so that the substantive information provided at the end of the proposed version, relating to "…guiding the development, redevelopment, and rehabilitation of the Southside; and that the community's vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens." appears toward the beginning of the Objective.

Policy 3.2.2. This policy includes the terms *shared public spaces* and *shared spaces*. It is not clear what the term *shared public spaces* means (land areas under multiple public agency ownership/management?). It is not clear whether *shared space*s means the same thing as *shared public spaces*. Suggestion: Revise this policy as appropriate.

Policy 3.3.3. This policy refers to *unified access* [*plans*]. Typically, in practice, the term *unified access* relates to providing access to more than one destination (for example, two or more businesses) through a single driveway connection. Is this policy, as drafted, sufficiently clear to convey this meaning? Revise if appropriate.

Policy 3.3.4. This policy sets out the basis for access management improvements. It is not clear if the policy provides the basis for roadway modifications, or installation/modification of signals and signage. If it is appropriate to explicitly reference these kinds of modifications, revise the policy accordingly.

Objective. 3.4. This Objective sets out the strategy of sharing the benefits and burdens of public sector projects across the community equitably. Subsequent implementing **Policy 3.4.2.** directs the City and County to [strive] to distribute major infrastructure projects and other public investments geographically across the community with regard to the needs of different areas. There is no implementing policy, however, specifically relating to ensuring that no particular portion of the community is or becomes overburdened with the adverse impacts of/ burdens resulting from the provision infrastructure and public facilities. Would the inclusion of such an implementing policy be helpful? If so, revise the amendment to add such policy.

- **Policy 3.5.1.** This policy does not address the strategy of designing and siting infrastructure for purposes of facilitating greater community resiliency and hazard mitigation. Recommendation: Include other policy(-ies) in the amendment that would facilitate the greater resiliency and mitigation of hazards in regard to the siting and design of infrastructure and public facilities or revise this policy as appropriate.

  This policy refers to *design speed*. This is an appropriate consideration in street design; it is not clear that general public understands this term, however. Suggestion: Revise the policy as appropriate and/or define the term *design speed* within a companion glossary.

Policy 3.6.4. This policy includes the following statement: "Incentives for greater density and intensity up to 25% will be permitted for developments along arterials for developments that incorporate urban design standards resulting in more attractive developments." Based on the preceding sentence in the policy ("allow densities or intensities that exceed unincentivized limits set out in the Future Land Use Category"), the 25% standard is *25% greater than the limit otherwise applicable*. If this not correct, revise the policy as appropriate.

Please ensure that within the implementing land development regulations, the scope of this incentive is roughly proportional to the what the developer provides. For example a 50-acre development site that has 100 feet of frontage along an arterial street, and that provides some shrubbery along this frontage, probably should not be entitled to a 25% increase in permissible density/intensity for the remainder of the site, a site that may extend several hundred feet from the arterial. This issue is most appropriately fleshed out in the land development regulations but perhaps it might be appropriate to provide some related direction in the land use and mobility element.

If the land use and mobility element will retain the provision for a 25% density bonus provided in exchange for affordable or inclusionary housing as has been provided in the comprehensive plan, how will that bonus incentive work in conjunction with this bonus incentive? Could a developer obtain both bonus incentives?

Policy 3.6.7. This policy includes the following phrase: "…until the expiration of the approved development…". Recommendation: Consider revising for precision to state: "…until the expiration of the ~~approved~~ development *order for that development*…"

Policy 3.7.3. This policy sets out design criteria for *Mobility Hubs*. Will *Mobility Hubs* be designated on the future land use map or other map adopted in the comprehensive plan or on the official zoning map of the applicable jurisdiction? How will this concept be used? Suggestion: provide more guidance and overarching strategy for the *Mobility Hub* concept.

- **Policy 4.1.4**. This policy relates to *pattern books*, an urban design tool used to provide information regarding the appropriate character and architectural attributes of the built environment in a specific neighborhood or area.

  The policy states that "Pattern books may be developed to identify a specific range of housing types allowed for different land use categories." This strategy is inconsistent with the traditional use of pattern books. 1) Pattern books are typically more narrowly tailored to fit a *specific neighborhood* or development, *not an entire land use category*, or even zoning district. It is difficult to envision the built environment in an entire future land use category based on a singular pattern book. 2) Pattern books usually address such urban design elements as *architectural style*, including architectural details, the orientation of structures on lots and their relationship to the street, and other specific details relating to urban form. Recommendation: This policy should be revised accordingly, to more accurately reflect the typical content and usage of Pattern Books in the urban design of a community.

Objective 4.2 and Subsequent Implementing Policies. This Objective and implementing policies relate to facilitating transit-oriented development (TOD) near *mobility hubs* and around *transit centers*. Will *mobility hubs* and *transit centers* be designated on adopted maps? Recommendation: Revise the comprehensive plan as appropriate. See also comment here on **Policy 3.7.3**, relating to the term *Mobility Hub*.

Policy 4.2.2. This policy enumerates guidance for content of implementing land development regulations relating to TOD. Some of the guidance provided is somewhat vague and/or may be at the level of specificity more appropriate to land development regulations. For example: "Create public plaza directly fronting one or more sides of the center building where feasible" Suggestion: Revise if appropriate.

Policy 4.2.4. This policy specifically tasks the *Planning Department* with the evaluation of potential trail-oriented development. Suggestion: Revise to more generally refer to "staff" or "local government" to recognize that local government assets, resource availability, etc., change over time and other departments or agencies may need to perform this task in the future.

Policy 4.2.5. This policy refers to a *Mobility Hub*. See comment here on **Policy 3.7.3.**, relating to the term *Mobility Hub*.

Policy 4.4.1. [Remarkably, this policy is no longer Policy number 2.1.9.] This dinosaur is not extinct!

Goal 5 and Subsequent Objectives and Implementing Policies. This strategy "cluster" does not include any policy provisions for coordinating the provision of adequate and appropriate infrastructure (other than transportation infrastructure) necessary to support the targeted economic development (or targeted areas for economic development).

Policy 6.1.4. This policy relating to street design includes the following scrivener's error: "… but not *to* limited lane width …". Suggestion: Correct the policy so that this phrase reads: "but not limited *to* lane width."

Policy 6.2.5. This policy addresses interconnectivity within development. It is not apparent that this policy or any other policy in the proposed Land Use and Mobility Element promotes retrofitting existing development to enhance interconnectivity. Recommendation: Consider revising the element to include such strategy.

Policy 6.3.1. This policy refers to *Safe Systems*. What is the meaning of this term? What agency is responsible for administering *Safe Systems*? For example, is this a FHWA program that focuses on the design of transportation infrastructure? Recommendation: Revise this policy to provide more information about what *Safe Systems* are.

- **Policy 6.3.3.** This policy establishes the requirement to maintain a *Context Classification Map*. Is this map intended to be adopted as part of the comprehensive plan? Or adopted by ordinance but not in the comprehensive plan? Recommendation: Provide additional information on how/where this map will be documented/adopted.

Policy 6.3.8. This policy prescribes the peak hour level of service (LOS) standards for streets and roadways in the community. Recommendations: 1) Revise the policy to clarify that the LOS provided is for the PM peak hour, unless the peak hour (e.g., AM, mid-day, PM) is intended to be determined for each applicable facility at time of analysis. 2) Revise the policy to clarify that the LOS standards provided are for automobile travel (i.e., not transit service, bicycle mobility, pedestrian mobility, etc.).

Policy 6.4.4. This policy refers to maintaining a bicycle and pedestrian master plan. Is this master plan to be adopted? The presumption will be that it will not be included as a component of the comprehensive plan. Recommendation: Verify what the status of this master plan will be and revise this policy accordingly.

Policy 6.4.6. This policy includes the statement: "City and County departments with interests in the public right-of-way shall identify funding sources…". Typically, this kind of directive relating to inter-office protocols and assignments is set out in local governments' internal administrative policies and directives, not in comprehensive plans and adopted regulations. Suggestion: Revise the amendment as appropriate.

Policy 6.4.14. This policy refers to replacement of existing continuous two-way left turn lanes [also referred to as *open medians*, and in the vernacular, as "suicide lanes," and "twiddles"] with raised medians and exclusive turn lanes on multi-lane arterials. Does this direction preclude or disincentivize signalization (i.e., reconstructing with closed (raised) median, except with limited median opening(s) with signalization to control traffic flow) as an option? Should it? Recommendation: Analyze this policy on its potential to limit future median reconstruction and signalization and revise as appropriate.

Policy 6.7.2. This policy relating to Mobility Hub location coordination has been revised from the previous draft to delete the direction: "Mobility hubs shall benefit low-income, minority, disabled and senior residents." Although the deleted wording was imperfect, it did represent an important objective of providing access to residents that dependent on modes of travel other than by driving their own car. Suggestion: Revise this policy to re-incorporate appropriate direction, such as: "The design and location of mobility hubs shall be take into account the need to serve low-income, minority, mobility-challenged, and senior residents within our community."

Policy 6.8.2. This policy provides direction on enhancement of bicycle and pedestrian Infrastructure. This policy seems very similar to other strategy set out in the draft Land Use and Mobility Element. Is it redundant or can it be included/combined with other draft policies? Suggestion: Revise if appropriate.

Policy 6.8.7. This policy relating to drop-off & pick-up zones concludes with the phrase: "Criteria shall be with regard to size of the use, provide design standards, location on site, and the availability of porte cocheres or valet operations that meet the design requirements. " This phrase has been revised from the previous draft version but remains confusing. Suggestion: Review and revise the policy if appropriate.

Objective 6.11. This Objective relates to the provision of aviation facilities. It mentions meeting the demand for military (aviation) services. Suggestion: Verify that military aviation services are intended to be accommodated locally. Revise this policy if appropriate.

Policy 6.11.2. This policy sets out direction for an airport master plan. Is this master plan to be adopted? The presumption will be that it will not be included as a component of the comprehensive plan. Recommendation: Verify what the status of this master plan will be and revise this policy accordingly.

From: Nora Underwood <nunderwood2001@yahoo.com>
Sent: Friday, May 9, 2025 6:27 AM
To: Ccattach <Ccattach@leoncountyfl.gov>
Subject: Comprehensive plan - residential land use

Dear Commissioners,

I am writing to support the suggestions of the Alliance of Tallahassee Neighborhoods regarding land use in the comprehensive plan. Neighborhood involvement in the process is key.
In particular, prior to rezoning, the City Commission should be required to adopt a neighborhood design plan prepared with the neighborhood involvement, directing the Planning Department to hold community meetings to review the new maps and policies and to report back on the comments prior to the adoption of the new plan.

I also support the ATN's request that a master plan be prepared for the Northwood Mall property, and that the Midtown Master Plan be included in the comprehensive plan.

I do not necessarily oppose re-zoning, but feel strongly that these processes must be done with plenty of community involvement and careful planning. Tallahassee has suffered from a lot of poorly planned development in the past, and also benefited greatly from more recent community-based planning efforts. Please take the time to make sure the community is involved and make sure it will continue to be involved rather than turning decisions over to developers.

Thanks for your consideration,

Nora Underwood
1123 Maple Dr.
Tallahassee

From: William Stone <williamstone1048@gmail.com>
Sent: Thursday, May 8, 2025 3:51 PM
To: Ccattach <Ccattach@leoncountyfl.gov>
Subject: Comp plan changes- higher density/commercial

Commission,

I want to voice my opposition to these changes. The proposed new 3x more density, quadraplexes, commercial infill in my designated historic neighborhood- Woodland Drives is a wrong headed and will over time erode the quality of this unique area. We are already beset with encroaching urban pressures of a negative quality- noise, traffic issues, rubbish etc. These proposed changes allowing for more density, commercial uses and the resulting diminishment of our zoning protections will be much regreted by those who care about and live here.

Please do not approve these changes for Woodland Drives.

Thank you

William B Stone 850 933-2342

From: Jane fleitman <birdladytoo@gmail.com>
Sent: Friday, April 25, 2025 1:16 PM
To: Ccattach <Ccattach@leoncountyfl.gov>
Subject: Urban residential preservstion

I am writing to you all in opposition to the new land use for the UrbanResidential Preservstion. I do not want you to include Lafayette park in that Preservation. It is a terrible idea to change our land use designation to allow commercial offices and apartments and multiplexes. The new land use category would also double our allowable densities. A terrible idea. There are areas downtown that would benefit from this.

I find this happens all over, you get people to make decisions that affect others but not the people who make these decisions,, only the people that either live or work where these decisions are made. You should all be ashamed of yourself

Hopefully you will do the right thing and not include Lafayette Park in thid decision.

Thank you.

J, Fleitman

From: Jeff Blair <jblair@fsu.edu>
Sent: Thursday, May 8, 2025 2:56 PM
To: Bill Proctor <PROCTORB@leoncountyfl.gov>; Brian Welch <WelchB@leoncountyfl.gov>; Nick Maddox <MaddoxN@leoncountyfl.gov>; Christian Caban <CabanC@leoncountyfl.gov>; David O'Keefe <OKeefeD@leoncountyfl.gov>; Carolyn Cummings <CummingsC@leoncountyfl.gov>; Rick Minor <MinorR@leoncountyfl.gov>
Subject: Agenda Item 13 Transmittal Public Hearing Update to the Comprehensive Plan Update to the Future Land Use and Mobility Elements Comment

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Dear Commissioners

Woodland Drives Neighborhood Association is requesting the the proposed future land use designation update that changes Woodland Drives from Residential Preservation to Urban Residential Preservation be excluded from any adopted amendments to the Land Use Element of the Comp Plan.

WDNA Requests Denial of the Provisions. Specifically, we are opposed to the following proposed changes:

	Existing Residential Preservation (RP-1)	**Proposed Urban Residential Preservation**
Intent	**"Preserving** single-family residential character, protecting from incompatible land uses, and prohibiting densities in excess of 3.6 dwelling units per acre."	**Preserve** existing historic walkable neighborhood **development patterns.** Intended to provide low to medium density residential uses **with allowances for neighborhood scale accessory commercial uses**
Maximum Density	**3.6 dwelling units per acre**	**12 units per acres**
Allowed Residential Types	Single family, townhouses, and cluster housing	Single family detached, single family attached, **duplexes, triplexes, and quadraplexes**
Non-Residential Uses	**None**	**"Neighborhood scale accessory non-residential uses… such as retail, offices, and community services."**

Attached please find a letter explaining our concerns. Thank you.

Regards,
Jeff Blair
Associate in Research Faculty and Associate Director FCRC Consensus Center (Retired), Florida State University
850.694.1209
jblair@fsu.edu

THE FLORIDA STATE UNIVERSITY

"Seek first to understand, then to be understood."
"My commitment must be to truth and not to consistency." Mahatma Gandhi
"YOU must be the change you want to see in the world." Mahatma Gandhi
"Our lives begin to end the day we become silent about things that matter."
Martin Luther King, Jr.

WOODLAND DRIVES
NEIGHBORHOOD ASSOCIATION, INC.

May 13, 2025 County Commission Meeting – Agenda Item 13 Transmittal Public Hearing
Update to the Comprehensive Plan Update to the Future Land Use and Mobility Elements Comment
Comment Unanimously Adopted by the Woodland Drives Neighborhood Association BOD May 2025

Woodland Drives is directly and adversely impacted, and is requesting that the proposed future land use designation that changes Woodland Drives from Residential Preservation to Urban Residential Preservation, along with associated increases in maximum density, allowed residential types, and certain non-residential uses, be denied and not included in any amendments adopted to the Future Land Use and Mobility Elements of the Comprehensive Plan.

We are **opposed** to the proposed changes to the future land use designation that adversely impact Woodland Drives for, including but not limited to, the following reasons:

A. Insufficient time for neighborhood assessment of voluminous and complex documents provided in support of the proposed changes, and insufficient time allowed for us to provide input and participate in meaningful citizen engagement opportunities;
B. Incompatible with the character and desires of Woodland Drives residents for our historic in-town neighborhood;
C. Lack of sidewalks, and roadway capacity to accommodate the increased density and allowed residential types, as well as non-residential uses including retail and offices; and
D. Increased traffic and noise, and decreased safety for our residents and pets to walk and play safely in our neighborhood.

WDNA Requests Denial of the Provisions. Specifically, we are opposed to the following proposed changes:

	Existing Residential Preservation (RP-1)	**Proposed Urban Residential Preservation**
Intent	**"Preserving** single-family residential character, protecting from incompatible land uses, and prohibiting densities in excess of 3.6 dwelling units per acre."	**Preserve** existing historic walkable neighborhood **development patterns.** Intended to provide low to medium density residential uses **with allowances for neighborhood scale accessory commercial uses**
Maximum Density	**3.6 dwelling units per acre**	**12 units per acres**
Allowed Residential Types	Single family, townhouses, and cluster housing	Single family detached, single family attached, **duplexes, triplexes, and quadraplexes**
Non-Residential Uses	**None**	**"Neighborhood scale accessory non-residential uses… such as retail, offices, and community services."**

In summary, these amendments proposing to change the future land use designation of Woodland Drives, and other in-town neighborhoods, will degrade the quality of our neighborhood(s) and the preferences of our residents, by increasing density, increasing traffic and noise, allowing for incompatible commercial uses, and decreasing the safety and quality of life for our residents.

On Behalf of the Woodland Drives Neighborhood Association Board of Directors,
Sincerely,

G. Youchock

Greg Youchock, President

Jeff Blair, Vice President, Governmental Affairs Chair

From: Neil Fleckenstein <neil@talltimbers.org>
Sent: Monday, May 12, 2025 12:36 PM
To: Nick Maddox <MaddoxN@leoncountyfl.gov>
Subject: Re: Meeting

Nick,

As you know, Tall Timbers is a biological research station founded in Leon County almost 70 years ago to study the science of prescribed fire – including the benefits of prescribed fire for plants and wildlife as well as wildfire mitigation. Tall Timbers is also a Land Trust with over 161,000 acres of land permanently protected in North Florida and South Georgia.

On behalf of Tall Timbers, I would like to share our appreciation of the hard work that Planning Department staff have invested in the Future Land Use and Mobility element update. Throughout this process, Tall Timbers staff have worked closely with the Planning Department on issues involving our working forestlands, conservation lands, and rural areas.

Importantly, as a result of the Department's analysis, it is clear that **no** significant changes are needed to the Urban Service Area (USA) and **no change** is needed to the current 1 dwelling unit/10 acre Rural residential density to accommodate our community's projected growth over the next 20 years. (We do understand the need for minor modifications to the Urban Service Area and for slightly higher residential density associated with the extension of sewer to Woodville). As we have seen over the life of our community's Comprehensive Plan, maintaining the existing USA and Rural residential density are two of the most effective tools to protect rural working lands, preserve our natural resources, and efficiently use taxpayer dollars by discouraging growth in rural areas.

While there are many changes for you to contemplate as you review the updated Plan, please continue to support maintaining the USA and our 1 dwelling unit/10 acre Rural residential density as discussed above.

Thank you,

Neil

Neil Fleckenstein, AICP
Planning and Advocacy Coordinator
Tall Timbers
13093 Henry Beadel Drive Tallahassee, FL 32312
Cell: 850-728-6235

From: JoAnn Mrazek <jdmrazek@comcast.net>
Sent: Monday, May 12, 2025 4:24 PM
To: Ccattach <Ccattach@leoncountyfl.gov>
Subject: Future Land Use Designations

Commissioners: I have been a resident of Tallahassee for over 40 years and currently live in the Woodland Drives neighborhood. My children were raised here and my grandchildren live here. I am submitting my comments **in opposition** to the proposed changes to the future land use designation that adversely impact Woodland Drives for, including but not limited to, the following reasons:

Insufficient time for citizen review of voluminous and complex documents provided in support of the proposed changes, Insufficient time for neighborhood residents to adequately assess and comment on the impacts of the proposed changes, incompatible with the character of our historic in-town neighborhood,

Incompatible with the desires of Woodland Drives' residents for our historic in-town neighborhood, lack of sidewalks, and roadway capacity to accommodate the increased density and additional allowed residential types, as well as non-residential uses including retail and offices, and Increased traffic and noise, and decreased safety for our residents and pets to walk and play safely in our neighborhood. I would welcome the opportunity to discuss this further, and look forward to more debate on the subject.

From: Bill Mrazek <wdfishy@gmail.com>
Sent: Monday, May 12, 2025 4:29 PM
To: Ccattach <Ccattach@leoncountyfl.gov>
Subject: Future Land Use Designations - proposed changes

Commissioners: I have been a resident of Tallahassee for over 40 years and currently live in the Woodland Drives neighborhood. My children were raised here and my grandchildren live here. I am submitting my comments **in opposition** to the proposed changes to the future land use designation that adversely impact Woodland Drives for, including but not limited to, the following reasons: Insufficient time for citizen review of voluminous and complex documents provided in support of the proposed changes, Insufficient time for neighborhood residents to adequately assess and comment on the impacts of the proposed changes, incompatible with the character of our historic in-town neighborhood, Incompatible with the desires of Woodland Drives' residents for our historic in-town neighborhood, lack of sidewalks, and roadway capacity to accommodate the increased density and additional allowed residential types, as well as non-residential uses including retail and offices, and Increased traffic and noise, and decreased safety for our residents and pets to walk and play safely in our neighborhood. I would welcome the opportunity to discuss this further, and look forward to more debate on the subject.

Betton Hills Neighborhood Association P.O Box 15162, Tallahassee, FL 32317 | bettonhills.org

June 10, 2025

Dear City of Tallahassee Commissioners:

The Betton Hills Neighborhood Association (BHNA) Board of Directors, on behalf of our over 2,000 residents, thanks the City Commission, and particularly the Planning staff, for their engagement on the Comprehensive Plan amendments to guide our city's responsible growth and vitality through 2050.

BHNA recognizes the challenges of fostering responsible development without stifling economic growth. We believe the City can meet those challenges while **also** honoring and preserving the very real, historic contributions that established neighborhoods like Betton render to the City's vitality and its unique profile among Florida's best places to call home.

Based on recent conversations between BHNA and the City's Planning Department (Artie White, Susan Poplin, and Tyler Moldanado), as well as representations made at the June 3, 2025 community forum at the Los Robles Woman's Club, BHNA does **not** object to its inclusion in the proposed Sub-Urban *Residential Preservation* Land Use Category (emphasis added). This is because we have been informed that the current RP-1 zoning district contained within the Land Development Code (section 10-170) will be retained and applied to Betton Hills (as will the RP-2 zoning district, which will be retained and applied to the west side of Mitchell Avenue). This is what "residential preservation" is about.

Since its founding in 1973, BHNA has sought to protect this historically stable, viable, and desirable neighborhood from incompatible land uses and density intrusions. The resulting preservation of **single-family homes**, and **low housing density**, are the foundation of our established neighborhood character. We believe that continued preservation of these neighborhood attributes also contribute to the City's diverse landscape, economic vitality, and quality of life. How so? Here are just a few examples:

- True to its name, Betton Hills has many hills. Our single-family home sites, situated on-handsome lots with mature trees and landscaping, are natural stormwater absorbers of Tallahassee's frequent rainfall. This helps mitigate the adverse environmental effects that overdevelopment and/or higher densities can cause in such hilly terrain.

Betton Hills Neighborhood Association P.O Box 15162, Tallahassee, FL 32317 | bettonhills.org

· The large canopy trees commonly found on Betton's home sites provide a range of ecological services not only to our residents, but to the City at large. Together, these trees and home sites provide habitat for wildlife, carbon storage, air purification, shade, and help absorb rainwater and lessen urban runoff. Overdevelopment and/or higher densities threaten these treasured, ecological service providers.

· Betton's single-family home sites need only narrow streets. Even without sidewalks, these walkable neighborhood streets support pedestrian safety due to minimal cut-through traffic and reduced in-neighborhood traffic (due to lower housing density). These walkable neighborhood streets promote fellowship among not only Betton residents, but also with those from adjacent neighborhoods who commonly seek out the safety and beauty of our walkable neighborhood streets and parks. Overdevelopment and/or higher densities tend to undermine all of this.

Betton Hills residents make friends with their neighbors. They enjoy socializing together. They watch out for each other. They support their neighborhood association and its events. We believe this neighborliness is a natural outgrowth of our established **single-family home and low housing density** DNA. This neighborliness doesn't stop at the Betton Hills boundaries. Betton Hills residents have always been active in supporting Tallahassee's diversity of neighborhoods, its local businesses, its natural environment, and its responsible governance. It's part of the Betton Hills neighborhood character to give back to the City for its support for the preservation of our single-family neighborhood. You can be sure that we plan to keep on doing that.

We thank the Commissioners, and City planners, for listening to us and working with us to preserve and honor what's most valuable in Tallahassee for the long haul.

Best regards,

James Ward – President, Betton Hills Neighborhood Association

cc: Artie White; Susan Poplin; Tyler Moldanado

From: Poplin, Susan
To: Calhoun, Sherri
Subject: FW: 2025 TLC FLUE Amendments Comments
Date: Wednesday, June 11, 2025 9:03:36 AM

Please file this comment. Thx.

From: Cathy Kendall <ckendall0908@gmail.com>
Sent: Wednesday, June 11, 2025 12:49 AM
To: Dailey, John <John.Dailey@talgov.com>; Porter, Jack <Jacqueline.Porter@talgov.com>; Matlow, Jeremy <Jeremy.Matlow@talgov.com>; Richardson, Curtis <Curtis.Richardson@talgov.com>; diane.williamscox@talgov.com; tlh@gmail.com; Poplin, Susan <Susan.Poplin@talgov.com>; Tedder, Wayne <Wayne.Tedder@talgov.com>; Goad, Reese <Reese.Goad@talgov.com>
Cc: Christian Caban <CabanC@leoncountyfl.gov>
Subject: 2025 TLC FLUE Amendments Comments

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

It needs work. Please vote "no" to allow the problems with this current amendment to be addressed responsibly. Even if you don't read my comments below, please know that the amendment will cause problems (litigation) rather than solve them because it is full of inconsistencies, omissions, and things that just don't make sense.

Comments on the 2025 Amendments to the TLC Comp Plan FLUE:

The goals, objectives, and policies are internally inconsistent, creating legal risk for Tallahassee and Leon County. The proposed language lacks important definitions and direction, perpetuates past problems instead of preventing them from reoccurring, like the multi-bay super car wash proposed on Crump Road (now clearly allows), school siting based on cheap land rather than growth objectives (no criteria or intent stated), and the lawsuit on the County waste recycling center and regional park that the local governments narrowly won in the past).

With a wholesale "fix" that this is touted to be, why does it seem to not only perpetuate, but exacerbate these past land use disputes? The amendment, as explained by the groups such as Grow Tallahassee and The Chamber, wraps itself in a cloak of "good planning" approaches and new urbanism, and in reading the new goals and objectives, one might think that to be true. This amendment, however, falls short in the policies. The new policies are streamlined; so streamlined, in fact, that important provisions from the current Plan that help address compatibility between different uses, preserve important open space and landscape features in our urban area, protect conservation and preservation areas, and even provide that clear separation between urban and rural uses as stated in one of the goals.

In amendment cycles of the past, the Commissions would parse every new word to ensure that we

were choosing the right language to guide future growth. The inconsistencies and apparent omissions of actual standards in this amendment, however, make it clear that the development of policy language was rushed, without even an analysis to assess if the policies are likely to achieve the stated goals and objectives. **The City Commission should vote not to forward the amendment to the State of Florida, and instead, continue to work with the public to address the problems, inconsistencies, and omissions.**

The following comments are focused on densities, intensities, location of development, and how different land use activities are intended to work together. They are grouped into three main topic areas: Growth Patterns; Reflecting our neighborhood and environmental values; and having a transparent process.

I. Growth Patterns

In trying to reduce sprawl and make our city more urban the current Comprehensive Plan has failed. We have known that for 25 years (when staff applied the policies to a map, whereby the large extent of yellow low density areas made our community look like Big Bird on a map). The proposed amendment attempts to fix these failures not by addressing the large, undeveloped areas that continue to develop in low density residential and strip commercial sprawl, but by forcing density and nonresidential activities into existing developed neighborhoods. This "evolving residential neighborhood strategy" is being pushed despite the fact that most of the public comments during the entire reassessment process have been concerned about protecting these areas. The development community contends that if we just get more people living close together on the outskirts of the downtown, our urban commercial will have the population base it needs to thrive. This is a failed strategy. We had a successful downtown 40 years ago, with far less population near our urban core than we have now, and yet, the commercial activities today find it difficult to survive. Adding quadruplexes and daycare centers to urban core neighborhoods will not fix this problem.

What would help achieve more efficient growth patterns:

A. Adding residential units in the actual downtown, requiring downtown office buildings to have a commercial component, prohibiting non compete clauses in commercial real estate transactions (privately prohibiting a future similar activity, which then results in vacant buildings for years like the old Walmart on Apalachee Parkway and the old vet clinic on Thomasville and 9th Avenue), and limiting the size and location of suburban commercial are a few things that could help to some degree.

B. If the Urban Service Area is to be oversized for the projected need by 50% (Policy 2.2.1), and **if** the undeveloped areas over 2 acres in size were to take on urban densities, then there would be no need for existing neighborhoods to have to take on the character-changing burden of absorbing higher densities and intensities. Unfortunately, we continue a failed approach of oversizing the Urban Services Area and not having required (and enforced) minimum densities for vacant parcels greater than 2 acres. **Alternate urbanization policy for consideration that leaves neighborhoods alone:** *All parcels greater than 2 acres in size inside the urban service*

area shall be developed at a net density of at least 6 units per acre, outside environmentally constrained areas.

C. Having policies that effectively address the impacts between uses is also important, but seems to have been forgotten in this Comprehensive Plan rewrite. Many of the compatibility policies in the new amendment are simply gone, despite most of our land use disputes and lawsuits in the past being about impacts and compatibility (Tai Chi on Thomasville Road, Welaunee Circle K, Chaires Regional Park, Waste Transfer/Recycling Facility, etc.).

D. **Most of the policies allowing office, and sometimes commercial use include an intensity standard that serves no purpose and gives false assurances.** In Suburban Neighborhood, for example, Policy 2.8.9 provides the intensity standard for commercial and office activities as 20,000 sf/acre (In the Urban Neighborhood category, it bumps up to 30,000 sf/acre, per Policy 2.8.12). Is that an appropriate standard for areas along Gadsden Street North, or Meridian Road? What does it compare to? The following are examples of these intensities for you to think about in terms of them having anything remotely similar to what on thinks of for a "neighborhood":

- Lotto Building: 146,040 sf on 6.75 acres = 21,636 sf/acre
- Florida 1st District Court of Appeals in Southwood: 97,373 sf/17.26 ac = 5,642 sf/ac
- Leon County Tax Collectors at Metropolitan Blvd: 57,756/3.03 ac= 19,061 sf/ac
- Leon County Civic Center: 434,739sf/19.07ac = 22,797 sf/ac

Just where did staff come up with these standards, and did they ever do a comparison to analyze what is appropriate for urban neighborhoods? To be fair, the Plan has used a sf/ac intensity standard for many years, even though it never made sense, but it was coupled with max site areas, max bldg sf, stronger buffering, open space, and compatibility requirements that this amendment lacks (see existing Policy 3.1.1 as one example). **If we are going to make big changes, how about adopting intensity standards that actually make sense for the associated categories?**

E. Policy 2.2.5 concerning location of densities and intensities should be revised to replace "and/or" with "and", since densities **and** intensities should be based on **all** these things (infrastructure capacity, LOS, conditions of approval, and impacts).

F. Policy 2.2.8, concerning redevelopment, states that these redevelopment strategies will "prevent the premature conversion of rural land…" when, in fact, this is not true. While it may reduce pressure to convert rural land, to actually prevent that, we would actually need further policies to effectively prevent that. Absent those policies, replacing the word, "prevent" with "reduce demand for" would be more honest.

G. Policy 2.8.5 – Rural Residential Future Land Use Category: states, "The intent of the Rural Residential category is to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Services Area". **This Rural Residential policy, however, would also allow large commercial shopping centers**

that have nothing to do with that stated intent. An example of 100,000 sf shopping center in the Rural Residential FLUC that would be allowable on a single site quadrant such as Roberts Road and Centerville or Crump Road and Miccosukee Road would be:

- 50,000 square foot sf Publix, **and**
- 14,000 sf CVS, **and**
- 15,000 sf Mattress Store, **and**
- 20,000 sf Mexican restaurant

The policy does not even provide an intensity for an arterial roadway (such as Centerville) and a minor collector (such as Old Magnolia Road), though an intensity for a local roadway is provided, which is 10,000 sf (the size of many older CVS stores).

These intensities are clearly the opposite of "a clear separation of urban and rural uses" as called for in Objective 2.2. The allowable intensities should be revised to reflect the intent of the Rural Residential Land Use Category, and list allowable intensities for all locations.

II. Policies to Reflect Stated Values of Protecting Neighborhoods and Environment

There is a disconnect between the drafters of this amendment and the true values held by those of us who have resided in Tallahassee/Leon County for many years. Objective 2.6 is "To foster and protect distinct, attractive places that are important to the community…" The only supporting policy to this objective, however, discusses the protection of road corridors, Woodville, Bradfordville, and downtown. What about our neighborhoods? Does staff not understand that our neighborhoods are each distinct, and that we want to foster and protect them from intrusive, incompatible uses, densities and intensities too? To not include a policy for neighborhoods and a policy for the environment to support this objective about what we value in Tallahassee/Leon County shows that the writers were not listening to what is stated as the two most fundamental things in our existing plan, as well as all the public outreach sessions that have been held over the past few years leading up to this point.

How to fix this disconnect of policies and our value of neighborhoods and the environment:

A. Expand the policies under Objective 2.6 to address how we value our neighborhoods with protective strategies to address impacts from development and non compatible activities.
   - Policy 2.8.12 for Urban Residential, states, "Community services,

     office, and commercial development in scale with surrounding residential areas are

     Appropriate". **This is a big departure from the current Plan** which prevented homes on Gadsden Street from converting to offices, since, in terms of cost, an office will "outbid" a residential activity every time. The current plan placed a high value of keeping residential units in the urban core, since there was (and still is) a real risk of losing residential units to office conversions. If this policy change is adopted, there will likely be a large-scale conversion of these urban core homes to offices, further eroding that

24-hour downtown we have been trying to support. Additionally, one has to wonder if a car wash like the one at Kerry Forest would be allowed as a minor commercial activity in scale with surrounding residential area. The square footage of the structure is likely about the same (4,820 sf on one acre is very low compared to our adopted intensities!), but it is difficult to imagine that level of noise in an urban residential area. It seems the new amendment would allow it.

B. Expand the policies under Objective 2.6 to address how we value our natural environment with protective strategies to address impacts from development and non compatible activities.
    - New Policy 2.5.1 for Suburban retrofit, calls for reconstructing degraded wetlands and watercourses to either “natural” functionality or repurpose them to complimentary functionality with additional community-use features. The last part to "repurpose" these degraded wetlands and watercourses is overly broad, given that every watercourse and wetland in Leon County could be considered degraded to some degree. This seems inconsistent with the community's stated values to protect the environment, and more recent requests in the public comments to be more resilient. What is the background/purpose of this policy? We wouldn't (at least I wouldn't) want to have jet ski races on Lake Heritage simply because the water quality is currently degraded from urban runoff. Would you? **Please delete this policy that is destructive to our wetlands and watercourses!**
    - Policy 2.8.2 calls for a minimum 5% open space, which may include landscaping and stormwater facilities. To be clear, this is a very low standard compared to our current Comprehensive Plan, which in Policy 1.4.11, requires 10-25%, with additional potential buffering for PUDs. Why the change? It might make sense in the most dense/ intense downtown areas, but in other areas, our community values shaded parking and protection, permeable areas to allow water filtration, and a place to take the dog out to do whatever it is dogs do do.

III. A Process that starts well should end well, with transparency throughout

This Comprehensive Plan update has been several years in the making. The Planning Department did outreach to find out what the community values and made them feel part of the process. Somewhere towards the end of this process, however, when it came to writing policies, the public was not as engaged in the process, and it seems staff has not done a thorough assessment of the new policies to ensure that they will accomplish the intent of the goals and objectives.

A. It is readily apparent that staff has not, as required by Policy 1.2.2, conducted an environmental analysis of the proposed amendment, including those features that contribute

to the human well-being and community character. If that had been fully completed, it is likely that these omissions would have been realized and addressed by now. Please start with an environmental analysis of Policy 1.2.2 and an residential impact analysis of the 20,000 and 30,000 sf/ac nonresidential intensity standards allowed in the Suburban "Neighborhood" and Urban "Neighborhood" categories. For reference, the Civic Center is 22,797 sf/ac.

B. The public input process should be reflected in densities and intensities that are easily discerned, without having to research roadway functional classification maps that are used for location criteria, but which have been deleted with this amendment. These can be found in an app at the bottom of the City's webpage under https://www.talgov.com/gis/roads/?page=roads#zoom_to_selection=true, but one must dig to find it.

C. The current plan has a matrix that includes the densities, intensities, and some location criteria for each land use. The amendment does not have this, making it difficult to assess what is allowed where. In fact, it seems some land use categories have no definition for what it even includes, and some categories seem to be missing altogether.

    - Objective 2.3, for example, addresses "public infrastructure" with supporting policies for "public facilities, including community services, light infrastructure, and post-high school educational uses". Policy 2.3.1 allows these public facilities in all land use categories. The current Comprehensive Plan also includes heavy infrastructure as a public facility activity, and the matrix provides where such activities may take place. The amendment does not have this matrix, and it is unclear as to whether heavy infrastructure (like the solid waste transfer/recycling facility or sewer plant) is also allowed in all land use categories (such as residential and preservation). Intensities and locational criteria, unlike the current Plan, are not provided in the amendment, setting the stage for major public controversy in the future. A better breakdown of public infrastructure, public facilities, community services, and what used to be know as "government operational" should be clearly classified in the Plan, with appropriate intensities and location requirements identified to avoid misunderstandings and litigation, as we have had in the past on this issue.

To have such serious omissions makes it difficult to correct later, and will certainly lead to unnecessary misunderstandings, disappointments, and costly litigation. Sometimes it is worse for the public when the stated intent is very high reaching if the "how to" in the policies is omitted. This is because it gives the public false expectations, leading to disappointment and then future distrust. Our Comprehensive Plan should be more than lofty words, but also a directive on how to achieve the hopes we have for our community.

Betton Hills Neighborhood Association P.O Box 15162, Tallahassee, FL 32317 | bettonhills.org

June 10, 2025

Dear City of Tallahassee Commissioners:

The Betton Hills Neighborhood Association (BHNA) Board of Directors, on behalf of our over 2,000 residents, thanks the City Commission, and particularly the Planning staff, for their engagement on the Comprehensive Plan amendments to guide our city's responsible growth and vitality through 2050.

BHNA recognizes the challenges of fostering responsible development without stifling economic growth. We believe the City can meet those challenges while **also** honoring and preserving the very real, historic contributions that established neighborhoods like Betton render to the City's vitality and its unique profile among Florida's best places to call home.

Based on recent conversations between BHNA and the City's Planning Department (Artie White, Susan Poplin, and Tyler Moldanado), as well as representations made at the June 3, 2025 community forum at the Los Robles Woman's Club, BHNA does **not** object to its inclusion in the proposed Sub-Urban *Residential Preservation* Land Use Category (emphasis added). This is because we have been informed that the current RP-1 zoning district contained within the Land Development Code (section 10-170) will be retained and applied to Betton Hills (as will the RP-2 zoning district, which will be retained and applied to the west side of Mitchell Avenue). This is what "residential preservation" is about.

Since its founding in 1973, BHNA has sought to protect this historically stable, viable, and desirable neighborhood from incompatible land uses and density intrusions. The resulting preservation of **single-family homes**, and **low housing density**, are the foundation of our established neighborhood character. We believe that continued preservation of these neighborhood attributes also contribute to the City's diverse landscape, economic vitality, and quality of life. How so? Here are just a few examples:

- True to its name, Betton Hills has many hills. Our single-family home sites, situated on-handsome lots with mature trees and landscaping, are natural stormwater absorbers of Tallahassee's frequent rainfall. This helps mitigate the adverse environmental effects that overdevelopment and/or higher densities can cause in such hilly terrain.

Betton Hills Neighborhood Association P.O Box 15162, Tallahassee, FL 32317 | bettonhills.org

· The large canopy trees commonly found on Betton's home sites provide a range of ecological services not only to our residents, but to the City at large. Together, these trees and home sites provide habitat for wildlife, carbon storage, air purification, shade, and help absorb rainwater and lessen urban runoff. Overdevelopment and/or higher densities threaten these treasured, ecological service providers.

· Betton's single-family home sites need only narrow streets. Even without sidewalks, these walkable neighborhood streets support pedestrian safety due to minimal cut-through traffic and reduced in-neighborhood traffic (due to lower housing density). These walkable neighborhood streets promote fellowship among not only Betton residents, but also with those from adjacent neighborhoods who commonly seek out the safety and beauty of our walkable neighborhood streets and parks. Overdevelopment and/or higher densities tend to undermine all of this.

Betton Hills residents make friends with their neighbors. They enjoy socializing together. They watch out for each other. They support their neighborhood association and its events. We believe this neighborliness is a natural outgrowth of our established **single-family home and low housing density** DNA. This neighborliness doesn't stop at the Betton Hills boundaries. Betton Hills residents have always been active in supporting Tallahassee's diversity of neighborhoods, its local businesses, its natural environment, and its responsible governance. It's part of the Betton Hills neighborhood character to give back to the City for its support for the preservation of our single-family neighborhood. You can be sure that we plan to keep on doing that.

We thank the Commissioners, and City planners, for listening to us and working with us to preserve and honor what's most valuable in Tallahassee for the long haul.

Best regards,

James Ward – President, Betton Hills Neighborhood Association

cc: Artie White; Susan Poplin; Tyler Moldanado

From: Brian Welch
To: Shirley Kerns
Cc: Kyle Frost; Poplin, Susan; Calhoun, Sherri
Subject: Re: Buckhead HOA - Feedback Re: 2025 Comp Plan Amendments
Date: Tuesday, June 10, 2025 11:18:05 AM

*****EXTERNAL EMAIL*****
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Thank you. We will make sure this is recorded.

Brian Welch
County Commissione
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From: Shirley Kerns <kernsshirley15@gmail.com>
Sent: Tuesday, June 10, 2025 11:15:36 AM
To: Brian Welch <WelchB@leoncountyfl.gov>
Cc: Kyle Frost <FrostK@leoncountyfl.gov>; Poplin, Susan <Susan.Poplin@talgov.com>; Calhoun, Sherri <Sherri.Calhoun@talgov.com>
Subject: Buckhead HOA - Feedback Re: 2025 Comp Plan Amendments

EXTERNAL MESSAGE: Carefully consider before opening attachments or links.

Good morning Commissioner Welch:

On behalf of **Buckhead Homeowners Association of Tallahassee, Inc.,** please see attached correspondence concerning proposed amendments to the 2025 Comprehensive Plan for Leon County.

We would like this to be placed in the record for the upcoming Leon County Adopting Hearing scheduled for July 8, 2025.

Thank you
Regards,
Shirley Kerns
850-933-1245

From: Poplin, Susan
To: Calhoun, Sherri
Subject: FW: Comprehensive Plan Changes - File
Date: Friday, June 6, 2025 2:36:55 PM
Attachments: image.png

Please file these comments for the plan update. Thx.

From: Sarah Kathryn Wright <sarahkathrynmcrae@gmail.com>
Sent: Friday, June 6, 2025 2:31 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Subject: Comprehensive Plan Changes

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Ms. Poplin,

As residents of Lafayette Park, we strongly oppose the proposed Future Land Use revision that would change the designation of our historic neighborhood—and others like it—from **Residential Preservation** to **Urban Residential Preservation,** which could significantly alter the character and livability of some of Tallahassee's long-established neighborhoods. This change will also **worsen existing challenges** related to **parking, speeding, and cut-through traffic.** These are not hypothetical concerns—they are already present and would only intensify under the proposed changes.

During the June 3rd public meeting Mr. White stated that the affected areas "already have (…) eight, 10, even 12 units per acre," and that the proposed reclassification is merely an acknowledgment of existing development patterns.

However, this framing overlooks a critical reality: the area proposed for re-designation encompasses a **broad and diverse section of Midtown**, which includes both high-density housing and long-established, low-density single-family neighborhoods. The higher- density pockets inflate the **average** across the entire area, these averages do not reflect the actual makeup or character of many individual neighborhoods within it.

This broad-brush approach **ignores the distinct identity and residential stability** of these older neighborhoods, and it opens the door to development that is incompatible with their long-established character. This proposed reclassification fails to recognize what makes each part of Midtown unique. We urge the city planners to **take a more nuanced approach**—one that protects the historic areas and ensures they are not subsumed by policies aimed at addressing development pressures elsewhere.

Tallahassee does not have a strong track record when it comes to protecting historic homes, especially in areas where it is profitable for development, and the recent Canopy/Circle K controversy demonstrates how quickly developers will put profit over neighborhood integrity. It is difficult to separate these proposed changes from that pattern, particularly when it is championed by individuals with clear development interests, including CRA leadership and groups represented by pro-growth PACs.

We urge you to **reconsider the proposed reclassification** and keep the **Residential Preservation** designation for these core neighborhoods. Their character and history

deserve thoughtful planning, not statistical generalizations.

Thank you for your time and attention,

Sarah Kathryn McRae and Austin Wright

Beard Street

From: Poplin, Susan
Sent: Tuesday, May 6, 2025 3:05 PM
To: Robert Apgar <rbrtapgar@gmail.com>
Subject: RE: Tallahassee-Leon County comprehensive plan amendments - Clarification

Yes, you too. I'm sure there will be more questions.

From: Robert Apgar <rbrtapgar@gmail.com>
Sent: Tuesday, May 6, 2025 1:45 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Subject: Re: Tallahassee-Leon County comprehensive plan amendments - Clarification

EXTERNAL EMAIL
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Susan,
Good to hear from you. Thanks for the prompt response. I'm sure i will have more questions.
Bob

On Tue, May 6, 2025 at 1:09 PM Poplin, Susan <Susan.Poplin@talgov.com> wrote:
Bob, So glad to get your e-mail and that you are following the on-going comprehensive plan update. I've shared with Adam but will share with you, the resource sites for the update that include websites, www.compplantlc.com and https://www.talgov.com/place/pln-cp, and the County agenda for draft transmittal is currently posted. My understanding is that the intent is to replace the Future Land Use and Mobility Elements with a consolidated Land Use and Mobility Element (LME), and to update the Glossary to add a few terms. A crosswalk is available to assist in identifying how the current comprehensive plan Land Use and Mobility Elements relate to the proposed LME. I'm going to add your e-mail to the distribution list for status updates. Let me know if there are other questions. Thx.

Planning | Comprehensive Plan | PLACE - Tallahassee, Florida
The official website of the City of Tallahassee, Florida, a city which remembers its past while focusing on the future – a vibrant capital city: fostering a strong sense of community, cherishing our beautiful, natural environment, and ensuring economic opportunities for all our citizens.
www.talgov.com

Susan Poplin, MSP, AICP
Administrator of Comprehensive Planning
Tallahassee-Leon County Planning Dept.
300 S. Adams Street, Tallahassee, Florida 32301
phone: 850.891.6446 • fax: 850.891.6404 • susan.poplin@talgov.com
http://www.talgov.com/Main/Home.aspx
http://cms.leoncountyfl.gov/

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TALLAHASSEE LEON COUNTY VISION 2050
A FOCUSED FUTURE

From: Robert Apgar <rbrtapgar@gmail.com>
Sent: Monday, May 5, 2025 5:29 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Cc: Adam Anthony Biblo <thisbib@comcast.net>
Subject: Tallahassee-Leon County comprehensive plan amendments

*****EXTERNAL EMAIL*****
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Susan,

I have been reviewing the draft amendments. I don't see any reference to the current comp plan text or any strikethrough and underline to indicate changes. Are the proposed amendments intended to completely replace the existing text? Will the existing text be deleted when the proposed amendments are adopted? Please clarify.

Thanks,
Bob Apgar

From: Debbie Lightsey
Sent: Wednesday, May 7, 2025 12:36 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Subject: Re: FYI - Comp Plan Update - Newer Posted Info and Upcoming Transmittal Hearings

EXTERNAL EMAIL
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I have heard that a group of residents met with Artie While who agreed to a number of changes. It would be helpful to know what these changes are. Hopefully they are more neighborhood friendly and reduce the densities recently shown in the Plan in NP. Transitions and comparability seem to have disappeared from the language of our current planners. I would like to see those principles returned and given some significance.
Debbie Lightsey

Sent from my iPhone

On May 6, 2025, at 3:33 PM, Poplin, Susan <Susan.Poplin@talgov.com> wrote:

Greetings and Happy Tuesday! I wanted to reach out about the Comprehensive Plan Update that is progressing and will be considered for transmittal to the state for review in May. The County will consider transmittal at its May 13th meeting and the City will consider the same at its May 14th meeting. The May transmittal will start a 30-day review period of the draft amendments by the state land planning agency and other reviewing agencies. Adoption dates are tentatively scheduled for July and August. The update information is posted on the Comp Plan Update website, the Planning website, and will be available on both the City and County agendas for the upcoming meetings.

If you have any questions, please let staff know.

Regards,

Susan Poplin, MSP, AICP
Administrator of Comprehensive Planning
Tallahassee-Leon County Planning Dept.
300 S. Adams Street, Tallahassee, Florida 32301
phone: 850.891.6446 • fax: 850.891.6404 • susan.poplin@talgov.com
http://www.talgov.com/Main/Home.aspx
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From: Elizabeth Hollister <bethholl@yahoo.com>
Sent: Thursday, May 8, 2025 8:59 AM
To: Rick Minor <MinorR@leoncountyfl.gov>; White, Artie <Artie.White@tlcplace.org>; Poplin, Susan <Susan.Poplin@talgov.com>; Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Cc: Wendy Grey <wegrey@outlook.com>; Vivian Young <vyoung@1000fof.org>
Subject: Land Use Follows Infrastructure (Form Follows Function)

EXTERNAL EMAIL
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In follow up to Commissioner Minor's great meeting last night May 7, here is some food for thought:

Land Use Follows Infrastructure - "Form Follows Function" (Louis Sullivan, Frank Lloyd Wright).*

In other words, the density and intensity of land uses should only be applied where infrastructure is both sufficient and context appropriate to support those uses or functions - if not existing today, planned with practical feasibility and budgeted for with certainty. Examples:

- South City is a Big Mistake
- Speed humps in Woodland Drives do not make it healthy and vibrant with complete streets (again, no sidewalks and pavement is wide enough for three lanes of traffic - which of course encourages speed)
- Flooding and FEMA FIRM Flood Zones (inhibiting southside investments) - please get serious about resolving this and eliminating blockages to truly revitalizing the southside (*no, I do not believe that hundreds of homes were build in the 1950s in areas subject to flooding (these used to be middle class predominately white neighborhoods allegedly) and yes, I do believe that tons of eroded sediment flowed downstream from the north and northeast 1950-1960-1970-1980 before stormwater management rules and regs kicked in*). A historical analysis would be interesting!

**An object (land use) looks the way it does (its' density and intensity) because of the task it is designed to perform: Healthy Neighborhoods and Vibrant Places.*

Kind regards,
Beth C. Hollister

From: ThisBib <thisbib@comcast.net>
Sent: Thursday, May 8, 2025 2:36 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Subject: Re: Tallahassee-Leon County comprehensive plan amendments - Clarification

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.
Great. Similarly, last sentence, replace are with is: Policy 6.10.4 - Employment and Activity Center Service:
Systematically prioritize the extension and/or route modifications within the City limits to provide access to major employment, shopping, and business, recreational, and other activity centers. Transit service outside of City limits are not the responsibility of the City of Tallahassee.

From: ThisBib <thisbib@comcast.net>
Sent: Thursday, May 8, 2025 1:23 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Subject: Re: Tallahassee-Leon County comprehensive plan amendments - Clarification

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Reviewing the revisions and providing new/revised feedback. Hope to finish by tomorrow if not today. But something quick that hopefully you can note in the hearing records and fix as a simple error:

Policy 6.1.4. This policy relating to street design includes the following scrivener's error: "…but not to limited lane width …". Suggestion: Correct the policy so that this phrase reads: "but not limited to lane width."

AA Biblo

From: Kirsten Olsen
Sent: Monday, May 12, 2025 11:35 AM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Subject: My comments on the Comprehensive plan for both County and City meetings

EXTERNAL EMAIL
Please report any suspicious attachments, links, or requests for sensitive information.

Hello Commissioners,

My name is Kirsten Olsen, at 1225 Talbot Avenue, 32308, in Greater Brandt Hills.

I'd like to thank your staff for working so hard on this large project. It is probably time for an update since the last major Comprehensive Plan update was in 1990. In some of those standards, it mentions zoning for video rental stores, which always makes me chuckle, since Blockbuster and similar stores are no longer around.

Times have changed, but in my family's opinion, Tallahassee still will be most successful with strong neighborhoods of full-time, local residents, especially near downtown and inside Capital Circle.

How does the proposed doubling of density benefit the existing neighborhoods? I question the premise that these changes are needed, and I also question why such change is needed now.

There is a lot of undeveloped land in Leon County, and a lot of properties that need redeveloping. In addition, these neighborhoods inside Capital Circle are already enduring an onslaught of new gas stations and similar commercial intrusions.

I propose:

- **Keeping density the same as in the earlier Comp Plan, which is working well.**
- **Keeping the Residential Preservation 1 and 2 designations, with some updating**
- **Limiting commercial to where it already exists.**
- **Helping neighborhoods maintain integrity by not nibbling away at the edges with upzoning.**
- **If new housing types are allowed, having them visually mimic a single-family home.**
- **Soliciting more neighborhood input on the Draft Comp Plan and clarifying concepts.**

Let's look at my neighborhood, Greater Brandt Hills (with adjoining neighborhoods like Capital Hills, Brookwood, Inglewood and Betton):

My neighborhood would change from Residential Preservation 1 to Suburban Residential Preservation. I would like to know why the change is needed.

I think is a poor choice to double the number of units allowed per acre from 3.6 to 8 in this category. My neighborhood and those nearby are already high density, with houses on small lots and several diverse housing types in the area.

The more than 100 percent increase in density that is proposed will have several likely negative impacts:

- It could result in new housing looming over other homes.
- It could further crowd existing older, narrower roads, especially if more people are parking on the street.
- Dense construction will reduce tree cover and green space, which is what makes Tallahassee lovely and cool.
- It likely will discourage families from living in town, since they will want at least a little green space for their little ones or pets.

Let's look at nearby neighborhoods like Old Town, Lafayette Park, Los Robles, Calhoun Historic District, etc.:

These areas are proposed to change from Residential Preservation 2 to Urban Residential Preservation.

The new category doubles density from 6 to 12 units per acre and adds several incompatible housing types.

It would shoehorn in commercial at what it calls "Neighborhood scale" – though that is unclear to me what that means. There are already plenty of commercial businesses nearby and many houses that have been converted into businesses.

I think these close-in neighborhoods add an essential element of charm and style to Tallahassee. I think disturbing the historic integrity of these areas will degrade the beauty and desirability of Tallahassee. Not everyone wants to live outside Capital Circle and not everyone wants to live inside Capital Circle. The idea of doubling down of areas already developed does not seem as prudent as encouraging development to areas that are not yet developed or need redeveloping.

For instance, Beard Street is an outstanding Halloween destination because of its unique, charming, neighborly aura. Many newly built neighborhoods around the country are spending millions trying to create that same charm.

In summary: I know it is tempting to insert additional development in these neighborhood areas, but let's not destroy what is working so well for Tallahassee and its residents.

Thank you for considering my comments.

Comments on June 11, 2025, Draft Land Use & Mobility Element, as Revised
A. A. Biblo, June 4, 2025

1) Pages 18 & 19. Terminology related to non-residential development size and intensity limits for the Rural Residential Future Land Use Category, Policy 2.8.5. Are the terms in the table in this policy, e.g., *total location*, *single site*, *quadrant*, defined somewhere?

2) Page 23. Limitations on density above six dwelling units per in the Sub-Urban Residential Preservation Future Land Use Category, Policy 2.8.8. As drafted, this proposed category would not allow implementation of density bonuses that enable development greater than 6 dwelling units per acre, including the bonus available in exchange for the provision of inclusionary housing. Barring the implementation of the density bonus for inclusionary housing creates a direct internal consistency issue with the other comprehensive plan policy provisions explicitly providing that bonus, including the proposed policy 4.3.1. in this draft amendment. It is also not good public policy direction as it takes away a potential tool to provide quality affordable housing opportunities within the urban area that have slightly greater densities than otherwise achievable (i.e., the inclusionary housing density bonus would allow densities up to 7.8 dwelling units per acre, compared to the limit otherwise in effect, 6 dwelling units per acre).

3) Page 23. "Special Conditions" allowing density above six dwelling units per in the Sub-Urban Residential Preservation Future Land Use Category, Policy 2.8.8., Part 2. This text sets out three criteria or conditions under which residential densities in this future land use category may be greater than 6 dwelling units per acre. As drafted in this revision, this part omits a conjunction (e.g., *and,* or *or*) for these three criteria/conditions, making it unclear whether all three or any of the three must be attained to facilitate densities greater than 6 dwelling units per acre. This ambiguity will likely lead to proponents of the greater density asserting that only one of the criteria/conditions must be obtained and opponents that all three must be obtained.

4) References to *Functional Classification*. Policies 2.8.8. and 2.8.11., have been revised so that maximum densities allowable depend on the functional classification of streets/roadways that they are adjacent to, *as approved by the Federal Highway Administration*. There are no policies or other provisions within the proposed Land Use and Mobility Element, however, that explain where someone can find any map or any other guidance from the Federal Highway Administration designating the functional classification of streets and roads in the City of Tallahassee or Leon County. I don't believe such a map exists. Therefore, determination of appropriate density limits based upon street/roadway frontage will not be possible, or best, subjective and arbitrary, given the lack of the referenced basis.

There is a *Roadway Functional Classification* map posted on the Tallahassee-Leon County GIS website (https://geodata-tlcgis.opendata.arcgis.com/maps/tlcgis::roadway-functional-classification/explore?location=30.443581,-84.266533,10.87). No guidance is provided in the proposed Land Use and Mobility Element as to whether this map will have any official status related to the references to *functional classification* in the proposed Element; the Federal Highway Administration is not the source of this map. There is also a Roadway Functional Classification map series in the current version of the Tallahassee-Leon County Comprehensive Plan; this proposed amendment will delete this map series.

From: [redacted]
I!je ct: Public Comment - Comp Plan Update
Date: Thursday, August 14, 2025 4:30:28 PM

include.

Fw: Comprehensive Plan - Proposed Future Land Use Map Changes

Subject: Re: Comprehensive Plan - Proposed Future Land Use Map Changes

*****EXTERNAL EMAIL*****
Please repo1i any suspicious attachments, links, or requests for sensitive info1mation.

I appreciate yam detailed response.
I reco$_{g\,n}$ ize there is ah-eady considerable prope1iy in the area that is specified as M1. I think those need to be changed and I object to adding additional prope1iies to that desi$_{g\,n}$ ation. I served on the City Commission for 2l years and voted in evely amendment cycle- including the years when it was originally adopted. I negotiated its acceptance by the a state. I served as the City rep on the ARPC for most of those years and on the FLC committees dealing with planning, infrastmcture and environmental - several times as Chair of those committees.
So I am fully aware of the processes you reference. That experience is the reason I am objecting. I know what happens after these downgrades.
A response that merely says "we heard you Ms. Lightsey now go away" is not sufficient. I want to see way fewer M&M designations down here.

The cunent City Commission does not pay attention and grants all zoning and development Proposals. I can label you just another apologist for the cunent system.
Be a professional independent planner. .. think about the future down here. Nothing positive will be possible if you adopt the recommended Map changes. More ugliness, more outside storage, more intense uses that do not encourage upscale housing and the amenities it would support.
At least your response means you have read the Plan.
Debbie Lightsey

Sent from my iPhone

On Jul 25, 2025, at 5:16 PM, Alfano, Michael wrote:

Hello Ms. Lightsey,

We've met before, but you may not remember me, my name is Mike Alfano; I've recently been promoted to the role of Planning Director. Your email was forwarded to me and I'm happy to follow up with a response.

First, regarding your concerns about the Manufacturing and Mining Future Land Use Category. I appreciate your concerns about what may appear to be adding new lands that would allow industrial uses in these areas, however, the areas in the Southside that were designated Manufacturing and Mining in the proposed Future Land Use Map are predominantly areas that are currently zoned M-1 (Light Industrial), or I (Industrial), where a variety of manufacturing and mining uses are currently allowed (with some additional lands zoned Airport Vicinity, Government Operations or Planned Unit Development). As such, these uses are currently allowed there today.

Moreover, the proposed Manufacturing and Mining FLUC includes a special condition that includes requirements to prevent or mitigate impacts from noise, vibrations, smoke, dust and particulate matter, odor, and lighting as well as requiring additional land development regulations to protect adjacent non-industry and non-mining properties and to require compatible vehicular access. Some uses, not previously addressed, such as hydraulic fracturing, proppant fracturing, acid fracturing, matrix acidization and similar activities are prohibited in this category.

While some of these areas are currently designated Suburban (and I believe this is the source of your concern), in order for development in these areas to provide the grocery stores, medical and dental offices, and restaurants that you highlight (all great ideas), they would first need to be rezoned to a district that allows those uses. That process would be largely the same as what they would need to do in the future, should they ever be designated as Manufacturing and Mining. The small-scale amendment process that we undertake follows the same timeline as a rezoning, so any landowners

wishing to change their land use from Manufacturing and Mining (should the proposed Comp. Plan Update be adopted in the future) to a more commercially-oriented category, would be able to do so in relatively short order, and also be able to rezone the property concurrently.

We sincerely appreciate your advocacy and desire for quality redevelopment on the Southside and share that passion. The Southside Action Plan (formerly the Southern Strategy Area) adopted into the current Comprehensive Plan (Goal 11) outlines and provides a framework of action for the Southside. It focuses on Beautification, Investment, and Engaged and Activated Citizens. Policies in this chapter require the focus on prioritizing investment that enhances existing public spaces, supporting citizen and business investment on private property, directing collaborative efforts of the public and private sectors towards increasing homeownership, diverse development and redevelopment and initiating projects that spur further investment opportunities. Earlier this year, we provided information to the BOCC on the over $1.13 billion dollars being invested into the Southside Action Plan area by the City, County, Blueprint, State, and private sectors. Perhaps most importantly, Policy 11.2.2 dictates that investment within the Southside Action Plan area shall not occur at the expense of the natural environment or water quality in a manner which is found to be inconsistent with local government initiatives, policies, rules or regulations. The proposed Land Use and Mobility Update carries forward these requirements.

Further, the proposed Comp. Plan Update prioritizes the importance of protecting the Environment. Goal 1: A Healthy Environment provides that our community will identify natural resources that contribute to a healthy environment and human well-being and prioritize the preservation of these natural areas when making land use and transportation decisions. The proposed update also emphasizes the Primary Springs Protection Zone in policies and in the associated map series. This is consistent with many local actions taken since the adoption of the original Comprehensive Plan, such as:

- Adoption and implementation of stricter stormwater standards (including design for facilities within karst areas)
- The retrofit and improvement of the Thomas P. Smith Water Reclamation facility to treat to Advanced Wastewater Treatment standards

- The deactivation of the City's spray field on Tram Road
- Land Development Codes that include Low Impact Development standards
- Implementation of the Master Sewer Plan
- The Southside Triangle Project
- The County's Septic-to-Sewer and Septic Upgrade Incentive Programs

Our team looks forward to the continued opportunities to engage with you, and the rest of the community, on the proposed Comp. Plan changes. Please let us know if you'd like to schedule a time to come in and meet with the project team to discuss these, or any other concerns, you may have.

All the best,
Mike



I would like to hear the justification for changing the Land Use on a vast number of properties in Southern and Southwestern Tallahassee to Mining and Manufacturing. I am tired of lip service to Southside Revitalization only to see this big step backwards.
I will quote you the description this Land Use Category:

Manufacturing and Mining - <u>Heavy Industrial land uses</u> that do not, typically, have a defined density or intensity and may have the potential to create significant offsite impacts to surrounding areas have specific federal and/or state requirements and must receive federal and/or state approval in addition to local government approval. Impacts such as noise, lighting, traffic , vibrations that are not regulated by federal or state laws shall be regulated by the City or County.
This fails to mention environmental degradation and lowering of adjacent property values.

The extra year you have allocated to reviewing these proposed changes will allow each of you time to read what you propose doing to an area that already lacks the amenities others in the community enjoy - grocery stores, medical and dental offices, restaurants, attractive landscaping, sidewalks and neighborhood scale commercial (we do not count gas stations and convenience stores of which we have too many). Much of this area contains environmentally sensitive features including lakes, swamps, wetlands, sinkholes and vulnerable aquifer recharge designations. Almost all of it is in the Wakulla Springs Basin. The people in charge of your planning department and each of you will be held responsible.

Do something positive for the Southside. Give us a chance to thrive! We already have too much blight, too much poor code enforcement, too many junkyards and locally undesirable land uses. The Map for the South and Southwest already contains too much intense commercial and heavy industrial. These new proposals are an insult. Time to step and show that your statements about community equity are more than just empty promises.

I would like a personal response which was routine when I was serving in office, but which now rarely happens.

Debbie Lightsey

Betton Hills Neighborhood Association P.O Box 15162. Tallahassee, Fl. 323171 bettonhills.org

June 10, 2025

Dear City of Tallahassee Commissioners:

The Betton Hills Neighborhood Association (BHNA) Board of Directors, on behalf of our over 2,000 residents, thanks the City Commission, and particularly the Planning staff, for their engagement on the Comprehensive Plan amendments to guide our city's responsible growth and vitality through 2050.

BHNA recognizes the challenges of fostering responsible development without stifling economic growth. We believe the City can meet those challenges while honoring and preserving the very real, historic contributions that established neighborhoods like Betton render to the City's vitality and its unique profile among Florida's best places to call home.

Based on recent conversations between BHNA and the City's Planning Department (Artie White, Susan Poplin, and Tyler Maldanado), as well as representations made at the June 3, 2025 community forum at the Los Robles Woman's Club, BHNA does **not** object to its inclusion in the proposed Sub-Urban *Residential Preservation* Land Use Category (emphasis added). This is because we have been informed that the current RP-1 zoning district contained within the Land Development Code (section 10-170) will be retained and applied to Betton Hills (as will the RP-2 zoning district, which will be retained and applied to the west side of Mitchell Avenue). This is what "residential preservation" is about.

Since its founding in 1973, BHNA has sought to protect this historically stable, viable, and desirable neighborhood from incompatible land uses and density intrusions. The resulting preservation of **single-family homes,** and **low housing density,** are the foundation of our established neighborhood character. We believe that continued preservation of these neighborhood attributes also contribute to the City's diverse landscape, economic vitality, and quality of life. How so? Here are just a few examples:

- True to its name, Betton Hills has many hills. Our single-family home sites, situated on-handsome lots with mature trees and landscaping, are natural stormwater absorbers of Tallahassee's frequent rainfall. This helps mitigate the adverse environmental effects that overdevelopment and/or higher densities can cause in such hilly terrain.

Betton Hills Neighborhood Association P.O Box 15162, Tallahassee, FL 32317 I bettonhills.org

• The large canopy trees commonly found on Betton's home sites provide a range of ecological services not only to our residents, but to the City at large. Together, these trees and home sites provide habitat for wildlife, carbon storage, air purification, shade, and help absorb rainwater and lessen urban runoff. Overdevelopment and/or higher densities threaten these treasured, ecological service providers.

• Betton's single-family home sites need only narrow streets. Even without sidewalks, these walkable neighborhood streets support pedestrian safety due to minimal cut-through traffic and reduced in-neighborhood traffic (due to lower housing density). These walkable neighborhood streets promote fellowship among not only Betton residents, but also with those from adjacent neighborhoods who commonly seek out the safety and beauty of our walkable neighborhood streets and parks. Overdevelopment and/or higher densities tend to undermine all of this.

Betton Hills residents make friends with their neighbors. They enjoy socializing together. They watch out for each other. They support their neighborhood association and its events. We believe this neighborliness is a natural outgrowth of our established **single-family home and low housing density** DNA. This neighborliness doesn't stop at the Betton Hills boundaries. Betton Hills residents have always been active in supporting Tallahassee's diversity of neighborhoods, its local businesses, its natural environment, and its responsible governance. It's part of the Betton Hills neighborhood character to give back to the City for its support for the preservation of our single-family neighborhood. You can be sure that we plan to keep on doing that.

We thank the Commissioners, and City planners, for listening to us and working with us to preserve and honor what's most valuable in Tallahassee for the long haul.

Best regards,

James Ward - President, Betton Hills Neighborhood Association

cc: Artie White; Susan Poplin; Tyler Moldanado

From: Poplin, Susan
To: Calhoun, Sherri
Subject: Public Comment - Comp Plan Update
Date: Thursday, August 14, 2025 4:44:25 PM

Subject: RE: Land Use in Woodland Drives

Bruce, Developments are required to address parking during the development review process and proposed changes to the plan do not alter that requirement. To my knowledge, there are not several acres in Woodland Drives that would meet the criteria for the densities above 6 dwelling units per acre. Anything above 6 would be limited to frontages that are along arterials and collectors, of which there are 2, Magnolia and E. Lafayette St. Limited areas along those facilities might be eligible but then would need to demonstrate that they are appropriate for a zoning change to allow it, and not be illegal spot zoning, etc. Thx.

Subject: Re: Land Use in Woodland Drives

I have one important question: Will any new development be required to have adequate off-street parking? If several acres are in Woodland Drives allowed to have 12 residences per acre and these residents all park on the street then the neighborhood will become gridlocked during any times of high traffic.

Bruce Gibson

> Subject: Land Use in Woodland Drives
>
> Bruce, Your e-mail was forwarded to the Planning Department and I thank you for reaching out about the comprehensive plan update. The Woodland Drives area is in a land use category called Residential Preservation which is reserved for lower-density residential uses and community facilities. The proposed land use is Urban Residential Preservation that is also intended to preserve residential uses. At one point there was contemplation of allowing small, neighborhood-scale commercial that would serve existing or newer neighborhoods, but that has been taken out based on input from several neighborhoods. The draft plan is available on-line www.compplantlc.com which has both policies and map links as well as mapping tools that allow comparisons. Please pass on any additional questions you might have to staff. Thx.
>
> SUBJECT: Comprehensive plan for Woodland Drives

NAME: Bruce Wood Gibson

What are these proposed changes to the comprehensive plan? I've received information that it will allow commercial development. What kind of commercial development? What kind of mixed-use buildings? Currently every street in the neighborhood is restricted to one lane by having a single vehicle park by the side of the road; the neighborhood can't handle lots of vehicles parking on the street and can't handle high volume traffic. If mixed use means retail outlets then a lot of voters will be outraged when convenience stores selling beer and liquor open nearby.

Buckhead Homeowners Association of Tallahassee, Inc.

c/o 4550 Timberloch Drive, Tallahassee, FL 32309

June 10, 2025

Via Electronic Mail Delivery to WelchB@leoncountyfl.gov

Chairman Brian Welch
Leon County Courthouse
300 South Adams St
Tallahassee, FL

Dear Chairman Welch:

I am writing on behalf of the Buckhead Homeowners Association of Tallahassee, Inc. (hereafter referred to as "Buckhead"). I would first like to thank you very much for taking time recently to speak with one of our HOA members about our concerns regarding proposed amendments to the 2025 Comprehensive Plan. Your feedback helped us better understand what is and is not being proposed for change.

By way of background, Buckhead is located north of Interstate 10, east of Centerville Road, and directly adjacent to the property that will be designated the "Northeast Gateway District" in the Welaunee Arch property. Development of Buckhead began in 1993. Buckhead is now a fully developed, low-density residential subdivision consisting of 170 single family homes.

Buckhead representatives monitored the Leon County Commission public hearing on May 13, 2025 and reviewed the proposed Land Use and Mobility Element amendments and related documents presented to the County Commission. We noted that policies 1.2.14 and 1.2.15 and other relevant policies are included in a document entitled "Welaunee Critical Area Plan" in attachment 5 of the County Commission agenda entitled "Master Plans." However, we found no written explanation of whether the Welaunee Critical Area Plan will remain in effect. This issue was not addressed by Mr. Artie White in his presentation during this hearing.

That said, we have since confirmed with Mr. White that *"the Welaunee Critical Area Plan will remain in effect and any PUDs will be required to be consistent with the Welaunee Critical Area Plan compability policies set out above. No changes to goals, objectives, or policies in the Welaunee Critical Area Plan are proposed, therefore, the policies adopted to address compatibility between Buckhead and future development in the Welaunee Arch remain in effect".* (Artie White email dated 5/27/2025)

Obviously, we were glad to confirm this and we are appreciative of Mr. White's swift and complete response to our inquiry. Buckhead believes that the specific compatibility measures set out in policy 1.2.15 as well as the general compatibility requirement of policy 1.2.14 are critical to protect the quality of life and property values of Buckhead homeowners. We wanted to reiterate our position in this regard, and trust that the County Commission will ensure that these policies remain in full force and effect in the comprehensive plan.

Because of its proximity to the Welaunee Arch property Buckhead is especially concerned that development near Buckhead in the Welaunee Arch must be compatible with the existing, low-density residential development in Buckhead. Buckhead was an active participant in the comprehensive plan

amendments that adopted the Welaunee Arch Master Plan in 2020-21. In that proceeding the County Commission recognized the validity of Buckhead's concerns and adopted policies to ensure that development near Buckhead would be compatible with Buckhead's low-density development pattern.

These include a general compatibility requirement in Policy 1.2.14, stated as follows:

> "Development in the Welaunee Arch shall be compatible with adjoining land uses through measures including but not limited to density and height limitations, setbacks, and vegetative and open space buffers."

The County Commission also adopted specific requirements in policy 1.2.15 for buffers, setbacks, open space greenways and density and development limits as follows:

(1) a requirement for a residential zone between the Buckhead subdivision and the mixed-use zones to the east, with residential densities no greater than 6 dwelling units per acre;
(2) a requirement for a minimum 1,000 foot buffer between the Buckhead subdivision and the planned Activity Center, east of the residential zone;
(3) a requirement for an open space/greenway no less than 250 feet wide along the border with the Buckhead neighborhood to serve as a buffer between the existing Buckhead Neighborhood and new development in the Welaunee Arch.

These policies remain in effect in the current comprehensive plan. Based on our observation of development in the Welaunee property south of Interstate 10, we are even more convinced that the 1,000 foot buffer and density and intensity limits and other measures described above are absolutely necessary to protect the quality of life we enjoy in Buckhead and the property values we have created. The massive clearing and destruction of trees and vegetation on the properties developed south of I-10 has made way for "cookie cutter" high-density development that would not be compatible with Buckhead.

Again, thank you for your time, feedback and continued stewardship of growth management land use policies that are aimed at maintaining property values and a quality of life that residents of our neighborhood, and others like it, have worked hard to create and preserve.

Sincerely,



Shirley F. Kerns, President

Buckhead Homeowners Association of Tallahassee, Inc.

cc: Kyle Frost, via email to *FrostK@leoncountyfl.gov*

Robert Apgar

Buckhead HOA Board Members

From: Poplin, Susan
To: Calhoun, Sherri
Subject: Public Comment - Comp Plan Update
Date: Thursday, August 14, 2025 4:14:50 PM

Comments on TLC FLUE 6/4/2025 amendment

The goals, objectives, and policies are internally inconsistent, creating legal risk for Tallahassee and Leon County. The proposed language lacks important definitions and direction, perpetuates past problems instead of preventing them from reoccurring, like the multi-bay super car wash proposed on Crump Road (now clearly allows), school siting based on cheap land rather than growth objectives (no criteria or intent stated), and the lawsuit on the County waste recycling center and regional park that the local governments narrowly won in the past).

With a wholesale "fix" that this is touted to be, why does it seem to not only perpetuate, but exacerbate these past land use disputes? The amendment, as explained by the groups such as Grow Tallahassee and The Chamber, wraps itself in a cloak of "good planning" approaches and new urbanism, and in reading the new goals and objectives, one might think that to be true. This amendment, however, falls short in the policies. The new policies are streamlined; so streamlined, in fact, that important provisions from the current Plan that help address compatibility between different uses, preserve important open space and landscape features in our urban area, protect conservation and preservation areas, and even provide that clear separation between urban and rural uses as stated in one of the goals.

In amendment cycles of the past, the Commissions would parse every new word to ensure that we were choosing the right language to guide future growth. The inconsistencies and apparent omissions of actual standards in this amendment, however, make it clear that the development of policy language was rushed, without even an analysis to assess if the policies are likely to achieve the stated goals and objectives. **The City Commission should vote not to forward the amendment to the State of Florida, and instead, continue to work with the public to address the problems, inconsistencies, and omissions.**

The following comments are focused on densities, intensities, location of development, and how different land use activities are intended to work together. They are grouped into three main topic areas: Growth Patterns; Reflecting our neighborhood and environmental values; and having a transparent process.

I. **Growth Patterns**

In trying to reduce sprawl and make our city more urban the current Comprehensive Plan has failed. We have known that for 25 years. The proposed amendment attempts to fix these failures not by addressing the large, undeveloped areas that continue to develop in low density residential and strip commercial sprawl, but by forcing density and nonresidential activities into existing developed neighborhoods. This "evolving residential neighborhood strategy" is being pushed despite the fact that most of the public comments during the entire reassessment process have been concerned about protecting these areas. The development community contends that if we just get more people living close together in the on the outskirts of the downtown, our urban commercial will have the population base it needs to thrive. This is a failed strategy. We had a successful downtown 40 years ago, with far less population near our urban core than we have now, and yet, the commercial activities today find it difficult to survive. Adding quadruplexes and daycare centers to urban core neighborhoods will not fix this problem.

What would help achieve more efficient growth patterns:

A. Adding residential units in the actual downtown, requiring downtown office buildings to have a commercial component, prohibiting non compete clauses in commercial real estate transactions (privately prohibiting a future similar activity, which then results in vacant buildings for years like the old Walmart on Apalachee Parkway and the old vet clinic on Thomasville and 9th Avenue), and limiting the size and location of suburban commercial are a few things that could help to some degree.
B. If the Urban Service Area is to be oversized for the projected need by 50% (Policy 2.2.1), and **if** the undeveloped areas over 2 acres in size were to take on urban densities, then there would be no need for existing neighborhoods to have to take on the character-changing burden of absorbing higher densities and intensities. Unfortunately, we continue a failed approach of oversizing the Urban Services Area and not having required (and enforced) minimum densities for vacant parcels greater than 2 acres. **Alternate urbanization policy for consideration that leaves neighborhoods alone:** *All parcels greater than 2 acres in size inside the urban service area shall be developed at a net density of at least 6 units per acre, outside environmentally constrained areas.*
C. Having policies that effectively address the impacts between uses is also important, but seems to have been forgotten in this Comprehensive Plan rewrite. Many of the compatibility policies in the new amendment are simply gone, despite most of our land use disputes and lawsuits in the past being about impacts and compatibility (Tai Chi on Thomasville Road, Welaunee Circle K, Chaires Regional Park, Waste Transfer/Recycling Facility, etc.).
D. **Most of the policies allowing office, and sometimes commercial use include an intensity standard that serves no purpose.** In Suburban Neighborhood, for example, Policy 2.8.9

provides the intensity standard for commercial and office activities as 20,000 sf/acre (In the Urban Neighborhood category, it bumps up to 30,000 sf/acre, per Policy 2.8.12). Is that an appropriate standard for areas along Gadsden Street North, or Meridian Road? What does it compare to? The following are examples of these intensities for you to think about in terms of them having anything remotely similar to what on thinks of for a "neighborhood":

- Lotto Building: 146,040 sf on 6.75 acres = 21,636 sf/acre
- Florida 1st District Court of Appeals in Southwood: 97,373 sf/17.26 ac = 5,642 sf/ac
- Leon County Tax Collectors at Metropolitan Blvd: 57,756/3.03 ac= 19,061 sf/ac
- Leon County Civic Center: 434,739sf/19.07ac = 22,797 sf/ac

Just where did staff come up with these standards, and did they ever do a comparison to analyze what is appropriate for urban neighborhoods? To be fair, the Plan has used a sf/ac intensity standard for many years, even though it never made sense, but it was coupled with max site areas, max bldg sf, stronger buffering, open space, and compatibility requirements that this amendment lacks (see existing Policy 3.1.1 as one example). **If we are going to make big changes, how about adopting intensity standards that actually make sense for the associated categories?**

E. Policy 2.2.5 concerning location of densities and intensities should be revised to replace "and/or" with "and", since densities **and** intensities should be based on **all** these things (infrastructure capacity, LOS, conditions of approval, and impacts).

F. Policy 2.2.8, concerning redevelopment, states that these redevelopment strategies will "prevent the premature conversion of rural land…" when, in fact, this is not true. While it may reduce pressure to convert rural land, to actually prevent that, we would actually need further policies to effectively prevent that. Absent those policies, replacing the word, "prevent" with "reduce demand for" would be more honest.

G. Policy 2.8.5 – Rural Residential Future Land Use Category: states, "The intent of the Rural Residential category is to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Services Area". **This Rural Residential policy, however, would also allow large commercial shopping centers that have nothing to do with that stated intent.** An example of 100,000 sf shopping center in the Rural Residential FLUC that would be allowable on a single site quadrant such as Roberts Road and Centerville or Crump Road and Miccosukee Road would be:

- 50,000 square foot sf Publix, **and**
- 14,000 sf CVS, **and**
- 15,000 sf Mattress Store, **and**
- 20,000 sf Mexican restaurant

The policy does not even state in intensity for an arterial roadway (such as Centerville) and a minor collector (such as Old Magnolia Road), though an intensity for a local roadway is

provided, which is 10,000 sf (the size of many older CVS stores).

These intensities are clearly the opposite of "a clear separation of urban and rural uses" as called for in Objective 2.2. The allowable intensities should be revised to reflect the intent of the Rural Residential Land Use Category, and list allowable intensities for all locations.

II. **Policies to Reflect Stated Values of Protecting Neighborhoods and Environment**

There is a disconnect between the drafters of this amendment and the true values held by those of us who have resided in Tallahassee/Leon County for many years. Objective 2.6 is "To foster and protect distinct, attractive places that are important to the community…" The only supporting policy to this objective, however, discusses the protection of road corridors, Woodville, Bradfordville, and downtown. What about our neighborhoods? Does staff not understand that our neighborhoods are each distinct, and that we want to foster and protect them from intrusive, incompatible uses, densities and intensities too? To not include a policy for neighborhoods and a policy for the environment to support this objective about what we value in Tallahassee/Leon County shows that the writers were not listening to what is stated as the two most fundamental things in our existing plan, as well as all the public outreach sessions that have been held over the past few years leading up to this point.

How to fix this disconnect of policies and our value of neighborhoods and the environment:

A. Expand the policies under Objective 2.6 to address how we value our neighborhoods with protective strategies to address impacts from development and incompatible activities.
   - Policy 2.8.12 for Urban Residential, states, "Community services,

     office, and commercial development in scale with surrounding residential areas are

     Appropriate". **This is a big departure from the current Plan** which prevented homes on Gadsden Street from converting to offices, since, in terms of cost, an office will "outbid" a residential activity every time. The current plan placed a high value on keeping residential units in the urban core, since there was (and still is) a real risk of losing residential units to office conversions. If this policy change is adopted, there will likely be a large-scale conversion of these urban core homes to offices, further eroding that 24-hour downtown we have been trying to support. Additionally, one has to wonder if a car wash like the one at Kerry Forest would be allowed as a minor commercial activity in scale with the surrounding residential area. The square footage of the structure is likely about the same (4,820 sf on one acre is very low compared to our adopted intensities!), but it is difficult to imagine that level of noise in an urban residential area. It seems the

new amendment would allow it.

B. Expand the policies under Objective 2.6 to address how we value our natural environment with protective strategies to address impacts from development and incompatible activities.
   - New Policy 2.5.1 for Suburban retrofit, calls for reconstructing degraded wetlands and watercourses to either “natural” functionality or repurpose them to complimentary functionality with additional community-use features. The last part to "repurpose" these degraded wetlands and watercourses is overly broad, given that every watercourse and wetland in Leon County could be considered degraded to some degree. This seems inconsistent with the community's stated values to protect the environment, and more recent requests in the public comments to be more resilient. What is the background/purpose of this policy? We wouldn't (at least I wouldn't) want to have jet ski races on Lake Heritage simply because the water quality is currently degraded from urban runoff. Would you? **Please delete this policy that is destructive to our wetlands and watercourses!**
   - Policy 2.8.2 calls for a minimum 5% open space, which may include landscaping and stormwater facilities. To be clear, this is a very low standard compared to our current Comprehensive Plan, which in Policy 1.4.11, requires 10-25%, with additional potential buffering for PUDs. Why the change? It might make sense in the most dense/ intense downtown areas, but in other areas, our community values shaded parking and protection, permeable areas to allow water filtration, and a place to take the dog out to do whatever it is dogs do.

BI. **A Process that starts well should end well, with transparency throughout**

This Comprehensive Plan update has been several years in the making. The Planning Department did outreach to find out what the community values and made them feel part of the process. Somewhere towards the end, however, when it came to writing policies, the public was not as engaged in the process, and it seems staff has not done a thorough assessment of the new policies to help ensure that they will accomplish the intent of the goals and objectives.

A. It is readily apparent that staff has not, as required by Policy 1.2.2, conducted an environmental analysis of the proposed amendment, including those features that contribute to the human well-being and community character. If that had been fully completed, it is likely that these omissions would have been realized and addressed by now. Please start with

an environmental analysis of Policy 1.2.2 and an residential impact analysis of the 20,000 and 30,000 sf/ac nonresidential intensity standards allowed in the Suburban "Neighborhood" and Urban "Neighborhood" categories. For reference, the Civic Center is 22,797 sf/ac.

B. The public input process should be reflected in densities and intensities that are easily discerned, without having to research roadway functional classification maps that are used for location criteria, but which have been deleted with this amendment. These can be found in an app at the bottom of the City's webpage under https://www.talgov.com/gis/roads/?page=roads#zoom_to_selection=true, but one must dig to find it.

C. The current plan has a matrix that includes the densities, intensities, and some location criteria for each land use. The amendment does not have this, making it difficult to assess what is allowed where. In fact, it seems some land use categories have no definition for what it even includes, and some categories seem to be missing altogether.

    - Objective 2.3, for example, addresses "public infrastructure" with supporting policies for "public facilities, including community services, light infrastructure, and post-high school educational uses". Policy 2.3.1 allows these public facilities in all land use categories. The current Comprehensive Plan also includes heavy infrastructure as a public facility activity, and the matrix provides where such activities may take place. The amendment does not have this matrix, and it is unclear as to whether heavy infrastructure (like the solid waste transfer/recycling facility or sewer plant) is also allowed in all land use categories (such as residential and preservation). Intensities and locational criteria, unlike the current Plan, are not provided in the amendment, setting the stage for major public controversy in the future. A better breakdown of public infrastructure, public facilities, community services, and what used to be know as "government operational" should be clearly classified in the Plan, with appropriate intensities and location requirements identified to avoid misunderstandings and litigation, as we have had in the past on this issue.

To have such serious omissions makes it difficult to correct later, and will certainly lead to unnecessary misunderstandings, disappointments, and costly litigation. Sometimes it is worse for the public when the stated intent is very high reaching if the "how to" in the policies is omitted. This is because it gives the public false expectations, leading to disappointment and then future distrust. Our Comprehensive Plan should be more than lofty words, but also a directive on how to achieve the hopes we have for our community.

From: Poplin, Susan
To: Calhoun, Sherri
Subject: Public Comment - Comp Plan Update
Date: Thursday, August 14, 2025 4:11:52 PM

It needs work. Please vote "no" to allow the problems with this current amendment to be addressed responsibly. Even if you don't read my comments below, please know that the amendment will cause problems (litigation) rather than solve them because it is full of inconsistencies, omissions, and things that just don't make sense.

Comments on the 2025 Amendments to the TLC Comp Plan FLUE:

The goals, objectives, and policies are internally inconsistent, creating legal risk for Tallahassee and Leon County. The proposed language lacks important definitions and direction, perpetuates past problems instead of preventing them from reoccurring, like the multi-bay super car wash proposed on Crump Road (now clearly allows), school siting based on cheap land rather than growth objectives (no criteria or intent stated), and the lawsuit on the County waste recycling center and regional park that the local governments narrowly won in the past).

With a wholesale "fix" that this is touted to be, why does it seem to not only perpetuate, but exacerbate these past land use disputes? The amendment, as explained by the groups such as Grow Tallahassee and The Chamber, wraps itself in a cloak of "good planning" approaches and new urbanism, and in reading the new goals and objectives, one might think that to be true. This amendment, however, falls short in the policies. The new policies are streamlined; so streamlined, in fact, that important provisions from the current Plan that help address compatibility between different uses, preserve important open space and landscape features in our urban area, protect conservation and preservation areas, and even provide that clear separation between urban and rural uses as stated in one of the goals.

In amendment cycles of the past, the Commissions would parse every new word to ensure that we were choosing the right language to guide future growth. The inconsistencies and apparent omissions of actual standards in this amendment, however, make it clear that the development of policy language was rushed, without even an analysis to assess if the policies are likely to achieve the stated goals and objectives. **The City Commission should vote not to forward the amendment to the State of Florida, and instead, continue to work with the public to address the problems, inconsistencies, and omissions.**

The following comments are focused on densities, intensities, location of development, and how different land use activities are intended to work together. They are grouped into three main topic areas: Growth Patterns; Reflecting our neighborhood and environmental values; and having a transparent process.

1. Growth Patterns

In trying to reduce sprawl and make our city more urban the current Comprehensive Plan has failed. We have known that for 25 years (when staff applied the policies to a map, whereby the large extent of yellow low density areas made our community look like Big Bird on a map). The proposed amendment attempts to fix these failures not by addressing the large, undeveloped areas that continue to develop in low density residential and strip commercial sprawl, but by forcing density and nonresidential activities into existing developed neighborhoods. This "evolving residential neighborhood strategy" is being pushed despite the fact that most of the public comments during the entire reassessment process have been concerned about protecting these areas. The development community contends that if we just get more people living close together on the outskirts of the downtown, our urban commercial will have the population base it needs to thrive. This is a failed strategy. We had a successful downtown 40 years ago, with far less population near our urban core than we have now, and yet, the commercial activities today find it difficult to survive. Adding quadruplexes and daycare centers to urban core neighborhoods will not fix this problem.

What would help achieve more efficient growth patterns:

1. Adding residential units in the actual downtown, requiring downtown office buildings to have a commercial component, prohibiting non compete clauses in commercial real estate transactions (privately prohibiting a future similar activity, which then results in vacant buildings for years like the old Walmart on Apalachee Parkway and the old vet clinic on Thomasville and 9th Avenue), and limiting the size and location of suburban commercial are a few things that could help to some degree.
2. If the Urban Service Area is to be oversized for the projected need by 50% (Policy 2.2.1), and **if** the undeveloped areas over 2 acres in size were to take on urban densities, then there would be no need for existing neighborhoods to have to take on the character-changing burden of absorbing higher densities and intensities. Unfortunately, we continue a failed approach of oversizing the Urban Services Area and not having required (and enforced) minimum densities for vacant parcels greater than 2 acres. **Alternate urbanization policy for consideration that leaves neighborhoods alone:** *All parcels greater than 2 acres in size inside the urban service area shall be developed at a net density of at least 6 units per acre, outside environmentally constrained areas.*

3. Having policies that effectively address the impacts between uses is also important, but seems to have been forgotten in this Comprehensive Plan rewrite. Many of the compatibility policies in the new amendment are simply gone, despite most of our land use disputes and lawsuits in the past being about impacts and compatibility (Tai Chi on Thomasville Road, Welaunee Circle K, Chaires Regional Park, Waste Transfer/Recycling Facility, etc.).
4. **Most of the policies allowing office, and sometimes commercial use include an intensity standard that serves no purpose and gives false assurances.** In Suburban Neighborhood, for example, Policy 2.8.9 provides the intensity standard for commercial and office activities as 20,000 sf/acre (In the Urban Neighborhood category, it bumps up to 30,000 sf/acre, per Policy 2.8.12). Is that an appropriate standard for areas along Gadsden Street North, or Meridian Road? What does it compare to? The following are examples of these intensities for you to think about in terms of them having anything remotely similar to what on thinks of for a "neighborhood":
    - Lotto Building: 146,040 sf on 6.75 acres = 21,636 sf/acre
    - Florida 1st District Court of Appeals in Southwood: 97,373 sf/17.26 ac = 5,642 sf/ac
    - Leon County Tax Collectors at Metropolitan Blvd: 57,756/3.03 ac= 19,061 sf/ac
    - Leon County Civic Center: 434,739sf/19.07ac = 22,797 sf/ac

    Just where did staff come up with these standards, and did they ever do a comparison to analyze what is appropriate for urban neighborhoods? To be fair, the Plan has used a sf/ac intensity standard for many years, even though it never made sense, but it was coupled with max site areas, max bldg sf, stronger buffering, open space, and compatibility requirements that this amendment lacks (see existing Policy 3.1.1 as one example). **If we are going to make big changes, how about adopting intensity standards that actually make sense for the associated categories?**

1. Policy 2.2.5 concerning location of densities and intensities should be revised to replace "and/or" with "and", since densities **and** intensities should be based on **all** these things (infrastructure capacity, LOS, conditions of approval, and impacts).
2. Policy 2.2.8, concerning redevelopment, states that these redevelopment strategies will "prevent the premature conversion of rural land…" when, in fact, this is not true. While it may reduce pressure to convert rural land, to actually prevent that, we would actually need further policies to effectively prevent that. Absent those policies, replacing the word, "prevent" with "reduce demand for" would be more honest.
3. Policy 2.8.5 – Rural Residential Future Land Use Category: states, "The intent of the Rural Residential category is to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Services Area". **This Rural Residential policy, however, would also allow large commercial shopping centers that have nothing to do with that stated intent.** An example of 100,000 sf shopping center in the Rural Residential FLUC that would be allowable on a single site quadrant such as Roberts Road and Centerville or Crump Road and Miccosukee Road would be:

- 50,000 square foot sf Publix, **and**
- 14,000 sf CVS, **and**
- 15,000 sf Mattress Store, **and**
- 20,000 sf Mexican restaurant

The policy does not even provide an intensity for an arterial roadway (such as Centerville) and a minor collector (such as Old Magnolia Road), though an intensity for a local roadway is provided, which is 10,000 sf (the size of many older CVS stores).

These intensities are clearly the opposite of "a clear separation of urban and rural uses" as called for in Objective 2.2. The allowable intensities should be revised to reflect the intent of the Rural Residential Land Use Category, and list allowable intensities for all locations.

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From: Poplin, Susan
To: Calhoun, Sherri
Subject: Public Comment - Comp Plan Update
Date: Thursday, August 14, 2025 4:30:28 PM

include.

Fw: Comprehensive Plan - Proposed Future Land Use Map Changes

I appreciate your detailed response.
I recognize there is already considerable property in the area that is specified as M1. I think those need to be changed and I object to adding additional properties to that designation. I served on the City Commission for 21 years and voted in every amendment cycle- including the years when it was originally adopted. I negotiated its acceptance by the a state. I served as the City rep on the ARPC for most of those years and on the FLC committees dealing with planning, infrastructure and environmental - several times as Chair of those committees.
So I am fully aware of the processes you reference. That experience is the reason I am objecting. I know what happens after these downgrades.
A response that merely says “we heard you Ms. Lightsey now go away” is not sufficient.
I want to see way fewer M&M designations down here.

The current City Commission does not pay attention and grants all zoning and development Proposals. I can label you just another apologist for the current system.
Be a professional independent planner... think about the future down here. Nothing positive will be possible if you adopt the recommended Map changes. More ugliness, more outside storage, more intense uses that do not encourage upscale housing and the amenities it would support.
At least your response means you have read the Plan.
Debbie Lightsey

Sent from my iPhone

> Hello Ms. Lightsey,
>
> We’ve met before, but you may not remember me, my name is Mike Alfano; I’ve recently been promoted to the role of Planning Director. Your email was forwarded to me and I’m happy to follow up with a response.

First, regarding your concerns about the Manufacturing and Mining Future Land Use Category. I appreciate your concerns about what may appear to be adding new lands that would allow industrial uses in these areas, however, the areas in the Southside that were designated Manufacturing and Mining in the proposed Future Land Use Map are predominantly areas that are currently zoned M-1 (Light Industrial), or I (Industrial), where a variety of manufacturing and mining uses are currently allowed (with some additional lands zoned Airport Vicinity, Government Operations or Planned Unit Development). As such, these uses are currently allowed there today.

Moreover, the proposed Manufacturing and Mining FLUC includes a special condition that includes requirements to prevent or mitigate impacts from noise, vibrations, smoke, dust and particulate matter, odor, and lighting as well as requiring additional land development regulations to protect adjacent non-industry and non-mining properties and to require compatible vehicular access. Some uses, not previously addressed, such as hydraulic fracturing, proppant fracturing, acid fracturing, matrix acidization and similar activities are prohibited in this category.

While some of these areas are currently designated Suburban (and I believe this is the source of your concern), in order for development in these areas to provide the grocery stores, medical and dental offices, and restaurants that you highlight (all great ideas), they would first need to be rezoned to a district that allows those uses. That process would be largely the same as what they would need to do in the future, should they ever be designated as Manufacturing and Mining. The small-scale amendment process that we undertake follows the same timeline as a rezoning, so any landowners wishing to change their land use from Manufacturing and Mining (should the proposed Comp. Plan Update be adopted in the future) to a more commercially-oriented category, would be able to do so in relatively short order, and also be able to rezone the property concurrently.

We sincerely appreciate your advocacy and desire for quality redevelopment on the Southside and share that passion. The Southside Action Plan (formerly the Southern Strategy Area) adopted into the current Comprehensive Plan (Goal 11) outlines and provides a framework of action for the Southside. It focuses on Beautification, Investment, and Engaged and Activated Citizens. Policies in this chapter require the focus on prioritizing investment that enhances existing public spaces, supporting

citizen and business investment on private property, directing collaborative efforts of the public and private sectors towards increasing homeownership, diverse development and redevelopment and initiating projects that spur further investment opportunities. Earlier this year, we provided information to the BOCC on the over $1.13 billion dollars being invested into the Southside Action Plan area by the City, County, Blueprint, State, and private sectors. Perhaps most importantly, Policy 11.2.2 dictates that investment within the Southside Action Plan area shall not occur at the expense of the natural environment or water quality in a manner which is found to be inconsistent with local government initiatives, policies, rules or regulations. The proposed Land Use and Mobility Update carries forward these requirements.

Further, the proposed Comp. Plan Update prioritizes the importance of protecting the Environment. Goal 1: A Healthy Environment provides that our community will identify natural resources that contribute to a healthy environment and human well-being and prioritize the preservation of these natural areas when making land use and transportation decisions. The proposed update also emphasizes the Primary Springs Protection Zone in policies and in the associated map series. This is consistent with many local actions taken since the adoption of the original Comprehensive Plan, such as:

- Adoption and implementation of stricter stormwater standards (including design for facilities within karst areas)
- The retrofit and improvement of the Thomas P. Smith Water Reclamation facility to treat to Advanced Wastewater Treatment standards
- The deactivation of the City's spray field on Tram Road
- Land Development Codes that include Low Impact Development standards
- Implementation of the Master Sewer Plan
- The Southside Triangle Project
- The County's Septic-to-Sewer and Septic Upgrade Incentive Programs

Our team looks forward to the continued opportunities to engage with you, and the rest of the community, on the proposed Comp. Plan changes. Please let us know if you'd like to schedule a time to come in and meet with the project team to discuss these, or any other concerns, you may have.

All the best,
Mike

Subject: Comprehensive Plan - Proposed Future Land Use Map Changes

I would like to hear the justification for changing the Land Use on a vast number of properties in Southern and Southwestern Tallahassee to Mining and Manufacturing. I am tired of lip service to Southside Revitalization only to see this big step backwards.
I will quote you the description this Land Use Category:

Manufacturing and Mining - <u>Heavy Industrial land uses</u> that do not, typically, have a defined density or intensity and may have the potential to create significant offsite impacts to surrounding areas have specific federal and/or state requirements and must receive federal and/or state approval in addition to local government approval. Impacts such as noise, lighting, traffic , vibrations that are not regulated by federal or state laws shall be regulated by the City or County.
This fails to mention environmental degradation and lowering of adjacent property values.

The extra year you have allocated to reviewing these proposed changes will allow each of you time to read what you propose doing to an area that already lacks the amenities others in the community enjoy - grocery stores, medical and dental offices, restaurants, attractive landscaping, sidewalks and neighborhood scale commercial (we do not count gas stations and convenience stores of which we have too many). Much of this area contains environmentally sensitive features including lakes, swamps, wetlands, sinkholes and vulnerable aquifer recharge designations. Almost all of it is in the Wakulla Springs Basin. The people in charge of your planning department and each of you will be held responsible.

Do something positive for the Southside. Give us a chance to thrive! We already have too much blight, too much poor code enforcement, too many junkyards and locally undesirable land uses. The Map for the South and Southwest already contains too much intense commercial and heavy industrial. These new proposals are an insult. Time to step and show that your statements about community equity are more than just empty promises.

I would like a personal response which was routine when I was serving in office, but which now rarely happens.

Debbie Lightsey

From: Poplin, Susan
To: Calhoun, Sherri
Subject: Public Comment - Comp Plan Update
Date: Thursday, August 14, 2025 4:07:11 PM

Jim,

The version from last Thursday is the current version.

Zoning is inherently more detailed with regards to uses and development standards and often more restrictive than the land use categories with regards to both densities and allowed uses (by way of what the purpose of land use versus the purpose of zoning is and the roles they both serve). In fact, the currently proposed language "Zoning may be permitted at lower densities and intensities than the maximum specified in the Comprehensive Plan" is actually redundant because it really just states how everything already functions. That being said, we can certainly look at including the proposed language while we make any other edits directed by the City Commission during the Transmittal Hearing this Wednesday or in response to any comments we receive from the state and review agencies between the Transmittal Hearing and the Adoption Hearing. We will follow up and keep you aware of any edits or changes that are made between Transmittal and Adoption.

Thanks for reviewing and providing your input!

Kind regards,
Artie

Subject: Re: Follow-up question re Sub-Urban Residential Preservation Land Use category

P.S. -- Would you be so kind as to send me the latest draft of the SURP to me, if it's different from what we reviewed at our meeting last Thursday? I know it's been evolving over recent days. Thank you!

> Hi Susan (and Artie and Tyler),
>
> I promised Susan during a call this afternoon that I would send a follow-up e-mail to frame the question that I posed to

her more clearly than in the discussion that Susan and I had about it.

Here goes: At our meeting last Thursday, you folks said that Para. 3 of the Sub-Urban Residential Preservation Future Land Use Category ("SURP") reflects that the more restrictive density standard specified in RP-1 (3.6 DU/acre) would continue to apply to Betton Hills even if the SURP is adopted (we're cognizant that the west side of Mitchell Avenue is a different animal, being zoned RP-2).

What I'm wondering is why Para. 3 doesn't seem to evidence as clearly -- or, apparently, even at all -- that the more restrictive housing type specified in RP-1 (i.e., "single-family") would continue to apply to Betton Hills, even though the housing types permitted by the SURP appear to be broader. In particular, we have a concern that the identification of "duplexes" in the SURP is inconsistent both with the specification of "single-family" housing in RP-1 and the prevailing neighborhood character of Betton Hills. Again, we acknowledge that Mitchell Avenue is RP-2, not RP-1.

If I were to revise Para. 3 to illustrate, and address, my concern about the apparent friction between duplexes being referenced in the SURP v. single family housing under RP-1, it would read something like this:

3. Zoning may be permitted at lower densitive and intensities than the maximum specified in the Comprehensive Plan, and permissible housing types likewise may be more limited under zoning than the range of housing types specified in the Comprehensive Plan, to achieve consistency with the intent of the category to preserve neighborhood character.

Although I know you're quite busy, I'm hoping you can please consider the above and let me have your thoughts?

Thanks, as always, for your time and professionalism.

Best regards,

Jim Ward

Betton Hills Neighborhood Association President

From: Poplin, Susan
To: Calhoun, Sherri
Subject: Public Comment - Comp Plan Update
Date: Thursday, August 14, 2025 4:13:38 PM

Subject: Re: Follow-up question re Sub-Urban Residential Preservation Land Use category

Hi Artie (and everyone),

Thank you for reviewing my e-mail and suggested verbiage, and for your thoughtful reply. Betton Hills greatly appreciates your engagement with us.

I'm sure we'll bump into you tonight.

Jim Ward

> Jim,
> The version from last Thursday is the current version.
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> Zoning is inherently more detailed with regards to uses and development standards and often more restrictive than the land use categories with regards to both densities and allowed uses (by way of what the purpose of land use versus the purpose of zoning is and the roles they both serve). In fact, the currently proposed language “Zoning may be permitted at lower densities and intensities than the maximum specified in the Comprehensive Plan” is actually redundant because it really just states how everything already functions. That being said, we can certainly look at including the proposed language while we make any other edits directed by the City Commission during the Transmittal Hearing this Wednesday or in response to any comments we receive from the state and review agencies between the Transmittal Hearing and the Adoption Hearing. We will follow up and keep you aware of any edits or changes that are made between Transmittal and Adoption.
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> Kind regards,

Artie

P.S. -- Would you be so kind as to send me the latest draft of the SURP to me, if it's different from what we reviewed at our meeting last Thursday? I know it's been evolving over recent days. Thank you!

> Hi Susan (and Artie and Tyler),
>
> I promised Susan during a call this afternoon that I would send a follow-up e-mail to frame the question that I posed to her more clearly than in the discussion that Susan and I had about it.
>
> Here goes: At our meeting last Thursday, you folks said that Para. 3 of the Sub-Urban Residential Preservation Future Land Use Category ("SURP") reflects that the more restrictive density standard specified in RP-1 (3.6 DU/acre) would continue to apply to Betton Hills even if the SURP is adopted (we're cognizant that the west side of Mitchell Avenue is a different animal, being zoned RP-2).
>
> What I'm wondering is why Para. 3 doesn't seem to evidence as clearly -- or, apparently, even at all -- that the more restrictive housing type specified in RP-1 (i.e.,

"single-family") would continue to apply to Betton Hills, even though the housing types permitted by the SURP appear to be broader. In particular, we have a concern that the identification of "duplexes" in the SURP is inconsistent both with the specification of "single-family" housing in RP-1 and the prevailing neighborhood character of Betton Hills. Again, we acknowledge that Mitchell Avenue is RP-2, not RP-1.

If I were to revise Para. 3 to illustrate, and address, my concern about the apparent friction between duplexes being referenced in the SURP v. single family housing under RP-1, it would read something like this:

> 3. Zoning may be permitted at lower densitive and intensities than the maximum specified in the Comprehensive Plan, and permissible housing types likewise may be more limited under zoning than the range of housing types specified in the Comprehensive Plan, to achieve consistency with the intent of the category to preserve neighborhood character.

Although I know you're quite busy, I'm hoping you can please consider the above and let me have your thoughts?

Thanks, as always, for your time and professionalism.

Best regards,

Jim Ward
Betton Hills Neighborhood Association President

From: Poplin, Susan
To: Calhoun, Sherri
Subject: Public Comment - Comp Plan Update
Date: Thursday, August 14, 2025 4:47:53 PM
Attachments: image001.png

Subject: RE: Comprehensive Plan Changes

Sarah, Thank you for your comments. We will keep them to inform efforts as the update moves forward. There will be additional opportunities to review and comment on the plan update and look forward to your continued participation.

Ms. Poplin,

As residents of Lafayette Park, we strongly oppose the proposed Future Land Use revision that would change the designation of our historic neighborhood—and others like it—from **Residential Preservation** to **Urban Residential Preservation,** which could significantly alter the character and livability of some of Tallahassee's long-established neighborhoods. This change will also **worsen existing challenges** related to **parking, speeding, and cut-through traffic.** These are not hypothetical concerns—they are already present and would only intensify under the proposed changes.

During the June 3rd public meeting Mr. White stated that the affected areas "already have (…) eight, 10, even 12 units per acre," and that the proposed reclassification is merely an acknowledgment of existing development patterns.

However, this framing overlooks a critical reality: the area proposed for re-designation encompasses a **broad and diverse section of Midtown**, which includes both high-density housing and long-established, low-density single-family neighborhoods. The higher- density pockets inflate the **average** across the entire area, these averages do not reflect the actual makeup or character of many individual neighborhoods within it.

This broad-brush approach **ignores the distinct identity and residential stability** of these older neighborhoods, and it opens the door to development that is incompatible with their long-established character. This proposed reclassification fails to recognize what makes each part of Midtown unique. We urge the city planners to **take a more nuanced approach**—one that protects the historic areas and ensures they are not subsumed by policies aimed at addressing development pressures elsewhere.

Tallahassee does not have a strong track record when it comes to protecting historic homes, especially in areas where it is profitable for development, and the recent Canopy/Circle K controversy demonstrates how quickly developers will put profit over neighborhood integrity. It is difficult to separate these proposed changes from that pattern, particularly when it is championed by individuals with clear development interests, including CRA leadership and groups represented by pro-growth PACs.

We urge you to **reconsider the proposed reclassification** and keep the **Residential Preservation** designation for these core neighborhoods. Their character and history deserve thoughtful planning, not statistical generalizations.

Thank you for your time and attention,

Sarah Kathryn McRae and Austin Wright

Beard Street

From: Poplin, Susan
To: Calhoun, Sherri
Subject: Public Comment - Comp Plan Update
Date: Thursday, August 14, 2025 3:43:54 PM

Subject: Proposed changes to the comprehensive plan that affect my Lafayette Park neighborhood

The City and County are growing Lafayette Park neighborhood is a remnant of an earlier time, a remnant worth keeping as a reminder of the City in a quieter time, and as what a neighborhood should be. LP is a remarkable place, primarily because the people who live there have cared for and taken care of LP. There are many who want to live in LP, and wait years for a chance to buy a home in the Park. People who buy homes in LP typically stay for decades. What the draft plan proposes will destroy LP as a wonderful place to live. For what reason? To give developers the opportunity to make money by tearing down what is here now, what has been so carefully taken case of for decades by those fortunate enough to find a home in the Park. There is no justification for the proposed changes It seems the City and County want to make Layette Park look like the unappealing construction of lot line to lot line glass and brick residences as the City has approved in the Pine Street Thomasville Road area. Monster townhomes with no personality at all for developers to make money. To do so, developers cut down many large ancient oak trees. The live oak on my property is over 400 years old. There are many other ancient oaks in LaFayette Park. All will be at risk if the proposed changes to the Comp Plan are made. The density changes cannot coexist with the Oaks. I ask again WHY? And I know because I have seen it first hand in surrounding neighborhoods torn apart by developers to make money. I ask that you not make any changes to the existing restrictions that have kept LP a remarkable place to live. If you disagree with me I think it would be appropriate for you to explain in detail the basis of the proposed changes, the justification of such changes, and why you think what is proposed to be done to LP should be done.

From: Poplin, Susan
To: Calhoun, Sherri
Subject: Public Comment - Comp Plan Update
Date: Thursday, August 14, 2025 4:43:15 PM

Subject: RE: Concern over Lake Jackson shoreline zoned for USA

Hi Lynne, Thank you for your question. Most of the Lake Jackson area is currently within the Urban Services Area (USA) and is designated with Lake Protection or Rural land use and zoning. Those designations are not changing. The area near Tower Road is adjusted because the current boundary cuts through parcels and separates the Tower Oaks subdivision currently in Urban Residential 2 land use from its owned common area to the north. The changes correct that and align the USA boundary with parcel boundaries to avoid future confusion. Thx.

Subject: Concern over Lake Jackson shoreline zoned for USA

Good morning,

Yesterday, I was able to locate a map online that shows color coded areas and explanations for the updates to Tallahassee's comprehensive plan. I was quite alarmed to see the majority of Lake Jackson's shoreline is slated to be included in the Urban Service Area targeted for greater expansion and more density despite the fact that it is also designated as a lake protection area.

Doing this seems to be in conflict. Am I misinterpreting the map and what this may allow? I'd welcome your insight.

Lynne Takacs

From: Poplin, Susan
To: Calhoun, Sherri
Subject: Public Comment - Comp Plan Update
Date: Thursday, August 14, 2025 4:12:46 PM

Good morning,

Yesterday, I was able to locate a map online that shows color coded areas and explanations for the updates to Tallahassee's comprehensive plan. I was quite alarmed to see the majority of Lake Jackson's shoreline is slated to be included in the Urban Service Area targeted for greater expansion and more density despite the fact that it is also designated as a lake protection area.

Doing this seems to be in conflict. Am I misinterpreting the map and what this may allow? I'd welcome your insight.

Lynne Takacs

From: Poplin, Susan
To: Calhoun, Sherri
Subject: Public Comment - Comp Plan Update
Date: Thursday, August 14, 2025 4:17:05 PM

Dear Susan,
If I walked by you and didn't acknowledge you at the city meeting, I apologize—I don't recognize people and it is something I struggle with.

I was not going to be able to attend the City Commission meeting because of an out of town trip, but my husband and I became very ill and had to cut our trip short, so I was able to make it to the meeting. I understand the transmittal was delayed and I am thankful. If I could be involved in improving the plan it would mean a great deal to me. I had not realized all the changes that had been made from the County Commission meeting to the City Commission meeting, but I believe improvements were made.

If I can be of any service to you and the staff, please contact me and let me know how I can help this process. My phone is 850-284-7424.

Thank you for your service to the community,
Nell Stranburg

Comments Regarding:
Tallahassee-Leon County Comprehensive Plan
Proposed Land Use and Mobility Element Goals, Objectives, and Policies
June 4, 2025

The following comments are incomplete. Nevertheless, they are being offered today, June 11, 2025, because the transmittal hearing is being conducted this evening.

There are many laudable provisions in the proposed plan amendment.
The proposed plan amendment reflects a great amount of work along with an effort to create a quality plan.
There are many aspects of the proposed amendment that deserve praise.
Nevertheless, these comments are critical of some of the proposed goals, objectives, and policies.
It is hoped that these comments may be used to improved upon the current proposal.
Further comments, including revisions to these comments, may be provided during the review process.

Unfortunately, some of these laudable provisions are weakened by vague and ambiguous language or simply by terminology that is not defined, objectives that are not measurable, and policies/actions that have no clear implementation steps or timetables. Some terms are important while some are unhelpful jargon. All terms required definition and measurability. For example:

- sustainable building practices, (potentially important)
- robust natural environment (unhelpful jargon),
- empowering self-sufficiency across the community (unhelpful jargon),
- livability (uncertain usefulness),
- walkability (potentially important),
- "Accommodate our population growth in a responsible manner" (Useless phrase)
    - (Objective 2.1) Other phrases in this Objective fail to provide clear direction.

The proposed amendment can be improved significantly by defining terms and making objectives and policies measurable.
The general comment is this: Read the proposed goals, objectives, and policies carefully. Ensure that everyone: commissioners, landowners, residents, and all affected parties will know what the words mean and WHAT THE PLAN IS.

Some specific comments:

1. Efficient Growth and Urban Service Area (USA) designation.
    a. Policy 2.2.1 states: "The USA will be sized to include approximately 50% more vacant and developable land than is necessary to accommodate the projected population growth expected within the USA by the long-term planning horizon

and will account for both the ability to provide urban infrastructure and the presence of environmentally sensitive lands and water bodies."

b. There are many factors to consider in this calculation. Presumably, a calculation of the extent of the USA has been prepared and is included in the data and analysis supporting this proposed amendment. It will be reviewed later.
c. A critical factor in making this determination is the assumed density of new residential development and the amount of infill, redevelopment, and increased densification of existing areas that will occur over the next 25 years. These assumed densities should be incorporated into the projected size of the USA. The proposed amendment has several policies which seek to increase densities. These policies should be applied to calculating the size of the USA.
d. Another factor is the amount of development that is anticipated to occur outside of the USA. For the plan to succeed in achieving compact and sustainable development; low-density sprawl must be limited outside of the USA.

2. Terminology and phrases that are vague, ambiguous or otherwise undefined.

a. Unpolluted lakes, rivers, and soils:
    i. Goal 1, "unpolluted lakes, rivers, and soils." Since most of our water bodies and some of our soils have various degrees of "pollution" this goal is unattainable and the statement that the community will "maintain" such "unpolluted" resources is not accurate. <u>This is a laudable idea, but requires refinement.</u> At minimum, the term "unpolluted" requires clarification.
    ii. There are other terms like this. Read each term critically and ask what it means.
b. Natural Resources:
    i. The proposed amendment uses various terms such as 'natural resources' in a loose fashion, often overlapping with other terms. These types of terms require clear definition.
    ii. The term "natural resources" as used in the proposed amendment is not clearly defined nor clearly consistent the description of the term in the governing statute.
    iii. Goal 1 includes the terms "natural resources" and "natural areas" in the same sub-paragraph. This may lead to some confusion.
    iv. Goal 1 includes some terms that have frequent common usage. However, different persons may understand these words to mean different things. The plan is an ordinance and requires precisely defined terminology. So, for example, terms like "natural resources," "conservation areas," and "water resources" should be defined. These terms and others are not defined in the plan glossary.
    v. The term "natural resource" is used extensively in the Conservation Element, but it is not defined. The Conservation Element includes some statements that appear to distinguish "natural resources" from other features such as wildlife habitat and natural vegetative communities (see Conservation Goal 3.) Elsewhere, the Conservation Element seems to

consider “natural and native vegetation [and] surface water” as natural resources. This is confusing, especially the term “natural vegetation.”

vi. The word “natural” in the term “natural vegetation” seems to imply that we have unnatural vegetation. Maybe the intent was to say “native vegetation?” In any case, these terms are undefined and could lead to confusion in execution of the plan.

vii. The term “natural resource” is not directly defined by section 163.3177 F.S. which means that it is important for the local government comprehensive plan to define the term for its particular circumstances. However, the term is used in the statute and a certain understanding of the term is possible. For example, section 163.3177(10)c. indicates that the Future Land Use Map shall show the following natural resources or conditions: (I) Existing and planned public potable waterwells, cones of influence, and wellhead protection areas; (II) Beaches and shores, including estuarine systems; (III) Rivers, bays, lakes, floodplains, and harbors; (IV) Wetlands; (V) Minerals and soils: and (VI); and Coastal high hazard areas. Additionally, section 163.3177(6)(a)9.(IV) indicates that natural resources include “wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems and other significant natural system.”

viii. Objective 1.1 does not define “natural resources.” Policy 1.1.1 does provide an important list of features that should be identified. All of the features listed have importance to the comprehensive plan. However, it is not clear whether this list constitutes <u>all known</u> forms and instances of natural resources. Not all of the features listed in Objective 1.1 are “natural” in the common sense of the term.

ix. Some “natural resources” mentioned in the statute and which likely apply to Tallahassee do not appear to be addressed by the plan amendment or the existing Conservation Element. These include existing and planned public potable waterwells, cones of influence, and wellhead protection areas; minerals (which is not the same as known active and former mining sites); native vegetation (which may be partially addressed by the term “high quality successional and native forests (although the adjective “high” does not appear to be defined by the Glossary); environmentally sensitive areas (which may be partially addressed by other terms noting that the term “environmentally significant lands” which is in the Plan Glossary is not listed and also noting that Goal 1 uses the term “environmentally sensitive features” but it is not clear what a ‘feature’ is as distinguished from ‘area’ or ‘land’); and natural goundwater aquifer recharge areas (noting that the Glossary lists Groundwater Resource Protection [Areas] and the Conservation Element addresses Groundwater Protection (Conservation Objective 4.2) yet proposed Policy 1.1.1 does

not list this as something to be part of the geographic information system, i.e. map.)

x. Policy 1.1.1: Other comments: Some of the features require definition, for example "significant trees." The term "canopy road" is included in the existing glossary. However, the term "canopy road corridors" is not defined in the glossary. Canopy road corridor should be specifically defined, e.g. the amount, type, and extent (distance from paved road edge) of canopy road features. Please note that Policy 1.1.3 requires a "map and spatial data that identify and depict designated canopy roads." What about the corridors. Are 'corridors' to be mapped or not?

c. Natural Areas:

i. Goal 1 includes action steps (similar to policies.) The phrase "prioritize the preservation of natural areas…" is a laudable intent. But the phrase is concerning. Apparently, the goal is reached when the action of "prioritize" occurs. But does prioritize mean "preserve" or something less? Also, what is a "natural area?" Goal 1 states that "natural areas" include conservation areas, environmentally sensitive features and water resources. However, this is not presented as an 'inclusive' list. Further, "conservation areas" and "environmentally sensitive features" also require definition.

ii. "Conservation Areas" are defined more or less by Conservation Policy 1.3.1. It appears that this policy includes areas that would be understood as 'natural' but it also includes altered area. Are these 'altered' areas considered 'natural' areas even though they have been altered. Some clarification would be helpful.

iii. Objective 1.2 further modifies the undefined term "natural areas." In this case, "important" natural areas are to be preserved. The adjective 'important' does not provide clarity, but instead creates more uncertainty. What makes something 'important?' None of the terms (which is apparently not a complete list due to the use of the word "including") is defined. This includes "environmentally sensitive features" and "water resources." Again, a laudable intent that requires clarification to ensure the certain and predictable execution and achievement of the plan.

iv. Objective 1.2 addresses natural areas but not all of the natural resources previously listed or discussed above. It also repeats the direction to "prioritize the protection of these areas." But what does that mean in practice?

v. Policy 2.8.3 which addresses "natural areas" does NOT list the same features listed elsewhere, i.e. conservation areas, environmentally sensitive features and water resources. Instead, this policy states, "Natural Areas consist of lands approximating or reverting to wilderness conditions, including lands unsuitable for settlement due to topography, hydrology, or vegetation." Is it the case that this policy is only describing

features associated with the "Natural Areas Future Land Use Category" and not all instances of "natural areas." Some clarification would be helpful.

d. Human Well-being and Community Character
    i. Objective 1.1 includes terms like "human well-being" and "community character." Terms and phrases like this are included elsewhere in the proposed amendment. No doubt, many persons would have some general understanding of these terms. However, an "Objective" requires measurability. Again, a laudable intent that lacks precision and thus is susceptible to multiple interpretations and likely disagreements in the future.

3. Policies that do more that simply identify natural resources:
    a. In attempting to determine the actual policies that are proposed to either protect, conserve, or preserve natural resources, the following weak policies were noted:
        i. Policy 1.2.2 addresses "environmental analysis" but such analysis is apparently limited to features "that contribute to human well-being and community character and identify the potential impacts to environmental and human health." This is certainly a mouthful and includes undefined terms, or essentially jargon. What is the purpose of all of these conditional phrases? How can the City consistently apply this policy? Most importantly, will natural resources be protected, conserved, and preserved? It is noted that in large measure, the degree to which the City protects, conserves, and preserves natural resources is a matter of local policy (unless there is overriding state or federal law.) The point here is that it is simply unclear as to what the Plan requires. Can commissioners, land owners, developers, and affected residents understand what this and other policies are actually doing. The Plan is unclear. (Note, maybe the Conservation Element has clearer policies? Does it?)

4. The section of the proposed amendment on housing seems to include a mix of policies which will likely fail to support the needed expansion of affordable housing. The term "missing middle housing" is defined, yet the policies do not utilize that definition directly to accomplish or at least encourage missing middle housing. There have been many proposals from the community to increase the availability of sufficient affordable housing. For example, the Capital Area Justice Ministry has made numerous proposals over a number of years. These efforts should be recognized in the data and analysis section because they help to define an existing problem and propose possible solutions. Yet, it appears that the proposed amendment is not pursuing these concrete options. Further, the production of more affordable housing can be pursued consistently with the goal to increase compact and more dense residential areas. Yet, the proposed amendment does not pursue this with much effort. Policy 2.2.8 uses the phrase "maintain affordable housing." This is incredibly weak. No other linkages between affordable housing and sustainable-compact development were noted. Affordable

housing needs to be increased. This is a clear and unambiguous need of the community and should be addressed in the comprehensive plan.

a. Goal 4 – "Our community will strive …" These is a weak statement. The word "strive" does not provide any sort of sufficient goal to achieve. The other sentences in this goal do not provide greater clarification, but actually appear to provide for potentially conflicting goals.
b. Objective 4.1 – The term "spectrum of affordability" is vague. What is the range of the "spectrum?" Diverse housing options will be allowed. Allowing something is important because impediments to housing affordability are many. Yet, it is a weak action nevertheless. It is not clear how this will "ensure" … "a solution to the mismatch between available housing stock, shifting demographics, and a growing demand for walkability." Moreover, because these words are so general, measuring whatever they means is not likely to occur.
c. Policy 4.1.3. Policies like this that state something "may be developed" are not a plan of action. Instead of a plan, the policy provides no actual directive.
d. Finally, the density bonuses are small. A better approach would be to incentivize developers to build affordable housing and greater densities. In other words, provide development (and redevelopment) incentives to build affordable housing beyond density bonuses. This is a matter of prioritizing affordable housing.

5. The removal of the adopted Southeast Sector Plan and Welaunee Critical Area Plan from the Comprehensive Plan is concerning. The statement that "a Planned Development Master Plan shall be adopted as an area plan that is consistent with, but independent of the Comprehensive Plan" may be insufficient. The question arises as to how will consistency be determined if the comprehensive plan in general does not address these areas? Further, consistency with the comprehensive plan is more than simply land use/development consistency. Large developments have many impacts and interactions with the surrounding areas. These impacts may be positive or negative, such as the provision or failure to provide for affordable housing. How are these impacts and interactions being addressed if these master plans are "independent" from the comprehensive plan?

Submitted by Robert Pennock, June 11, 2025, via email

From: Poplin, Susan
To: Calhoun, Sherri
Subject: Public Comment - Comp Plan Update
Date: Thursday, August 14, 2025 4:40:06 PM

Hey Scott, In answering for a possible meeting with the Growth Management staff to answer questions about current code requirements for ADUs, tiny homes, and infill units, etc., I've copied Dylan Haase, the Land Use Administrator in Growth Management, so that you can work directly with her and her team. Thx.

Great. Could you suggest some meeting dates and times?

Thanks

Scott

On Mon, Jun 30, 2025 at 4:59 PM Poplin,

> Scott, Got your e-mail. Maybe a good starting point would be to set something up with growth management to talk about how some of these are handled in the current landscape which allows accessory units, tiny homes, and in some cases subdivision for additional infill units. Many other items are also currently covered in the land development code including height of housing, buffers and landscaping. The framework of the plan could have some form-based concepts but that conversation probably needs to happen a little later in a different context when we get additional direction from the City and County on the update. Thx.
>
> In view in the fundamental Comp Plan Strategy for infill development, a key question will be the modifications of the site design stds to accommodate the various development densities. Here are a few of the specific questions on design stds that will help us understand what staff is contemplating;
>
> 1). In suggesting the ability to add mother-in-law, rental units or guest houses, will the std building setbacks be reduced to accommodate such housing? The rear and side setbacks will be the primary issue.
>
> 2) If someone develops an additional home on their property, would they be forced to only use that as a rental or could it be free title sold to a separate owner? That creates access issues that in essence would create lot split conditions which in turn raises the issue of lot frontage widths and the creation of flag lots or access easements. What will the staff

position be on lot splits, reduced setbacks, access easements and flag lots for these new units?

3) Will the zoning district minimum home sizes be reduced to accommodate these additional units added to a lot? Tiny homes are a significant trend nation wide. Will tiny homes be allowed?

4) Would a property owner be limited to only a single infill unit per lot? If the FLU density would permit more units, would staff consider more units within the density cap?

4) Would there be restrictions of creating 2 story units (within existing 1 story communities) on these infill development lots to minimize the building footprint ?

I am in the process of testing some infill development concepts and struggling with these basic design issues. It is important for staff to establish basic approaches to these issues and not simply defer to future updates to the LDC.

I'm sure there a variety of other site design issues but these seem to be the most critical.

Thanks

Scott

From: Poplin, Susan
To: Calhoun, Sherri
Subject: Public Comment - Comp Plan Update
Date: Thursday, August 14, 2025 4:45:30 PM

Thanks Susan,
My mistake.
Has this data been converted into potential units?

Subject: RE: Another question

Wendy, Our GIS person was able to look at this further - the 276 is not acreage, it is the number of **parcels** (91.8 acres) that are currently vacant single-family platted lots within major developments (not the total acreage of major developments). 276 is the number of **parcels** (91.8 acres) that are currently vacant single-family platted lots within major developments (not the total acreage of major developments). Additionally, there are 93 parcels, not platted, that total 8,618.7 acres inside all major developments (including English and Welaunee).

Regards,
Susan Poplin
I'll see what I can find out.

Hi Susan:
Just checking to see if you could address my question.
Thanks,
Wendy

Subject: RE: Another question

The sector plans show a total of about 10,600 units for English. Welanuee is 12,500 for the arch. The only number I could find for the Heel and Toe was a population figure of 10,550, which at 2.54 units/acre yields about 4100 units.
Looking at acreage inside major developments (276) that number seems low.
What am I missing?
Thanks,

Yes, Attachment 4 in the table includes Welaunee and English lands as they are within the Urban Services Area. Thx.

Hi again:
About the table in Attachment 4 of the previous agenda item (Vacant land). Does this table include Welaunee and English? Those projects seem to have a lot more units than are accounted for in the table.
Thanks for clarifying this for me.
Wendy

Review- Tallahassee and Leon County Land Use and Mobility Element

1. University Role Not Strong Enough

The document mentions universities only once (Policy 1.7.2) under environmental protection.

Recommendation: Strengthen intergovernmental coordination policies by explicitly requiring city/county to coordinate with FSU on land use, mobility, resilience, and growth strategies.

2. Mobility Coordination is One-Sided:

The plan emphasizes multimodal goals (MMTD, Policy 2.7.1) but doesn't require coordination with university transit/shuttle services (even though FSU buses connect thousands of daily trips).

Could we add a policy to integrate university transit/shuttles with StarMetro and regional mobility planning?

3. Objective 1.6- Community Resilience

Objective 1.6 (Pg 5) on resilience doesn't account for campus-scale infrastructure

Recommendation: Could include more language that also includes campus, expand policies to require coordination with university master plans for resilience, since universities are major critical facilities.

4. Open Space & Greenways

Policies on parks and greenways (1.3.1-1.3.4) don't acknowledge the role of campus open space and trails as part of the public network. FSU's trails, plazas, and greenspaces are widely used by the community.

Recommendation: Include campuses as part of the greenway and recreation planning network to avoid missed connectivity opportunities.

5. Equity Language is Broad, Not Actionable

The plan emphasizes "equitable access" but doesn't define how it applies to students (many of whom lack cars and depend on biking, walking, and transit).

Recommendation: Clarify equity goals to include safe, affordable mobility and housing options for large student populations, recognizing them as a vulnerable group in planning.

September 15, 2025

The Honorable Mayor John Dailey, Commissioner Jeremy Matlow,
Commissioner Jack Porter, Commissioner Curtis Richardson, and
Commissioner Dianne Williams-Cox
Tallahassee City Hall
300 South Adams Street
Tallahassee FL 32301

RE: September 17, 2025, Transmittal Hearing for Proposed Comprehensive Plan Amendments

Dear Mayor and Commissioners:

Thank you for the opportunity to provide input on the proposed September 17 transmittal of proposed amendments to the Tallahassee Comprehensive Plan. Based on a series of concerns outlined below, we urge you to **VOTE NO on proposed changes to the Urban Services Area (USA) boundary that would allow major development near Lake Jackson, and instead keep the current adopted boundary and related provisions intact**:

- **There is NO DEMONSTRATED NEED for this scale of development** either in the community or near Lake Jackson in particular.
- **These amendments would allow a massive 2,000-acre development in a predominantly rural area.** For comparison, Southwood is about 3,300 acres, and the Welaunee "Heel" is about 900 acres.
- **Such a significant development would severely impact the environmentally vulnerable Lake Jackson watershed.** For decades, the City and County have enacted numerous provisions to protect this region and its sensitive resources from inappropriate development. If the amendments are ultimately approved, this would be a significant setback. While other planning documents are referenced to promote protection, we do not believe they are sufficient to counter the impacts of large-scale development.
- **This large-scale development would have a significant impact on Meridian Road,** one of our community's finest designated Canopy Roads. This scale of development would necessitate road widenings, turn lanes, and other canopy breaks for new entrances and visibility. Again, decades of planning to protect this distinctive resource would be undone if these changes were ultimately approved.

- **Amending the USA for such a significant new development should not be rushed.** Instead of including this in a general comprehensive plan update, this action warrants informed public discussion in a separate forum focusing on the need, impacts, and appropriateness of such significant development.
- **There should be an analysis of the costs to taxpayers to support this new development.** Costs will likely include road and sewer improvements and ongoing maintenance, staffing for police and fire stations and libraries, and much more.
- **Please do not play "political hot potato" and approve the transmittal of this revised boundary and provisions because the County did.** In May, the County transmitted these amendments to the state because the City had approved them, which the City then rescinded. Please demonstrate leadership in protecting the rural character and vulnerable resources of this area.

For these reasons, we ask you to keep the existing USA boundaries and provisions as you did regarding controversial changes to Residential Preservation proposed earlier this year.

With appreciation for your consideration,

Vivian Young, AICP
Special Projects Director

and

Chadwick Leonard
Planning and Conservation Advocacy Coordinator

cc: Susan Poplin, MSP, AICP, Administrator of Comprehensive Planning

(i) The Comp Plan's introductory statement includes: **"Purpose of the comp plan is to preserve, protect and enhance the quality of life for all citizens…The natural environment is one of many criteria which form the community's perceived quality of life and is a major component in the quality of life equation. As such, it must be protected… Intent of this Plan is to include strong environmental objectives and policies. The residential environment is also one of many criteria for the community's perceived quality of life and must be protected. Unwise land use decisions and premature non-residential development in established residential areas can seriously alter the character of a neighborhood. Not only actual changes, but also the perception of a constant assault on a neighborhood undermines an otherwise desirable residential environment."** (Introduction, p. v)

Different parties can be impacted quite differently by development and altered land use. Developers often do not reside in the vicinity of impacted properties and may overlook interests of nearby residents and property owners. There have been numerous cases in Tallahassee and Leon County where residents of nearby or adjacent properties strongly opposed proposed developments due to anticipated adverse impacts to their residential quality-of-life. Yet, these developments were found to be consistent with the Comp Plan and approved accordingly. This includes approval of Canopy PUD as well as subsequent approval of a Circle K Gas Station in the immediate vicinity of Canopy residences.

Land use changes provide benefit to some while imposing costs on others, including (a) developers behind the changes motivated by and beneficiaries of financial gain and (b) nearby residents and property owners victimized by others' actions. Cost/benefit analyses need to consider all potential costs, long-term as well as short-term. Costs and benefits should be weighted according to, among other factors, impacts to quality-of-life, including proximity to potentially altered or disturbed sites.

I strongly recommend that applicants for rezoning or land use modifications potentially impacting residential areas be required to clearly demonstrate by applying the Comp Plan's quality-of-life equation that (1) their request will either not adversely impact the quality-of-life of those residential areas OR (2) that they will adequately compensate potentially impacted parties. This should incentivize applicants to consider the interests of potentially impacted parties and better serve the community.

(ii) City and County policies should be consistent. Inconsistencies should be amended to align with stronger environmental standards. When considering annexation of land from the County to the City, require the City to maintain or strengthen environmental standards implemented by the County, including tree ordinances.

(iii) Penalize repeat violators of environmental/land use, including Comp Plan, ordinances. Do not approve subsequent requests for development of undeveloped land. Limit subsequent request approvals to already developed land. This should incentivize developers to not commit any violations from the beginning.

(iv) When rezoning land near residentially-zoned areas, require consent of or compensation for impacted parties.

(v) Citizen Oversight Committee to closely monitor creation and especially implementation of a significantly revised and adopted Comp Plan, a committee chosen by and comprised of citizens concerned about the current Comp Plan, **not** a committee selected by elected officials (Comp Plan IA board members), staff, and/or others who've been implementing the current Comp Plan.

(vi) Expansion of Urban Services Area around portions of Lake Jackson. Proposed county takeover of Apalachicola National Forest.

(vii) Several developments, including along Thomasville Rd at Ox Bottom and Velda Dairy as well Canopy PUD, have been strongly opposed prior to approval and/or subsequent to development. These were thought by impacted parties to be inconsistent with the Comp Plan, unlike Staff, who found them to be consistent with the Comp Plan. What can this be attributed to: different interpretations of OR subsequent implementation of the Comp Plan? Consider, for example, approval of the aforementioned Circle K gas station in Canopy PUD, what the City in hindsight would like to prevent in the future.

(viii) How is Comp Plan consistency applied? Where does the burden of proof lie? Proof of consistency or of inconsistency? On parties imposing change and impacts on others' or on parties opposed to change or impacts?

(ix) What is ultimate purpose of the Comp Plan? What are its priorities? Growth and development vs. environmental preservation. Who are the instigators, authors, editors, etc.? Who's ultimately in charge?

(x) State vs. local jurisdiction: which supersedes the other? To what, if any, extent are local jurisdictions' hands tied and rights limited, particularly rights to implement environmental protection and/or restrict development?

Stephen Martin
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From John Outland
1. The Natural Features Map should be updated to include information on the impacts/loss of our natural features to development and associated infrastructure.

2. Blueprint and other public funding sources should not be used to provide infrastructure (roads, water, sewer, etc.,) to support urban sprawl that fragments natural areas and their biodiversity.

3. The Comprehensive Plan should be modified to require the evaluation of the full costs of sprawl development including the demand for energy, and other development-related services.

4. We should advocate for developing Preservation, Conservation, and Development maps as I am not overly optimistic about relying on the existing land acquisition programs, existing public ownerships, and cooperative agreements with landowners to achieve the needed balance.

From Wills Flowers
1. "If you bought a swamp, the law presumes it's because you wanted a swamp").
There should be some sort of general statement in the Comp Plan that exemptions and rezonings will be granted only under the specific conditions as outlined in the different sections, and petitioners must demonstrate a benefit the County as a whole. Decrease the wetland setback to 50 feet. Developers will not be entitled to rezoned areas and modifications of land use and conservation element simply for their own convenience.
Comp Plan section: Land Use; Goal 2 – rezoning mentions are in this section.

2. Limited clearcutting – large areas (>5 acres?) with permitted clearing must be cleared in stages to allow vegetation regrowth between cuts and to minimize area of bare land, which contributes to a "Tallahassee Heat Island".
Comp Plan sections: Land Use; Policy 13.2.5. Phasing (this is specific for the Heel? but should apply in general); Conservation Element; Goal e – Policy 3.3.1 and 3.3.3

3. Mitigation actions of destructive activity must take place within [5?–10?–1?] miles (or 2 precincts) of the site being mitigated. Currently sites are allowed to be degraded and the relevant mitigation is allowed to take place on the other end of the county. Off-site mitigation is mentioned in the Comp Plan Glossary but there is no indication of how close to the activity the mitigation has to be, or even if the mitigation has to have any relevance to the activity being mitigated.

4. This might not be directly relevant to the Comp Plan: it's more in line with the City policies, but it's very relevant to overall energy polices. Clean Energy justice — in supporting and/or implementing the City of Tallahassee's Clean Energy resolutions: all entities must do due diligence that none of their purchases support, however indirectly, corporations (particularly mining companies) involved in bullying local communities and weaker foreign countries through International Settlement of Investment Disputes (ICSID). No purchases will be made from any suppliers or parent companies having pending claims in this venue. Policy 13.2.31: Clean Energy.

Summary of Alliance of Tallahassee Neighborhood Comments on Proposed Changes to Residential Future Land Use Categories

ATN appreciates opportunity to review the proposed revisions to the Residential Preservation, Sub-Urban Neighborhood, and Urban Neighborhood future land use categories. Detailed comments and recommendations are attached.

ATN's concerns are with the Sub-Urban and Urban Neighborhood categories.

- Both categories allow neighborhoods designated Residential Preservation to be redesignated if there are existing legal non-conformities as to density and housing type. This is in direct conflict with the City Commission's direction. That direction was to allow non-conforming uses to rebuild, thereby retaining the current mix of housing types and residential density. The language regarding non-conforming uses in these categories should be removed.
- Both categories lack clear direction as to where they are to be applied. This will create conflict and uncertainty when map amendments are proposed. Specifically, it is not clear if the intent of these policies is to allow the conversion of Residential Preservation neighborhoods to Sub-Urban or Urban Neighborhood. If not, what direction or criteria in the proposed plan prevents that from occurring?

The answers to these questions, as well as questions about related policies (e.g., Suburban Retrofit), need to be provided to residents who will potentially be affected. Therefore, ATN recommends that adoption of the proposed plan amendments occur after the public has the opportunity to review and comment.

Comments on 11/04/2025 Draft Changes to Residential Future Land Use Categories

Policy 2.8.8: Residential Preservation – No comments

Policy 2.8.9: Sub-Urban Neighborhood (Sub-Urban Neighborhood)

1. Intent statement: The statement does not provide sufficient guidance for evaluating proposed map amendments.

   The policy reads: "*The intent of the Sub-Urban Neighborhood land use category is to allow for neighborhood-scale development that provides a mix of housing types and neighborhood scale commercial within a walkable and bikeable area.*"

   The allowed density of 20 units per acre is dramatically greater than the density of existing residential suburban neighborhoods, with the possible exception of apartment complexes. (Residential Preservation allows up to 6 units per acre.) Taken with Policy 2.5.1: Suburban Retrofit See Attachment 1), this category provides wide latitude for transforming suburban neighborhoods.

   Recommendation: If an objective of the Plan is to retrofit suburban areas, Policies 2.5.1 and 2.8.9 need to be redrafted to provide criteria that will be used to determine which areas will be subject to this policy

2. Commercial Uses: The new policy allows neighborhood commercial within neighborhoods designated Sub-Urban Neighborhood. It removes current restrictions on commercial uses on local streets and allows the amount of commercial currently permitted only on major roadways.

   Currently, Land Use Policy 1.4.18 prohibits new commercial uses from accessing a local residential street.[1] The proposed policy removes this restriction. The proposed policy lists "Neighborhood" commercial is a principal use in Sub-Urban Neighborhood.

   The Comprehensive Plan defines neighborhood commercial as follows***: "****Provide for the sale of convenience goods and personal services such as food, drugs, sundries and hardware items to one or more neighborhoods. Gross floor area—20,000 to 100,000*

[1] New minor commercial uses shall not be permitted access to a local residential street within the city limits of Tallahassee. This limitation shall not apply to the Bradfordville Mixed Use, Suburban, Planned Development, Central Urban, University Transition, and Village Mixed Use Categories which establish street access standards by Land Development Regulations.

square feet. Except at intersection of collectors where maximum allowable is 50,000 square feet. (underline added)

The proposed policy would allow up to 20,000 square feet anywhere within a neighborhood designated Sub-Urban Neighborhood. Proposed language to keep intensity "minimal" to reduce intrusive impacts does not provide sufficient guidance for land development regulations.

It is noted that the Comprehensive Plan defines Minor Commercial as follows: *"Provide for the sale of convenience goods and services to the immediate residential area. Gross floor area—less than 20,000 square feet except at a local street intersection where maximum allowable is 10,000 square feet."*

While not endorsing this policy, the question remains as to why Minor Commercial was not the principal commercial use.

Recommendation: If the intent to allow commercial on local streets is retained, the policy should be amended to refer to Minor Commercial and ensure that size of any non-residential uses within neighborhoods will be limited based on road classifications and other relevant existing conditions.

3. Using Sub-Urban Neighborhood to address non-conforming uses. The proposed policy would allow Residential Preservation neighborhoods to be redesignated to Sub-Urban Neighborhood if there are non-conforming uses and/or densities. This is inconsistent with Commission direction to keep Residential Preservation neighborhoods intact.

   The policy states: *"[Sub-Urban Neighborhood]... is not intended to be applied within the interior of an existing established low-density neighborhood, unless to correct, legal non-conforming uses and/or densities."*

   In what future land use categories would this apply other than Residential Preservation? Planning Department analysis showed many long-established Residential Preservation neighborhoods already have a mix of densities and housing types. Policy 2.8.8. addresses non-conforming uses and/or densities in the Residential Preservation category with the intent of maintaining the current mix of densities and housing types. Policy 2.8.9 allows the wholesale change of Residential Preservation neighborhoods.

   Recommendation: Remove the phrase "unless to correct legal non-conforming uses and/or densities."

Policy 2.8.11: Urban Neighborhood (Urban Neighborhood)

1. Intent statement: The statement does not provide sufficient guidance for evaluating proposed map amendments.

   The policy reads: *"The intent of the Urban Neighborhood Land Use is to provide medium density housing, live/work housing, and a mix of uses set within small to medium blocks that are defined by walkable streets characterized by narrow travel lanes, on-street parking, sidewalks, and planter strips."*

   The description of the category – characterized by small to medium blocks, on-street parking and narrow travel lanes – matches the description of Residential Preservation neighborhoods. However, this category allows up to 26 units per acre, compared to 6 units per acre for Residential Preservation.

   If this is intended to be a transitional category between more intensive corridor development and Residential Preservation Neighborhoods, that should be stated clearly. However, where Residential Preservation neighborhoods abut major roadways, there should not be a presumption that those areas are appropriate for redesignation to Urban Neighborhood.

   The current Neighborhood Boundary Future Land Use category appears to have a similar intent but provides much more clarity (See Attachment 2).

   Recommendation: Keep the Neighborhood Boundary Future Land Use Category. Alternatively, revise this policy to incorporate the clear intent language from the Neighborhood Boundary category.

2. Using Urban Neighborhood to address non-conforming uses. The proposed policy would allow Residential Preservation neighborhoods to be redesignated as Urban Neighborhood if there are non-conforming uses and/or densities. This is inconsistent with Commission direction to keep Residential Preservation neighborhoods intact.

   The policy states: *"[Urban Neighborhood]... is not intended to be applied within the interior of an existing established low-density neighborhood, Urban Neighborhood unless to correct, legal non-conforming uses and/or densities."*

   In what future land use categories would this apply other than Residential Preservation? Planning Department analysis showed many long-established Residential Preservation neighborhoods already have a mix of densities and housing types. Policy 2.8.8. addresses non-conforming uses and/or densities in the Residential Preservation

category with the intent of maintaining the current mix of densities and housing types. Policy 2.8.11 allows the wholesale change of Residential Preservation neighborhoods.

Recommendation: Remove the phrase “unless to correct legal non-conforming uses and/or densities.”

Attachment 1: Future Land Use Policy 2.2.21 – Neighborhood Boundary
(EFF. 7/25/03; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 11/26/20)

Intent: This future land use category is intended to create a transition area between residential development and more intensive development such as higher density multi-family and higher intensity non-residential development while still preserving roadway capacity through access management practices. Where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan, this future land use category may also be used to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses.

Allowable Uses: Low-density residential including duplexes, townhomes, triplexes, and quadplexes; and non-residential development scaled to serve the surrounding neighborhood such as limited retail, offices, bed and breakfast inns and community services. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. The use must not cause excessive traffic, noise, light, odor, or dust impacts. Auto-oriented uses, such as gas stations or any other use having drive-through facilities, are not allowed in order to protect neighborhoods from any negative impacts associated with increased vehicular traffic.

I*ntensity/Density*: Density and intensity standards for residential and non-residential development shall be established within the implementing zoning district's development standards. In no case shall the maximum density established exceed eighteen (18) dwelling units per acre. Non-residential structures are permitted up to a maximum of 20,000 square feet of gross building floor area per acre.

Design Standards: The land development regulations shall establish design standards to promote compatibility with adjacent residential development.

Location and Orientation: The location of this land use category shall either serve as a buffer between residential development and more intensive development or to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan. Those properties currently within the Lake Protection land use category may not be amended to the Neighborhood Boundary land use category.

Access Management: The land development regulations shall specify specific vehicular access management requirements that will serve to mitigate possible negative impacts to roadways associated with the implementation of this category.

Proposed Policy 2.5.1 – Suburban Retrofit

The City of Tallahassee and Leon County shall develop and maintain land development regulations that encourage and incentivize redeveloping suburban areas to:

- Adaptively reuse vacant and underutilized buildings for new uses.
- Reconstruct degraded wetlands and watercourses to either "natural" functionality or repurpose them to complimentary functionality with additional community-use features.
- Build compact, walkable, mixed-use developments using Complete Streets design principles.
- Reduce block sizes to improve walkability.
- Establish more continuous streetscapes with liner buildings close to the street.
- Retrofit streets with appropriate design elements and sidewalks based on the designated Roadway Context Classification and available right-of-way.
- Interconnect street networks.
- Include more diversity in residential building types.
- Provide transit amenities.

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Business Impact Estimate

In accordance with Section 125.66(3)(a), Florida Statutes (F.S.), a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Leon County's website no later than the date the notice of intent to consider the proposed ordinance is advertised (which, per Section 125.66(2)(a), F.S., is at least ten (10) days before the Public Hearing).

Proposed Ordinance's title in full:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE LAND USE ELEMENT INCLUDING THE FUTURE LAND USE MAP AND ADDENDUM, MOBILITY ELEMENT, AND GLOSSARY; 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.

Proposed Ordinance Public Hearing Date: December 9, 2025

Pursuant to Section 125.66(3)(c), F.S., the following types of ordinances are exempt from the BIE requirement. As such, if one or more boxes are checked below, Leon County, Florida, believes that a BIE is not required by state law for the proposed ordinance referenced above. Leon County, Florida, reserves the right to revise this BIE following an initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by a county government;

☐ The proposed ordinance is an emergency ordinance;

☐ The proposed ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in Section 163.3164, F.S., and development agreements, as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220 – 163.3243, F.S.;

b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the County;
c. Sections 190.005 and 190.046, F.S., regarding community development districts;
d. Section 553.73, F.S., relating to the Florida Building Code; or
e. Section 633.202, F.S., relating to the *Florida Fire Prevention Code*.

In accordance with Florida law Leon County, Florida, hereby posts the following BIE information for this proposed Ordinance on its website for public viewing and consideration on this 25th day of November, 2025:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance revises the joint 2030 Tallahassee-Leon County Comprehensive Plan. Proposed amendments are to the Tallahassee-Leon County 2030 Comprehensive Plan to consolidate the Future Land Use and Mobility Elements into the Land Use and Mobility Element including replacement of the: A. Land Use Element text and maps, including the Future Land Use Map and Addendum; and B. Mobility Element text and maps; and revisions to the plan's Glossary of terms. The amendments serve the public purpose by providing an update to the comprehensive plan to reflect community priorities and best practices that meet planning goals. Additionally, the amendments are intended to meet the statutory requirements of Chapter 163.3177, F.S., for the Future Land Use and Transportation Elements of the comprehensive plan.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the county, including the following (if any):

a.) Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted: None.

b.) Any new charge or fee imposed by the proposed ordinance for which businesses will be financially responsible: None.

c.) Estimate of Leon County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: None.

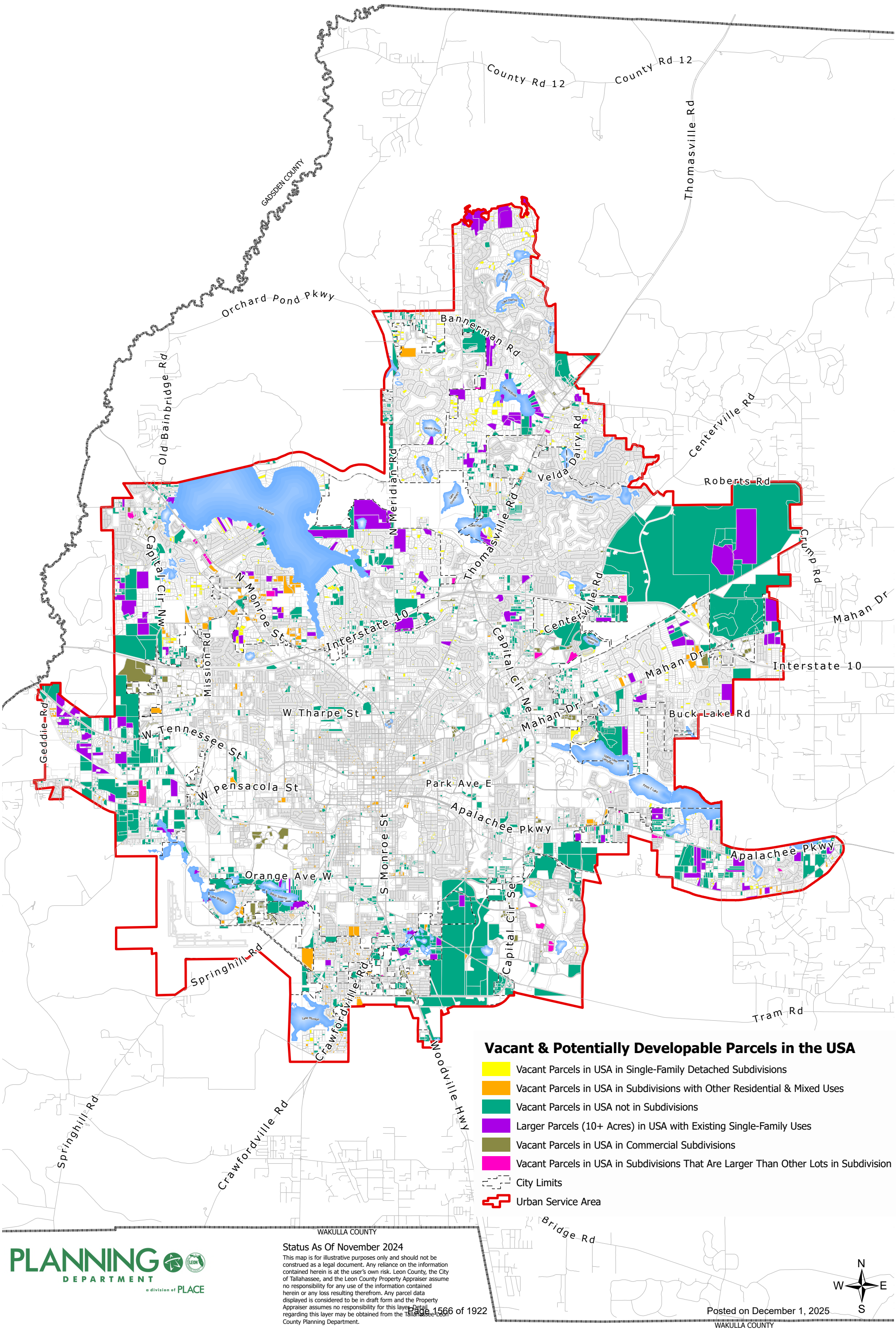
3. Good faith estimate of the number of businesses likely to be impacted by the proposed Ordinance:

No existing businesses are impacted by the proposed amendments.

4. Additional information Leon County deems necessary (if any): None.

Vacant & Potentially Developable Parcels

TALLAHASSEE URBAN AREA



Vacant & Potentially Developable Parcels in the USA

- Vacant Parcels in USA in Single-Family Detached Subdivisions
- Vacant Parcels in USA in Subdivisions with Other Residential & Mixed Uses
- Vacant Parcels in USA not in Subdivisions
- Larger Parcels (10+ Acres) in USA with Existing Single-Family Uses
- Vacant Parcels in USA in Commercial Subdivisions
- Vacant Parcels in USA in Subdivisions That Are Larger Than Other Lots in Subdivision
- City Limits
- Urban Service Area

PLANNING DEPARTMENT
a division of PLACE

Status As Of November 2024

This map is for illustrative purposes only and should not be construed as a legal document. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser assume no responsibility for any use of the information contained herein or any loss resulting therefrom. Any parcel data displayed is considered to be in draft form and the Property Appraiser assumes no responsibility for this layer. Detail regarding this layer may be obtained from the Tallahassee-Leon County Planning Department.

Posted on December 1, 2025

N W E S

All Vacant and Potentially Developable Parcels in the USA

Vacant Code	Existing Land Use 2024 - Vacant & Potentially Developable Parcels in the USA by Category	# of Parcels	Acres
1	vacant in residential/single-family detached subdivision	1,658	1,024.8
2	vacant in commercial subdivision	325	617.8
3	vacant in subdivision of unknown or mixed type	1,646	1,057.9
4	vacant not in subdivision	2,256	14,988.5
5	vacant in mobile home subdivision	459	122.7
6	existing single-family Uses >10 acres in a subdivision	23	374.6
7	existing single-family Uses >10 acres not in a subdivision	104	3,131.5
8	vacant in subdivisions with larger than other lots	46	246.7
9	vacant in condo subdivision	240	6.4
10	vacant in townhouse subdivision	10	1.4
	Total Vacant & Potentially Developable	**6,767**	**21,572.3**

Vacant & Potentially Developable Acreage: not in commercial subdivisions; not in Land Use categories intended to limit development/redevelopment (Residential Preservation Neighborhoods, Lake Protection, Urban Fringe); nor included in the environmental features noted below.

Vacant Code	Existing Land Use 2024 - Vacant & Potentially Developable Acreage in the USA by Category	# of Parcels	Acres
1	vacant in residential/single-family detached subdivision	732	173.5
3	vacant in subdivision of unknown or mixed type	772	446.5
4	vacant not in subdivision	1,392	8,861.5
5	vacant in mobile home subdivision	305	56.4
6	existing single-family Uses >10 acres in a subdivision	2	18.9
7	existing single-family Uses >10 acres not in a subdivision	44	954.4
8	vacant in subdivisions with larger than other lots	36	128.8
9	vacant in condo subdivision	236	6.2
10	vacant in townhouse subdivision	6	0.6
	Total Vacant & Potentially Developable	**3,525**	**10,646.8**

Note: Analysis accounts for flood zones and wetlands, severe grades, karst features, special development zones, conservation easements, canopy road tree protection zones, and native forests but does not account for all subdivision regulations and limitations, stormwater requirements, urban forest requirements, parking requirements, or other land development regulations or zoning regulations, infrastructure capacity, and other factors that may further limit potential development on undeveloped parcels.

Sources:
Leon County Property Appraiser
Accela Automation, Leon County Department of Development Support and Environmental Management
CItyWorks, City of Tallahassee Growth Management Department

Prepared By:
Tallahassee-Leon County Planning Department

Disclaimer:
This product has been compiled and updated annually by Tallahassee-Leon County Planning Department staff utilizing the most accurate source data from Leon County and the City of Tallahassee. This parcel level analysis is for reference purposes only and is not to be constructed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County and the City of Tallahassee assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

PLANNED DEVELOPMENT

Special District Plans

Posted on December 1, 2025

Southeast Sector Plan

SOUTHEAST SECTOR PLAN
Objective 1: [L] - Southeast Sector Plan

(EFF.5/20/96; REV. EFF. 8/25/08)

In keeping with the City's and County's commitment to promote the Southern Strategy, and to satisfy the Comprehensive Plan requirements for a comprehensive development plan for the Southwood property within the urban service area, the local governments hereby adopt the Southeast Sector Planned Development, known as the Southeast Sector Plan, that is consistent with Objective 6.1 [L] and its associated policies and with the Comprehensive Plan's Urban Service Area policies, that promotes innovative planning, promotes compact development strategies and protects the natural resources of the area. This plan shall contain design standards that promote compact commercial development, walk to shopping, higher density housing in close proximity to offices, commercial uses and employment centers. The same attention will be given to alternate modes of transportation and pedestrian mobility as is given to automobile transportation. Innovative ways may be developed to protect natural resources, the major focus being on the continued protection of conservation and preservation areas within the Southeast Sector Planning Area (Figure 10.A).

Policy 1.1: [L] - Southeast Sector Plan Overview (REV. EFF. 7/7/99; REV. EFF. 8/25/08; REV. EFF. 11/26/21)

The Southeast Sector Plan is hereby developed for an area in southeast Tallahassee and Leon County (see the Southeast Sector Planning Area map, Figure 10.A). For the Southwood, Colin English Properties, and the former Southside DRI lands, the Southeast Sector Plan shall constitute the Planned Development Master Plan consistent with Objective 6.1 [L] and its associated policies.

The following densities, intensities and development standards are hereby established for the Southeast Sector Planning Area:

A. Percent Mix of Land Uses Required:

The following percent mixes of land uses shall be required for the Southeast Sector Planning Area. The percentages shall be applied separately to both Southwood and the Colin English properties. In addition, the percentages shall also be applied separately to the former Southside DRI properties outside of Southwood within the Southeast Sector Plan.

(1) 40-60% of the land area in residential development

(2) 10-30% of the land area in commercial, office and/or industrial development

(3) 10-15% of the land area in community facilities/services and utility easements and recreational facilities.

(4) 20-30% of the land in open space/greenways. Open space shall comprise a minimum of 22% of each of the Southwood PUD and Colin English properties.

B. Densities and Intensities:

(1) The maximum densities and intensities for development within the Southeast Sector Planning Area are established in Policy 10.1.2.

C. Phasing:

(1) The Southeast Sector Planning Area will be permitted to develop in phases.

(2) Southwood has an approved Development of Regional Impact DRI development order and Planned Unit Development PUD zoning. These approvals establish the development entitlements and master plan for the Project. For this reason, the Southwood entitlements and development phasing are not identified in Table A below. The

maximum and minimum densities and intensities for the Implementing Land Use Districts for Southwood are established in Policy 10.1.2.

(3) Additional development beyond Phase I of the English lands shall require a comprehensive plan amendment supported by adequate data and analysis if the Phase I lands (approximately 601 acres) have not been built consistent with the mix of uses established herein.

(4) No particular percent mix of uses within Phase I for the English properties will be required to meet or exceed the percent requirements for the total Southeast Sector Plan acreage and percentage of mix amounts.

TABLE A: ENGLISH PROPERTY DENSITIES, INTENSITIES AND PHASING (REV. EFF. 8/25/08; REV. EFF. 11/26/21)

	Maximum Residential Units	Minimum Residential Densities	Maximum Non-Residential	Hotel Hospital
Phase I				
Colin English Phase I (603 acres)	6,030	As required by Policy 10.1.2 [L]	3,606,000 GSF	
Phase II				
Colin English Phase II (458 acres)	4,580	As required by Policy 10.1.2 [L]	2,740,000 GSF	

Notes:
The Colin English Property densities and intensities are those found within the Suburban Land Use Category consistent with Objective 6.1 [L].

D. Land Use Location Criteria:

(1) Industrial development, if constructed, is to be located in the southwest quadrant of the Southeast Sector Planning Area, primarily utilizing Tram Road and Capital Circle. Industrial development is not required in this quadrant; therefore, the quadrant may have no industrial development at buildout.

(2) Office development, and commercial (retail/possible hotel) uses to be located primarily in the northwest quadrant of the Southeast Sector Planning Area (English property, primarily utilizing Blair Stone Road) and surrounding the Capital Circle Office Center.

(3) Medium Density Residential to be located primarily, but not solely limited to areas adjacent to the Capital Circle Office Center and interspersed with office development in the northwest quadrant. Priority shall be given to areas adjacent to the Capital Circle Office Center.

(4) Low Density Residential to develop primarily in the northeast quadrant of the Southeast Sector Planning Area (Old St. Augustine Road vicinity), and secondarily in the northwest and southeast quadrants (perhaps as golf course communities).

(5) Large Lot Single Family Residential development to develop primarily in, but not limited to, the southeast quadrant of the Southeast Sector Planning Area;

(6) Community Facilities and Services to be located within each quadrant of the Southeast Sector Planning Area;

E. Affordable Housing:

Development must comply with applicable affordable and inclusionary housing ordinances.

F. Additional Requirements:

(1) A school site parcel for an elementary school at thirty (30) acres shall be set aside on the English Property, based on a projected build-out population of approximately 30,000. One elementary school shall be located on the English property and the other two schools shall be located on the

Southwood property, provided that each of the public school sites on the Southwood property may be the location of a pre-kindergarten through grade 8 facility with the agreement of the Leon County School Board. The school site shall be located proximate to residential areas and shall be collocated with other compatible public facilities to the extent possible.

(2) In accordance with community wide requirements of the Comprehensive Plan, the Capital Improvements Element shall be amended to reflect the 5 year plan for the provision of urban services in accordance with this sector plan.

(3) Parcel # 31-03-20-602-000-0 and that portion of parcel # 31-11-20-001-000-0 which is directly south of parcel #602 shall be designated as low density residential and be limited to no more than three units per acre.

(4) No additional acreage within the Urban Service Area may be added to the Southeast Sector Planning Area except by a Comprehensive Plan Amendment. Any addition to the Southeast Sector Planning Area must be in conformance with the guidelines and standards of the Southeast Sector Plan Objective 10.1 and implementing policies 10.1.1 through 10.1.7.

Policy 1.2: [L] SESP Implementing Land Use Districts

(REV. EFF. 7/7/99; REV. EFF. 8/25/08; REV. EFF. 11/26/21)

The Southeast Sector Planning Area shall be developed utilizing the following implementing PUD districts that allows a range of types of residential, commercial, office and industrial uses with varying densities and *intensities*:

(A) NEIGHBORHOOD VILLAGE CENTER - VC

Designed to serve as the center of the neighborhood, and discourage commercial strip development and sprawl along roadways.

- Each Village Center shall have a consistent design theme and complementary palate of materials.
- Village centers shall provide ample open space to allow for community gatherings or public events.
- Specific densities and intensities, ratio of uses and implementation criteria will be contained in the zoning code.

TNDs (Traditional Neighborhood Districts) and VCs (Village Center) implement the development pattern that creates compact urban development with higher density residential uses focused around a commercial village center. TNDs and VCs shall be located together in order to promote convenient walk-between shopping and entertainment opportunities; an area that is pedestrian and bicycle friendly and is not designed with an over-reliance on the automobile. This pattern of development is strongly encouraged by the Comprehensive Plan.

Development in the VCs may obtain a waiver from the requirements in the Environmental Management Ordinance/Environmental Management Act (EMO/EMA) for natural area, landscaping and buffers as long as a landscape plan is prepared that meets established minimum requirements provided it is consistent with the requirements in the Comprehensive Plan. Stormwater detention and treatment facilities for TNDs and VCs shall be designed in accordance with applicable standards and shall be located outside of a TND or a VC in order to promote a compact pedestrian-oriented arrangement of land uses, except in situations where alternative sites for stormwater facilities are available that are consistent with the intent of the VC district.

Local government shall conduct an environmental assessment at the time of an application for development or prior to rezoning consistent with Conservation Policy 1.1.1, in a TND or VC district prior to designating the boundaries of conservation and preservation areas, if present, within a TND or VC to determine the extent and location of conservation and preservation features. TNDs and VCs shall be located so as to minimize the impact on conservation and preservation features consistent with Conservation Policy 1.3.11 [C].

Allowed Uses:

- Community facilities: Community Services and Light Infrastructure
- Office uses
- Commercial land uses
- Residential uses in conformance with the Medium Density standards
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8
- Assisted Living Facilities

Residential Densities:
Minimum Density 4 DU/AC
Maximum Density 16 DU/AC
Maximum Floor Area Ratio:

1.0 for parcels larger than 20,000 sq. ft.
2.0 for parcels 20,000 sq. ft. or smaller

Minimum Floor Area Ratio:
0.5 F.A.R.

Clustering may be permitted provided maximum densities are not exceeded.

(B) TRADITIONAL NEIGHBORHOOD DISTRICT - TND

Location mix and configuration of land uses are designed to encourage alternatives to automobiles and provide more identifiable pedestrian-friendly neighborhoods. More restrictive planning and architectural standards will be applied in order to maintain traditional town form.

TNDs and VCs implement the development pattern that creates compact urban development with higher density residential uses focused around a commercial Village Center. TNDs and VCs shall be located together in order to promote convenient walk-between shopping and entertainment opportunities; an area that is pedestrian and bicycle friendly and is not designed with an over-reliance on the automobile. This pattern of development is strongly encouraged by the Comprehensive Plan. The specific development criteria and phasing for the TNDs and VCs shall be included in the LDRs and be determined by local government.

TNDs will locate close to Village Centers, parks and recreation, employment; allow for a variety of housing types which promote increased density; use energy-saving concepts in block and building designs; be located within close proximity to Village Centers, High Intensity Urban Centers and Mixed Use Office Parks; and be designed for bicycle and pedestrian accessibility.

Allowed Uses:

- Community facilities: light infrastructure.
- Restricted to mid-rise, multi-unit townhouses and row houses, attached residential units and single-unit townhouses and row houses.
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 1.8.
- Accessory commercial use which is subordinate to the principal residential use.
- Specific densities and intensities, ratio of uses and implementation criteria shall be contained in the zoning code.

Residential Densities:

Minimum Density 4 DU/AC
Maximum Density 16 DU/AC

Clustering may be permitted provided maximum densities are not exceeded.

Development in the TNDs may obtain a waiver from the requirements in the EMO and EMA for natural area, landscaping and buffers as long as a landscape plan is prepared that meets established minimum requirements, provided it is consistent with the requirements in the Comprehensive Plan. Stormwater detention and treatment facilities for TNDs and VCs shall be designed in accordance with applicable standards and shall be located outside of a TND or VC in order to promote a compact pedestrian oriented arrangement of land uses except in situations where alternative sites for stormwater are available consistent with the intent of the TND district. Local government shall conduct at the time of an application for development or prior to rezoning, consistent with Conservation Policy 1.1.1 in a TND or VC district, an environmental assessment prior to designating the boundaries of conservation and preservation areas, if present, within a TND to determine the extent and location of conservation and preservation features. TNDs shall be located so as to minimize the impact on conservation and preservation features consistent with Conservation Policy 1.3.11 [C].

(C) MEDIUM DENSITY RESIDENTIAL - MDR

Provides moderate-density housing located within walking and biking distance of civic facilities, retail, schools and employment.

- Design of MDR shall use energy saving concepts and maximize roadway connections.
- Elementary schools shall be provided within close proximity and land will be reserved.
- All collectors and arterials shall have bike and pedestrian paths.
- It is the intent to have bike and pedestrian facilities as important as automobiles in regard to mobility when designing MDR areas.

Allowed Uses:

- Multi-family residential.
- Single-family attached and detached residential.
- Golf courses and recreation facilities.
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 1.8.
- Community facilities: community services and light infrastructure.
- Community parks and recreation areas shall be located within close proximity to the residential uses.
- Neighborhood-scale commercial uses are allowed on corner lots to promote walk-to shopping. This use is intended to be the same scale, design and materials as the surrounding neighborhood. It is intended for the convenience of the surrounding neighborhood and the design, parking, and signage should reflect this intent.
- Assisted Living Facilities

Residential Densities:
Minimum Density 4 DU/AC
Maximum Density 20 DU/AC

Clustering may be permitted provided the maximum density is not exceeded.

Specific densities and intensities, ratio of uses and implementation criteria will be contained in the zoning code.

(D) LOW DENSITY RESIDENTIAL - LDR

Provides for low-density residential units which are not necessarily convenient to shopping and employment areas. Density shall be between 2 to 8 units per acre.

Allowed Uses:

- Detached and attached single-family residential
- Parks, golf courses, recreational facilities
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 1.8.
- Community facilities: community services and light infrastructure
- Neighborhood-scale commercial uses are allowed on corner lots to promote walk-to shopping. This use is intended to be the same scale, design and materials as the surrounding neighborhood. It is intended for the convenience of the surrounding neighborhood, and the design, parking and signage should reflect this intent.

Residential Densities:
Minimum Density 2 DU/AC
Maximum Density 8 DU/AC

Clustering may be permitted provided the maximum densities are not exceeded.

Specific densities and intensities, ratio of uses and implementation criteria will be contained in the zoning code.

(E) LARGE LOT SINGLE FAMILY RESIDENTIAL - LSF

Provide single-family residential uses in keeping with the rural character of outlying areas. This category is most likely not located conveniently to shopping and employment. Minimum size of lots will be 1/3 acre; maximum size of lots shall be 5 acres.

Allowed Uses:

- Detached single-family residential
- Golf courses and recreational facilities
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 1..8.
- Community facilities: community services and light infrastructure.

Residential Densities:
Minimum Density 1 DU/5 AC
Maximum Density 3 DU/AC
Clustering may be permitted provided maximum densities are not exceeded.

(F) MIXED USE OFFICE/COMMERCIAL - MUOC

Provides for higher-intensity commercial uses that are more intense than uses located in Village Centers. Intended as activity centers and shall include public plazas and other amenities.

- Uses and intensities shall be designed for maximum internal capture of shopping and business trips.
- Maximum pedestrian accessibility internal to the office/commercial centers.
- Centers shall be designed to blend with TND/MDR districts.
- Provide mass transit accessibility if transit is available, and
- May have regional stormwater facilities.

Allowed Uses:

- Community facilities: community services, light infrastructure and post-secondary educational facilities
- Community Commercial uses (100,000 to 200,000 square feet)
- Regional Commercial (200,000 to 1 million square feet)
- Office- Allows office uses 10,000 square feet or greater. The intent is to allow commercial and service-oriented uses as an accessory use within an office building.
- Medium Density Residential in association with nonresidential uses.
- Hotels
- Medical facilities and institutional uses, including assisted living facilities. Hospitals may be permitted if based on design criteria such as access and building scale in relation to

adjacent uses, as described in the LDRs.
- Golf Courses
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 1.8.

Maximum Floor Area Ratios:
2.0 F.A.R.

(G) MIXED USE INDUSTRIAL - MUI

Provides for the location of manufacturing, warehouses, distribution centers, and research and development uses, with some commercial uses allowed that are designed to accommodate the needs of the industrial park work force.

- Commercial uses shall be provided within walking distance of work place.
- Equal access for mass transit, automotive, bicycle and pedestrian modes of transportation shall be provided.

Allowed Uses:
- Community facilities
- Light and heavy industrial
- Research and development
- Showroom warehouses
- Office associated with industrial and distribution uses
- Retail designed to serve the work force of the industrial park
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 1.8.

Maximum Floor Area Ratios:
1.0 for nonresidential uses

(H) OFFICE/RESIDENTIAL

The Office/Residential district shall contain a variety of office and residential uses that range from duplexes to townhouses to multi-family. The residential uses will be integrated with the office development. The Office/Residential district shall be located in areas where there is access to collector and arterial roadways, and where the emerging development pattern is not predominantly low-density residential. In order to provide for a more pedestrian-friendly environment that efficiently utilizes land area and provides for interaction between the uses, large expanses of surface parking will be discouraged in favor of shared parking, mid-block parking, and parking garages. Provision will be made to serve this district with mass transit. Commercial uses may be permitted as ancillary uses to the office uses and located within office buildings.

Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 1.8.

Allowed Uses:
- Community facilities: community services, light infrastructure, and post-secondary
- Office uses- not to exceed 300,000 sq. ft.
- Commercial uses- not to exceed 10,000 sq. ft., contained within office building.
- Hotels- May be permitted based on design criteria such as access and scale of the building in relation to adjacent uses, as described in the LDRs.

Residential Densities:
Minimum Density 4 DU/AC
Maximum Density 16 DU/AC

Floor Area Ratio (F.A.R.):
Maximum F.A.R. of .25 for parcels greater than 20,000 sq. ft.
Minimum F.A.R. of 1.0 for parcels smaller than 20,000 sq. ft.

(I) SOUTHWOOD TOWN CENTER - TC

Designed to serve as the pedestrian-oriented urban center of Southwood, containing a wide range of commercial, entertainment,

residential, office and community services at urban intensities.

Development in the TC district may obtain a waiver from the requirements in the Environmental Management Ordinance/Environmental Management Act (EMO/EMA) for natural area, landscaping and buffers as long as a landscape plan is prepared that meets established minimum requirements provided it is consistent with the requirements in the Comprehensive Plan. Stormwater detention and treatment facilities for the TC district shall be designed in accordance with applicable standards and shall be located outside of the TC district in order to promote a compact pedestrian-oriented arrangement of land uses, except in situations where alternative sites for stormwater facilities are available that are consistent with the intent of the TC district. Local government shall conduct an environmental assessment at the time of an application for development or prior to rezoning consistent with Conservation Policy 1.1.1, in the TC district prior to designation of the boundaries of conservation and preservation areas, if present, within the TC district, to determine the extent and location of conservation and preservation features. The TC district shall be located so as to minimize the impact on conservation and preservation features consistent with Conservation Policy 1.3.11 [C].

Allowed Uses:

- Commercial, including retail, entertainment and hotel uses.
- Residential, including assisted living, at the full range of densities in LDR and MDR. Residential uses may be collocated with compatible nonresidential uses in the same buildings.
- Office.
- Institutional.
- Community Facilities, such as police/fire stations and churches.
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 1.8.

Mixture of Uses:

Development within the TC district shall include a mixture of uses consistent with the following minimums:

- 60,000 square feet of commercial
- 200 residential units

Additional development may include any other uses permitted in the TC district, such as office, institutional/community facilities, medical and assisted living facilities. Maximum development shall be limited by the allowable densities and maximum Floor Area Ratios (FAR).

Residential Densities:

Minimum Density 2 DU/AC (no minimum density for residential uses second story and above for commercial or office uses)
Maximum Density 20 DU/AC

Specific densities and intensities, ratio of uses and implementation criteria, including standards to promote pedestrian-scale mixed-use development, will be included in the zoning code.

Maximum Floor Area Ratio:

2.0 F.A.R.

Minimum Floor Area Ratio:

0.25 F.A.R.

(J) MIXED USE EDUCATIONAL/INSTITUTIONAL - MUEI

Provides for educational, institutional and civic uses, and related activities including residential, which includes assisted living, office, sports and recreation, and related commercial uses, which include inns and hotels.

Allowed Uses:

- Schools, colleges and universities, museums, and civic facilities.
- Residential, including assisted living at the full range of densities in LDR and MDR.
- Sports and recreation facilities.
- Related supporting commercial facilities, including office, retail, inns and hotels.
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 1.8.

Residential Densities:
Minimum Density 2 DU/AC
Maximum Density 20 DU/AC

Maximum Floor Area Ratio:
1.0 F.A.R.

Minimum Floor Area Ratio:
0.25 F.A.R.

(K) HISTORIC HOUSE OVERLAY (HHO)

The existing main house on the Southwood property is a historical resource within the Southeast Sector Planning Area. In order to preserve the character of the house and its grounds while providing for its future use as a component of the development in the Southeast Sector Planning Area, the Southwood PUD shall establish an overlay zoning district on the house and surrounding grounds. The allowable uses within the overlay district shall be those uses allowed within the LSF district. The following additional uses shall also be allowed within the HHO district so long as the design is compatible with the surrounding LSF uses and the historic nature of the house:

- Bed and Breakfast Inn
- Restaurant
- Conference Center

Policy 1.3: [L]-Transportation (REV. EFF. 7/7/99; REV. EFF. 11/26/21)

Transportation guidelines for the Southeast Sector Plan shall be as follows:

Transportation systems shall be designed to promote alternatives to single-occupancy vehicle travel and to capture internal trips. Emphasis will be placed on designing commercial, office, employment and higher-density residential areas to be pedestrian and bicycle friendly. Emphasis will also be placed on alternative transportation modes.

(a) Right of way shall be planned and dedicated for the ultimate laneage needed based on total build-out of the plan.
(b) If mass transit is available or planned within the plan horizon for the Tallahassee-Leon County Comprehensive Plan, Mass transit routes shall be included along major roadways in coordination with Star Metro.
(c) All land development shall provide for bicycle and pedestrian modes of transport.
(d) Traffic-calming devices will be utilized along roadways in areas with high pedestrian activity.
(e) Access to canopy roads can only be permitted for uses other than medium or high density residential uses, commercial, office uses, and then only if there is no access to an alternative roadway and one cannot be secured. New access points must be configured to share access.
(f) Access management standards will be developed and implemented for all roadways.
(g) Use of roundabouts will be encouraged at intersections.
(h) A 100 foot tract on both sides of the centerline of Old St. Augustine Road shall be dedicated to the City of Tallahassee along the entire

length of the property in excess of 200 acres in common ownership adjoining Old St. Augustine Road between Capital Circle and the Urban Service Area boundary. For properties in common ownership in excess of 200 acres, access to Old St. Augustine Road within the Southeast Sector Study Area will be limited to the following: 1) the tract of land referred to in Section I of Policy 1.2; 2) a new north-south roadway up to 1/2 mile west of Southwood Plantation Road. This intersection with Old St. Augustine Road will be a four-way stop unless a more efficient design can be developed that provides the maximum protection for the canopy on Old St. Augustine Road; 3) Southwood Plantation Road.

(i) The recommendations that are produced by the Scenic Vista and Conservation Easement Acquisition Plan will be taken under advisement by the developer when designing development adjacent to Old St. Augustine Road.

(j) The Transportation Element will be amended to reflect the transportation network needed to serve development within the Southeast Sector Planning Area.

(k) Any alignment of a limited-access roadway/parkway shall be required to follow the Comprehensive Plan amendment process and be consistent with the Long Range Transportation Plan.

(l) In order to protect the traffic capacity of Capital Circle within the Southeast Sector Planning Area, the Capital Circle Access Points plan is established and shall be implemented by LDRs. Subdivisions adjoining Capital Circle shall not allow creation of parcels with sole access to Capital Circle (see Figure 10.B).

Add4: [L] - Open Space/Greenways

(REV. EFF. 7/7/99)

The Southeast Sector Plan shall contain a pooled open space/greenway concept that will contain the majority of the open space requirements within a connected corridor. The following guidelines will be used in mapping the open space/greenway corridor:

(a) All conservation and preservation areas within the Southeast Sector Planning Area shall be mapped and protected consistent with Conservation Objective 1.3 and its implementing policies. In addition, the mapping of the open space/greenway corridor shall consider the location of conservation and preservation areas, except significant grades. Interconnected areas that best protect the conservation and preservation features of the area and provide open space will be included in the open space/greenway corridor. Consistent with the supporting data and analysis, such corridors shall constitute at least twenty-two percent of the Southeast Sector Planning Area. The City and the County will make all efforts to connect open space and greenways outside the Southeast Sector Planning Area to the open space/greenway system within the Southeast Sector Planning Area.

(b) Conservation and preservation areas shall be protected as required by the Comprehensive Plan.

(c) The mapped open space/greenway area will be generally mapped for the sector plan. Field verification of

the exact delineation shall be conducted by a qualified biologist and approved by the Growth Management Department that has jurisdiction at the time development permits are sought.

(d) The following uses will be allowed and designated in the mapped open space/greenways areas:

(1) Passive recreation - Improvements that are natural resource-oriented, such as hiking and biking trails, boat landings and passive parks, may be constructed in passive recreation areas. Public access will be assured in designated passive recreation areas.

(2) Stormwater management facilities may be located in designated open space areas. This does not preclude the possible locating of stormwater facilities in preservation or conservation areas. Each facility and site must be evaluated individually in terms of impacts. The beneficial functioning of each preservation or conservation area is to be preserved. All stormwater facilities must meet the requirements of the EMA and EMO and must be consistent with the comprehensive plan.

(3) Wildlife management areas.

(4) Public roadways and utilities may cross through these areas if no alternative route can be secured.

(5) Golf courses (active recreation) are not permitted in conservation/preservation areas or in open space/greenways, but they may abut open space/greenways and conservation and preservation areas. Golf courses may cross these areas so long as the crossing does not adversely affect such areas and is consistent with the comprehensive plan.

All open space/greenway corridors shall have a management plan approved by the local government with jurisdiction that maintains these open space/greenway areas to protect the values for which these areas were designated. This may include but not be limited to: aesthetic open space, wildlife habitat, interconnection, preservation of floodplains and protection of conservation and preservation areas.

(e) Open space/greenway corridors may be privately owned or dedicated to the public by conveyance to a general or special purpose local governmental entity, or be designated as part of the statewide system of greenways and trails pursuant to State law. Privately owned, open space/greenway corridor areas shall, at a minimum, guarantee designated public trail access in perpetuity at the time of development.

It is also the intent to assure the long-term viability of open space areas and conservation and preservation areas through the proper management of these areas. Open space, conservation and preservation areas are valuable amenities to developing areas. It is intended that agriculture and silviculture uses will continue in the Southeast Sector Planning Area up to the point that individual tracts are converted to urban land uses. It is expected that agriculture and silviculture uses will be compatible with the long-term viability of planned open space, conservation, and preservation areas with proper management. It is also expected that the amenity value of those natural resources for urban development will be far greater than their agriculture or silviculture values.

Policy 1.5: [L] – Interrelationships

(REV. EFF. 7/7/99; REV. EFF. 8/25/08)

The interrelationship between the sector plan, the Comprehensive Plan, and the implementing PUDs is defined as follows:

- The Southeast Sector Plan shall focus on land use decisions that avoid the promotion of strip commercial development along arterial roadways. The implementing PUDs for this sector plan shall be designed to avoid strip commercialization of arterial roadways. The sector plan shall reflect land uses along arterials, which do not promote strip commercial development.
- An objective and policies setting the guidelines for the development of the Southeast Sector Planning Area shall be adopted into the Comprehensive Plan.
- Within the implementing PUDs the Southeast Sector Planning Area may contain architectural controls, densities, intensities and criteria specific to each implementing PUD district provided for in Policy 10.1.2 [L].
- Specific criteria related to development districts, transportation, access management, architectural controls and specific development standards will be contained within the applicable LDRs implementing PUDs.
- The mapped open space requirements will count as the open space required in the EMO/EMA. Any open space dedicated outside the mapped area must meet all EMO/EMA requirements. The 10% site design alternative of the EMO/EMA will not be allowed in the Southeast Sector Planning Area
- Parcels that contain significant grades may be developed as long as best management practices are used, such as off-grade construction, minimum-grade changes and structures designed to accommodate the slopes.
- All land uses that border the study area shall be consistent with the adjacency requirements in the Comprehensive Plan.
- Access to canopy roads can only be permitted for low-density or large-lot single-family residential uses and only if there is no access to an alternative roadway and one cannot be secured. Roadways within the Southeast Sector Plan will be designed so that access to canopy roads will not be necessary.
- With the approval of the regulating authority, individual small closed basins within the DRI boundary may be aggregated into larger closed basin perimeters. The closed basin requirements of the Environmental Management Ordinance/Environmental Management Act (EMO/EMA) will apply within these larger closed basin areas, however, the Developer will have the flexibility to convey water between the smaller depressions within the boundary of the individual aggregated closed basin perimeters. Inter basin transfers out of any aggregated closed basin perimeter will not be allowed without a variance from the inter basin transfer restrictions in the EMO/EMA. Such a variance may be approved only if condition (c) of (3) of subsection 4.2.(3)(c) of the EMO/condition (c) of Article VII Section 10-188 of the EMA is met. If the receiving basin is itself a closed basin, pre/post volume control and all other closed basin requirements of the EMO/EMA will apply to the receiving basin.
- The applicant may request approval for a minor amount of development that may proceed prior to the issuance of the final development order. This development will consist of a sales office, limited commercial/office development and a limited number of model homes. This area will not exceed 25 acres (exclusive of

right of way) and will meet access, environmental and Comprehensive Plan policy requirements. The specific amount of development that can occur pursuant to this policy shall be identified in the DRI Development Order.

Policy 1.6: [L] – Implementation

(EFF. 5/20/96; REV. EFF. 8/25/08)

A framework for detailed implementation of the development standards and requirements will be contained in the implementing PUDs. They shall include but not be limited to:

- Detailed definition of each district area in the zoning code. Also included will be design, development, transportation and density requirements for each district in sufficient detail to accomplish the intent of each district.
- Detailed criteria developed in order to adequately implement all the bicycle, pedestrian, access management and roadway design guidelines listed in the transportation guidelines policy (10.1.3).
- Access management criteria developed and implemented through the zoning code. It shall address access for all modes of transportation and shall include but not be limited to pedestrian, bicycle, mass transit, emergency vehicle, disabled, and car/van pooling.
- Unless otherwise specified in the Southeast Sector Plan amendment, the procedures and requirements in the Comprehensive Plan will be applicable to this area.

Policy 1.7: [L] - Specific Southeast Sector Land Development Regulations (EFF. 5/20/96)

The LDRs related to specific requirements will be amended to reflect any criteria or requirements related to environmental constraints specific to the Southeast Sector Plan guidelines, as adopted in the Comprehensive Plan.

Policy 1.8: [L] - Agriculture and Silviculture Uses (REV. EFF. 7/7/99)

It is the intent of the requirements in this amendment to ensure that land identified for urban development within the time frame of the Comprehensive Plan is available for development and will not be encroached upon by incompatible land uses. It is also the intent to assure the long-term viability of open space areas and conservation and preservation areas through the proper management of these areas. Open space, conservation and preservation areas are valuable amenities to developing areas. It is intended that agriculture and silviculture uses will continue in the Southeast Sector Planning Area up to the point that individual tracts are converted to urban land uses. It is expected that agriculture and silviculture uses will be compatible with the long-term viability of planned open space, conservation, and preservation areas through proper management. It is also expected that the amenity value of those natural resources for urban development will be far greater than their agriculture or silviculture values.

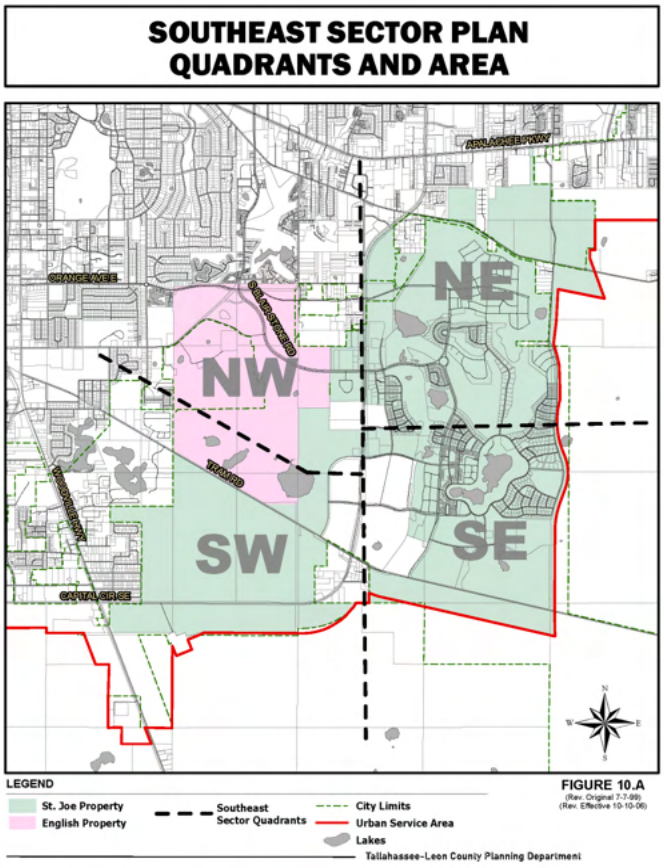
(1) Agriculture and silviculture will be recognized as an allowable interim use in all land use categories within the Southeast Sector Planning Area.
(2) As soon as local government site plan or subdivision approval is granted for any portion of property within the Southeast Sector Planning Area, agriculture and silviculture activities shall cease to be allowable activities on the land for which local government approval has been granted and shall be phased out as set forth in the development order approving the

site plan or subdivision plat. This elimination of agriculture and silviculture uses is intended to apply to parcels of land identified within the subdivision or site plan and to all land included in these parcels, such as land proposed to serve as buffer or open space.

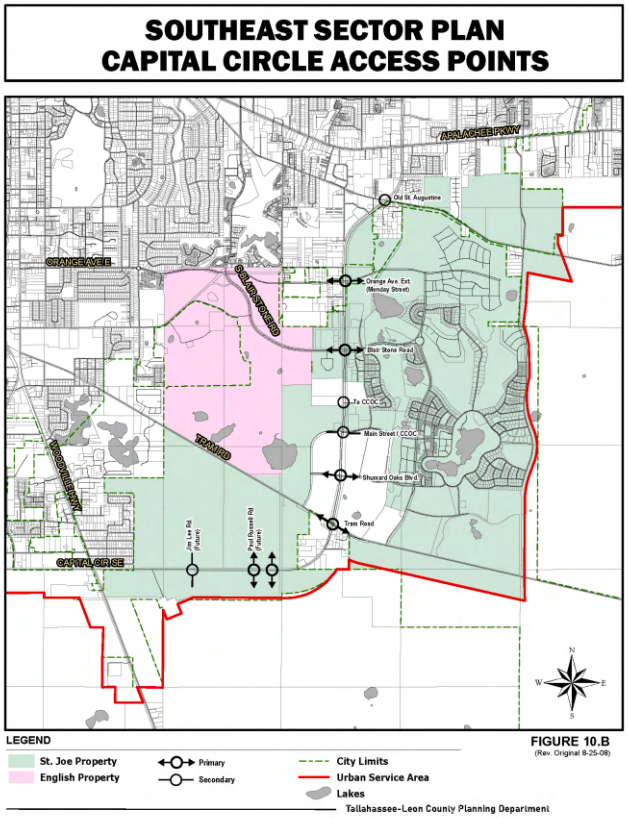
(3) Prior to subdivision or site plan approval, agriculture and silviculture uses shall be allowed to continue within the Southeast Sector Planning Area in accordance with "1993 Silviculture Best Management Practices," Florida Department of Agriculture and Consumer Services, or its successor, and existing local government ordinances.

(4) Timber harvesting activities shall not be conducted until such time as the landowner has obtained a timber harvesting permit in accordance with the environmental and stormwater management ordinances of the appropriate local government.

Map 1: Southeast Sector Plan, Quadrants and Area

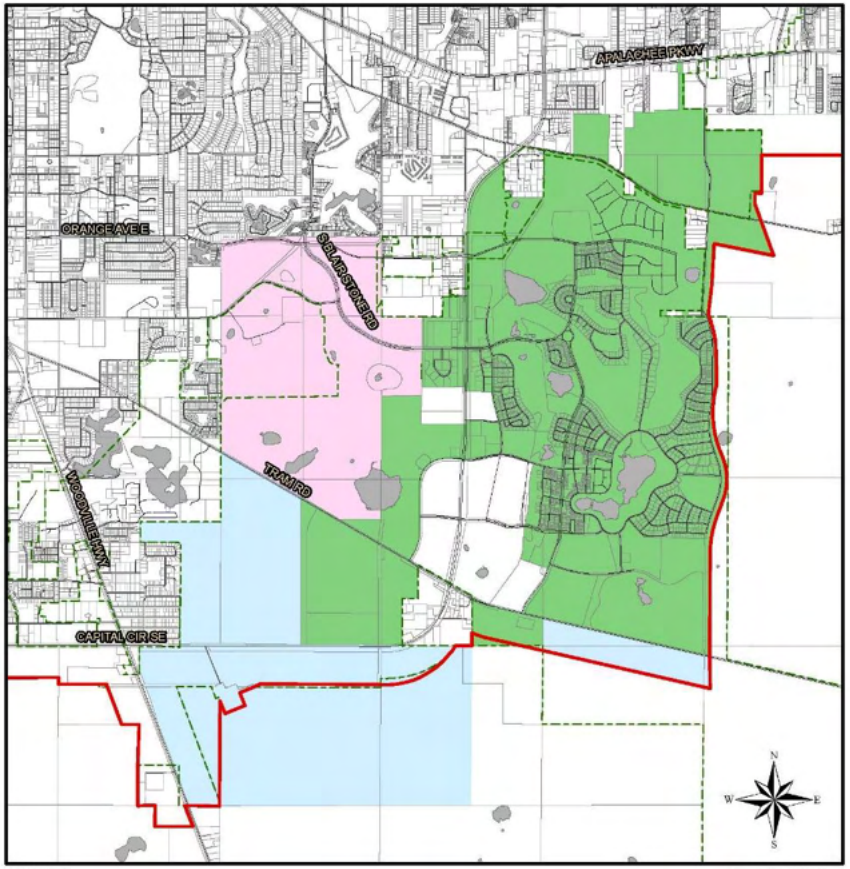


Map 2: Southeast Sector Plan, Capital Circle Access Points



Map 3: Southeast Sector Plan, Planned Development

SOUTHEAST SECTOR PLAN
PLANNED DEVELOPMENT



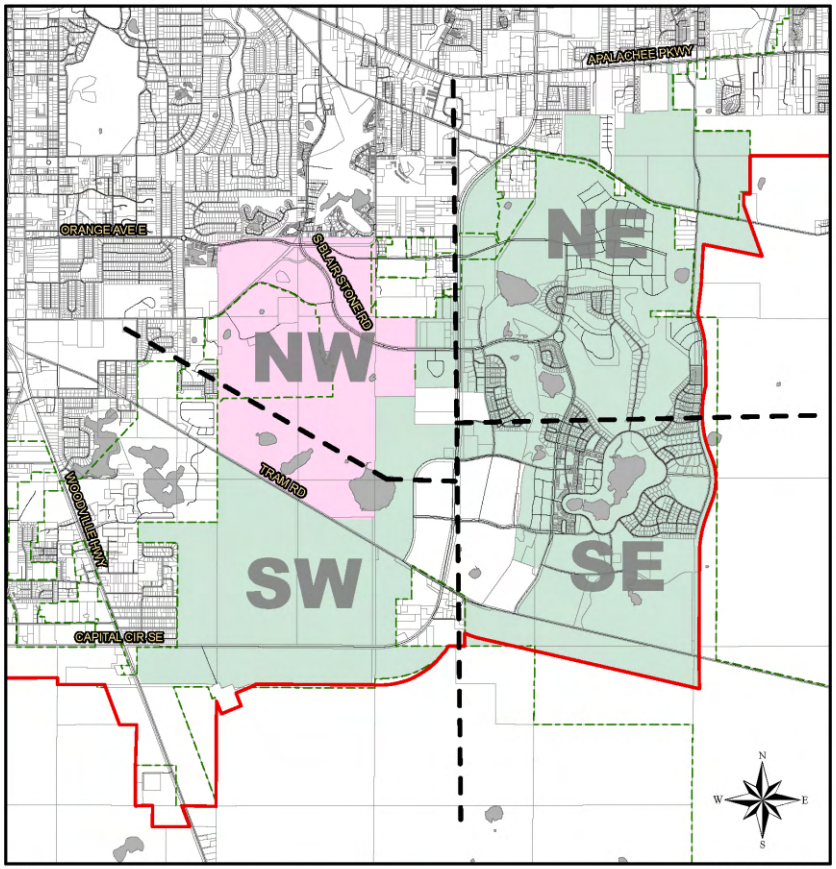
LEGEND

- St. Joe Property
- English Property
- Southwood DRI
- City Limits
- Urban Service Area
- Lakes

Tallahassee-Leon County Planning Department

FIGURE 10.C
(Rev. Original 7-7-99)
(Rev. Effective 10-10-06)

SOUTHEAST SECTOR PLAN
QUADRANTS AND AREA



LEGEND

- St. Joe Property
- English Property
- Southeast Sector Quadrants
- City Limits
- Urban Service Area
- Lakes

Tallahassee-Leon County Planning Department

FIGURE 10.A
(Rev. Original 7-7-99)
(Rev. Effective 10-10-06)

Welaunee Critical Area Plan

WELAUNEE CRITICAL AREA PLAN

Goal 1: [L] (EFF. 12/10/02)

Guide planned development within the Welaunee Critical Planning Area through implementation of a critical area plan which includes a mixture of integrated land uses that are predominantly self-supporting rather than dependent upon public funding, places a greater emphasis on pedestrian mobility and transportation alternatives, provides new employment opportunities near major transportation arteries and protects natural systems in an urbanized setting.

Objective 1.1: Planned Development through 2020 (EFF. 12/10/02)

By 2020, the Welaunee Critical Planning Area may develop in the portions which are south of Interstate 10 ("Toe") and south of Miccosukee Road and north of U.S. 90 ("Heel") with a development pattern that includes predominantly walkable neighborhoods, mixed-use centers, a major employment center, diversity of housing choices, protection of conservation and preservation areas, and a transportation system which accommodates both vehicular and non-vehicular transportation.

Policy 1.1.1: Plan Overview for Toe and Heel

(EFF. 12/10/02; REV. EFF. 7/20/05; REV. EFF. 8/27/17)

The Toe and Heel shall develop as new mixed-use communities that provide employment opportunities, protect natural resources in an urbanized setting and emphasize pedestrian mobility and transportation alternatives. The intent of this policy is to locate employment and shopping in close proximity to residential land uses, provide activities that serve area residents as well as shoppers and employees from outside the area, offer housing to diverse socio-economic groups, establish recreation, educational, and cultural activities nearby, reduce automobile dependency of residents and employers, place public transportation facilities in population and employment centers, and protect natural systems within the context of a mixed-use built environment. The intent of this policy will be achieved through phased development consistent with these guidelines:

(1) A buildout population of approximately 5,950 for the Toe and 4,600 for the Heel.

(2) A buildout employment of approximately 1,240 jobs in the Toe and 3,560 jobs in the Heel.

(3) Development which reflects the following general allocation of land uses on an acreage basis:

(A) Residential uses on 35 percent to 45 percent of the Toe and 30 percent to 40 percent of the Heel.

(B) Retail and office uses on 3 percent to 8 percent of the Toe and retail, office and light industrial uses on 15 percent to 25 percent of the Heel.

(C) Primary open space and recreation uses (excluding the Miccosukee Canopy Road Greenway) on 15 percent to 25 percent of the Toe and 20 percent to 30 percent of the Heel.

(D) Community facilities and institutional, educational, civic and similar uses on 15 percent to 25 percent of the Toe and 10 percent to 20 percent of the Heel.

(4) The Toe and Heel may develop in phases consistent with necessary infrastructure and services and, for the Heel, consistent with the phasing schedules on Table 13-2, which is based on projections of

densities and intensities of use derived from the corresponding acreage. Sub phases or stages of each phase may be developed in separate PUDs. The Toe and the Heel may be developed concurrently. Table 13-2 is attached as part of this Objective.

(5) A comprehensive plan amendment shall be required in order to exceed the projected total number of residential units or the projected total nonresidential square footage for the Heel, as set forth in Table 13-2. Such an amendment shall be consistent with the requirements of Objective LU 6.2 and its supporting policies.

(6) Development will comply with any ordinances in effect at the time of development that address the need for affordable housing. In addition, development shall comply with any other applicable requirements at the time of development.

(7) Specific guidelines and requirements for land use categories, transportation, access management, and other specific design standards shall be included in one or more PUD Concept Plans applicable to the Toe or Heel, respectively. Each PUD Concept Plan shall be adopted by the local government with jurisdiction before any development may take place on the parcel or tract included in the PUD Concept Plan, except as otherwise allowed pursuant to Policy LU 6.2.4. Each PUD Concept Plan shall be consistent with development guidelines and general design standards herein.

(8) Land Use Goal 13, its supporting objectives, policies and data and analysis, and all activities undertaken leading to and including adoption, is not intended to be considered evidence of a unified plan of development for purposes of §380.0651(4), F.S.

(9) The Toe and Heel will be developed with the infrastructure required to serve permitted development, including but not limited to water, sewer, stormwater management and on-site and off-site transportation mitigation, consistent with this Comprehensive Plan and all applicable regulations.

(10) Development within the Toe and Heel shall be aggregated under the City's concurrency regulations, as currently interpreted and applied by the City; unless, at some time in the future, the concurrency regulations are revised so that aggregation is not required for such development.

NOTE: Notwithstanding the above, the Heel may be developed under Policy LU 13.1.9, in which case the guidelines stated above will be adjusted to reflect the requirements of Policy LU 13.l.9.

Policy 1.1.2: Primary Open Space Systems and Greenways (EFF. 12/10/02; REV. EFF. 7/20/05)

The primary open space systems for the Toe and Heel are defined as connected, continuous networks of open space. They constitute fundamental building blocks of these planned communities and are intended to serve multiple purposes in an urbanized setting, including but not limited to protection of conservation and preservation areas. Primary open space systems may include but are not limited to conservation and preservation areas, buffers for environmentally sensitive areas, pathways to facilitate pedestrian and bicycle mobility, aesthetic open space, passive recreation opportunities and community gathering places. Primary open space systems, together with

other green spaces set aside to meet the Urban Forest and landscape requirement shall also meet the requirements of the comprehensive plan, Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. The intent of this policy will be achieved through implementation of the following guidelines:

(1) Prior to approval of the first PUD Concept Plan on the Toe or the Heel, except as allowed by policy LU 6.2.4, a Natural Features Inventory consistent with the requirements of Chapter 5, Environmental Management, Tallahassee Land Development Code and the Leon County EMA, whichever is applicable, shall be submitted for the entire Toe or the entire Heel respectively.

(2) Credits for open space, wetland mitigation, slope mitigation, stormwater management or urban forest requirements may be requested outside of individual parcels or tracts under review but elsewhere within the Toe, or Heel, respectively.

(3) Areas with severe and significant slopes that are not located in the primary open space systems shall be protected in site-specific plans in accordance with the Comprehensive Plan, Chapter 5, Environmental Management, Tallahassee Land Development Code and the Leon County EMA, whichever is applicable.

(4) Wetlands, watercourses and water bodies, except Dove Pond, shall be protected by a 50-foot natural buffer from the jurisdictional wetland line where adjacent to developable land. If Dove Pond is not included as part of a regional stormwater management system to provide flood protection for downstream off-site properties as provided by Policy LU 13.1.5 and Policy LU 13.1.7, then Dove Pond shall be protected by a 50 foot natural buffer from jurisdictional wetlands where adjacent to developable land.

(5) The primary open space systems shall be open to the general public and be designed to provide connections with the Miccosukee Canopy Road Greenway at multiple locations, and to integrate internal recreational multi-use paths with the greenway's trails. Connections to future regional greenways shall be considered in the design of the primary open space systems.

(6) The primary open space systems shall be designed to provide additional buffering as established in PUD Concept Plans for designated canopy road protection zones, in addition to the required 100-foot setback, where feasible.

(7) The primary open space system in the Heel may include a portion of the existing Miles Johnson Road with the consent of the local government with jurisdiction and construction of new roads adjacent to and on each side of the Miles Johnson Road roadbed and canopy.

(8) Primary open space may be privately owned, or be dedicated to the public by conveyance to a general- or special-purpose local governmental entity; or be designated as part of the statewide system of greenways and trails pursuant to state law. Privately owned open space/greenways shall, at a minimum, guarantee designated public trail access in perpetuity at the time of development. All required conservation easements will be placed over the conservation and preservation areas in accordance with local government regulations.

(9) The primary open space systems shall each have a management plan approved

by the local government with jurisdiction in order to protect the values for which they were designated. The management plans may be adopted in phases so long as they are consistent with one another. Protection of the primary open space systems, including any preservation or conservation areas located within them, shall be provided by conservation easements and other measures consistent with Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable, except as otherwise provided by Policy LU 13.1.5 and Policy LU 13.1.7. Conservation easements within the City will be required consistent with City Growth Management Department's written policy. Conservation and preservation areas placed in conservation easements may be used toward satisfying the urban forest/ landscaping requirements of Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.

(10) Acreage in the primary open space systems shall be counted toward satisfying the open space requirement established in PUD Concept Plans as provided by Policy LU 13.1.7.

(11) The following guidelines shall apply to uses within the primary open space systems as established in PUD Concept Plans:

(A) Passive recreation improvements that are natural resource-oriented, such as hiking, biking and riding trails and passive parks, may be constructed in the primary open space systems. Also allowable are community facilities such as bandshells, amphitheaters, gazebos and other improved gathering places if designed for non-vehicular and pedestrian access only, provided these activities are reviewed and approved as part of the management plan required for the conservation easement, when these activities are located such that impact to the conservation and preservation area is minimized and at the same time the overall purpose of the conservation easement is protected.

(B) Wildlife management areas may be included in the primary open space systems with protective measures addressed in the management plans, in accordance with Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.

(C) Public roads and utilities may cross through the primary open space systems if no alternative route can be secured and impacts are minimized. Except for existing roads and specifically located existing road access easements, subject to the requirements of Policy LU 13.1.4 (2)(B) (related to an additional access to Miccosukee Road), the location of the roads shown on Figures 13-3, Toe Generalized Transportation Plan and Figure 13-4, Heel Generalized Transportation Plan, are approximate.

(D) Stormwater management facilities may be located in the primary open space systems subject to design criteria in the PUD Concept Plans and consistent with protection of conservation and preservation features pursuant to the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code

or the Leon County EMA, whichever is applicable. Dove Pond may be utilized as part of a regional stormwater management system to provide flood protection for downstream off-site property owners in the Tri-Basin Study Area as provided the criteria in Policy LU 13.1.5 (4) and Policy LU 13.1.7 are met. Each other stormwater management facility must be evaluated in terms of impacts and meet the requirements of the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. If stormwater facilities are contained within the primary open space, then the public or private agency responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each facility's level of service. Conservation and preservation areas are not to be used as conveyances for increased stormwater rates from development. The Stormwater Facilities Master Plan shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within conservation and/or preservation areas.

(E) Access facilities for canoes and other watercraft without internal combustion engines may be located in the primary open space system. Fueling facilities shall not be allowed. If access facilities are located in conservation or preservation areas these activities shall be reviewed and approved as part of the management plan required for the conservation easement, when these activities are located such that impact to the conservation and preservation area is minimized and at the same time the overall purpose of the conservation easement is protected.

(12) The cemetery in the Toe shall be protected as provided by state law. The churches owning the cemetery should fence the cemetery and prohibit disturbance.

Policy 1.1.3: Land Use (EFF. 12/10/02; REV. EFF. 7/20/05; REV. EFF. 8/27/17)

The Toe and Heel shall contain an integrated mixture of uses that allows a broad range of residential, commercial, office, employment, recreation and civic, institutional and community uses with varying densities and intensities of use. The intent of this policy is to create a community pattern of multiple neighborhoods that are compact and walkable, with a mixture of uses, diversity of housing types and prices, and interconnected fine-grained street systems. A mix of uses should be encouraged throughout each phase of development and at buildout. Neighborhood densities and development intensities generally should be arranged in a hierarchical continuum radiating from center to edge. Pedestrian accessibility should be given precedence over automobile convenience as established in PUD Concept Plans.

(1) Land uses in the Toe and Heel shall be assigned on the basis of the following categories as established in PUD Concept Plans:

(A) EMPLOYMENT CENTER

Employment centers shall be located proximate to major transportation arteries in order to provide jobs for residents as well as regional employment opportunities. Employment centers are intended to

contain a mix of uses and not be a single-use environment. They shall be designed with shared parking opportunities for nonresidential uses that have peak parking demands other than during normal office hours. An employment center shall range in size between 15 acres and 150 acres. Allowable uses include office, hotels and inns, light industrial, warehousing and distribution, laboratories, research, printing, banks, retail, restaurants and cafes, infrastructure including stormwater management facilities, civic, religious and institutional uses and educational uses. Residential uses shall not be allowed except when located above the ground floor in mixed-use office buildings.

Development intensities shall range from 8,000 square feet per acre to 15,000 square feet per acre. Ground-floor, pedestrian-friendly uses should be included to provide walk-to shopping opportunities. A minimum five percent on-site open space requirement shall be required for each preliminary plat in an employment center.

(B) TOWN CENTER

Town centers shall be planned as compact, efficient nodes. Traffic calming measures such as onstreet parking, buildings close to the road with parking in back, streetscape, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center. A town center shall range in size between 10 to 30 acres and contain uses that serve surrounding neighborhoods as well as those traveling through the area. Uses shall be mixed horizontally and vertically to the maximum extent feasible. It is the design intent to plan for multiple storefronts and multiple retailers in town centers so all of the available retail space is not aggregated into one or two “big-box” stores. Allowable uses include office, retail, restaurants, bed and breakfasts, hotels and inns, theaters and other entertainment venues, specialty retail, grocery stores, residential, home occupational uses, and civic, religious and institutional uses (including day care services for children and adults).

Development intensities in town centers shall range from 8,000 square feet per acre up to 20,000 square feet per acre. Residential densities shall be allowed up to 16 dwelling units per acre with no minimum density required. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Town centers shall be planned on a block system with a gridded road network and on-street parking.

Stormwater management facilities shall be located outside of town centers to promote a compact, pedestrian-oriented development pattern except where alternative sites for stormwater facilities are not reasonably available. Community open space in the form of public squares and greens shall be planned as a focal point for a town center. No minimum on-site open space shall be required on each preliminary plat.

(C) NEIGHBORHOOD CENTER

Neighborhood centers shall allow small retail, specialty retail, office, restaurants, services, residential and other uses (including day care services for children and adults) that

support residential uses within a neighborhood. These centers are also intended to function as a neighborhood focal point and are envisioned to have churches, town squares, and other civic, religious, and institutional uses. The neighborhood centers shall range in size from 5 to 8 acres and shall be designed to create a pedestrian-friendly environment. Traffic calming measures, such as on-street parking, buildings up close to the road with parking in back, streetscape, and other such solutions, shall be utilized to create a pedestrian-friendly, walkable center.

Development intensities in the neighborhood center shall range from 4,000 square feet per acre to 12,500 square feet per acre. The maximum residential density in the neighborhood center shall be 16 units per acre. No minimum density shall be required. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Community open space in the form of village squares and village greens shall be planned as the focal point of a neighborhood center. No minimum on-site open space shall be required for each preliminary plat.

(D) MULTI-FAMILY RESIDENTIAL

Multi-family residential areas shall include residential units with a maximum density of 16 units per acre and a minimum density of 8 units per acre. Allowable uses include town homes, apartments, condominiums and other multi-family uses, single-family attached and detached residential units, office as a ground-floor use with residential uses above or in a live-work unit, civic, religious and institutional uses, infrastructure including stormwater management facilities, parks and recreation. A minimum 10 percent on-site open space shall be required on each preliminary plat.

(E) RESIDENTIAL HIGH DENSITY

Residential high-density areas should be within easy walking distance of town and neighborhood centers and/or arranged along either side of some of the internal roads. The maximum allowable density shall be 10 units per acre and the minimum density should be 4 units per acre. Allowable uses include residential, civic, religious and institutional uses, parks and recreation, and infrastructure including stormwater facilities. A minimum of 10 percent on-site open space shall be required on each preliminary plat.

(F) RESIDENTIAL MEDIUM DENSITY

Residential medium density areas shall include single-family residential uses up to a maximum density of 4 units per acre with a minimum density of 2 units per acre. Allowable uses include residential, parks, open space and other recreational uses, civic, religious and institutional uses and infrastructure including stormwater facilities. These areas shall have an interconnected local road system with a range of lot sizes. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

(H) RESIDENTIAL LOW DENSITY

Residential low-density areas shall include single-family residential uses with a maximum density of 2.5 units per acre and a minimum of 1 unit per acre. Allowable uses include

residential, parks, open space and other recreational uses, civic, religious and institutional uses and infrastructure including stormwater facilities. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

(I) RESIDENTIAL ESTATE

Residential estate areas shall include single-family residential uses up to a density of up to 1 unit per acre. Allowable uses include residential, parks, open space and other recreational uses, civic, religious and institutional uses and infrastructure including stormwater facilities. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

(J) SCHOOLS AND COMMUNITY USES

The school and community uses category is intended for public and private schools, as well as a broad range of community, civic, religious and institutional uses, including but not limited, to libraries, fire stations, police stations, civic educational centers, places of worship and supporting uses, community centers and clubhouses. School support facilities are also allowable, and include but are not limited to, play fields, gymnasiums, and other education-related uses. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

(2) Land uses should develop on the Toe, shown in Figure 13-1, consistent with the following locational criteria as established in PUD Concept Plans:

(A) One or more town centers should be located at strategic points along Welaunee Boulevard with no more than one each in the eastern and western sections.

(B) One or more neighborhood centers should be located at strategic points along Welaunee Boulevard with no more than one each in the eastern and western sections.

(C) Town and neighborhood centers shall be located within a one-quarter mile walking radius from the majority of the denser residential areas.

(D) Town and neighborhood centers, higher-density residential areas and the primary open space system shall be located proximate to school and community uses when feasible.

(E) School and community uses shall be located proximate to town or neighborhood centers, higher density residential areas and the primary open space systems when feasible.

(F) Residential medium density areas generally shall be located within one-quarter mile walking distance from town and neighborhood centers.

(G) Residential low density and residential estate areas shall be located outside the one-quarter mile walking radius from town and neighborhood centers. Residential areas adjacent to the Miccosukee Canopy Road Greenway or along currently designated canopy roads shall be either residential low density or residential estate.

(H) Institutional uses (including but not limited to an elementary school, senior citizens' activity center, assisted living facility, adult living facility, rehabilitation center, and adult care/memory unit) may be located in any land use district in the Toe.

(3) Unless developed pursuant to Policy LU 13.1.9, land uses should develop on the Heel, shown on Figure 13-2, consistent with the following locational criteria as established in PUD Concept Plans:

(A) Employment centers should be located as follows:

(i) An employment center should be proximate to the interchange of Interstate 10 and U.S. 90 and be compatible with nearby residential and mixed-use development. This employment center shall have direct access to an arterial, which will traverse the Heel.

(ii) An employment center should be located in the southern section of the Heel with direct access to U.S. 90. To minimize traffic loadings on U.S. 90, this employment center shall be connected to the Heel by internal roadways.

(B) No more than one town center may be located in the central section of the Heel proximate to residential areas. Employment centers should be located preferably within a one-quarter mile walking radius of the town center to provide restaurants, services, retail and other uses for employees.

(C) No more than two neighborhood centers may be located in the northern section of the Heel within a one-quarter mile walking radius of nearby residential development. No more than one neighborhood center may be located in the central section of the Heel.

(D) Town or neighborhood centers shall be located at the center of a one-quarter mile walking radius from the majority of the denser residential areas.

(E) School and community uses shall be located proximate to town or neighborhood centers, higher density residential areas and the primary open space system when feasible.

(F) Residential areas adjacent to the Miccosukee Canopy Road Greenway or along currently designated canopy roads shall be either single-family residential low density or single-family residential estate.

(G) Residential estate areas should be located in the northeastern section of the Heel adjacent to existing estate-type rural residential areas on adjacent lands.

Policy 1.1.4: Transportation

(EFF.12/10/02; REV.EFF.7/20/05; REV. EFF. 8/27/17)

The transportation systems on the Toe and Heel, in addition to the arrangement of land uses, shall be designed to capture internal trips, promote alternatives to single-occupancy vehicle travel and support a mixed-use development pattern. The transportation network for the Toe and Heel shall support and enhance livable community concepts while meeting level of service standards. It is the intent of this policy to create communities and

supporting transportation systems that encourage walkability and pedestrian accessibility, provide a road network with connectivity on-site and to surrounding areas, relieve pressure on canopy roads, minimize environmental impacts and encourage transit and other modes of transportation. Except for existing roads and specifically located existing access easements, subject to the requirements of Policy LU 13.1.4 (2)(B) (related to an additional access to Miccosukee Road), the location of the roads shown on Figures 13-3 Toe Generalized

Transportation Plan and Figure 13-4 Heel Generalized Transportation Plan are approximate.

(1) These general transportation guidelines shall apply on the Toe and Heel as established in PUD Concept Plans and shown in Figure 13-3 and Figure 13-4, respectively:

(A) A fine-grained network of internal roads shall provide alternative travel routes and ensure that all roadways operate at acceptable levels of service at buildout.

(B) All land uses shall provide for alternative modes of transportation, with connections to the transit hub and bus shelters. The nature of and extent of any required accommodations shall vary based upon business size.

(C) Recreational and alternative transportation multi-use paths shall be planned internally for bicycle and pedestrian travel and shall be incorporated into the primary open space systems when feasible. The paths shall accommodate bicyclists, pedestrians and other forms of recreational use and connect to the Miccosukee Canopy Road Greenway at multiple locations consistent with the Miccosukee Canopy Road Greenway Management Plan.

(D) Multi-modal facilities (for motorists, cyclists, and pedestrians) shall be provided on all collector and arterial roads.

(E) Traffic-calming measures shall be utilized on local roads where significant pedestrian activity is expected.

(F) All access roads through a designated canopy road protection zone shall minimize disturbance to the canopy and understory in consultation with the City's Urban Forester. Utilities shall be collocated in these access roads when feasible.

(G) Transit shall be encouraged through planning and design by focusing density in areas where transit can serve the largest number of potential passengers. Bus shelters shall be provided by the developer at locations designated by Taltran.

(H) The road network in the Toe shall:

(i) Promote and enhance a livable community pattern, including mixed use and a pedestrian environment;

(ii) Protect the adjacent canopy roads by relieving traffic pressure on them;

(iii) Enhance the scale and pedestrian accessibility of town and neighborhood centers along Welaunee Boulevard, and

(iv) Provide for adequate road capacity to serve the development.

(I) Whenever possible, neighborhoods need to be interconnected and not solely dependent upon Welaunee Boulevard for ingress and egress. The street pattern should be planned to accommodate the highest frequency of street crossings in the town and neighborhood centers with decreasing frequency through residential areas and the least

number of crossings in low density or "country" areas.

(J) No residential driveways shall connect directly to Welaunee Boulevard or the Shamrock South extension on the Heel. Direct access to canopy roads shall not be permitted for any residential or non-residential uses. Roadways within the Toe and the Heel will be designed so road access through designated canopy road protection zones will not be necessary except as otherwise expressly allowed in Policy 1.4.

(2) The following transportation guidelines shall apply in the Toe as established in PUD Concept Plans and shown in Figure 13-3:

(A) A transit hub for the transfer of passengers between bus routes shall be provided in a town or neighborhood center. The transit hub shall include facilities to accommodate up to four buses on a site not to exceed two acres and which is adjacent to available parking that can accommodate park and ride vehicles.

(B) Road access to the Toe from Miccosukee Road shall occur only within the existing road access easements across the Miccosukee Canopy Road Greenway at Arendell Way and Edenfield Road. In addition, road access to the Toe from Miccosukee Road at Dempsey Mayo within the existing road access easement may be approved in a PUD Concept Plan if it is determined by the local government with jurisdiction, based on analysis, that such a connection would have a desirable impact on the Miccosukee Canopy Road. All impacts to the canopy road protection zone from such access roads shall be minimized.

(C) Road access to the Toe from Fleischmann Road shall be provided in accordance with City standards and subject to City approval.

(D) Road access to the Toe from Centerville Road shall be provided at one location.

(E) Welaunee Boulevard shall be designed consistent with a mixed-use development pattern and a pedestrian-friendly environment.

(i) It is the intent to promote the Welaunee Boulevard corridor as a "livable" roadway that supports and enhances a pedestrian-friendly environment. The character of this roadway, and the land uses along it, should be protected to ensure that strip development and auto-dependent land uses do not occur. Welaunee Boulevard should be designed to minimize changes to the natural contours of the landscape and vegetated areas along its length. Welaunee Boulevard should be designed so that the character of the roadway changes along its corridor.

(ii) In the "town" sections, Welaunee Boulevard should have a narrower right-of-way with roadway sections to be determined at the time of the PUD Concept Plans which may include on-street parking. Buildings should be placed close to the right-of-way with parking located behind. Pedestrians should have priority in the town

and neighborhood centers. The highest number of road connections from the adjacent street network should occur in the town sections. Higher density residential uses and non-residential uses should be planned in the town sections.

(iii) In the "country" sections, land uses along the roadway should be lower density residential or open space. In these country sections, the design of the road shall minimize environmental impacts by utilizing split profile sections and wide medians to respond to topography and preserve vegetation. Right-of-way width shall vary consistent with the character of the area it is traversing while meeting level of service demands. Right- -of-way in these areas shall accommodate medians with landscaping and may provide for an "eyebrow" road or, if necessary, accommodate a split-section profile for the purpose of minimizing environmental impacts.

(F) Welaunee Boulevard shall connect to an interchange with Interstate 10 subject to approval by Federal Highway Administration and Florida Department of Transportation. The interchange of Welaunee Boulevard and Interstate 10 shall be designed consistent with a federally approved Interchange Justification Report. It is the intent to allow for the design of an interchange, which supports a gridded street system and city blocks on the south side of I-10. The gridded street system should serve to divert traffic onto a network of town center streets and should support a pedestrian environment. Until an interchange is approved and constructed, Welaunee Boulevard may pass over Interstate 10.

(G) Construction of Welaunee Boulevard shall be phased to accommodate transportation impacts from approved development of the Toe. The roadway phases shall be consistent with the Urban Services-Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990 as may be amended from time to time (referred to as the Urban Services Agreement) and shall be established in PUD Concept Plans in a manner that complies with the adequate public facilities requirements of this comprehensive plan and the land development code.

(3) The following transportation guidelines shall apply in the Heel as established in PUD Concept Plans and shown in Figure 13-4:

(A) Road access to the Heel from U.S. 90 shall occur in compliance with Florida Department of Transportation rules including the Shamrock South extension, which will traverse the Heel.

(B) Contingent upon approval by the Tallahassee-Leon County M.P.O., the Shamrock South extension between Miccosukee Road and U.S. 90 will be shown on the 2025 updated long-range transportation plan as a component of the cost-feasible plan, consistent with the Urban Services-Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990 as may be amended from time to time (referred to as the Urban Service Agreement).

(C) Road access to the Heel from Miccosukee Road shall occur only at the existing Miles Johnson Road intersection and the Shamrock South extension, which will traverse the Heel, including the Miccosukee Canopy Road Greenway.

(D) Two roads may be constructed adjacent to the Miles Johnson Road roadbed and canopy if the local government with jurisdiction approves of incorporation of the existing Miles Johnson Road into the primary open space system.

(4) In PUD Concept Plans, the local government with jurisdiction shall require development on the Toe and Heel, respectively, to implement Transportation Demand Management (TDM) strategies, as appropriate, to reduce single-occupancy vehicle trips. Such strategies may include, but are not limited to, alternative work schedules, transportation allowances (carpool and vanpool programs), guaranteed ride home programs, telecommuting, transit supportive facilities (bus stops, shelters, etc.), and additional bicycle and pedestrian facilities and equipment.

Policy 1.1.5: Public Facilities

(EFF. 12/10/02; REV. EFF. 7/20/05)

Public facilities shall be provided to serve residential and non-residential uses on a phased basis consistent with the level-of-service and availability standards of this comprehensive plan. The intent of this policy is to provide infrastructure needed to serve development that is predominantly self-supporting rather than predominantly dependent upon public funding consistent with the Urban Services Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990 as may be amended from time to time (referred to as the Urban Services Agreement). The intent of this policy will be achieved through implementation of the following guidelines:

(1) Potable water, sanitary sewer, electricity and natural gas service shall be provided to development on the Toe and Heel pursuant to the existing Urban Services-Development Agreement.

(2) All stormwater management facilities shall be designed to meet treatment standards for Outstanding Florida Waters (OFW) (i.e. the first .75 inches of rainfall) or the applicable local standard, whichever is greater. Maintenance responsibility for all stormwater management facilities shall be provided as established in the Stormwater Facilities Master Plan and the Urban Services Agreement. Facilities which are dedicated to the City must be constructed to City standards.

(3) Dove Pond may be incorporated into a regional stormwater management system and be utilized for the storage of treated stormwater to provide flood protection for downstream off-site property owners provided:

(A) It can be shown through the completion of an Environmental Impact Analysis (EIA) incorporated into a Stormwater Facilities Master Plan (SFMP) that, with any increase in flood volume or flood stage, the wetlands and associated conservation and preservation areas are minimally impacted.

(B) Such use may be undertaken only with the landowner's express approval.

(C) Public agencies shall pay a pro rata share of capital costs based on the off-site stormwater runoff to be stored in

Dove Pond during flood events, provided the landowner makes available the necessary land or rights of use at no cost to the public contemporaneous with issuance of a final local development order which establishes and allocates buildout stormwater capacity for the Toe.

(D) Local government funding shall not be utilized for the portion of any stormwater management facilities necessary to accommodate on-site development.

(E) Criteria in Policy 1.7 are also achieved.

(4) To provide flood protection for downstream off-site property owners in the Tri-Basin Study Area, inter-basin transfers of stormwater may be permitted between sub-basins of the Welaunee Closed Basin and from the Welaunee Closed Basin to the Lafayette Oaks and Pedrick Closed Basins through a public conveyance system. Such transfers may occur only from Dove Pond as provided by this policy and Policy LU 13.1.7 and shall be deemed consistent with Policy 1.1.5 [SM], Policy 2.2.5 [C] and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable, when they comply with these criteria:

(A) Approval by the local government with jurisdiction of a regional stormwater management plan for the Tri-Basin Study Area, based on a detailed assessment indicating minimal negative impacts to water quality, quantity and rate of discharge due to inter-basin transfers to the receiving watershed.

(B) Approval of public funding, in an adopted local government budget, for off-site stormwater management facilities required by the regional plan.

(5) Facilities which discharge to or from an isolated or aggregated closed basin shall provide storage for the post-development increase in runoff volume for the 100-year, 24-hour critical storm.

(6) Facilities which discharge to Lake Lafayette shall provide both treatment and attenuation for storms consistent with the requirements of Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.

(7) The landowner shall reserve for future dedication, to the City of Tallahassee, a site for fire protection and emergency services, not to exceed two acres.

(8) Unless developed pursuant to Policy LU 13.1.9, a 24-acre site for a 500-pupil elementary school for Leon County Schools shall be reserved for future dedication to the Leon County School Board in the Heel proximate to residential areas, a town or neighborhood center and the primary open space system, with off-site stormwater management provided through a regional system. Impacts to existing public schools shall be addressed during the development review process as required by this comprehensive plan, provided that the fair market value of the school site, any off-site stormwater treatment and storage capacity and any other land or improvement to support a public school shall be a credit, on a dollar-for-dollar basis, against any fee or exaction for public school impacts.

(9) Public facilities and improvements necessary to serve development on the Toe and Heel may be financed, planned, established, acquired, constructed, reconstructed, enlarged, extended, equipped, operated or maintained by one or more community development districts subject to the requirements of Chapter 190, Florida Statutes.

(10) Prior to approval of the first PUD Concept Plan on the Toe or the Heel, except as allowed by Policy LU 6.2.4, a Stormwater Facilities Master Plan (SFMP) shall be prepared by the applicant and approved by the local government for the entire Toe and the entire Heel. The SFMP shall accommodate stormwater flows from full build out conditions from any upstream offsite property and the entire Toe or the entire Heel, as applicable. The SFMP shall, at a minimum, identify regional impacts to flood extents and stormwater conveyance, establish infrastructure requirements necessary to manage stormwater in compliance with local, state and federal regulations, document the phasing, implementation and easement reservations necessary to serve full build-out and facilitate environmental and stormwater permitting. To accomplish these goals, the SFMP shall provide analysis and design of the primary stormwater system based on detailed hydrologic and hydraulic modeling of existing and post-development conditions. The analysis shall incorporate existing land use, soils and topographic data, the conceptual land use plan, stage and water quality monitoring data and the applicable results and findings of the Natural Features Inventory and Environmental Impact Assessment. The design shall provide general parameters associated with the primary stormwater management facilities, drainage easements and conservation easements necessary to serve the development under full build-out conditions. Flood extents delineated by the SFMP shall allow identification of the 100-year flood exclusion area. No habitable structures shall be constructed within the post-development (full build-out) 100-year floodplain. The SFMP's scope of work shall be approved by local government prior to development of the SFMP.

NOTE: Notwithstanding the above, the Heel may be developed under Policy LU 13.1.9, in which case the guidelines stated above will be adjusted to reflect the requirements of Policy LU 13.1.9.

Policy 1.1.6: General Design Standards

(EFF. 12/10/02; REV. EFF. 7/20/05)

PUD Concept Plans shall incorporate design standards that will insure and guide mixed-use, integrated development that is pedestrian-friendly. In addition to the general design standards set forth in other policies, which support Land Use Objective 13.1, PUD Concept Plans shall be consistent with these general design standards:

(1) Sidewalks shall be provided throughout the Toe and Heel as follows:

(A) On both sides of Welaunee Boulevard. Sidewalks shall also be provided on both sides of collector roads and arterial roads in the Toe.

(B) On both sides of the Shamrock South extension which will traverse the Heel and on all other arterial and collector roadways in the Heel.

(C) On both sides of all streets in employment centers, town centers, and neighborhood centers.

(D) On one side in residential low-density and residential estate areas.

(E) On one side (fronting residences) of the two roads running parallel to Miles Johnson Road if it is closed to through traffic and incorporated into the primary open space system.

(F) Sidewalks shall be provided on both sides of streets in residential medium-density and residential high-density areas.

(2) On-street parking shall be accommodated where feasible in neighborhood and town centers and shall be credited toward parking requirements as specified in PUD Concept Plans.

(3) In town and neighborhood centers, parking shall be provided in the rear of buildings to the maximum extent feasible. Buildings shall be oriented to the street and designed with minimal setbacks from the road to promote a pedestrian-friendly environment. Criteria for a variance from build-to and setback lines may be established in PUD Concept Plans.

(4) PUD Concept Plans shall include integrated parking management strategies designed to achieve more efficient utilization of parking resources, mitigate peak travel demand and optimize the return on investments in public right-of-way. Integrated parking management strategies may include shared parking plans, short-term parking plans, parking areas "unbundled" from specific buildings, parking spillover prevention measures and time-limit strategies for on-street parking. Reductions from generally applicable parking space standards shall be granted in PUD Concept Plans when justified on the basis of integrated parking management strategies, the mixed-use character of various portions of the development or other professionally accepted methodology.

(5) Town centers shall be designed as a marketplace for a variety of retailers to ensure that not all retail space is aggregated into one or two single "big-box" retail buildings.

(6) Building heights in town centers and neighborhood centers shall not exceed 65 feet from grade. Building heights in other land use categories shall be established in PUD Concept Plans at heights compatible with development in mixed-use centers and other land uses.

(7) Property signage in non-residential areas shall be provided in a coordinated manner that is compatible with the architectural vernacular and scale of development. It shall be consistent with a master signage plan established in PUD Concept Plans.

(8) Landscaping in common areas, residential areas, along roadways and in town, neighborhood and employment centers shall utilize only drought-resistant native plant species in an approved plant list established in PUD Concept Plans.

(9) Landscaping in town centers, neighborhood centers, employment centers and residential areas located within a one-quarter mile walking distance of those centers shall include street trees identified in an approved plant list established in PUD Concept Plans.

(10) Stormwater management facilities shall be designed consistent with the "Stormwater and Erosion and Sediment Control Best Management Practices for Developing Areas" as described in Chapter 6 of the FDEP Florida Development Manual, Appendix F of the

Concurrency Manual and subject to local government approvals. During construction, sediment and erosion control shall be required as specified in Chapter 8 of the "Erosion and Sediment Control Handbook" (Goldman, Jackson, Bursztynsky).

(11) Constructed stormwater management facilities may be utilized to satisfy the open space requirements established in the PUD Concept Plans if the following general design standards are met:

(A) Stormwater management facilities shall be designed and constructed using predominantly non-angular, freeform, curvilinear contouring that visually integrates the facility into the overall landscape design.

(B) Retaining walls may be incorporated to maximize storage volume and to minimize excessive grade changes or tree removal, but may not exceed 50 percent of the limits of the facilities perimeter and may not exceed six feet in height. Terraced side slopes utilizing multiple retaining walls may be used when augmented with landscaping between retaining walls.

(C) Stabilized side slopes exceeding 4:1 slopes shall be planted with either artificial, erosion-resistant materials or with appropriate vegetative cover.

(D) Perimeter landscaping is a part of the design of the stormwater facility for dry retention/detention facilities as well as wet detention/treatment facilities.

(12) Integrated mixtures of land uses shall be located and designed to be consistent with comprehensive crime prevention strategies of natural surveillance, territorial reinforcement and natural access control.

Policy 1.1.7: Allowances

(EFF. 12/10/02; REV. EFF. 7/20/05)

Development shall be designed on the Toe and the Heel to be consistent with the thresholds for impacts established in the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. Notwithstanding any other provisions of this Comprehensive Plan, development of the Toe and Heel may be subject to the following provisions as established in PUD Concept Plans:

(1) To reduce downstream flooding of off-site property owners in the Tri-Basin Study Area, Dove Pond may be utilized for the storage of treated stormwater as provided by this policy and Policy LU 13.1.5. If after the completion of the Environmental Impact Analysis (EIA) and Stormwater Facilities Master Plan (SFMP) it can be shown that impact to the wetlands and associated conservation and preservation areas have been minimized and that the impact to conservation and preservation areas is determined to be greater than 5 percent as allowed in Comprehensive Plan Policy 1.3.11[C], the Public Linear Infrastructure Variance process may be utilized to authorize the public regional stormwater management facility subject to the following:

(A) Local government approval of a regional stormwater plan for the Tri-Basin Study Area, based on a detailed assessment indicating minimal negative impacts to wetlands, water quality, quantity and rate of discharge both on-site and off-site due to inter-basin transfers to the receiving watershed.

(B) Approval of public funding, in an adopted local government budget, for

off-site stormwater management facilities required by the regional plan.

(C) Impacts shall be permitted only when demonstrated to be the minimal impacts reasonably necessary to implement the regional plan.

(2) If Dove Pond is not utilized as a public regional stormwater management facility, then use of Dove Pond as a stormwater management facility must be evaluated in terms of impacts and meet the requirements of the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.

(3) To promote creation of the primary open space systems and their integration into the planned mixed-use communities with appropriate credit, the PUD Concept Plans shall establish an open space requirement which includes credit for the primary open space system, protected preservation and conservation areas, areas of constructed landscape and the minimum on-site landscaping required for individual sites set forth in Policy LU 13.1.2. Specific landscape standards and requirements shall be established in PUD Concept Plans. Such standards and requirements shall be designed to meet or exceed, on a cumulative basis, the Landscape and Urban Forest requirements in Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. These landscape standards shall include, but not be limited to, standards for provision of street trees in town centers and along public roadways, canopy trees and landscaped islands within parking lots, and special consideration of patriarch tree preservation. These standards will be developed to reflect the intent that town and neighborhood centers will be developed in an urban character with minimized setbacks and an emphasis on dense, mixed-use development. Various land uses in the Toe and the Heel shall satisfy the Urban Forest/Landscaping requirements based on thresholds established in the PUD Concept Plans. Such requirements shall be designed to meet or exceed, on a cumulative basis, the landscaping and urban forest requirements in Chapter 5, Environmental Management, Tallahassee and Development Code or the Leon County EMA, whichever is applicable.

Policy 1.1.8: Agricultural and Silvicultural Activities (EFF. 12/10/02; REV. EFF. 7/20/05)

It is the intent of this Policy to ensure that land identified for urban development within the time frame of the Comprehensive Plan is available for development and will not be encroached upon by incompatible land uses. It is also the intent to insure the long-term viability of open space areas and conservation and preservation areas through the proper management of these areas. Open space, conservation and preservation areas are valuable amenities to developing areas. It is intended that agriculture and silviculture uses will continue in the Toe and the Heel up to the point that individual tracts are converted to urban land uses. It is expected that agriculture and silviculture uses will be compatible with the long-term viability of planned open space, conservation, and preservation areas through proper management. It is also expected that the amenity value of those natural resources for urban development will be far greater than their agriculture or silviculture values.

(1) Agriculture and silviculture will be recognized as an allowable interim use in all land use categories within the Toe and Heel.

(2) As soon as local government site plan or subdivision approval is granted for any portion of property within the Toe and Heel, agriculture and silviculture activities shall cease to be allowable activities on the land for which local government approval has been granted and shall be phased out as set forth in the development order approving the site plan or sub-division plat. This elimination of agriculture and silviculture uses is intended to apply to parcels of land identified within the site plan or subdivision and to all land included in these parcels, such as land proposed to serve as buffer or open space.

(3) Prior to subdivision or site plan approval, agriculture and silviculture uses shall be allowed to continue within the Toe and Heel in accordance with the "2000 Silviculture Best Management Practices" as may be amended from time to time, Florida Department of Agriculture and Consumer Services, and existing local government ordinances.

(4) Timber harvesting activities shall not be conducted until such time as the landowner has obtained a timber-harvesting permit in accordance with the environmental and stormwater management ordinances of the appropriate local government.

Policy LU 13.1.9 Alternative Heel Program

(EFF. 7/20/05)

Notwithstanding any other provision of this comprehensive plan, at the election of the landowner or an authorized developer as much as 800 acres in the Heel as depicted on Figure 13-5 may be developed as a separate project, without regard to other development in the Welaunee Critical Planning Area, with a land use designation of "Residential Estate" and a zoning designation of "Residential Acre." Such development shall be reviewed by the City as a residential subdivision and shall be required to meet all normal and customary requirements for such a development under the City's land development regulations, including but not limited to the EMO. Any portion of the Heel developed under this alternative program shall be exempt from the Critical Area Plan except for the following provisions:

(1) LU 13.1.1(6)
(2) LU 13.1.1(8)
(3) LU 13.1.1(9)
(4) LU 13.1.2(1) as modified
(5) LU 13.1.3(1)(H)
(6) LU 13.1.4(1)(F)
(7) LU 13.1.4(1)(J)
(8) LU 13.1.4(3)(A)
(9) LU 13.1.4(3)(B)
(10) LU 13.1.4(3)(C)
(11) LU 13.1.4(3)(D)
(12) LU 13.1.5(1)
(13) LU 13.1.5(6)
(14) LU 13.1.5(10)
(15) LU 13.1.6(8)
(16) LU 13.1.6(10)
(17) LU 13.1.6(11)
(18) LU 13.1.8

Any portion of the Heel depicted in Figure 13-5 not developed under this alternative program shall be subject to the Critical Area Plan as it otherwise would apply. Uses and maximum densities and intensities of use for such portion shall be allocated pro rata based on the uses and maximum densities and intensities of use on Table 5-2 of the data and analysis report for the "Welaunee Critical Area Plan – Toe and Heel" (Jan. 17, 2002).

Objective 1.2: Development Concept for the Welaunee Arch (EFF. 12/10/02; REV. EFF. 1/11/21)

The intent of the Welaunee Arch Master Plan is to provide an area-wide plan for the portion of the Welaunee Critical Planning Area located north of Interstate-10 and west of Miccosukee Road (i.e. the "Arch"). This master plan sets the standards and guidelines to coordinate one or

more implementing development plans such that the development of the Arch results in a new, integrated community with a variety of land uses, diverse neighborhoods and mixed-use centers, a region-serving activity center, active and passive recreational options, and abundant open space. The development of the Arch consistent with this master plan shall be implemented in phases, connected by a multi-modal transportation system, served by regional, master planned stormwater facilities, and designed in ways that protect natural resources.

Policy 1.2.1: Concept. (EFF. 1/11/21)

This Welaunee Arch Master Plan satisfies the requirements of the Tallahassee-Leon County Comprehensive Plan for a planned development master plan in order to foster development on the Welaunee Arch with a region-serving, mixed-use activity center; residential areas with a strong sense of place and a range of diverse housing choices; transportation choices with linkage to commercial services and jobs; and planned recreation and open space.

Policy 1.2.2: Discourage Urban Sprawl. (EFF. 1/11/21)

The Welaunee Arch is located wholly within the Urban Services Area. Development within the Arch will discourage urban sprawl by, among other things, directing growth to a next-in-line area identified for future urban development since 1990; promoting walkable, connected neighborhoods that support a range of housing choices; implementing a multimodal transportation system that supports the internal capture of transportation trips; creating a balance of residential and nonresidential land uses through integrated, mixed-use centers and diverse housing types in close proximity to nonresidential uses; promoting the efficient and cost-effective provision or extension of public facilities and services; protecting and preserving natural resources; protecting environmentally sensitive lands; and providing public recreation and open space.

Implementation Policy 1.2.3: . (EFF. 1/11/21)

The Welaunee Arch Master Plan shall be implemented by one or more Planned Unit Development (PUD) Concept Plans, Regulating Plans with Form-based Codes, or other implementing plan as allowed by the Comprehensive Plan at the time of development. All such plans are referred to herein as Planned Development Concept Plans or PUD Concept Plans. Such PUD Concept Plans shall be consistent with this master plan and contain guidelines and requirements for land use categories, transportation facilities, access management, and other specific design standards. All PUD Concept Plans shall be consistent with the stormwater facility master plan and with transportation plans for the Phase of the Arch in which they are located, as developed and approved prior to or concurrent with the initial PUD Concept Plan for that Phase. The phasing of development in the Arch shall be consistent with necessary infrastructure and supporting services and the phasing requirements of Policy 13.2.5. Development Phases and PUD Concept Plans shall consider previously approved PUD Concept Plans within the Arch and anticipated development based on Figures 13-5 through 13-7 such that open space, stormwater, and transportation systems are planned and implemented consistent with the Policies in this Welaunee Arch Master Plan portion of the Welaunee Critical Area Plan.

A PUD Concept Plan may address only a portion of a Phase or may address more than one Phase. The minimum size for the initial PUD Concept Plan for any Phase of the Arch shall be 350 acres. Subsequent PUD Concept Plans shall be implemented consistent with this Master Plan

and the applicable implementing plan standards allowed by the Comprehensive Plan at the time of development.

LAND USE

Policy 1.2.4: Land Use Districts.

(EFF. 1/11/21)

The Master Plan forms the basis upon which organizing elements are oriented to convey the overall urban form. Lands within the Welaunee Arch shall be planned for the generalized land uses described in this Policy and Table 1. As depicted on Figure 13-5, the Welaunee Arch shall be designed with the following land use districts:

(1) **Northeast Gateway District –** The intent of the Northeast Gateway District is to provide an area that capitalizes on the location of a potential future interchange with Interstate-10 and Welaunee Boulevard by including well-designed, region-serving commercial and employment uses. The Northeast Gateway District as identified on Figure 13-5 shall be comprised of:

a. Activity Center. An activity center zone shall be a mixed-use zone including between 75 and 280 acres. The activity center zone shall be located east of the residential zone, as generally depicted on Figure 13-5, and no closer than 1,000 feet from the Buckhead subdivision. This zone shall contain a diverse mixture of region-serving commercial, office, hotel, and other non-residential uses with a trade area extending beyond the Welaunee Arch. This zone may also contain higher-density residential and public and civic uses that can contribute to the center's vitality and sustainability. Residential densities in this zone shall have a minimum of 10 dwelling units per acre and a maximum of 20 dwelling units per acre for residential development not in vertically mixed-use buildings. Non-residential intensities shall range from 4,000 square feet per acre to 30,000 square feet per acre. The mixture of uses shall be 10% to 55% residential and community services uses and 45% to 90% non-residential uses. The activity center shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center.

b. **Employment Center.** An employment center zone shall be a mixed-use zone located proximate to major transportation arteries in order to provide jobs for residents as well as regional employment opportunities and shall contain 75

to 280 acres. Employment centers are intended to contain a mix of uses and not be a single-use environment. Allowable uses include office, hotels and inns, light industrial, warehousing and distribution, laboratories, research, printing, banks, retail, restaurants and cafes, infrastructure including stormwater management facilities, civic, religious and institutional uses and educational uses. Residential uses shall not be allowed in Employment Center zones except when located above the ground floor in mixed-use buildings. Development intensities of non-residential uses in the employment center zone shall range from 8,000 square feet per acre to 40,000 square feet per acre. This zone shall be designed with shared parking opportunities for nonresidential uses that have peak parking demands other than during normal office hours. The development of a PUD Concept Plan that includes this zone shall include coordination with Star Metro to include preliminary plans for transit connectivity between this zone and other mixed-use zones in the Arch. The employment center shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center.

c. **Residential.** A residential zone shall be located between the Buckhead subdivision and the mixed-use zones as generally depicted on Figure 13-5. This residential zone shall include between 30 and 100 acres. Residential development density shall be no less than 2 dwelling units per acre and not exceed 6 dwelling units per acre. Accessory dwelling units shall not count towards the residential density in this zone.

d. **Open Space/Greenway.** The Open Space and Greenway area within the Northeast Gateway District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with the development standards of Policy 13.2.37. Specifically, an open space zone shall be located along the border with the established Buckhead Neighborhood serving as a buffer between the existing Buckhead Neighborhood and new development in the Arch. This zone shall be no less than 250 feet wide and will include the Welaunee Greenway and existing

utility easements. In total, a minimum of 20% of the gross area in Phase 1 shall be designated as Open Space.

(2) **West Arch District** – The intent of the West Arch District is to provide an area with a mixed-use center that serves residents of both Welaunee via Welaunee Boulevard and Killearn Neighborhoods via Shamrock South. It is the intent of this District to allow the highest density and intensity development within the mixed-use center, gradually transitioning to lower densities and intensities as distance from the mixed-use center increases. The West Arch District as identified on Figure 13-5 shall be comprised of:

a. Mixed-Use Center. Development of the West Arch District shall include a single mixed-use center designated as either a Town Center zone or Village Center zone.

b. Town Center. A town center zone shall be a mixed-use development planned as a compact, efficient node between 20 and 120 acres in size. A town center shall contain uses that serve surrounding neighborhoods as well as those traveling through the area. Allowable uses include office, retail, restaurants, bed and breakfasts, hotels and inns, theaters and other entertainment venues, specialty retail, grocery stores, residential, home occupational uses, open space, and civic, religious and institutional uses (including day care services for children and adults). The Town Center shall include uses mixed horizontally and vertically. It is the design intent to plan for multiple storefronts and multiple retailers in the town center, so all of the available retail space is not aggregated into one or two "big-box" stores.

Development intensities in the town center shall range from 4,000 square feet per acre up to 30,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 50,000 gross square feet. Residential densities shall be no less than 8 dwelling units per acre up to a maximum of 20 dwelling units per acre for residential development not in vertically mixed-use buildings. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. The mixture of uses shall be 10% to 55% residential and community services and 45% to 90% non-residential uses. Town centers shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back,

streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center. Community open space in the form of public squares and greens or urban forest canopy areas shall be planned as a focal point for a town center. No minimum on-site open space shall be required on each preliminary plat; however, exceptional specimen trees, patriarch trees, and trees of significant size for its species that are in very good health shall be protected.

c. **Village Center.** A village center zone shall allow small retail, specialty retail, office, restaurants, services, open space, residential and other uses (including day care services for children and adults) that support residential uses within the District. This zone is also intended to function as a neighborhood focal point and is envisioned to have churches, town squares, and other civic, religious, and institutional uses. The village center zone shall range in size from 5 to 50 acres and shall be designed to create a pedestrian-friendly environment. Traffic calming measures, such as on-street parking, buildings up close to the road with parking in back, streetscape with street trees and landscaping, and other such solutions, shall be utilized to create a pedestrian-friendly, walkable center. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages.

The mixture of uses shall be 0% to 50% residential and community services and 50% to 100% non-residential uses. Development intensities in the village center zone shall range from 4,000 square feet per acre to 20,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 30,000 gross square feet. Residential development in the Village Center shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre for residential development not in vertically mixed-use buildings. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Community open space in the form of village squares and village greens or urban forest canopy areas shall be planned as the focal point of a village center. No minimum on-site open space shall be required for each preliminary plat; however, exceptional specimen trees, patriarch trees, and trees of significant size for its species that are in very good health shall be protected.

d. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood

scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the mixed-use center zone. In the neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall not exceed 10,000 gross square feet.

e. **Residential.** The Residential zone is intended to provide the opportunity for a range of housing choices in proximity to mixed-use land use zones that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone is intended to provide a transition from the mixed-use center and neighborhood zones to existing development in the Killearn neighborhoods. Residential development shall be limited to a minimum of 2 dwelling units per acre with a maximum density of 10 dwelling units per acre, comparable to the maximum density of the Urban Residential land use category, mixed with open spaces and compatible with protected areas such as the Welaunee Greenway.

f. **Open Space/ Greenway.** The Open Space and Greenway area within the West Arch District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37. In total, a minimum of 20% of the gross area in Phase 1 shall be designated as Open Space.

(3) **North Arch District** – The intent of the North Arch District is to provide an area with a mixed-use center that serves residents of Welaunee, Killearn, and the residents along Roberts Road and Crump Road. The North Arch District as identified on Figure 13-5 shall be comprised of:

a. Mixed-Use Center. Development of the North Arch District shall include a single mixed-use center designated as either a Town Center zone or Village Center zone as defined in the West Arch District policy.

b. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the mixed-use center zone. In this

neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall be not exceed 10,000 gross square feet.

c. **Residential.** The Residential zone is intended to provide the opportunity for a range of housing choices in proximity to mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. Residential development shall be a minimum of 2 dwelling units per acre and shall not exceed a density of 10 dwelling units per acre, comparable to the maximum density of the Urban Residential land use category, mixed with open spaces and compatible with protected areas such as the Welaunee Greenway. This zone is intended to provide a transition from the mixed-use center and neighborhood zones to existing development in the Killearn neighborhoods.

d. **Open Space/ Greenway.** The Open Space and Greenway area within the North Arch District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37. In total, a minimum of 20% of the gross area in Phase 1 shall be designated Open Space.

Additionally, high quality native forests in the North Arch District shall be protected, preserved, and included in the open space area. Trails shall be planned around the high-quality successional forests/native forest areas to serve as both recreational facilities and as fire breaks when these areas are managed with prescribed fires. Potential locations of high-quality successional forests/native forests are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

e. **Regional Park.** A regional park with active recreation may be located in the North Arch District. If a regional park is designated within this District, it shall be designed to include connectivity with the trail system around any high-quality successional forests/native forests as described in the open space zone for this District.

(4) **Conservation Design District** - The intent of the Conservation Design District is to provide an area that is primarily residential in nature with a small village center. The residential development is intended to be arranged as cluster subdivisions in order to maximize the efficiency of infrastructure

and to preserve environmental features and open spaces. The village center is intended to include non-residential uses in a location that minimizes the number of miles residents drive to meet their daily needs and promote the internal capture of vehicular trips. The Conservation Design District as identified on Figure 13-5 shall be comprised of:

a. **Clustered Residential.** The cluster residential zone shall be comprised of clustered development that sets aside a minimum of 50% open space as a reserve area, comprised of such things as special development zones, preservation and conservation features, undeveloped uplands, oak-hickory forest, significant trees, passive recreation areas, and stormwater facilities designed as a community amenity. Adjacent open space as designated on Figure 13-5 and consistent with Policy 13.2.37 may be included in the Conservation Design District reserve area calculations for cluster development. The development area shall be the area not set aside as reserve area and shall comprise no more than 50% of the total conservation design district. Within this district, development area shall be located on the least environmentally sensitive areas; be contiguous to the greatest extent practicable; and allow maximum open space to be easily maintained in the reserve area. The development area shall be developed at a minimum of two dwelling units per acre and a maximum of 12 dwelling units per acre. Planned Unit Developments may provide for a density bonus up to 20 dwelling units per acre where more area is set aside than required or where greenways, trails, or other passive recreational opportunities are provided in the reserve area.

The conservation design district shall contain a mixture of housing types. Allowable housing types include single family detached homes, single family attached homes, duplexes, triplexes, fourplexes, courtyard buildings (a 1 to 3.5 story detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards), and cottage courts (a group 1 to 1.5-story detached structures arranged around a shared court visible from the street). The conservation design district shall not contain greater than 80% of any one housing type. Accessory dwelling units are allowable per City of Tallahassee land development code. Accessory dwelling units do not count towards the overall density and do not count as a different housing type for the purpose of requiring a mixture of housing types. Design standards for this District shall include Dark Sky principles to prevent and reduce light pollution.

The acreage of the reserve area shall be preserved as open space consistent with Policy 13.2.37, shall incorporate existing or planned public or private open space and greenspace to the greatest extent practicable, and

shall be of sufficient size and buffered to ensure the protection of all critical on-site resources that are to be preserved and to accommodate authorized uses which includes natural open space, passive recreation uses (e.g., greenways, picnic areas or open fields), stormwater facilities, or other environmental conservation purposes.

All preservation areas, special development zones, conservation areas, archaeological sites and view-shed areas within designated protection zones for canopy roads shall be incorporated into the reserve area to the greatest extent practicable.

Stormwater management facilities which are otherwise permissible are allowed in the reserve area provided that the facilities are located outside of preservation areas, canopy road zones, naturally forested areas, special development zones, and meet either of the applicable following two standards:

i. Stormwater management facilities shall have side slopes of flatter than 4:1, and/or
ii. Stormwater management facilities shall have appropriate tree and plant species that visually integrates the stormwater facility into the overall reserve area.

All such facilities shall be designed as community amenities, with trails, observation decks, or platforms where appropriate.

b. **Village Center.** The Conservation Design District shall include a Village Center Zone subject to the design standards for a Village Center zone in the West Arch District Policy.

c. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the mixed-use center zone. In this neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall not exceed10,000 gross square feet.

d. **Open Space/ Greenway.** The Open Space and Greenway area within the Conservation Design District includes all open space and reserve area within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with

Policy 13.2.37 and shall be included in the reserve area calculations for cluster development. At a minimum 50% of this District shall be designated as Open Space.

High quality successional forests and native forests as defined in the Tallahassee-Leon County Comprehensive Plan Glossary in the Conservation Design District shall be protected and preserved and included in the open space area. Trails shall be planned around the high-quality successional forests/native forest areas to serve as both recreational facilities and as fire breaks when these areas are managed with prescribed fires. Potential locations of high-quality successional forests/native forests are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

Core canopy or core forests, as defined in the City of Tallahassee's Urban Forest Master Plan, that is part of the fragmentation class of Core Canopy (>500 acres) and shown on the Preliminary Environmental Map (Figure 13-6), shall be protected, included in the open space area, and shall be connected to greenways and open space that function as wildlife corridors. These areas may be included in the reserve area calculations for cluster development. Potential locations of core forest areas that are part of the fragmentation class of Core Canopy (>500 acres) are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

(5) **Residential Reserve District** - The Residential Reserve District as identified on Figure 13-5 is intended to be residential in nature, arranged as cluster subdivisions in order to maximize the efficiency of infrastructure and to preserve environmental features and open spaces. This District is also intended to maintain compatibility with established residential development along Roberts Road and Crump Road. The Residential Reserve District shall be subject to the Clustered Residential policy of the Conservation Design District with a maximum density of 6 dwelling units per acre and a minimum reserve area requirement of 60%. The Residential Reserve District shall include open space buffers of a minimum width of 250 feet to Roberts Road and Crump Road that may include the Welaunee Greenway system, open space, and reserve area from cluster subdivision development. The Residential Reserve District may alternatively be established as Open Space through an optional Alternative Development Program as established in Policy 13.2.44.

(6) **Open Space** – Open Space area shall be incorporated into each District. Districts shown in Figure 13-5 include the adjacent open space. The Primary

Open Space System shall be designed as a connected network of open space as generally depicted on Welaunee Arch Map, Figure 13-5, which shall include Conservation and Preservation areas as generally depicted on the Preliminary Environmental Features Map, Figure 13-6, aesthetic open space, Greenways, and the Perpetual Drainage Easement held by the City and County. A minimum of 20% of Phase 1, 50% of Phase 2, 60% of Phase 3, and 40% of the total gross area of the Arch shall be designated Open Space unless offset through the Alternative Development Program in Policy 13.2.44. Conservation and Preservation Areas as defined in Policy 1.3.1 and 1.3.4 of the Conservation Element account for approximately 19% of the overall gross area of the Welaunee Arch. The remainder of the designated open space, which will include approximately 21% of the overall gross area, shall consist of open space incorporated into the development plan for each District or part of the Primary Open Space System. The Open Space Area shall be subject to the design and development criteria in Policy 13.2.37. The Conservation and Preservation Areas shall be subject to the design and development criteria of Policy 13.2.38.

Policy 1.2.5: Phasing.

(EFF. 1/11/21)

Development of the Arch shall be implemented in phases consistent with this plan and necessary infrastructure (including water and sewer) and supporting services (including adequate schools, police and fire service). Phase 1 shall include the Gateway District, West Arch District, and the North Arch District. Phase 2 shall include the Conservation Design District. Phase 3 shall include the Residential Reserve District. A PUD Concept Plan may address only a portion of a phase or may address more than one phase. Phase 1 of the Welaunee Arch must include one Town Center Zone and one Village Center Zone, either of which can be located in the West Arch District or North Arch District.

Phase 2 shall not be developed until 1,500 dwelling units and 150,000 square feet of non-residential uses have been constructed in Phase 1.

Phase 3 shall not be developed until at least 70% of the gross acreage of Phase 2 is included in an adopted PUD Concept Plan. Sub phases or stages of each phase may be developed in separate PUD Concept Plans.

It is the intent that infrastructure improvements occur contemporaneous with development. This timing of infrastructure with development prevents stranded or early investment in infrastructure.

Table 1. Land Uses in the Welaunee Arch

District	Zone	Size	Nonresidential Intensity	Residential Density	Mixture
Northeast Gateway District (Phase 1)	Activity Center	75-280 acres	4,000–30,000 SF/acre	10-20 DU/acre	10-55% residential 45-90% nonresidential
	Employment Center	75-280 acres	8,000-40,000 SF/acre	n/a[1]	n/a[1]
	Residential	30-100 acres	n/a	2-6 DU/acre	n/a
	Open Space	Min. 20% of gross area in Phase 1			
West Arch District (Phase 1)	Town Center[2]	20-120 acres	4,000–30,000 SF/acre	8-20 DU/acre	10-55% residential 45-90% nonresidential
	Neighborhood	¼-½ mile from Town Center	Max 20,000 SF/acre	4-14 DU/acre	n/a
	Residential		n/a	2-10 DU/acre	n/a
	Open Space	Min. 20% of gross area in Phase 1			
North Arch District (Phase 1)	Village Center[2]	5-50 acres	4,000–20,000 SF/acre	4-14 DU/acre	0-50% residential 50-100% nonresidential
	Neighborhood	¼-½ mile from Village Center	Max 20,000 SF/acre	4-14 DU/acre	n/a
	Residential		n/a	2-10 DU/acre	
	Open Space	Min. 20% of gross area in Phase 1			
Conservation Design District (Phase 2)	Village Center	5-50 acres	4,000–20,000 SF/acre	4-14 DU/acre	
	Neighborhood	¼-½ mile from Village Center	Max 20,000 SF/acre	4-14 DU/acre	n/a
	Conservation Design Clustered Residential	Maximum 50% of Conservation Design District	n/a	2-12 DU/acre	
	Open Space	Min. 50% gross area as Reserve Area in			

		Phase 2.			
Residential Reserve (Phase 3)	Residential Reserve Clustered Residential	40% of Residential Reserve District	n/a	0-6 DU/acre	
	Open Space	60% gross area as Reserve Area in Phase 3.			
Open Space [3,4]	Open Space	Minimum of 20% of Phase 1; 50% of Phase 2; no less than 60% of Phase 3; and no less than 40% of total area in Welaunee Arch. Open Space includes Conservation and Preservation Areas, Reserve Area, and Primary Open Space Areas.			
	Conservation/ Preservation[5]	Approximately 900 acres (19% of the Arch)			
	Other Open Space	Approximately 1000 acres (21% of the Arch)			

1. Residential uses permitted only above ground floor in mixed-use buildings

2. Town Center Zone and Village Center Zone are permitted in West Arch District and North Arch District, provided one of each zone is located in Phase 1.

3. Open Space, including Conservation and Preservation Areas and Greenways shall be incorporated into all development Phases.

4. Open Space requirements apply unless offset through the Alternative Development Program in Policy 2.2.44.

5. Precise size and location of Conservation and Preservation Areas to be determined through a Natural Features Inventory.

Policy Development Totals.1.2.6: (Eff. 1/11/21)

Densities and intensities for development of the Arch shall be consistent with Policy 1.2.4 and other policies of this master plan. The maximum development for the Arch shall not exceed 12,500 residential units and 3,000,000 square feet of non-residential development.

Policy 1.2.7: Development Standards for Mixed-Use Zones. (Eff. 1/11/21)

The Activity Center, Employment Center, Town Center, and Village Centers (collectively "Mixed-Use Zones") shall be subject to the following development standards in addition to the requirements of Policy 1.2.4:

(1) PUD Concept Plans that include mixed-use zones shall include specific design standards, public facility standards, and building standards, such that the district develops as a compact, walkable urban district. At a minimum, the form-based code or design standards shall address relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Design standards shall also minimize driveway cuts along sidewalks facilities by requiring alleys, shared access points, and/or structured parking facilities.

(2) Development in the Mixed-Use Zones may request a waiver from the requirements in the Environmental Management Ordinance for natural area, landscaping and buffers for the purpose of maximizing intensity and density within the mixed-use zone.
(3) Stormwater detention and treatment facilities for Mixed-Use Zones shall be designed in accordance with applicable standards and should be located outside of a Mixed-Use Zones in order to promote a compact pedestrian-oriented arrangement of land uses. Stormwater facilities may be located within mixed-use zones if alternative sites are not reasonably available outside of mixed-use zones or where stormwater facilities can be integrated with pedestrian friendly environments. PUD Concept Plans shall include design standards for stormwater facilities that are consistent with the intent of the zone.
(4) Building heights in mixed-use centers shall not exceed 65 feet from grade.

Policy Inclusionary housing. 1.2.8:

(EFF. 1/11/21)

Development within the Welaunee Arch shall comply with any ordinances in effect at the time of development that address the need for affordable or inclusionary housing. Each PUD Concept Plan shall include a Housing Plan designed to achieve compliance with the City's Inclusionary Housing Ordinance, or other affordable and inclusionary housing ordinances in effect, by buildout of the area governed by that Concept Plan.

Policy 1.2.9: Housing affordability. (EFF. 1/11/21)

In addition to complying with ordinances in effect at the time of development that address the need for affordable or inclusionary housing, a range of housing choices shall be provided to accommodate diverse income levels, age groups, people with a range of abilities, and housing needs. Granny flats, garage apartments, and other accessory dwelling units will not be included in unit or density calculations or transportation impact analyses. The range of housing options provided shall be based on the land use districts and zones within each District. No land use district or zone within a district that allows residential development shall limit housing types to only single-family detached homes.

In order to promote a range of housing types and choices, the City of Tallahassee shall incentivize the development of workforce housing within ¼-mile of mixed-use zones or transit hubs. The City shall also incentivize the provision of housing for low-income and very-low income families, seniors, and/or people with disabilities. Incentives shall be incorporated into PUD Concept Plans and may include increases in building height, waiver or reduction of mobility and impact fees, reduction of parking and setback requirements, reservation of infrastructure capacity without cost, expedited processing of applications for Concept Plans and site development plans, and similar measures such as the incentives allowed in the City's Inclusionary Housing Ordinance.

Policy Community Facilities. 1.2.10:

(EFF. 1/11/21)

Community Services, Light Infrastructure, Community Parks, and Neighborhood Parks shall be allowed uses in any land use district or zone consistent with the intent of each district and zone.

Policy 1.2.11: Essential Services. (EFF. 1/11/21)

Mixed-use centers and residential neighborhoods shall be designed to facilitate essential services, such as fire, police, and emergency medical services consistent with generally accepted response times. PUD Concept Plans shall include the locations of essential services upon request by and through coordination and formal agreement with the City of Tallahassee and/or the Leon County School Board.

Policy 1.2.12: Landscaping. (EFF. 1/11/21)

All landscaped areas, except athletic playing fields and golf course fairways and greens, shall utilize drought-resistant native plant materials from the "Florida Friendly Landscaping™ Guide to Plant Selection and Landscape Design" or other regionally appropriate plant material guide approved by the City. Landscaping may not include invasive species listed by the Florida Exotic Pest Plan Council. Landscaping in mixed-use and neighborhood zones shall include shade trees planted as street trees. PUD concept plans may include incentives, such as reduced tree mitigation, for shade trees planted as street trees outside of mixed use and neighborhood zones.

Policy 1.2.13: Crime Prevention through Design. (EFF. 1/11/21)

Integrated mixtures of uses shall be located and designed consistent with comprehensive crime prevention strategies of natural surveillance, territorial reinforcement, and natural access control.

Policy 1.2.14: General Compatibility. (EFF. 1/11/21)

Development in the Welaunee Arch shall be compatible with adjoining land uses through measures including but not limited to density and height limitations, setbacks, and vegetative and open space buffers. Unless otherwise specified in this master plan, buffers are not required between or within land use districts in the Welaunee Arch.

Compatibility Policy 1.2.15: with Existing Residential Development. (EFF. 1/11/21)

To facilitate compatibility with the existing residential developments located east of Centerville Road and west of Miccosukee Road that are designated as Residential Preservation or Urban Residential-2 on the Future Land Use Map, land in the Welaunee Arch that is within 1,000 feet of such neighborhoods as measured from the boundary of the neighborhood shall be limited to open space, greenways, and residential uses with a maximum density of 6 dwelling units per acre comparable to the Residential Preservation Land Use Category. Mixed Use Land Use districts shall extend no closer than 1,000 feet from these existing residential developments. The location and size of each specific use category shall be depicted on a Planned Unit Development (PUD) Concept Plan.

Policy 1.2.16: Interim Uses. (EFF. 1/11/21)

Agricultural and silvicultural uses, whether existing or new, shall be an allowed interim use in any area of the Welaunee Arch on which development is planned to occur, up to and until the start of actual construction on the applicable land.

TRANSPORTATION

Policy 1.2.17: Transportation System. (EFF. 1/11/21)

The Welaunee Arch shall be served by a transportation system designed to optimize mobility. Major thoroughfares shall be generally located as depicted on Welaunee Arch Transportation Map, Figure 13-7, with the final location and design to be based upon site-specific environmental, engineering, and related considerations. Thoroughfares connecting through the Arch to areas beyond the Arch shall be arterials designed as boulevards for high vehicular capacity and moderate speeds not to exceed a design speed of 45 miles per hour with sidewalks on both sides of the roadway and bicycle facilities. Thoroughfares connecting mixed use areas within the Arch shall be collectors designed as avenues with high vehicular capacity and low to moderate speeds not to exceed a design speed of 30 miles per hour with sidewalks on both side of the roadway and bicycle facilities. On thoroughfares, a shared use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for the sidewalk on one side of the road and the bike lanes for that facility. Within mixed-use centers and neighborhoods, where feasible based on engineering design criteria and the protection of environmental features, a grid of interconnected streets will provide alternative travel paths. Energy efficiency shall be accomplished in areas that are intended for greater densities and intensities through support of frequent transit service and providing a safe, comfortable and attractive environment for pedestrians and cyclists. Transportation facility needs, including planned future corridors and projected deficiencies on existing facilities surrounding the Arch, resulting from projected development in the Arch as identified through traffic models completed as part of the I-10 Interchange PD&E and/or updates to MPO Long Range Transportation Plans shall be adopted into the applicable Mobility Element policies and/or figures and updates to the Capital Improvements Element when applicable.

Policy 13.2.18: Internal Trip Capture. (EFF. 1/11/21)

The transportation system, along with the mixture of uses, shall be designed to achieve an internal capture of at least 20% of the vehicular trips generated on-site at buildout. To achieve this minimum internal capture rate, mixed-use and neighborhood zones shall be developed with a mixture of uses and higher density residential development located adjacent to non-residential uses. Residential zones shall be connected to mixed use zones by a network of sidewalks, shared use paths, and bicycle facilities designed to provide safe, comfortable transportation options. Transit facilities shall be coordinated with Star Metro to ensure infrastructure that supports connectivity to various transit routes.

Policy 1.2.19: Northeast Gateway/ Welaunee Boulevard. (EFF. 1/11/21)

The Northeast Gateway, which is a major infrastructure project for the entire Welaunee Critical Planning Area, consists of region-serving roads to distribute traffic north, south, east and west from a potential I-10 interchange at Welaunee Boulevard, which was recommended in the Florida Department of Transportation (FDOT) Master Plan Update on February 28, 2013. North of I-10, the roadways that make up the Northeast Gateway include the extension of Welaunee Boulevard from south of I-10 north through the Arch, and the extension of Shamrock South from Centerville Road to U.S. 90 (Mahan Drive). Welaunee Boulevard and Shamrock South Extension are programmed to be constructed by the Blueprint Intergovernmental Agency consistent with the voter-approved Northeast Gateway project and

may be phased based upon trip demand. Within the Arch, both Welaunee Boulevard and Shamrock South Extension shall be designed to function as a complete street to promote mobility for multiple users—pedestrians, bicyclists, motorists, and transit riders of all ages. No residential driveways shall connect directly to Welaunee Boulevard or Shamrock South Extension.

Policy 1.2.20: I-10 Flyover or Interchange. (EFF. 1/11/21)

Welaunee Boulevard shall connect to a flyover across I-10 or a potential interchange, if approved by the Federal Highway Administration, in order to facilitate vehicular movement to Welaunee Boulevard south of I-10. Any flyover or potential interchange shall meet federal requirements to ensure the safe and efficient use of I-10.

Welaunee Boulevard shall connect to a potential interchange with Interstate-10, subject to approval by the Federal Highway Administration and the Florida Department of Transportation. The potential interchange of Welaunee Boulevard and Interstate-10 shall be designed consistent with a federally approved Interchange Justification Report. It is the intent to allow for the design of an interchange that supports a gridded street network and city blocks on the north side of Interstate-10. The gridded street system shall serve to divert traffic onto a network of town center streets and shall support an environment that prioritizes pedestrian mobility. Welaunee Boulevard may pass over Interstate-10 unless and until such time that a potential interchange is approved and constructed.

Policy 1.2.21: Right-of-Way Reservation. (EFF. 1/11/21)

The landowner shall reserve for future conveyance the right-of-way for Welaunee Boulevard, the Shamrock South Extension, and the I-10 Flyover or Interchange as generally depicted on Welaunee Arch Transportation Map, Figure 13-7. The terms of such reservation shall be consistent with the Urban Services-Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990, as restated and amended. Rights-of-way shall be restricted to transportation facilities and compatible infrastructure.

Policy 1.2.22: Complete Streets. (EFF. 1/11/21)

The transportation system shall be designed with complete streets in accordance with Objective 1.2 [M] and associated policies in the Mobility Element. A PUD Concept Plan shall provide in mixed-use centers for complete streets that include safe and convenient pedestrian facilities reasonably free from hazards and adequately separated from streets that carry high volumes of vehicular traffic and create a reasonable and direct route between destinations. Sidewalks shall be provided on both sides of local streets in mixed-use zones. Sidewalks shall be provided on at least one side of local streets in zones that allow only residential development.

Policy 1.2.23: Bicycle Facilities. (EFF. 1/11/21)

A PUD Concept Plan shall include a network of bicycle facilities, including on-street and off-street facilities, which should be coordinated with the open space areas of the Arch. The intent is to provide safe and convenient movement for bicycles reasonably free from hazard and providing a reasonable and direct route between destinations. Bicycle facilities shall be designed

where practical to connect to similar facilities in other PUD Concept Plans. Where feasible, a shared-use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for sidewalks and bike lanes. Protected bicycle lanes may be incorporated where feasible. Where bicycle, pedestrian, and/or shared use path facilities intersect the Welaunee Greenway, opportunities shall be provided to access the Greenway.

Policy 1.2.24: Parking in Mixed-Use Centers. (EFF. 1/11/21)

In mixed-use centers, vehicular parking shall be located on the street, in parking structures, or off-street at the street level. Off-street parking shall be provided in the rear of buildings where feasible based on engineering design standards and the protection of environmental features, or on the side of buildings and shall be limited in size and scale through such measures as shared parking, parking credits, and maximum parking limits. PUD Concept Plans may include incentives, such as reduced parking or setback requirements, for the use of building-mounted solar systems on parking structures.

Policy 1.2.25: Canopy Roads. (EFF. 1/11/21)

Direct access to Canopy Roads shall not be permitted for any residential or nonresidential uses except parks or open space. Road access to the Welaunee Arch shall be provided from Miccosukee Road at no more than three locations. Road access to the Arch shall be provided from Centerville Road in no more than two locations. Canopy Road Zones shall be provided along Miccosukee Road and Centerville Road in addition to the Welaunee Greenway. PUD Concept Plans may include incentives, such as reduced tree mitigation, in return for new roadways being designed and planted with shade trees consistent with the requirements for future canopy road designation.

Policy 1.2.26: Transit. (EFF. 1/11/21)

Mixed use centers are intended to be designed with transit as a component of the multimodal transportation system in the Welaunee Arch. As PUDs are developed, coordination with Star Metro shall occur to ensure the plan accommodates necessary infrastructure to support anticipated transit service. PUDs shall address connectivity between mixed use zones and the transit hub identified in Policy 1.4.

Policy 1.2.27: Electric, Connected and Automated Vehicles. (EFF. 1/11/21)

As PUDs are developed, coordination with the Planning Department and the City's Public

Infrastructure departments shall occur to ensure the plan accommodates necessary infrastructure to support charging infrastructure for electric vehicles and infrastructure to support Connected and Automated Vehicles (CAV). PUDs may include incentives, such as reduced parking and setback requirements, for development that is electric vehicle capable or electric vehicle ready by providing for the future installation and use of Electric Vehicle Supply Equipment (EVSE) in accordance with the National Electrical Code. Incentives will be greater for electric vehicle-ready than for electric vehicle-capable developments.

Transportation Policy 1.2.28: Concurrency. (EFF. 1/11/21)

Prior to approval, PUD Concept Plans shall be required to demonstrate sufficient capacity of

concurrency facilities to meet the standards for level of service for the existing population, previously permitted development and for the proposed development plan in accordance with the City of Tallahassee Concurrency requirements. This demonstration shall include a transportation analysis for limited access, arterial, and collector roads, including the Northeast Gateway/Welaunee Boulevard, in accordance with the City Concurrency Management System Policy and Procedures Manual. If the City's transportation concurrency system is replaced with a Mobility Fee or another alternative mobility funding system, PUD Concept Plans shall comply with the mobility funding system in place at the time.

PUBLIC FACILITIES AND SERVICES

Policy 1.2.29: Adequate Public Facilities and Services. (EFF. 1/11/21)

The supply and delivery of safe and adequate public facilities shall accommodate existing and future development consistent with the Comprehensive Plan. Development in the Welaunee Arch shall be served by adequate public facilities and services as required by law and consistent with the Welaunee Urban Services-Development Agreement, as restated and amended. Public facilities and services may be phased and financed, constructed, owned, operated, or maintained by any entity allowed by law, including but not limited to independent or dependent special districts, property owner associations, homeowner associations, or any combination of such entities. Any such entity may finance public facilities through any means allowed by law.

Policy 1.2.30: Utilities. (EFF. 1/11/21)

Potable water, sanitary sewer, and electricity service shall be provided by the City pursuant to the Welaunee Urban Services-Development Agreement, as restated and amended. Private providers shall provide telecommunications services. The installation of utilities may be phased consistent with the level-of-service and availability standards of the Tallahassee-Leon County Comprehensive Plan. Utility infrastructure improvements shall occur consistent with the general timing of development, instead of the infrastructure being provided well before development occurs. This timing of infrastructure with development is intended to ensure that there is no stranded or early investment in infrastructure waiting for future development to occur.

Policy 1.2.31: Clean Energy. (EFF. 1/11/21)

PUD Concept Plans may incorporate strategies and standards that are consistent with the City of Tallahassee's Clean Energy Resolution or any clean energy plan adopted by the City subsequent to the resolution. PUD Concept Plans shall comply with applicable clean energy and renewable energy ordinances in effect at the time of development. PUDs may include additional incentives to encourage energy efficiency.

Policy 1.2.32: Energy Efficient Environmental Design. (EFF. 1/11/21)

Planned Unit Development Concept Plans may provide for incentives such as increases in building height, waiver or reduction of mobility and impact fees, reduction of parking and setback requirements, reservation of infrastructure capacity without cost, expedited processing of applications for Concept Plans

and site development plans, and similar measures in each District where developments incorporate Leadership in Energy and Environmental Design (LEED) standards or similar industry-recognized green certifications and/or provide building-mounted solar systems that generate threshold MW levels of electricity. Alternatively, PUD Concept Plans may provide for utility fee or other similar exaction offsets commensurate to estimated energy efficiency gains from incorporating Leadership in Energy and Environmental Design (LEED) standards or similar industry-recognized green certifications and/or provide building-mounted solar systems that generate threshold MW levels of electricity. This policy does not apply to the Residential Reserve Zone.

Policy 1.2.33: Stormwater Management. (EFF. 1/11/21)

Prior to approval of the first PUD Concept Plan, a Stormwater Facilities Master Plan (SFMP) shall be prepared for the entirety of the Welaunee Arch. The Stormwater Facilities Master Plan must be reviewed and approved by the City before PUD Concept Plans can be approved. For areas not included in a PUD, the stormwater plan may be conceptual and generalized based upon the projected development allowed by this master plan accounting for non-developable areas.

The SFMP shall take into consideration stormwater flows from full build out conditions from any upstream, off-site property. However, nothing herein shall relieve the upstream, off-site properties from complying with applicable environmental ordinances or standards. The SFMP shall, at a minimum, identify regional impacts to flood extents and stormwater conveyance; establish infrastructure requirements necessary to manage stormwater in compliance with local, state, and federal regulations; document the phasing, implementation, and easement reservations necessary to serve projected full build out; and facilitate environmental and stormwater permitting. To accomplish these goals, the SFMP shall provide analysis and design of the primary stormwater system based on detailed hydrologic and hydraulic modeling of existing and post-development conditions. The analysis shall incorporate existing land uses, soils and topographic data, and the conceptual land use plan (Figures13-5 through 13-7). The design shall provide general parameters associated with the primary stormwater management facilities, drainage easements and conservation easements necessary to serve the development under projected full build-out conditions. Flood extents delineated by the SFMP shall identify the 100-year flood exclusion area under the full build-out condition. No habitable structures shall be constructed within the post-development, full build-out 100-year floodplains or 100-year flood exclusion areas. The SFMP shall incorporate low-impact design best management practices to encourage the disconnection of impervious surfaces and increase the removal of nutrients from stormwater discharges. The SFMP shall also evaluate the existing nutrient pollutant loading to Class III surface water resources and ensure net improvement in the post development condition. The SFMP scope of work must be approved by the City prior to development of the SFMP.

The Stormwater Facilities Master Plan shall identify the feasibility and location of regional stormwater facilities and how they should be designed and constructed as amenities within parks or publicly accessible areas. Stormwater facilities shall be located outside wetlands and floodplains. Stormwater facilities may be located in Open Space that is not wetland or floodplain subject to design standards in a PUD Concept Plan and consistent with protection of conservation and preservation lands required

by the comprehensive plan and the Environmental Management Ordinance.

Policy 1.2.34. Wetlands and Floodplains. (EFF. 1/11/21)

Development shall minimize encroachment into wetland habitat areas by ensuring that public and private roads avoid crossing wetlands or require that such crossings are cited at the narrowest point of a wetland allowing for an efficient transportation design while maintaining the continuity of identified wildlife corridors. No net reduction in floodplain storage shall be permitted within the 100-year floodplain. Otherwise floodplains shall be managed consistent with the Comprehensive Plan Conservation Element.

Wetland acreage and function within the Welaunee Arch shall be protected through compliance with local, state, and federal environmental permitting requirements. For purposes of permanent protection of Conservation and Preservation lands designated on Figure 13-6 the delineation of wetlands shall be based upon the jurisdictional determination by the governing agency.

Wetlands depicted on Figure 13-6 utilized for mitigation within the Welaunee Arch shall be made subject to conservation easements consistent with the requirements of the authorizing regulatory agency. These easements will be defined in a manner that serves as permitted mitigation for wetland and other impacts or species relocation. To the extent authorized by federal, state, and local permitting agencies, Conservation and Preservation Lands association with the PUD Concept Plan under consideration may be utilized for achieving any mitigation requirements. The mitigation conservation easement area shall allow passive recreation facilities and shall be subject to a management plan.

Policy 1.2.35. Florida Springs and Aquifer Protection. (EFF. 1/11/21)

Wakulla Spring is an impaired first magnitude Outstanding Florida Springs. Planned development for the Welaunee Arch is within the springshed boundaries of the Upper Wakulla River and Wakulla Spring Basin Management Action Plan. Development activities associated with the project have the potential to impact water quality; therefore, PUD Concept Plans shall mitigate potential nutrient loadings by implementing measures such as proper treatment and disposal of wastewater, stormwater, and the implementation of adequate sediment and erosion control practices to mitigate any surface water impacts.

Policy 1.2.36: Schools. (EFF. 1/11/21)

Each PUD Concept Plan shall be analyzed for impacts on public schools based upon then-applicable pupil generation rates utilized by Leon County Schools. Schools shall be located in relation to neighborhoods in order to serve residents, provide a focal point for the neighborhoods, and be safely accessible by pedestrians and bicyclists. The co-location of schools, civic spaces, and active parks is encouraged. The City and County shall adhere to the Public School Concurrency and Facility Planning Interlocal Agreement, as required by Section 1013.33, F.S., which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation. Prior to site plan approval of the 500th residential dwelling unit in Phase 1, a 10-acre site shall be

reserved for future dedication to the Leon County School Board proximate to residential areas, a Town or Village center and the primary open space system with off-site stormwater management provided through a regional system. Impacts to existing public schools shall be addressed during the development review process as required by this comprehensive plan, provided that the fair market value of the school site, any off-site stormwater treatment and storage capacity and any other land or improvement to support a public school shall be a credit, on a dollar-for-dollar basis, against any fee or exaction for public school impacts.

Policy 1.2.37: Fire and Emergency Services. (EFF. 1/11/21)

Upon request of the City, PUD Concept Plans shall include identified sites for fire and/or emergency services in coordination and formal agreement with the City.

RECREATION, OPEN SPACE and CONSERVATION

Policy 1.2.38: Primary Open Space System. (EFF. 1/11/21)

The intent of the Open Space and Conservation strategy is to identify, conserve, manage, restore, and protect significant natural resources during and after development of the Welaunee Arch in accordance with the Conservation Element of the Tallahassee-Leon County Comprehensive Plan and consistent with this Master Plan. No less than 40% (no less than 37% if the Alternative Development Program is utilized per Policy 1.2.44) of the gross area in the Welaunee Arch shall be designated Open Space which shall include the Primary Open Space System, Conservation and Preservation Areas, Greenways, and other designated open space in each development District.

Open Space shall comprise no less than 40% (no less than 37% if the Alternative Development Program is utilized per Policy 1.2.44) of the total gross area within the Welaunee Arch, or approximately 1,900 acres. Of the Open Space, approximately 900 acres (19% of the total gross area of the Welaunee Arch) are designated Conservation or Preservation Areas as defined in policies 1.3.1 and 1.3.4 of the Conservation Element. The precise size and location of Conservation and Preservation Areas shall be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes such Conservation and Preservation area. The remainder of the Open Space, approximately 1,000 acres (21% of the total gross area of the Welaunee Arch), shall be open space incorporated into the development plan for each District or part of the Primary Open Space System.

Open Space shall include Conservation Areas and Preservation Areas, Canopy Road Zones, Greenways, and aesthetic open space. Outside of these designated areas, the additional Open Space shall prioritize additional buffers around Conservation and Preservation Features, areas that provide continuous and contiguous connectivity of Open Space, additional buffers for Canopy Road Zones, additional areas around the Core canopy or core forests that are part of the fragmentation class of Core Canopy (>500 acres), additional areas that support the network of wildlife corridors, undeveloped uplands, oak-hickory forest, significant trees, passive recreation areas, priority planting areas identified in the Urban Forest Master Plan, and stormwater facilities designed as a community amenity.

The Welaunee Arch shall contain a primary open space system concept that will contain the majority of the open space requirements within a connected corridor as depicted on Figure 13-5. This connected, continuous network of open space constitutes a fundamental building block of the Arch and is intended to serve multiple purposes including but not limited to protection of conservation and preservation areas. The Primary Open Space System shall include Conservation and Preservation areas. Primary Open Space may also include buffers for residential areas and canopy roads, greenways, environmentally sensitive areas, including wildlife corridors, aesthetic open space, active and passive recreation areas, and community gathering spaces. The Primary Open Space may be incorporated into any PUD Concept Plan to satisfy requirements of the Environmental Management Ordinance. Constructed stormwater facilities consistent with Policy 1.2.33 may be utilized to satisfy open space requirements in a PUD Concept Plan.

Primary open space systems, together with other open space and green spaces set aside to meet the urban forest and landscape requirements shall also meet the requirements of the Tallahassee-Leon County Comprehensive Plan and Chapter 5 - Environmental Management, Tallahassee Land Development Code. The intent of this policy will be achieved through the following:

(1) Credits for open space requirements, wetland mitigation, slope mitigation, stormwater management and/or urban forest requirements may be requested outside of individual parcels or tracts under review but elsewhere within the Arch.

(2) Areas with severe and significant slopes that are not located in the open space systems shall be protected in site-specific plans in accordance with the Comprehensive Plan and Chapter 5 – Environmental Management, Tallahassee Land Development Code.

(3) The Open Space systems shall be open to the general public and be designed to include and provide connections with the Miccosukee Canopy Road Greenway and Welaunee Greenway at multiple locations and to integrate internal recreational multi-use paths with the greenways trails. Connections to future regional greenways shall be considered in the design of open space.

(4) The open space systems shall be designed to provide additional buffering for existing designated canopy road zones.

(5) Open space may be privately owned or dedicated to the public by conveyance to a general-purpose or special-purpose local government entity; or be designated a part of a statewide system of greenways and trails pursuant to state law. Privately owned open space/greenways shall, at a minimum, guarantee designated public trail access in perpetuity at the time of development. All required conservation easements will be placed over the Conservation and Preservation areas in accordance with local government regulations.

(6) The open space systems shall be governed by one or more management plans approved by the City in order to protect the values for which they were designated. The management plans may

be adopted in phases so long as they are consistent with one another. Protection of Conservation and Preservation areas shall be provided by conservation easements and other measures consistent with Chapter 5 – Environmental Management, Tallahassee Land Development Code. Conservation and Preservation areas placed in conservation easements may be used towards satisfying the urban forest and landscaping requirements of Chapter 5 – Environmental Management, Tallahassee Land Development Code. A single management plan may be adopted for all open space and conservation and preservation area lands.

(7) Any Open Space area located within the geographic boundary of a PUD Concept Plan Shall be included in the lands to be designated as Open Space/Greenway as a result of approval of that PUD Concept Plan. If additional Open Space area are required to meet the minimum Open Space area for that Phase set forth in Addendum B Policy 1.2.4(6) then such additional land will be designated as such from the adjacent Primary Open Space system as shown in Figure 13-5. To the extent that a PUD Concept Plan provides Open Space acreage beyond the required minimum, subsequent PUD Concept Plans are entitled to a credit for the additional acreage provided in proceeding PUD Concept Plans.

(8) Acreage in the primary open space system shall be counted towards satisfying the open space requirements established in PUD Concept Plans.

(9) The following guidelines shall apply to uses within the open space system as established in PUD Concept Plans:
   a. Passive recreation improvements that are natural resource-oriented, such as hiking, biking, and riding trails and passive parks, may be constructed in the primary open space systems. Also allowable are community facilities such as bandshells, amphitheaters, gazebos and other improved gathering places if designed for non-vehicular access only, provided these activities are located such that impacts to conservation and preservation areas are minimized and the overall purpose of the conservation easement is maintained.
   b. Active Recreation uses may be constructed in the open space area within each development district and in the primary open space system outside of Conservation and Preservation areas.
   c. Wildlife management areas may be included in the primary open space systems protective measures addressed in the management plans, including a wildlife habitat management plan, in accordance with Chapter 5 – Environmental Management, Tallahassee Land Development Code.
   d. Public roads and utilities may cross through the open space systems and buffers if the impacts are minimized. The location of the roads shown on Figure 13-5 are approximate.
   e. Stormwater Management facilities may be located in the open space systems subject to design criteria in the PUD

Concept Plans and consistent with protection of conservation and preservation features pursuant to Chapter 5 – Environmental Management, Tallahassee Land Development Code. Each stormwater management facility must be evaluated in terms of impacts and meet the requirements of the Tallahassee-Leon County Comprehensive Plan and Chapter 5 – Environmental Management, Tallahassee Land Development Code. If stormwater facilities are contained in the open space system, the public and/or private entities responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each facilities level of service. The SFMPs shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within conservation or preservation areas.

(10) To promote creation of the open space systems and their integration into the planned mixed-use communities with appropriate credit, PUD Concept Plans shall establish an open space requirement that includes credit for the open space system, protected preservation and conservation areas, areas of constructed landscape, and the minimum onsite landscaping required for individual sites set forth in Addendum B Policy 1.2.12. Specific landscape standards and requirements shall be established in PUD Concept Plans. Such standards and requirements shall be designated to meet or exceed, on a cumulative basis, the Landscape and Urban Forest requirements in Chapter 5 – Environmental Management, Tallahassee Land Development Code. These landscape standards shall include, but not be limited to, standards for provision of street trees in mixed use zones, along public roadways, shade trees and landscaped islands within parking lots, and patriarch tree preservation. These standards will be developed to reflect the intent that town and neighborhood centers will be developed in an urban context with minimal setbacks and an emphasis on dense, mixed use development. Various land uses in the Arch shall satisfy the Urban Forest/Landscaping requirements based on thresholds established in the PUD Concept Plans. Such requirements shall be designed to meet or exceed, on a cumulative basis, the landscaping and urban forest requirements in Chapter 5 – Environmental Management, Tallahassee Land Development Code.

(11) The portion of the Arch bordering Miccosukee Road shall be designated as Open Space and shall include the Canopy Road Zone for Miccosukee Road. An additional area with a minimum width of 75 feet along the length of the Canopy Road Zone shall be designated as open space. The Canopy Road Zone and contiguous Open Space area shall serve as a wildlife corridor that terminates in the core forest area that is part of the fragmentation class of Core Canopy (>500 acres) in the Conservation Design District as shown on the Preliminary Environmental Map (Figure 13-6). This area may serve as a greenway as long as the greenway does not preclude the ability of the area to serve as a wildlife corridor.

Conservation and Preservation Policy 1.2.39: Lands. (EFF. 1/11/21)

Lands identified for permanent preservation and conservation are shown generally on the Preliminary Environmental Map (Figure 13-6) as Designated Wetlands, 100-year Floodplains, and High-Quality Successional forests/Native Forest. These protected areas create a regionally significant environmental and open space framework that protects the natural flows of water and preserves wildlife habitat while allowing limited, low-impact human access to natural spaces, where appropriate.

These allocations are intended to protect significant environmental resources on the Welaunee Arch and account for approximately 900 acres or approximately 19% of the total gross area of the Welaunee Arch. The precise size and location of Conservation and Preservation Lands shall be determined through a Natural Features Inventory to be conducted prior to or concurrent with the initial PUD Concept Plan for each Phase of the Welaunee Arch in which the feature is located. Additional environmental resources will be designated as Open Space as addressed in this Master Plan.

Conservation and Preservation lands shall be subject to a management plan to be reviewed and approved concurrent with the PUD Concept Plan that includes the applicable Conservation and Preservation lands. Such management plan shall address wildlife preservation, maintenance of native species diversity, management of the natural environment, restoration of environmental resources where warranted, and responsibility for long term management. Such management plan shall include measures to protect the values for which such lands were designated, including wildlife habitat and corridors, and may include conservation easements and other measures consistent with the Environmental Management Ordinance. Conservation and Preservation lands may be utilized for public access, including trails, subject to the Environmental Management Ordinance. To the extent allowed by local, state, or federal law, Conservation or Preservation lands may be utilized to achieve mitigation required by permits. A single management plan may be adopted for all open space and conservation and preservation area lands.

Lands that are not otherwise identified as Conservation and Preservation Lands on Figure 13-6 and are identified as areas suitable for future development may contain areas of natural upland or wetland communities. These resources will be identified through the Natural Features Inventory process and protected as required by the Comprehensive Plan's Conservation Element and will be incorporated into the lands identified as Open Space and Greenways consistent with the overall conservation and development strategy for the Welaunee Arch planning area.

Conservation easements for Conservation and Preservation lands shall be effective before or concurrent with the effective dates of the PUD Concept Plan for which they are granted. Protection of the lands identified in the Preliminary Environmental Features Map shall be phased or staged in coordination with the PUD Concept Plans. The required preservation of both Conservation and Preservation Lands within the Welaunee Arch will occur in conjunction with the PUD Concept Plan approvals and will be in place in advance of actual physical development within the PUD for which the Conservation and Preservation Lands are being protected. All identified Conservation and Preservation Lands within the Preliminary Environmental Features Map shall be subject to permanent preservation no later than the date

of actual physical development commencing within the final PUD Concept Plan for the Welaunee Arch.

Policy Recreation Areas. 1.2.40: (EFF. 1/11/21)

A PUD Concept Plan shall provide for reasonable public access to parks, recreation areas, natural areas, and open space. A multi-use trail system will be included that will link these areas where feasible to residential neighborhoods, mixed-use centers, schools, civic spaces, employment, recreation and open space, parks, and the Welaunee Greenway and Miccosukee Canopy Road Greenway.

Policy 1.2.41. Historic and Cultural Resources. (EFF. 1/11/21)

Through the completion of Natural Features Inventories, Planned Unit Developments shall identify historic and cultural resources including archaeological sites, historic structures and districts, and historic cemeteries. PUDs shall include standards sensitive to locating, assessing, and avoiding

potential adverse impacts to these resources. At a minimum, these standards shall comply with applicable state and local regulations. Where feasible based on the geographic location of the resource and appropriate given the historic and cultural context of resource, informational and interpretive signage may be considered for these resources.

Policy 1.2.42: Natural Area Resident Notifications. (EFF. 1/11/21)

PUD Concept Plans will include notification requirements for informing residents, once development is completed, with information on how to avoid human-bear conflicts and notices of proximity to areas that are actively managed with prescribed fires.

Policy 1.2.43: Perpetual Drainage Easement. (EFF. 1/11/21)

The Perpetual Drainage Easement across the Welaunee Arch shall be subject to the Order Clarifying Definition of Perpetual Drainage Easement, entered by Leon County Circuit Court on March 13, 1997. Lands within the Perpetual Drainage Easement shall be considered Open Space and may be utilized for active and passive recreation facilities and activities, including but not limited to, walking and bicycle trails, and playgrounds associated with development of lands owned by the landowner within the altered or undisturbed floodplains so long as the function of the easement is not impaired.

Policy 1.2.44: Welaunee Greenway. (EFF. 1/11/21)

The Welaunee Greenway shall consist at a minimum of an 8.4-mile-long shared-use trail corridor along the northeast, north, and west perimeter of the Arch, and shall be developed consistent with adopted local government plans, including the Greenways Master Plan. As defined in the Tallahassee-Leon County Greenways Master Plan, "The Greenway will range from approximately 75' to 150' in width in much of the corridor with greater widths in select areas due to wetlands and stream flow ways. This corridor will be comprised of the existing edge canopy and understory and the Welaunee firebreak road which may provide a readymade trail alignment. The preserved canopy and understory along the other side of the firebreak road will be preserved to provide privacy from adjacent roadways and homes." The final design of the Welaunee Greenway shall be determined through the Blueprint Intergovernmental Agency's Northeast Gateway

project and may consider other, non-paved trail surface treatments consistent with the Greenways Master Plan. Trail crossings and trailheads may be located in the Canopy Road Zone and the design of such facilities shall strive to minimize impacts to the tree canopy. The Welaunee Greenway shall connect to the existing Miccosukee Canopy Road Greenway to create a 17-mile linear park loop and a pedestrian bridge across Interstate-10. Connections shall be provided to and from the Greenway from interior multi-use trails along roadways or from other open space areas. The Welaunee Greenway shall be subject to a management plan approved by the City that is consistent with the policies of this master plan. A single management plan may be adopted for all open space, conservation and preservation area lands, and the Welaunee Greenway. Public roadways and utilities may cross through the Welaunee Greenway at points specified as road crossings on the land use and transportation maps, or at additional points if necessary, provided the crossing includes restoration of the Greenway and open space area. PUD Concept Plans that include or are adjacent to the Welaunee Greenway or Miccosukee Canopy Road Greenway shall provide access to those facilities. Development of the Arch should be incentivized through the PUD process to provide pedestrian and bicycle connectivity to the Greenway, particularly where it interfaces with Open Space areas and associated trail systems.

Policy 1.2.45: Alternative Development Program. (EFF. 1/11/21)

Notwithstanding any other provision of this Master Plan, at the election of the PUD applicant, PUD Concept Plans in Phase 1 and Phase 2 may offset open space and urban forest mitigation requirements through an optional alternative development program that preserves additional open space area within the Residential Reserve District (Phase 3). The intent of this Alternative Development Program is to incentivize preservation of a large area of open space in the northeast area of the Welaunee Arch that may be designated as a wildlife habitat area. Participation in this alternative development program is optional and must be agreed to by the PUD Concept Plan applicant and the owner of the property that would be used for the offset. Participation in this alternative development program is subject to all of the following provisions:

(1) Open Space Requirement Offset. PUD Concept Plans in any District of Phase 1 or Phase 2 may offset the open space requirements for that District by preserving lands in the Residential Reserve District (Phase 3) as open space.
   a. The offset shall be calculated on a per acre basis with a 15% bonus, resulting in an exchange of a 1.15-acre reduction in the open space requirement of the receiving District for each 1-acre of preserved open space in the Residential Reserve District. This exchange shall reduce the overall open space requirement for the Welaunee Arch by the net bonus amount (0.15 acres for each 1 acre preserved).
   b. The reserve area requirements for cluster residential zones in Phase 2 shall be offset concurrently with the open space requirements for any PUD Concept Plan including a cluster subdivision.
   c. Under the Alternative Development Program, preservation or conservation areas in the Residential Reserve District may count towards the open space requirements in the Conservation Design District. Conservation and Preservation

areas in the Residential Reserve District shall be integrated with the Welaunee Habitat Park.

d. If this Alternative Development Program is exercised, total Open Space in Phase 1 shall not be less than 15%, the total Open Space in Phase 2 shall not be less than 25%, and the overall total Open Space in the Arch at buildout shall not be less than 37%.

e. The open space offset shall not apply within the area 1,000 feet from the Buckhead Neighborhood as identified in Policy 1.2.15.

(2) Urban Forest Mitigation Offset. PUD Concept Plans in Phase 1 and Phase 2 may offset required urban forest mitigation requirements in any District by preserving lands in the Residential Reserve District (Phase 3) as open space.

a. The urban forest mitigation requirement offset through this program is exchanged based on the urban forest mitigation value of the land being established as Open Space in the Residential Reserve District. The mitigation value of the preserved open space shall be calculated with an additional 10% mitigation credits which may offset urban forest impacts in Phase 1 and Phase 2.

(3) All lands located in the Residential Reserve District, designated as Phase 3 on the Land Use Districts Map (Figure 13-5), are eligible for preservation under this alternative development program. Priority for preservation under this program shall be in the following order: 1) lands in the Residential Reserve District (Phase 3) that do not meet the definition of a preservation area or conservation area 2) any designated conservation and preservation areas in Residential Reserve District (Phase 3) as generally depicted on the Preliminary Environmental Features Map or as determined through a subsequent natural feature inventory. Priority shall be given to property along the eastern boundary of the Residential Reserve District with subsequent lands preserved under this alternative development program being contiguous with this area.

(4) Protection of the open space area in the Residential Reserve District (Phase 3), including any preservation or conservation areas, shall be provided by conservation easements, covenants, or other measures consistent with City Growth Management Department's adopted regulations. The lands preserved as open space under this alternative development plan shall be subject to the criteria of Policy 1.2.38 regarding Conservation and Preservation Areas. Any conservation easements established under this alternative development program shall be issued to the City of Tallahassee as the sole grantee and beneficiary. While open space area in the Residential Reserve District remains in private ownership, any conservation easements, covenants, or other measures shall allow for continued use of the preserved open space for silviculture operations of planted pine stands which adhere to Florida Division of Forestry Best Management Practices. Lands preserved under this development program for urban forest mitigation offsets may not be utilized for silviculture operations.

(5) Welaunee Habitat Park. Notwithstanding the phasing requirements in Policy 1.2.5, at such time when all lands in in the Residential Reserve District have been preserved as open space under this alternative development program, or at such time when the final PUD Concept Plan for the Welaunee Arch is approved, the preserved Open Space in the Residential Reserve District, including the Conservation and Preservation lands, shall be designated as a Habitat Park. The Habitat Park shall be subject to the requirements of Policies 13.2.37 and 13.2.38. Prior to establishment of the Habitat Park, the existing uses of the property shall be permitted. Any previously established conservation easements shall remain in effect on lands in the Habitat Park. Passive recreation improvements that are natural resource-oriented, such as hiking, biking and riding trails and passive parks, may be constructed in the Welaunee Habitat Park. Active Recreation uses are not permitted in the Welaunee Habitat Park.

(6) By adoption of a separate ordinance, the City may create and administer a Welaunee Habitat Park credit bank. The Welaunee Habitat Park credit bank would facilitate the purchase of lands in the Residential Reserve District (Phase 3) and the sale of open space and tree mitigation credits in accordance with this development program. The Welaunee Habitat Park credit bank may be established independent of and prior to the creation of the Welaunee Habitat Park. If the City creates a Welaunee Habitat Park credit bank, consideration may be given to utilizing the credit bank to offset open space requirements and urban forest mitigation requirements associated with the development of properties located in other growth priority areas inside the Urban Services Area.

(7) If stormwater facilities are contained within the Residential Reserve District, then the public or private agency responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each facility's level of service. The Stormwater Facilities Master Plan shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within preserved open space and conservation or preservation areas.

(8) Any lands in the Residential Reserve District not preserved as open space in accordance with this alternative development plan may be included in a PUD Concept Plan and development under the Residential Reserve District development guidelines in Policy 1.2.4(4). Development of the Residential Reserve District on remaining lands shall be clustered in the portion of the site that will result in the least environmental impact. Lands preserved as open space offset under this Alternative Development Program shall not count towards the 60% reserve area requirements for development of any remaining developable land in the Residential Reserve District.

	Acres[1]	DUs/ GSF	Acres[1]	DUs/ GSF	Acres[1]	DUs/GSF
Residential[2]	170	1,291 DUs	207	816 DUs	377	2,107 DUs
Town and Neighborhood Centers[3]	21	190,608 GSF	9	51,744 GSF	30	242,352 GSF
Employment Centers[4]	50	495,616 GSF	40	405,504 GSF	90	901,120 GSF
Educational/Institutional[5]	24				24	
Primary Open Space and Recreation	200		60		260	
Miccosukee Road Greenway[6]	189				189	
Other[7]	61		61		122	
TOTALS	715	1,291 DUs 686,224 GSF	377	816 DUs 457,248 GSF	1,092	2,107 DUs 1,143,472 GSF

Notes:

1. Acreage totals are based on conceptual planning and are only approximate. Acreage totals may change based on final development review.

2. Residential land use includes above-street units in town and neighborhood centers. No acreage has been allocated to these units because they will be located above nonresidential uses.

3. Retail uses shall comprise between 50% and 70% of total Phase 1 development in town and neighborhood centers with office uses to comprise between 30% and 50%. At buildout, the mix of uses in town and neighborhood centers shall be approximately 67% retail and 33% office.

4. Office and light industrial uses shall comprise between 75% and 95% of total Phase 1 development in employment centers with retail uses to comprise between 5% and 25%. At buildout, the mix of uses in employment centers shall be approximately 90% office and light industrial with approximately 10% retail.

5. Total includes 24-acre site for Leon County School Board for a 500-pupil elementary school with stormwater management facilities in off-site regional systems. Institutional uses in town, neighborhood and employment centers are included in square footage totals for those areas.

6. Although under State ownership, the Miccosukee Canopy Road Greenway shall be considered within the Welaunee Critical Planning Area for planning purposes.

7. Total includes stormwater management facilities, road rights-of-way and other community infrastructure.

8. These figures may be modified pro rata to represent buildout if Heel is developed under Policy 1.9. (REV. EFF. 7/20/05)

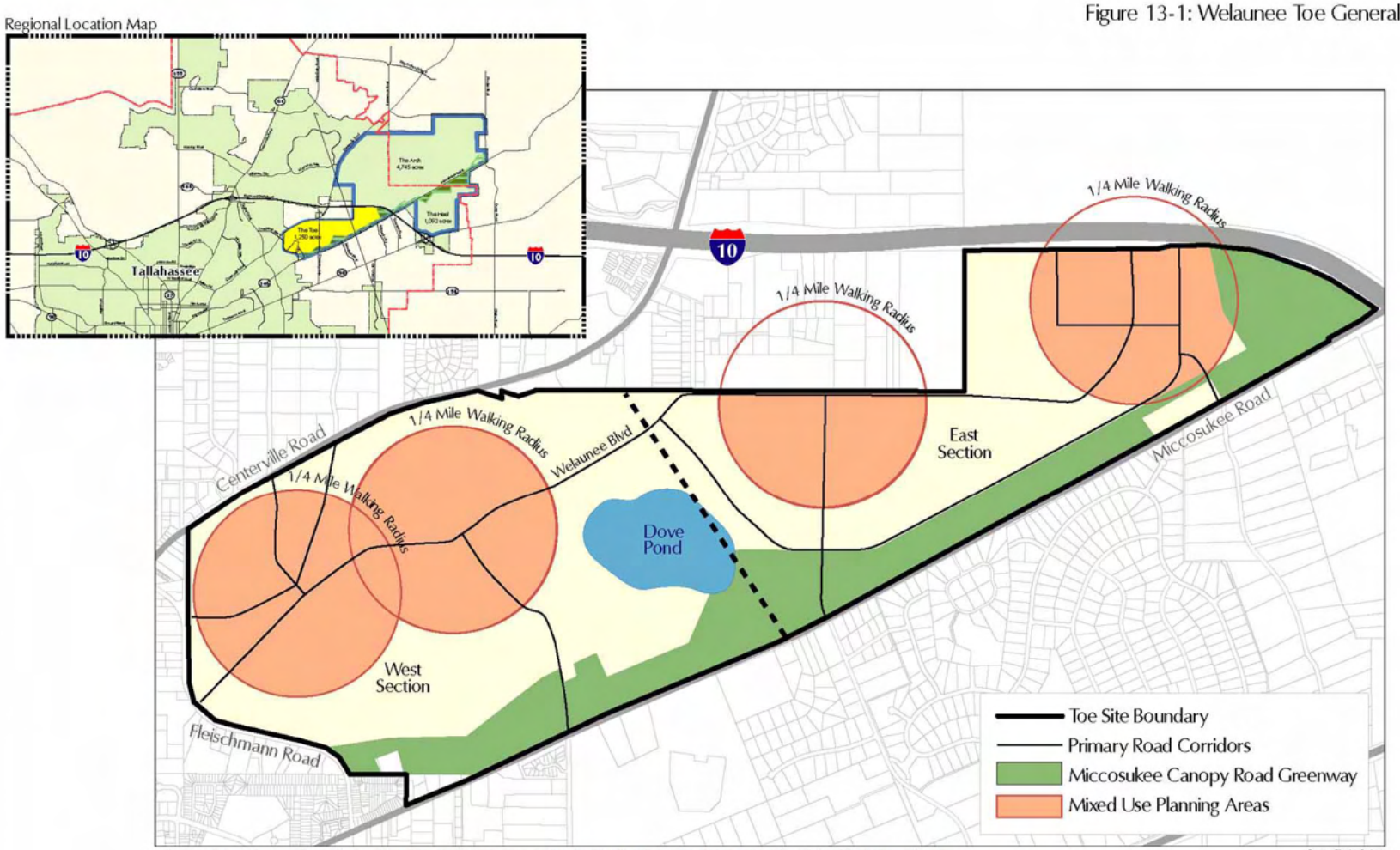
TABLE 13-2. WELAUNEE (HEEL) PHASING SCHEDULE BY LAND USE

The density and intensity of development projected on Welaunee (Heel) is shown below:

LAND USE	PHASE I (2002-2010)	PHASE II (2011-2020)	BUILDOUT

Map 4: Welaunee Toe Generalized Site Plan

Figure 13-1: Welaunee Toe Generalized Site Plan

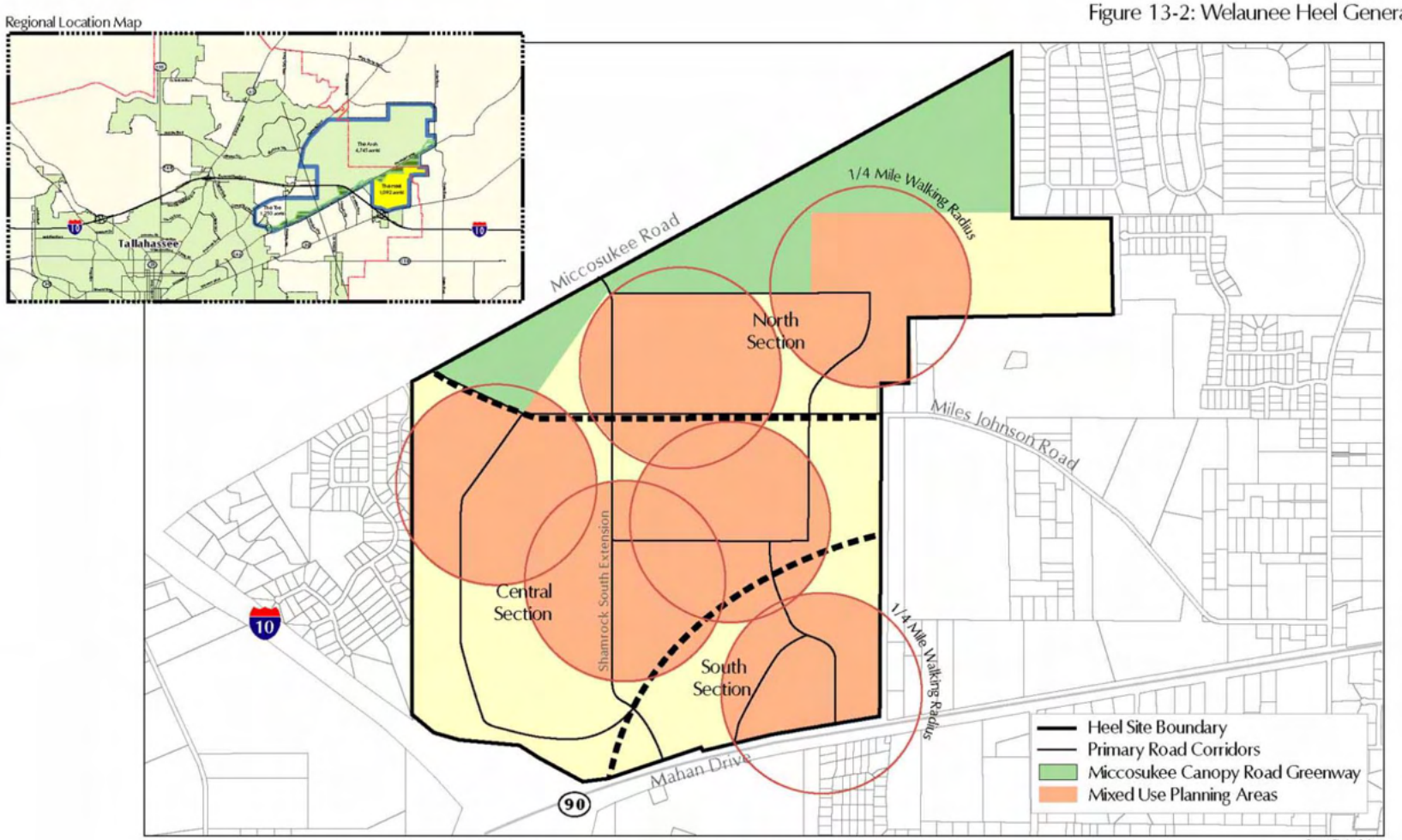


Notes:
1. A road connection to Centerville Road is authorized at either of the points identified, but not both, to be determined in the PUD Concept Plan.
2. Except for existing roads and road easements, the location of primary road corridors is approximiate and subject to final delineation in PUD Concept Plans.
3. Mixed Use Planning Areas may include town center, neighborhood center, employment center, residential, and school and community use categories. The location and number of Mixed Use Planning Areas is approximate and subject to final delineation in PUD Concept Plans based upon site-specific studies, on-site and off-site impacts, economic feasibility and other factors. In all cases, the arrangement of land uses in the Toe shall be consistent with the locational criteria in Policy LU 13.1.3(2).

(Rev. Eff. 8/27/17)

Map 5: Welaunee Heel Generalized Site Plan

Figure 13-2: Welaunee Heel Generalized Site Plan

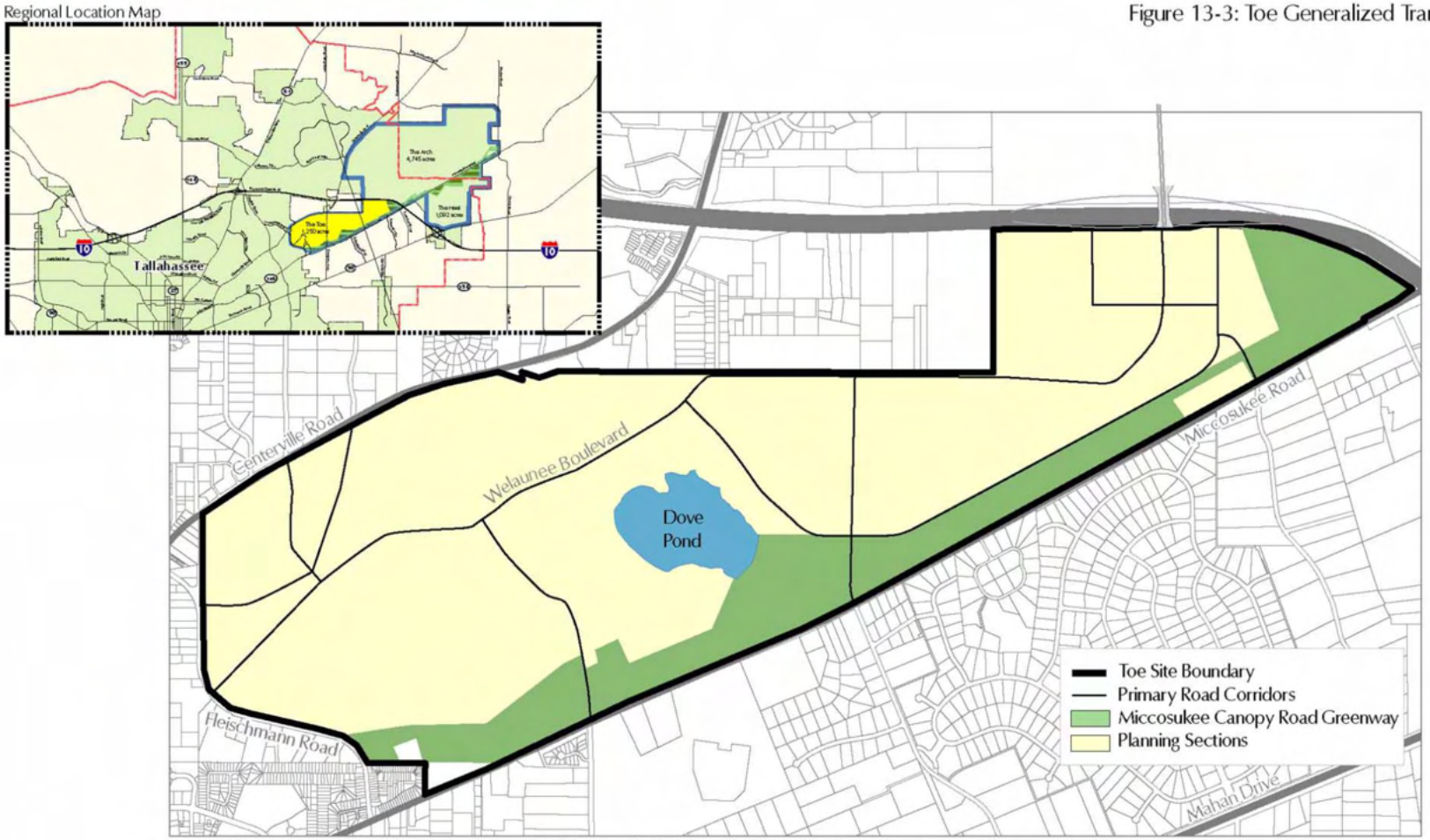


Notes: 1. Except for existing roads, the location of all primary road corridors is approximate and subject to final delineation in PUD Concept Plans.
2. Mixed Use Planning Areas may include town center, neighborhood center, employment center, residential, and school and community use categories. The location and number of Mixed Use Planning Areas is approximate and subject to final delineation in PUD Concept Plans based upon site-specific studies, on-site and off-site impacts, economic feasibility and other factors. In all cases, the arrangement of land uses in the Heel shall be consistent with the locational criteria in Policy LU 13.1.3(3).

March 4, 2002

Map 6: Toe Generalized Transportation Plan

Figure 13-3: Toe Generalized Transportation Plan



Note: A road connection to Centerville Road is authorized at either of the points identified, but not both, to be determined in the PUD Concept Plan.
Except for existing roads and road easements, the location of all primary road corridors is approximate and subject to final delineation in PUD Concept Plans.

Source: Glatting Jackson

March 4, 2002

Map 7: Heel Generalized Transportation Plan

Regional Location Map

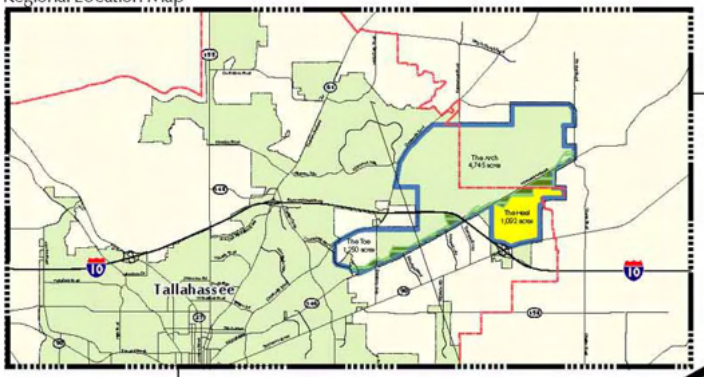


Figure 13-4: Heel Generalized Transportation Plan

Note: Except for existing roads and road easements, the location of all primary road corridors is approximate and subject to final delineation in PUD Concept Plans.

Source: Glatting Jackson

March 4, 2002

Figure 13-5: Land Use Districts

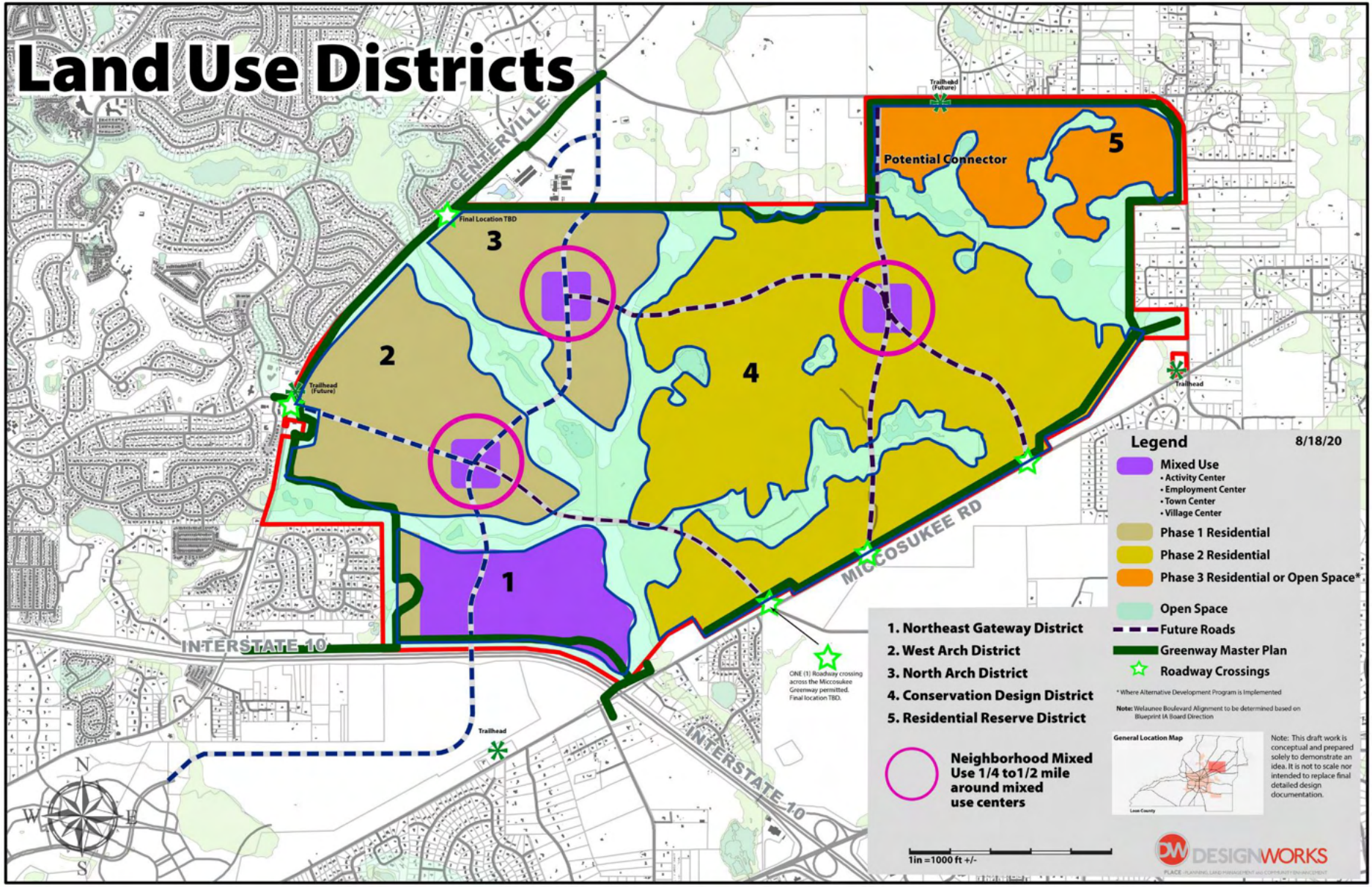


Figure 13-6: Preliminary Environmental Features

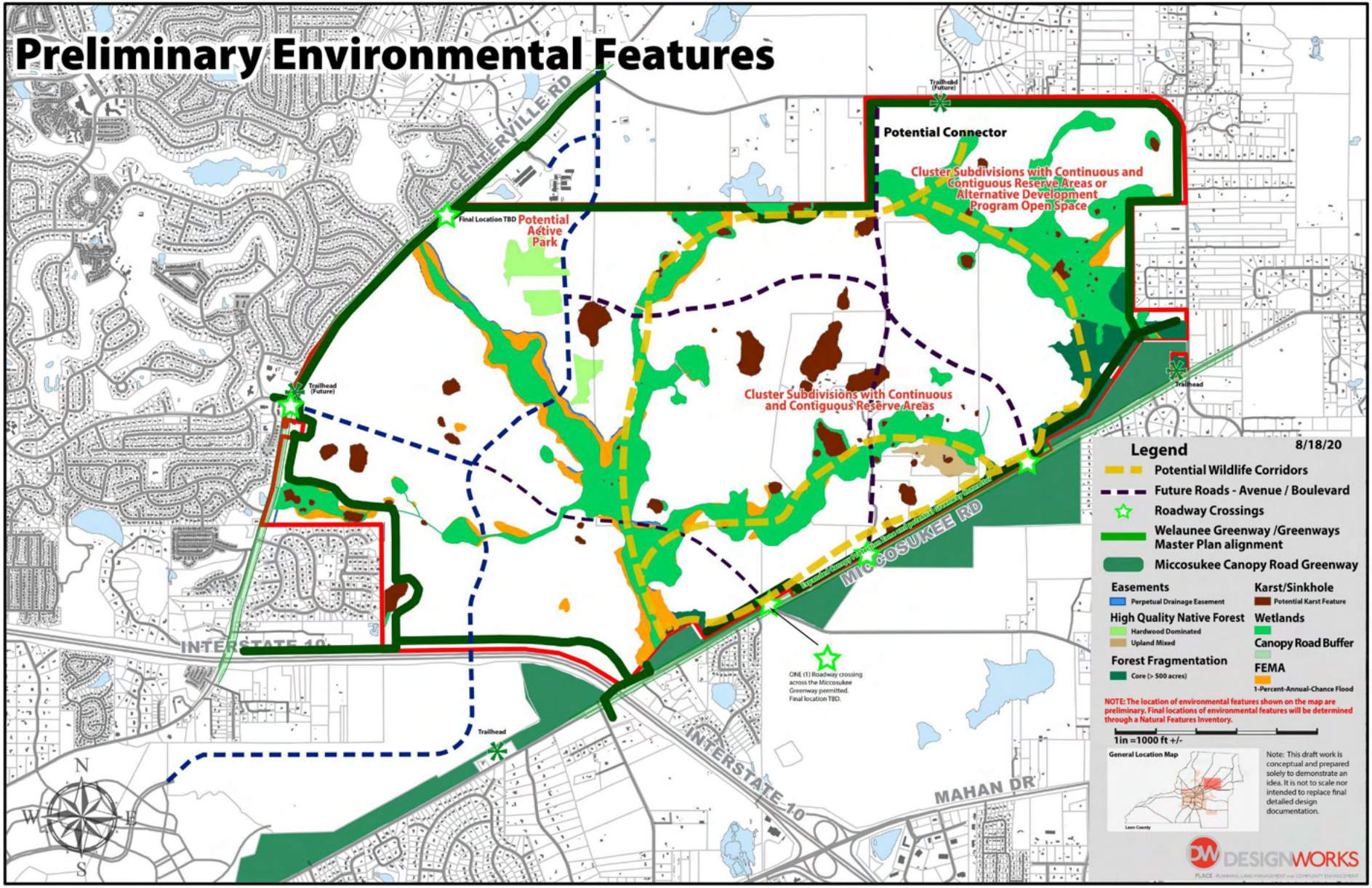


Figure 13-7: Transportation

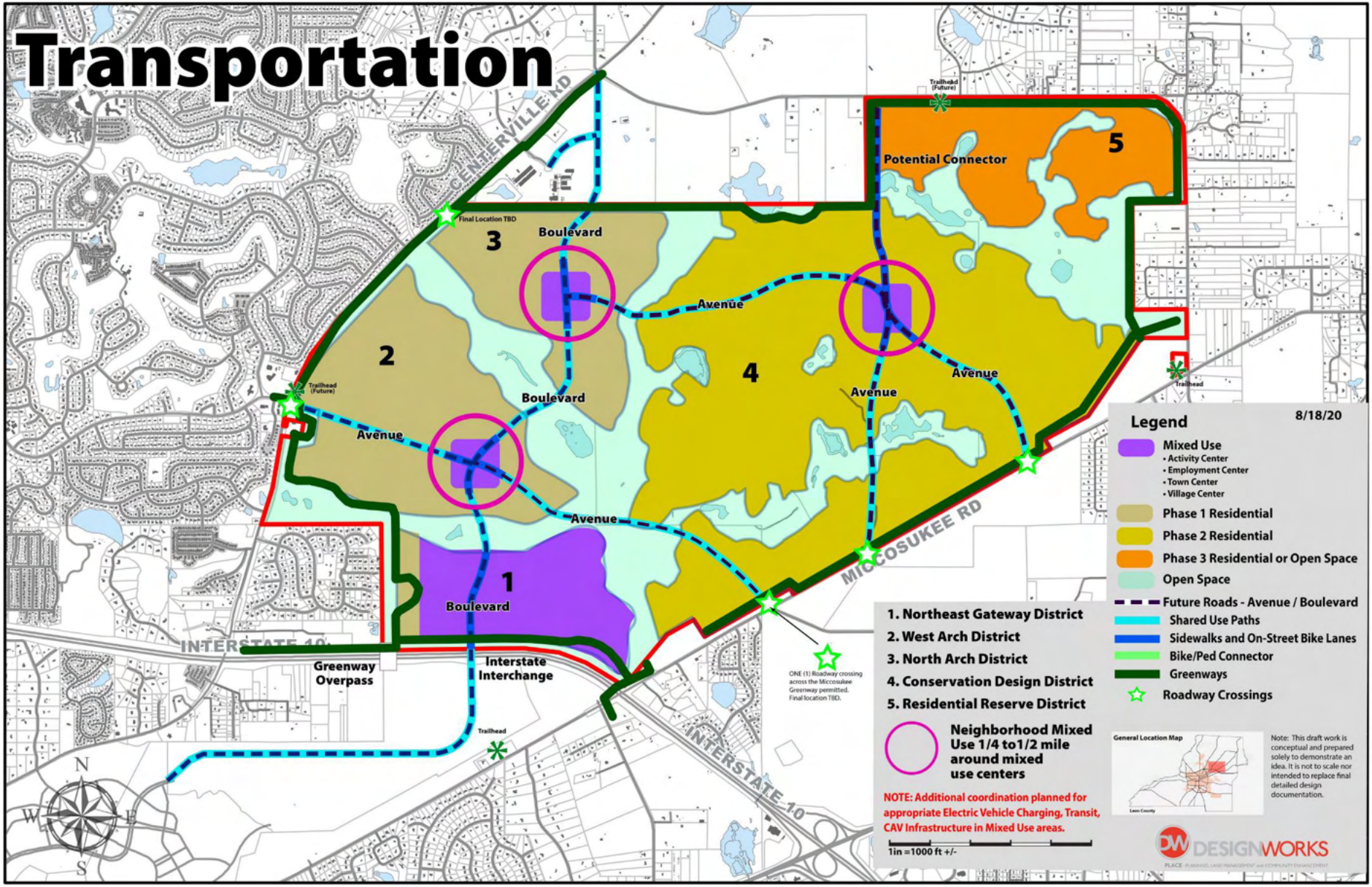


Table 1: Welaunee (Heel) Phasing Schedule by Land Use

(EFF. 12/10/02)

The Future Land Use Element is required to meet the statutory requirements of Chapter 163, F.S. This document identifies where the requirements are met with the proposed update amendments.

Future Land Use Element Statutory Requirements Checklist

Chapter 163.3177(6)(a), F.S.

Tallahassee-Leon County Planning Department

Land Use Element Minimum Statutory Criteria
Chapter 163.3177(6)(a)

Future Land Use Categories			**Met?**
Requirement	***Criteria***	***Proposed Item(s)***	
Uses	Each future land use category must be defined in terms of uses. 163.3177(6)(a)1, F.S.	Policies under Objective 2.8	✓
Standards	Residential densities and Non-residential intensities. 163.3177(6)(a)1, F.S.	Policy 2.8.1 – Tallahassee-Leon County Future Land Use Map	✓
Map	Shown on a land use map or map series. Proposed distribution, location, and extent of various categories of land use. 163.3177(6)(a)1, F.S.	Future Land Use Map Policy 2.8.1 and Context Area Densities, Intensities, and Mix of Uses Policy 2.8.2; Objective 3.4 – Equitable Distribution of Land Uses	✓
Supplement	Supplemented by goals, policies, and measurable objectives. 163.3177(6)(a)1 and (6)(a)10, F.S.	Policies under Objective 2.8	✓

Future Land Use Element Criteria			**Met?**
Requirement	***Criteria***	***Proposed Item(s)***	
Compatibility with airports	Achieve the compatibility of lands adjacent to an airport as defined in s. 330.35 (public airports) and consistent with s. 333.02 (airport hazards). 163.3177(6)(a)3.b, F.S.	Policy 6.11.1 – Adjacent Land Use Compatibility; Policy 6.11.3 – Compatibility of Land Use, Policy 6.11.4 – Compatibility for Noise and Safety, and Policy 6.11.5 – Advanced Air Mobility; Policy 5.3.2 – Coordinate Land Uses	✓

Future Land Use Element Criteria			**Met?**
Requirement	***Criteria***	***Proposed Item(s)***	
Proximity of schools	Encourage the location of schools proximate to urban residential areas to the extent possible. 163.3177(6)(a)3.c and (6)(a)7, F.S.	Public Facilities Objective 2.3 and associated policies including 2.3.3 – School Siting Review & Criteria Future; Policy 2.8.1 including Future Land Use Map; Policy 2.8.2 – Context Area with school location language	✓
Coordination with topography and soil	General Suitability for uses assigned: Coordinate future land uses with the topography and soil conditions, and the availability of facilities and services. 163.3177(6)(a)3.e, F.S.	Objective 3.1 – Residential Character; Policy 1.2.2 – Environmental Analysis	✓
Protection of resources	Ensure the protection of *natural* and *historic* resources. 163.3177(6)(a)3.f, F.S.	Policy 1.1.1 – Geographic Data; Policy 1.1.3 – Historic District Boundaries and Historically Significant Properties; Policy 1.2.2 – Environmental Analysis	✓
Compatibility of adjacent land uses	Provide for the compatibility of adjacent land uses. 163.3177(6)(a)3.g, F.S.	Policy 3.6.3 – Site Requirements; Policy 3.6.6 – Non-Conforming Uses; Policy 4.2.1 – Coordinate Transit with Land Use; Policy 5.3.2 – Tallahassee International Airport: Coordinate land uses adjacent to the Tallahassee International Airport	✓
Mixed-use development guidelines	Provide guidelines for the implementation of mixed-use development including the types of uses allowed the percentage distribution among the mix of uses, or other standards, and the density and intensity of each use. 163.3177(6)(a)3.h, F.S.	Policy 2.8.2 – Context Area Densities, Intensities, and Mix of Uses; Language for percentage distribution of mix of uses	✓

Future Land Use Element Criteria			**Met?**
Requirement	***Criteria***	***Proposed Item(s)***	
Discouragement of Urban Sprawl	The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. 163.3177(6)(a)9, F.S.	Objective 2.5 – Reconnecting Urban Sprawl Policy 2.5.1 – Suburban retrofit Objective 2.6 – Recognizable Places Objective 2.8 – Community Context Policy 2.4.2 – Criteria for Urban Service Area Expansion Objective 2.2 – Efficient Growth and Policy 2.2.1 – Urban Services Area (USA)	✓

Future Land Use Map			**Met?**
Requirement	***Criteria***	***Proposed Item(s)***	
Depict Historic District Boundaries and designated properties	The land use maps or map series shall generally identify and depict historic district boundaries and shall designate historically significant properties meriting protection. 163.3177(6)(a)10.b, F.S.	Policy 1.1.1 – Geographic Data; Policy 1.1.3 – Historic District Land Use and Mobility Element Addendum Maps	✓

Future Land Use Map			**Met?**
Requirement	***Criteria***	***Proposed Item(s)***	
Future Land Use Map or Map Series as part of Future Land Use Element	The future land use element shall include a future land use map or map series. a. The proposed distribution, extent, and location of the following uses shall be shown on the future land use map or map series: (I) Residential. (II) Commercial. (III) Industrial. (IV) Agricultural. (V) Recreational. (VI) Conservation. (VII) Educational. (VIII) Public. b. The following areas shall also be shown on the future land use map or map series, if applicable: (I) Historic district boundaries and designated historically significant properties. (II) Transportation concurrency management area boundaries or transportation concurrency exception area boundaries. (III) Multimodal transportation district boundaries. (IV) Mixed-use categories. 163.3177(6)(a)10.a and b, F.S.	Future Land Use Map: **Policy 2.8.1 – Tallahassee-Leon County Future Land Use Map:** Distribution, extent, and location of land uses **Residential:** **Policy 2.8.5 –** Rural Residential **Policy 2.8.6 –** Rural Community **Policy 2.8.7 –** Lake Protection **Policy 2.8.10 –** Residential Preservation **Industrial:** **Policy 2.8.15 –** Manufacturing and Mining Special District **Agricultural:** **Policy 2.8.4 –** Rural **Mixed Use Categories:** **Policy 2.8.8 –** Sub-Urban Neighborhood **Policy 2.8.9 –** Sub-Urban Mixed-Use Commercial **Policy 2.8.11 –** Urban Neighborhood **Policy 2.8.12 –** Urban General **Policy 2.8.13 –** Urban Center **Policy 2.8.18 –** Planned Development Special District	✓

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Future Land Use Map			**Met?**
Requirement	***Criteria***	***Proposed Item(s)***	
Future Land Use Map or Map Series as part of Future Land Use Element	c. The following natural resources or conditions shall be shown on the future land use map or map series, if applicable: (I) Existing and planned public potable waterwells, cones of influence, and wellhead protection areas. (II) Beaches and shores, including estuarine systems. (III) Rivers, bays, lakes, floodplains, and harbors. (IV) Wetlands. (V) Minerals and soils. (VI) Coastal high hazard areas. 163.3177(6)(a)10.c, F.S.	Natural Resources: **Policy 1.1.1 and Map Series** Recreational: **Policy 2.8.17 –** Parks and Civic Spaces Conservation: **Policy 2.8.3 –** Natural Areas Educational: **Policy 2.8.16 –** Institutional Public: **Policy 2.8.16 –** Institutional Historic: **Policy 1.1.3 and Map Series** MMTD: **MMTD Map in Map Series**	✓
Public Schools as allowable uses	Must identify land use categories where public schools are allowable; and include sufficient land proximate to residential development to meet projected needs for schools; and contiguous lands to existing school sites within categories. Coordination: Coordinate with public school boards. 163.3177(6)(a)7, F.S.	Policy 2.8.2 – Context Area Densities, Intensities, and Mix of Uses: Table Note *Public Schools are an allowable use in all future land use categories with the exception of the Natural Areas land use. This provision is intended to provide sufficient lands proximate to residential areas to allow existing and future school siting considerations.	✓

The Mobility Element is required to meet the statutory requirements of Chapter 163, F.S. This document identifies where the requirements are met with the proposed update amendments.

Transportation Element Statutory Requirements Checklist

Chapter 163.3177(6)(b), F.S.

Tallahassee-Leon County Planning Department

Transportation Element Requirements
Chapter 163.3177(6)(b), F.S.

Transportation Element Components			**Met?**
Requirement	***Criteria***	***Proposed Item(s)***	
Traffic Circulation	Types, locations, and extent of existing and proposed major thoroughfares and transportation routes, including bicycle and pedestrian ways. 163.3177(6)(b)1, F.S.	Map Series and TLCGIS layers for roadway jurisdiction, functional classification, sidewalk facilities, pedestrian ways, bike Tallahassee, greenways master plan, and Blueprint projects. Independent maintenance of Greenways Master Plan and Capital Regional Transportation Planning Agency (CRTPA) sites with maps and data including LRTP and Cost Feasible plans/maps.	✓
Transportation Corridors	Defined in s. 334.03, may be designated in the transportation element pursuant to s. 337.273. 163.3177(6)(b)1, F.S.	Policy 1.2.4 – Transportation Corridor Environmental Features; Policy 2.2.10 – Corridor Preservation: Policy 2.8.11 – Urban Neighborhood; Policy 6.1.3 – Tallahassee-Leon County Transportation Corridors Map; Policy 6.2.4 – Corridor Management and Preservation	✓
Map or Map Series	Showing the general location of the existing and proposed transportation system features. 163.3177(6)(b)1, F.S.	Policy 6.1.3 – Tallahassee-Leon County Transportation Corridors Map and Map Series	✓
Coordination	With the future land use map or map series. 163.3177(6)(b)1, F.S.	Map Series: Traffic Circulation and Thoroughfare Maps	✓

Transportation Element Components			**Met?**
Requirement	***Criteria***	***Proposed Item(s)***	
Level of Service	The existing transportation system levels of service and system needs and the availability of transportation facilities and services. 163.3177(6)(b)1.d, F.S.	Policy 2.2.10 – Corridor Preservation and 6.3.7	✓
Maintaining the Mobility System	How the local government will correct existing facility deficiencies, meet the identified needs of the projected transportation system, and advance the purpose of this paragraph and the other elements of the comprehensive plan. 163.3177(6)(b)1.e, F.S.	Policy 2.2.2 – Improvement of Capital Infrastructure; Policy 2.2.1 – Urban Services Area (USA); Policy 2.2.4 – Urban Services Outside of the Urban Services Area; Policy 2.2.10 – Corridor improvement of transportation facilities; Policy 2.6.2 – Gateway corridors; Policy 6.1.2 – Context-Based On-Site Facilities; Policy 6.3.8 – Level of Service (LOS); Policy 6.5.1 – Build Bike Facilities Concurrent with Maintenance; Policy 6.6.2 – Crosswalks; Policy 6.10.4 – Pedestrian Infrastructure Connectivity; Policy 6.13.2 – Consistency with Regional Transportation Plans	✓

Metropolitan Planning Organization			**Met?**
Requirement	***Criteria***	***Proposed Item(s)***	
Includes Alternative modes of travel	Public transportation, pedestrian, and bicycle travel. 163.3177(6)(b)2.a, F.S.	Policy 6.10.8 – Transit Alternative and Expansion Studies; Objective 2.7 – Multimodal Transportation District (MMTD)	✓

Metropolitan Planning Organization			**Met?**
Requirement	***Criteria***	***Proposed Item(s)***	
Aviation, rail, seaport facilities	Access to those facilities, intermodal terminals. 163.3177(6)(b)2.b, F.S.	Objective 5.2 – Airport Access; Objective 6.12 – Rail; 6.12.1 – Rail Crossings	✓
Evacuation capability	Evacuate the coastal population before a natural disaster. 163.3177(6)(b)2.c, F.S.	N/A	
Airports and aviation development	Projected development, land use compatibility around airports. 163.3177(6)(b)2.d, F.S.	Policy 6.11.1 – Adjacent Land Use Compatibility; Policy 6.11.2 – Airport Master Plan; Policy 6.11.3 – Compatibility of Land Use; Policy 6.11.4 – Compatibility for Noise and Safety; Policy 6.11.5 – Advanced Air Mobility; Policy 4.2.1 – Coordinate Transit with Land Use	✓
Land use and transportation management	Promote public transportation systems in designated corridors.163.3177(6)(b)2.e, F.S.	Policy 6.10.9 – Transit Corridors; Policy 2.2.10 – Corridor Preservation	✓

Transportation Components Based on Community Character			**Met?**
Requirement	*Criteria*	*Proposed Item(s)*	
Municipalities > 50,000	Mass-transit provisions, methods for moving people, rights-of-way, terminals, related facilities. 163.3177(6)(b)3, F.S.	Policy 1.6.2 – Multimodal Connectivity; Objective 2.5 – Reconnecting Urban Sprawl; Objective 2.7 – Multimodal Transportation District; Policy 2.7.1 – MMTD Implementation; Policy 2.7.2 – Land Use Within the MMTD; Policy 2.7.5 – Transit in the MMTD; Policy 3.7.3 – Design Criteria for Mobility Hubs; Objective 4.2 – Mobility-Based Housing Incentives; Objective 6.10 and policies.	✓

Counties > 75,000	Mass-transit provisions, methods for moving people, rights-of-way, terminals, related facilities. 163.3177(6)(b)3, F.S.	Policy 2.7.5 – Transit in the MMTD	✓
Efficient public transit services	Based on major trip generators and attractors, safe and convenient terminals, land uses, special needs of transportation disadvantaged. 163.3177(6)(b)3.a, F.S.	Policy 6.9.1 – Human Services Transportation; Policy 6.9.2 – Transport to Destinations; Policy 6.9.3 – Affordable and Cost-Effective Service; Policy 6.9.4 – Transportation Disadvantaged Needs Assessment	✓
Plans for port, aviation, and related facilities	Coordinated with general circulation and the other parts of the transportation element. 163.3177(6)(b)3.b, F.S.	Policy 6.11.3 – Compatibility of Land Use; Policy 5.2.1 – Airport Master Plan; Policy 5.3.2 – Tallahassee International Airport; Policy 5.3.3 – Transportation Access	✓
Plans for recreational traffic circulation	Including bicycle facilities, exercise trails, riding facilities, safety of movement of all types of recreational traffic. 163.3177(6)(b)3.c, F.S.	Map Series and TLCGIS layers for roadway jurisdiction, functional classification, sidewalk facilities, pedestrian ways, bike Tallahassee, greenways master plan, and Blueprint projects. Independent maintenance of Greenways Master Plan and Capital Regional Transportation Planning Agency (CRTPA) sites with maps and data including LRTP and Cost Feasible plans/maps. Objective 1.3 – Access to Parks and Recreation and associated policies; Policy 4.2.5 – Trail-Oriented Development (TrOD) Design Standards and 4.2.6 – Density Bonus; Policy 6.8.5 – Parking Reduction for Certain Development Types TrOD.	✓

Airport Master Plan (Optional)			**Met?**
Requirement	*Criteria*	*Proposed Item(s)*	
Incorporation of Airport Master Plan	At the option of a local government, an airport master plan, may be incorporated into the local government comprehensive plan by the local government having jurisdiction under this act for the area in which the airport or projected airport development is located by the adoption of a comprehensive plan amendment. 163.3177(6)(b)4, F.S.	Policy 5.2.1 – Airport Master Plan; Policy 6.11.2 – Airport Master Plan	✓

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163.3177 Required and optional elements of comprehensive plan; studies and surveys.

(6) In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:

(a) A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.

1. Each future land use category must be defined in terms of uses included, and must include standards to be followed in the control and distribution of population densities and building and structure intensities. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series which shall be supplemented by goals, policies, and measurable objectives.

2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

a. The amount of land required to accommodate anticipated growth.

b. The projected permanent and seasonal population of the area.

c. The character of undeveloped land.

d. The availability of water supplies, public facilities, and services.

e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.

f. The compatibility of uses on lands adjacent to or closely proximate to military installations.

g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.

h. The discouragement of urban sprawl.

i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

j. The need to modify land uses and development patterns within antiquated subdivisions.

3. The future land use plan element shall include criteria to be used to:

a. Achieve the compatibility of lands adjacent or closely proximate to military installations, considering factors identified in s. 163.3175(5).

b. Achieve the compatibility of lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.

c. Encourage preservation of recreational and commercial working waterfronts for water-dependent uses in coastal communities.

d. Encourage the location of schools proximate to urban residential areas to the extent possible.

e. Coordinate future land uses with the topography and soil conditions, and the availability of facilities and services.

f. Ensure the protection of natural and historic resources.

g. Provide for the compatibility of adjacent land uses.

h. Provide guidelines for the implementation of mixed-use development including the types of uses allowed, the percentage distribution among the mix of uses, or other standards, and the density and intensity of each use.

4. The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

5. The future land use plan of a county may designate areas for possible future municipal incorporation.

6. The land use maps or map series shall generally identify and depict historic district boundaries and shall designate historically significant properties meriting protection.

7. The future land use element must clearly identify the land use categories in which public schools are an allowable use. When delineating the land use categories in which public schools are an allowable use, a local government shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with public school boards and may establish differing criteria for schools of different type or size. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

8. Future land use map amendments shall be based upon the following analyses:

a. An analysis of the availability of facilities and services.

b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

(VI) Fails to maximize use of existing public facilities and services.

(VII) Fails to maximize use of future public facilities and services.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

(IX) Fails to provide a clear separation between rural and urban uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

(XI) Fails to encourage a functional mix of uses.

(XII) Results in poor accessibility among linked or related land uses.

(XIII) Results in the loss of significant amounts of functional open space.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

(IV) Promotes conservation of water and energy.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

10. The future land use element shall include a future land use map or map series.

a. The proposed distribution, extent, and location of the following uses shall be shown on the future land use map or map series:

(I) Residential.

(II) Commercial.

(III) Industrial.

(IV) Agricultural.

(V) Recreational.

(VI) Conservation.

(VII) Educational.

(VIII) Public.

b. The following areas shall also be shown on the future land use map or map series, if applicable:

(I) Historic district boundaries and designated historically significant properties.

(II) Transportation concurrency management area boundaries or transportation concurrency exception area boundaries.

(III) Multimodal transportation district boundaries.

(IV) Mixed-use categories.

c. The following natural resources or conditions shall be shown on the future land use map or map series, if applicable:

(I) Existing and planned public potable waterwells, cones of influence, and wellhead protection areas.

(II) Beaches and shores, including estuarine systems.

(III) Rivers, bays, lakes, floodplains, and harbors.

(IV) Wetlands.

(V) Minerals and soils.

(VI) Coastal high hazard areas.

(b) A transportation element addressing mobility issues in relationship to the size and character of the local government. The purpose of the transportation element shall be to plan for a multimodal transportation system that places emphasis on public transportation systems, where feasible. The element shall provide for a safe, convenient multimodal transportation system, coordinated with the future land use map or map series and designed to support all elements of the comprehensive plan. A local government that has all or part of its jurisdiction included within the metropolitan planning area of a metropolitan planning organization (M.P.O.) pursuant to s. 339.175 shall prepare and adopt a transportation element consistent with this subsection. Local governments that are not located within the metropolitan planning area of an M.P.O. shall address traffic circulation, mass transit, and ports, and aviation and related facilities consistent with this subsection, except that local governments with a population of 50,000 or less shall only be required to address transportation circulation. The element shall be coordinated with the plans and programs of any applicable metropolitan planning organization, transportation authority, Florida Transportation Plan, and Department of Transportation adopted work program.

1. Each local government's transportation element shall address traffic circulation, including the types, locations, and extent of existing and proposed major thoroughfares and transportation routes, including bicycle and pedestrian ways. Transportation corridors, as defined in s. 334.03, may be designated in the transportation element pursuant to s. 337.273. If the transportation corridors are designated, the local government may adopt a transportation corridor management ordinance. The element shall include a map or map series showing the general location of the existing and proposed transportation system features and shall be coordinated with the future land use map or map series. The element shall reflect the data, analysis, and associated principles and strategies relating to:

a. The existing transportation system levels of service and system needs and the availability of transportation facilities and services.

b. The growth trends and travel patterns and interactions between land use and transportation.

c. Existing and projected intermodal deficiencies and needs.

d. The projected transportation system levels of service and system needs based upon the future land use map and the projected integrated transportation system.

e. How the local government will correct existing facility deficiencies, meet the identified needs of the projected transportation system, and advance the purpose of this paragraph and the other elements of the comprehensive plan.

2. Local governments within a metropolitan planning area designated as an M.P.O. pursuant to s. 339.175 shall also address:

a. All alternative modes of travel, such as public transportation, pedestrian, and bicycle travel.

b. Aviation, rail, seaport facilities, access to those facilities, and intermodal terminals.

c. The capability to evacuate the coastal population before an impending natural disaster.

d. Airports, projected airport and aviation development, and land use compatibility around airports, which includes areas defined in ss. 333.01 and 333.02.

e. An identification of land use densities, building intensities, and transportation management programs to promote public transportation systems in designated public transportation corridors so as to encourage population densities sufficient to support such systems.

3. Municipalities having populations greater than 50,000, and counties having populations greater than 75,000, shall include mass-transit provisions showing proposed methods for the moving of people, rights-of-way, terminals, and related facilities and shall address:

a. The provision of efficient public transit services based upon existing and proposed major trip generators and attractors, safe and convenient public transit terminals, land uses, and accommodation of the special needs of the transportation disadvantaged.

b. Plans for port, aviation, and related facilities coordinated with the general circulation and transportation element.

c. Plans for the circulation of recreational traffic, including bicycle facilities, exercise trails, riding facilities, and such other matters as may be related to the improvement and safety of movement of all types of recreational traffic.

4. At the option of a local government, an airport master plan, and any subsequent amendments to the airport master plan, prepared by a licensed publicly owned and operated airport under s. 333.06 may be incorporated into the local government comprehensive plan by the local government having jurisdiction under this act for the area in which the airport or projected airport development is located by the adoption of a comprehensive plan amendment. In the amendment to the local comprehensive plan that integrates the airport master plan, the comprehensive plan amendment shall address land use compatibility consistent with chapter 333 regarding airport zoning; the provision of regional transportation facilities for the efficient use and operation of the transportation system and airport; consistency with the local government transportation circulation element and applicable M.P.O. long-range transportation plans; the execution of any necessary interlocal agreements for the purposes of the provision of public facilities and services to maintain the adopted level-of-service standards for facilities subject to concurrency; and may address airport-related or aviation-related development. Development

or expansion of an airport consistent with the adopted airport master plan that has been incorporated into the local comprehensive plan in compliance with this part, and airport-related or aviation-related development that has been addressed in the comprehensive plan amendment that incorporates the airport master plan, do not constitute a development of regional impact. Notwithstanding any other general law, an airport that has received a development-of-regional-impact development order pursuant to s. 380.06, but which is no longer required to undergo development-of-regional-impact review pursuant to this subsection, may rescind its development-of-regional-impact order upon written notification to the applicable local government. Upon receipt by the local government, the development-of-regional-impact development order shall be deemed rescinded.



Where is it now

FUTURE LAND USE CROSSWALK?

TALLAHASSEE LEON COUNTY
VISION 2050
A FOCUSED FUTURE

Where is it Now Future Land Use Crosswalk?

Current Goals, Objectives and Policies

Goal 1: [L] (EFF. 7/16/90)

The Comprehensive Plan shall protect and enhance the quality of life in this community by providing economically sound educational, employment, cultural, recreational, commercial, industrial and professional opportunities to its citizens while channeling inevitable growth into locations and activities that protect the natural and aesthetic environments and residential neighborhoods.

Proposed Goals, Objectives and Policies

Goal 2 [LM] – Distinct Urban and Rural Areas:

Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas.

By maintaining a distinction between these areas, our community will:

- Provide diverse lifestyle choices while reducing sprawl
- Foster economic development in urban areas and identified activity centers.
- Promote efficient development patterns
- Support revitalization and redevelopment efforts within the urban boundary
- Reduce infrastructure costs
- Protect agricultural and forest management uses
- Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes

Goal 3 [LM] – Healthy Neighborhoods and Vibrant Places:

Our community will plan for the development of healthy neighborhoods, vibrant places, and places of employment that are designed and built to be lively, inclusive, safe, and sustainable to ensure the equitable treatment and involvement of all citizens, recognize the importance of public spaces and private property, address the importance of civic and institutional uses, and account for community context.

These places will provide for:

- Recreational opportunities
- Pedestrian and bicycle facilities
- Healthy food options
- Health services
- Community services, including schools, community centers, and libraries

Goal 5 [LM] – A Robust Economy:

Our community will facilitate the development, attraction, and cultivation of innovative businesses and associated job creation to position the local economy for sustained, directed growth, raise the quality of life for residents, and alleviate poverty in the community.

Our community will foster a robust economy by:

- Supporting target industry cluster development and innovation districts
- Retaining and creating new employment opportunities emphasizing Tallahassee-Leon County's target industries
- Reducing barriers to starting and growing businesses
- Increasing access to job opportunities and training

Ensuring adequate and suitable lands are designated for commercial and industrial uses.

GROWTH MANAGEMENT/URBAN SERVICES AREA

Objective 1.1: [L] (EFF.7/16/90; REV. EFF. 7/26/06; REV. EFF. 12/24/10)

Direct development to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and the service capacity to accommodate growth in an environmentally acceptable manner. This shall be accomplished in part through the establishment and maintenance of an Urban Service Area (USA) concept. This Urban Service Area (USA) concept is based upon a desire to have Tallahassee and Leon County grow in a responsible manner, with infrastructure provided economically and efficiently, and surrounding forest and agricultural

Objective 2.2 – Efficient Growth:

To support the projected population growth, infrastructure shall be provided economically and efficiently while protecting surrounding forests and agricultural lands from unwarranted and premature conversion to urban land uses. Growth and development shall be directed toward areas with existing infrastructure in a manner that maintains distinct natural, rural, sub-urban, and urban areas.

Objective 2.1 – Growth and Population Accommodation:

Tallahassee and Leon County will accommodate our population growth in a responsible manner. A growth and development strategy that provides for well-managed, orderly growth that preserves

lands protected from unwarranted and premature conversion to urban land use. An urban service strategy provides for well-managed, orderly growth, which preserves natural resources and promotes fiscal responsibility. The location and size of the USA shall be depicted on the Future Land Use Map and is based upon the area necessary to accommodate 90% of new residential dwelling units within the County by the Plan Horizon; the ability to provide urban infrastructure; and, the presence of environmentally sensitive lands and water bodies, requiring protection from the impacts of urban development.	natural resources and promotes fiscal responsibility shall be leveraged to maximize economic and environmental stewardship while accommodating the increased population.
Policy 1.1.1: [L] (REV. EFF. 7/20/05) In order to discourage urban sprawl, new development shall be concentrated in the urban service area plus in the Woodville Rural Community future land use category and the rural communities of Capitola, Chaires, Ft. Braden, and Miccosukee, as designated on the future land use map.	**Policy 2.8.2 – Context Area Densities, Intensities and Mix of Uses:** The Future Land Use Map and Zoning Atlas shall include uses, densities, and intensities consistent with concentrating development within the Urban Services Area. Land uses and zoning within the Urban Context Areas shall have higher allowable densities and intensities than the Sub-Urban Context Areas, which shall have higher allowable densities and intensities than the Rural Context Areas. To ensure a mixture of uses in mixed-use land use categories, a minimum of 5% open space (which may include landscaping and stormwater facilities subject to land development regulations) is required and residential or non-residential land uses may develop from a range of 5% up to 95%. *[Existing Policy Update]*
Policy 1.1.2: [L] (REV. EFF. 12/10/91) Improvement of capital infrastructure shall be provided within the designated urban service area and shall be phased over the life of the plan.	**Policy 2.2.1 – Urban Services Area (USA):** *[Existing Policy Update]* **Policy 2.2.2 – Improvement of Capital Infrastructure:** Capital infrastructure improvements shall be targeted for areas within the Urban Services Area within the long-term planning period. These improvements shall be phased incrementally through annual updates to the Capital Improvements Schedule. *[Existing Policy]* **Policy 2.2.3 – Planning for Urban Services:** Local government infrastructure master plans, and updates to master plans, shall account for the

	Urban Services Area when determining where to provide sewer, water, electricity, paved streets, sidewalks, and other related urban services. *[Existing Policy Update]*
Policy 1.1.3: [L] (REV. EFF. 12/10/91; REV. EFF. 7/26/06) Capital infrastructure designed to support urban density outside the Urban Service Area shall be prohibited except as described below. Capital infrastructure which is designed or intended to provide services to the population of the Urban Service Area may be located outside the Urban Service Area. This policy includes but is not limited to landfill, spray irrigation facilities, and inter-county transportation roadways. Capital improvement projects or expenditures designed to support urban density outside of the Urban Service Area will not occur outside the designated Urban Service Area unless a demonstrated hardship can be shown to occur for existing development or residents as of February 1, 1990. A demonstrated hardship refers to: • Replacement of existing facilities due to deterioration or destruction from natural disaster. • A public health and/or safety problem if no improvements are made (example - contaminated water wells). • Potential of severe environmental degradation if no improvements are made (example - failing septic tanks). The capacity of these facilities shall be limited to that necessary to serve development existing on or prior to February 1, 1990.	**Policy 2.2.4 – Exceptions to the Priority of Urban Services:** Urban services may be provided outside of the Urban Services Area where necessary to address critical environmental issues, critical public health issues, and/or other critical hazard vulnerabilities. Exceptions shall be substantiated in the capital improvement planning process. Emergency repairs and improvements necessary to maintain the public health, safety, and well-being shall be allowed without inclusion in the capital improvement planning process. *[Existing Policy]* **Policy 2.2.5 – Densities and Intensities:** The Future Land Use Map is intended to reflect densities and intensities supported by available capital infrastructure. New growth shall be directed to areas within the Urban Services Area. Residential density and/or non-residential intensity of development allowed for individual sites shall be determined by the infrastructure capacity to serve each proposed development, adopted levels of service, and/or the ability to implement conditions or mitigation for the proposed development. *[New, preserves original intent]* **Policy 2.4.2 – Criteria for Urban Service Area Expansion** To avoid premature conversions of rural areas to higher density and intensity uses, expansions to the Urban Services Area shall be contiguous with the Urban Service Area boundary, shall demonstrate the availability of or ability to provide central water and sewer service, and shall be based on an analysis of population projections and growth trends and an analysis of developable vacant and developable land currently within the Urban Services Area. *[New, preserves original intent]*
Policy 1.1.4: [L] (REV. EFF. 7/20/05) Central water and sewer may be provided in areas designated as Rural Community, Woodville Rural	**Policy 2.2.3 – Planning for Urban Services:** Local government infrastructure master plans, and updates to master plans, shall account for the

Community, and enclaves within the Woodville Rural Community designated for Residential Preservation on the future land use map.	Urban Services Area when determining where to provide sewer, water, electricity, paved streets, sidewalks, and other related urban services. *[Existing Policy Update]*
Policy 1.1.5: [L] (EFF. 7/16/90; REV. EFF. 7/26/06) Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. Capital infrastructure, which supports higher land use densities and intensities, consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.	**Policy 2.2.5 – Densities and Intensities:** The Future Land Use Map is intended to reflect densities and intensities supported by available capital infrastructure. New growth shall be directed to areas within the Urban Services Area. Residential density and/or non-residential intensity of development allowed for individual sites shall be determined by the infrastructure capacity to serve each proposed development, adopted levels of service, and/or the ability to implement conditions of approval or mitigation of potential impacts for the proposed development. *[New, preserves original intent]*
Policy 1.1.6: [L] (EFF. 7/16/90) Areas within the urban service area will receive urban level capital facilities and services according to the schedule established in the Capital Improvements Element.	**Policy 2.2.2 – Improvement of Capital Infrastructure:** Capital infrastructure improvements shall be targeted for areas within the Urban Services Area within the long-term planning period. These improvements shall be phased incrementally through annual updates to the Capital Improvements Schedule. *[Existing Policy Update]* **Policy 2.2.3 – Planning for Urban Services:** Local government infrastructure master plans, and updates to master plans, shall account for the Urban Services Area when determining where to provide sewer, water, electricity, paved streets, sidewalks, and other related urban services. *[Existing Policy Update]*
Policy 1.1.7: [L] (EFF. 7/16/90) 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**.**	**Policy 2.8.2 – Context Area Densities, Intensities and Mix of Uses:** The Future Land Use Map and Zoning Atlas shall include uses, densities, and intensities consistent with concentrating development within the Urban Services Area. Land uses and zoning within the Urban Context Areas shall have higher allowable densities and intensities than the Sub-Urban Context Areas, which shall have higher allowable densities and intensities than the Rural Context

Areas. To ensure a mixture of uses in mixed-use land use categories, a minimum of 5% open space (which may include landscaping and stormwater facilities subject to land development regulations) is required and residential or non-residential land uses may develop from a range of 5% up to 95%.

[Existing Policy Update]

Policy 3.6.3 – Site Requirements:
Land development regulations shall include requirements for:

- Context-based stormwater management
- Open space
- Setbacks
- Buffers
- Screening
- On-site traffic circulation
- Roadway access
- Land uses
- Subdivision of land
- Signage
- Standards for the regulation of development within and adjacent to areas subject to seasonal or periodic flooding compliant with state and federal regulations
- Areas known to be vulnerable to natural or human-caused hazards
- Lighting
- Noise Mitigation

[New, preserves original intent]

Policy 3.6.4 – Density and Intensity Incentives:
Land development regulations shall include incentives for greater development density and intensity to facilitate growth in areas that minimize and/or mitigate impacts on the natural environment or community character. These incentives shall allow densities or intensities that exceed unincentivized limits set out in the Future Land Use Category. Incentives for greater density and intensity up to 25% will be permitted for developments along arterial Gateway Corridors as defined in Policy 2.6.2 of this Element within the Urban Services Area for developments that incorporate urban design standards resulting in more attractive developments.

[New, preserves original intent]

Policy 1.1.8: [L] (EFF. 7/26/06; REV. EFF. 12/24/10)

The size of the USA is related to the projected fiscal capacity of the local government to provide urban infrastructure. An assessment of changing conditions over the 20-year period of the plan is built in through the required seven year Evaluation and Appraisal Report (EAR) and the annual capital improvements process. The integrity of the USA concept is maintained by strict adherence to the premise of not funding or scheduling major capital improvement projects outside the USA, Rural Communities or the Woodville Rural Community in conjunction with a policy of discouraging premature use and underutilization of land designated for urban development. Additionally, the size of the USA should be limited to reflect the ability of the public to provide infrastructure, limitations of environmental constraints and existing development and to provide for a phasing mechanism to the Plan Horizon.

The area within the USA is sized to accommodate approximately 50% more vacant land than is necessary to accommodate the population growth expected within the USA from 1993 to the Plan Horizon. It is expected that a USA sized 50% larger than our vacant land needs will provide sufficient constraint for growth management policies to be effective, while not over constraining the supply of vacant land.

Policy 2.2.1 – Urban Services Area (USA):

To provide for well-managed, orderly growth that preserves natural resources and promotes fiscal responsibility, the City and County's growth management strategy shall include an Urban Services Area (USA). The USA shall include all areas where public facilities and services, including central water and sewer, are available or are identified in the 5-year schedule of capital improvements. The USA will be sized to include approximately 50% more vacant and developable land than is necessary to accommodate the projected population growth expected within the USA by the long-term planning horizon and will account for both the ability to provide urban infrastructure and the presence of environmentally sensitive lands and water bodies.

[Existing Policy Update]

Policy 1.1.9: [L] (EFF. 7/26/06)

In order to achieve efficient and effective use of infrastructure and land, residential density within the USA shall average no less than 2 dwelling units per gross acre. Some future land use categories may establish higher minimum densities and minimum intensity requirements for nonresidential development. Attainment of minimum densities and intensities will be measured and reported annually and be evaluated at a minimum during subsequent Evaluation and Appraisal Reports and adjustments to the Comprehensive Plan necessary to achieve this measure will be recommended as warranted in the future.

Policy 2.2.1 – Urban Services Area (USA):

To provide for well-managed, orderly growth that preserves natural resources and promotes fiscal responsibility, the City and County's growth management strategy shall include an Urban Services Area (USA). The USA shall include all areas where public facilities and services, including central water and sewer, are available or are identified in the 5-year schedule of capital improvements. The USA will be sized to include approximately 50% more vacant and developable land than is necessary to accommodate the projected population growth expected within the USA by the long-term planning horizon and will account for both the ability to provide urban infrastructure and the presence of environmentally sensitive lands and water bodies.

	The densities shall be addressed within the Urban Services Area by maintaining land use categories that include Sub-Urban and Urban. The Evaluation and Appraisal Report shall be conducted every 7 years to assess population and densities. *[New, preserves original intent]*
Policy 1.1.10: [L] (EFF.7/16/90; RENUMBERED EFF. 7/26/06; FORMERLY POLICY 1.1.8.) Compliance with the Conservation Element shall be met prior to consideration of requirements in the Land Use Element.	**Policy 1.2.6 – Conservation Element:** Should conflicts arise between implementation of policies in the Land Use and Mobility Element and the Conservation Element on matters of natural resources, the Conservation Element policies shall take precedent. *[Existing Policy Update]*
Policy 1.1.11: [L] (REV. EFF. 3/14/07; REV. EFF. 1/7/10) The growth management strategy of the Tallahassee-Leon County Comprehensive Plan is designed to be implemented by a series of instruments which include Urban Service Area, Land Use Map, Future ROW Needs Map, Commercial Site locations, Land Use categories summary, Planned Development, MU Development patterns, and Goals, Objectives, and Policies.	**No specific policy. The Plan includes:** 1. Urban Services Area Policy: Policy 2.2.1. 2. Corridor Preservation: Policy 2.2.10 3. Future Land Use Map: Policy 2.8.1 4. Commercial Site Locations: Addressed in individual land use categories with specifics to be in the land development codes: a. General: 2.8.1 and 2.8.2 b. Parks: 2.8.17 c. Rural Residential: 2.8.5 d. Rural Community: 2.8.6 e. Lake Protection: 2.8.7 f. Residential Preservation: 2.8.8 g. Sub-Urban Neighborhood: 2.8.9 h. Sub-Urban Mixed-Use: 2.8.10 i. Urban Neighborhood: 2.8.11 j. Urban General: 2.8.12 k. Urban Center: 2.8.13 l. Mobility Hubs: 3.7.3 5. Land Use Categories: Under Objective 2.8 6. Planned Development: Policy 2.8.18 7. Mixed use Development Patterns: Policy 2.8.2 and handled in land use categories 8. Goals, Objectives, and Policies: Are foundation of the element. *[Existing Policy Update]*
Policy 1.1.12: [L] (EFF. 8/9/12) The parcel shown on the map below at the intersection of I-10 and US Highway 90 is within the designated Urban Service Area (USA), as	Chapter 380, F.S., was revised in 2013 and 2021, and this provision in the comprehensive plan is no longer needed.

defined in Section 163.3164(50), Florida Statutes, having public services and facilities, including, but not limited to, central water and sewer capacity and roads. As a parcel within a designated statutory USA, proposed development within the parcel is exempt from the development-of-regional impact process pursuant to Section 380.06(29)(c)3, Florida Statutes.	
DEVELOPMENT IN RELATION TO ENVIRONMENTAL CONSTRAINTS **Objective 1.2: [L] (EFF. 7/16/90; REV. EFF. 4/10/09)** Coordinate the location of land uses with local soil conditions, topography, and aquifer vulnerability as well as available services.	**Objective 1.6 – Community Resilience:** Foster community resilience by strengthening the reliability of our infrastructure and encouraging sustainable building practices, protecting a robust natural environment and local economy, and empowering self-sufficiency across the community.
Policy 1.2.1: [L] Leon County only (EFF. 7/16/90) Emphasize land use location that minimizes topographical changes. The proposed land use should fit the site location. The location should not be substantially altered to fit the proposed land use. **Policy 1.2.1: [L] City of Tallahassee only (REV. EFF. 7/1/04)** Emphasize land use location that minimizes topographical changes. The proposed land use should fit the site location. The location should not be substantially altered to fit the proposed land use, unless an off-site mitigation plan for the development of a site with significant grades has been approved. Such off-site mitigation plans shall recognize the contribution of preserved significant grades to community character, ameliorating the impacts of stormwater, and providing conditions for native plant communities.	**Policy 1.2.2 – Environmental Analysis:** Planning Department staff shall conduct an environmental analysis when amendments to the Comprehensive Plan are proposed. The analysis shall include natural resources and geographic features, including those listed in Policy 1.1.1, that contribute to human well-being and community character and identify the potential impacts to environmental and human health. *[New, preserves original intent]*
Policy 1.2.2: [L] Leon County only (REV. EFF. 9/19/91) The type, intensity and structural design of any development proposed for a site shall be appropriate to the existing natural topography. Site alterations will be limited to the absolute minimum necessary to develop a site safely. Design criteria in the land development regulations will emphasize	**Policy 1.2.2 – Environmental Analysis:** Planning Department staff shall conduct an environmental analysis when amendments to the Comprehensive Plan are proposed. The analysis shall include natural resources and geographic features, including those listed in Policy 1.1.1, that contribute to human well-being and community

site designs that fit the topography, not changing the topography to fit the design. Minimum grade changes typically associated with site development include those necessary for the safety of a building including parking, road right-of -way, handicapped access or utilities. Criteria for approval of development in areas with significant and severe grades will be limited to the type of land use that requires the least disturbance of sloped areas.

Policy 1.2.2: [L] City of Tallahassee only (REV. EFF. 7/1/04)

The type, intensity and structural design of any development proposed for a site shall be appropriate to the existing natural topography. Site alterations will be limited to the absolute minimum necessary to develop a site safely. Design criteria in the land development regulations will emphasize site designs that fit the topography, not changing the topography to fit the design, unless an off-site mitigation plan for the development of a site with significant grades has been approved. Minimum grade changes typically associated with site development include those necessary for the safety of a building including parking, road right-of -way, handicapped access or utilities. Criteria for approval of development in areas with significant and severe grades will be limited to the type of land use that requires the least disturbance of sloped areas.

character and identify the potential impacts to environmental and human health.

[New, preserves original intent]

Policy 1.2.3: [L] (REV. EFF. 12/7/99)

(a) The local governments shall maintain a map indicating the locations of all known operating and abandoned land fill sites. As the location of additional abandoned land fill sites become known, this map shall be revised accordingly.

(b) By 2001, local government will include requirements in their land development regulations that the development of any property within a mapped landfill site shall be required to submit information relating to the subsurface geology of the property necessary to assure that future development of the site will not adversely impact the health, safety or welfare of the public.

(c) By 2001, local governments will include requirements in their land development regulations that regulate the location of stormwater

Policy 3.6.8 – Landfill Redevelopment:

Local governments shall adopt and maintain land development regulations that ensure redevelopment of mapped landfill sites will not adversely impact health, safety, or welfare.

[Existing Policy Update]

facilities or conveyance systems within any abandoned landfills.	
Policy 1.2.4: [L] (EFF. 4/10/09) By 2010, local government shall adopt in the Land Development Regulations a mapped Primary Spring Protection Zone for Wakulla Springs based on the Leon County Aquifer Vulnerability Assessment. Accompanying land development regulations for the Primary Spring Protection Zone shall be developed as indicated in Policy 4.2.5 of the Conservation Element to aid in the protection of Wakulla Springs. These efforts shall be coordinated with Wakulla County.	**Policy 1.1.1 - Geographic Data. and Policy 2.8.6 Rural Community Land Use Category** Rural Communities within the Primary Springs Protection Zone shall implement development provisions per the Conservation and Utilities Elements. The primary springs protection zone is mapped and land development regulations have been developed. The Future Land Use and Mobility Element Map Series includes the Primary Springs Protection Zone (PSPZ). *[New, preserves original intent]*
LEVEL OF SERVICE (REGULATIONS) **Objective 1.3: [L] (EFF. 7/16/90)** Achieve and maintain the adopted level of service standards set forth within the Tallahassee-Leon County Comprehensive Plan.	**Objective 6.3 – Context Based Mobility:** Plan, design, and build the transportation system to reflect the existing context areas and what the context areas will be in the future based on land use and zoning. [LOS] **Objective 2.7 – Multi-Modal Transportation District (MMTD):** Facilitate the safe and comfortable use of multiple modes of transportation through the use of urban design standards to develop and maintain healthy neighborhoods and thriving businesses where travel by foot, bicycle, and transit will be easy and practical to reduce automobile reliance and vehicle miles traveled.
Policy 1.3.1: [L] (EFF. 7/16/90) Before a development order or permit is issued, local government shall ensure that the adopted level of service standards for the affected public facilities will be maintained in accordance with the Concurrency Management System.	No similar provision proposed because concurrency exists with LOS measure in the Utilities Element and in the Capital Improvements Element. **Policy 1.3.3:** [CI] (REV. EFF. 8/17/92; REV. EFF. 12/29/05) The City Commission of Tallahassee and the Board of County Commissioners of Leon County find that the impacts of development on public facilities within Tallahassee and Leon County occur at the same time as development authorized by a final development order.

	[Existing] **Policy 1.6.3**: [CI] Concurrency Implementation and Monitoring System *[Existing]*
Policy 1.3.2: [L] (REV. EFF. 12/16/94) Residential density and/or non-residential intensity of development allowed for individual sites shall be determined by the degree of compliance with the goals, objectives and policies of the Comprehensive Plan and the land use development matrix, which is intended to be a pictorial representation of existing policies in the plan, as implemented by the land development regulations. Overall densities and intensities should be consistent with capital facilities and services being available at the adopted level.	**Policy 3.6.1 – Criteria for Amendments to Land Development Regulations**: Proposed amendments to the City of Tallahassee and Leon County Land Development Regulations shall be evaluated for consistency with the overall intent of the adopted Goals, Objectives, and Policies of each Element of the Comprehensive Plan. Overall densities and intensities are found in the land use categories. The land development matrix is found in both the City and County land development code. *[Existing Policy Update]*
Policy 1.3.3: [L] (REV. EFF. 12/10/91) **Environmental and development ordinances shall include the following:** (a) Explicit and strict protection of environmentally sensitive areas, thus minimizing future costs to taxpayers by prohibiting unsound uses; and (b) Availability and use of the conservation and preservation overlays as detailed in the Conservation Element prior to the issuance of development orders. (c) Apportioning development costs so that those fees collected from the existing population be applied to elimination of current "deficits" in levels of service, while those fees collected in new developments are applied to maintain levels of service established by the entire community. Maintenance and enhancements to the adopted levels of service shall be the responsibility of both. This policy shall not preclude new development paying toward current deficits if such an arrangement can be worked out between the local government and the developer. (d) Policies and procedures in the land development regulations shall ensure that the range of development types by percentage distribution are monitored and maintained.	This is addressed in proposed policies but primarily accomplished through the Conservation Element policies and Capital Improvements Element. (a) Protection of environmental areas Policies 1.1.1; and Policies 1.2.1 through 1.2.6; Natural Area Land Use Category 2.8.3 *[Existing Policy Update]* (b) Development cost to maintain LOS. Existing concurrency system. Policy 1.3.3: [CI] (REV. EFF. 8/17/92; REV. EFF. 12/29/05) The City Commission of Tallahassee and the Board of County Commissioners of Leon County find that the impacts of development on public facilities within Tallahassee and Leon County occur at the same time as development authorized by a final development order. Policy 1.6.3: [CI] Concurrency Implementation and Monitoring System. *[Existing]* (c) Land uses maintain percentage distribution of land uses in the land development regulations. Percentage distributions are maintained in Policy 2.8.2. *[Existing Policy Update]*

This policy shall not preclude new development paying toward current deficits if such an arrangement can be worked out between the local government and the developer.	
Policy 1.3.4: Reserved.	N/A
LAND DEVELOPMENT REGULATIONS **Objective 1.4: [L] (REV. EFF. 7/20/05)** Maintain a set of specific and detailed Land Development Regulations, which implement and are consistent with the goals, objectives and policies of the Tallahassee-Leon County Comprehensive Plan.	**Objective 3.6 – Land Development Regulations:** Maintain specific and detailed land development regulations that implement and are consistent with the goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan. **Ancillary:** **Objective 1.6 – Community Resilience:** Foster community resilience by strengthening the reliability of our infrastructure and encouraging sustainable building practices, protecting a robust natural environment and local economy, and empowering self-sufficiency across the community. **Objective 2.5 – Reconnecting Urban Sprawl:** Mitigate the impacts of automobile-oriented, single-use developments by leveraging transportation connectivity, land use, and urban design principles that focus on reducing environmental impacts, incorporating a mix of uses, reducing vehicle miles travelled, and improving mobility, especially for people walking, riding bicycles, and using transit. **Objective 2.7 – Multimodal Transportation District (MMTD):** Facilitate the safe and comfortable use of multiple modes of transportation through the use of urban design standards to develop and maintain healthy neighborhoods and thriving businesses where travel by foot, bicycle, and transit will be easy and practical to reduce automobile reliance and vehicle miles traveled.
Policy 1.4.1: [L] (REV. EFF. 12/10/91) Density and intensity incentives shall be established within the required land development regulations to encourage growth in areas which minimize and mitigate development's negative impact on the natural and aesthetic environment.	**Established for each land use category policy under Objective 2.8 for densities and intensities.** *[Existing Policy Update]*

Policy 1.4.2: [L] (REV. EFF. 12/16/94; REV. EFF. 1/7/10)

The Comprehensive Plan shall establish guidelines for the application of traditional zoning districts in order to implement a future land use regulatory system that is more predictable than area-wide application of mixed use performance zoning. These traditional zoning districts shall specify a range of allowable land use within each district. In certain land use designations, mixed use performance zoning will be retained to integrate land uses which may be otherwise incompatible**.**

Policy 3.6.2 – Implementing Zoning Districts:

Each Future Land Use Map Category shall be implemented by one or more zoning districts that are consistent with the intent of that respective land use category. Each zoning district shall specify allowable land uses and activities with appropriate development and design standards, including density and intensity of development, as applicable.

[Existing Policy Update]

Policy 3.6.5 – Planned Unit Developments:

The City of Tallahassee or Leon County Land Development Regulations shall provide for the creation of Planned Unit Developments (PUD) zoning districts to accommodate development proposals that are consistent with the Comprehensive Plan but are not provided for or allowed in the zoning districts otherwise established. Planned Unit Developments may establish site-specific standards by ordinance.

[Existing Policy Update]

Policy 1.6.2 – Multimodal Connectivity:

Within the Urban Services Area, the City and County shall use zoning and development standards for subdivision and planned unit developments to promote the location of homes, jobs, stores, parks, schools, and other destinations within 20 minutes walking distance of each other so that people can easily walk, bike, use public transit, or drive shorter distances. Development standards shall provide for interconnected pedestrian, bicycle, and transit networks and account for the potential for future connection and expansion of pedestrian and bicycle networks on adjacent properties.

[New, preserves original intent]

Policy 2.8.2 – Context Area Densities, Intensities and Mix of Uses:
The Future Land Use Map and Zoning Atlas shall include uses, densities, and intensities consistent with concentrating development within the Urban Services Area. Land uses and zoning within the Urban Context Areas shall have higher allowable densities and intensities than the Sub-Urban Context Areas, which shall have higher allowable densities and intensities than the Rural Context Areas. To ensure a mixture of uses in mixed-use

	land use categories, a minimum of 5% open space (which may include landscaping and stormwater facilities subject to land development regulations) is required and residential or non-residential land uses may develop from a range of 5% up to 95%. *[New, preserves original intent]* **Policy 3.6.4 – Density and Intensity Incentives:** Land development regulations shall include incentives for greater development density and intensity to facilitate growth in areas that minimize and/or mitigate impacts on the natural environment or community character. These incentives shall allow densities or intensities that exceed unincentivized limits set out in the Future Land Use Category. Incentives for greater density and intensity up to 25% will be permitted for developments along arterial Gateway Corridors as defined in Policy 2.6.2 of this Element within the Urban Services Area for developments that incorporate urban design standards resulting in more attractive developments. *[New, preserves original intent]*
Policy 1.4.3: [L] (DEL. EFF. 7/25/03) Reserved **Policy 1.4.4: [L] (DEL. EFF. 7/20/05)** Reserved	**Not Applicable**
Policy 1.4.5: [L] (REV. EFF. 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.	**Policy 3.6.4 – Density and Intensity Incentives:** Land development regulations shall include incentives for greater development density and intensity to facilitate growth in areas that minimize and/or mitigate impacts on the natural environment or community character. These incentives shall allow densities or intensities that exceed unincentivized limits set out in the Future Land Use Category. Incentives for greater density and intensity up to 25% will be permitted for developments along arterial Gateway Corridors as defined in Policy 2.6.2 of this Element within the Urban Services Area for developments that incorporate urban design standards resulting in more attractive developments. *[New, preserves original intent]*

	Objective 2.8 – Community Context: Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas will include existing development patterns, future development patterns based on land use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land uses and transportation facilities in the City of Tallahassee and Leon County. **Policies 2.8.1 and 2.8.2 for the Future Land Use Map.** *[New, preserves original intent]*
Policy 1.4.6: [L] (EFF. 7/16/90; REV. EFF. 4/10/09) By 2014, land development regulations will include standards for the regulation of future land use categories, subdivision, signage, and areas subject to seasonal or periodic flooding and areas of known hazards. Regulations concerning areas subject to seasonal or periodic flooding shall be consistent with all applicable state and federal regulations.	**Proposed policies maintain land development regulation provisions.** **Policy 3.6.3 – Site Requirements:** Land development regulations shall include requirements for: • Context-based stormwater management • Open space • Setbacks • Buffers • Screening • On-site traffic circulation • Roadway access • Land uses • Subdivision of land • Signage • Standards for the regulation of development within and adjacent to areas subject to seasonal or periodic flooding compliant with state and federal regulations • Areas known to be vulnerable to natural or human-caused hazards • Lighting • Noise Mitigation *[Existing Policy Update]*

Policy 1.4.7: [L] (EFF. 7/16/90) The adopted land development regulations shall include requirements for stormwater management, open space, and convenient on-site traffic flow (including need).	**Policy 3.6.3 – Site Requirements:** Land development regulations shall include requirements for: • Context-based stormwater management • Open space • Setbacks • Buffers • Screening • On-site traffic circulation • Roadway access • Land uses • Subdivision of land • Signage • Standards for the regulation of development within and adjacent to areas subject to seasonal or periodic flooding compliant with state and federal regulations • Areas known to be vulnerable to natural or human-caused hazards • Lighting • Noise Mitigation *[Existing Policy Update]*
Policy 1.4.8: [L] (EFF. 7/16/90) The land use development matrix shall be adopted as part of the comprehensive plan and shall in conjunction with the future land use map and the goals, objectives and policies contained within the individual elements be used in evaluating future land use decisions.	**Policy 3.6.1 – Criteria for Amendments to Land Development Regulations:** Proposed amendments to the City of Tallahassee and Leon County Land Development Regulations shall be evaluated for consistency with the overall intent of the adopted Goals, Objectives, and Policies of each Element of the Comprehensive Plan. *[Existing Policy Update]* The land development matrix is being removed from the Comprehensive Plan. Overall densities and intensities are found in the land use categories. The land development matrix is found in both the City and County land development code.
Policy 1.4.9: [L] (EFF. 7/16/90) Changes in classification of highways and streets that affect the allowable uses of property as set forth in the land development matrix and the comprehensive plan shall be considered plan amendments and shall be required to follow the plan amendment process.	**Policy 6.3.3 – Context Classification Map:** A Context Classification map shall be maintained through the planning timeframe that recognizes roadway functional classification in addition to land use context. The Context Classification map shall be updated concurrently with amendments to the Functional Classification map and the Future Land

	Use map. *The land development matrix is being removed from the Comprehensive Plan. *[Existing Policy Update]*
Policy 1.4.10: [L] (REV. EFF. 12/16/94) The land development regulations shall provide for zoning districts which shall indicate which land uses are allowed, prohibited, or conditional-with-specified constraints consistent with the criteria set forth in the narrative intent of the future land use categories, the land use development matrix which is intended to be a pictorial representation of existing policies in the Comprehensive Plan, and the Goals, Objectives, and Policies of the Comprehensive Plan.	**Policy 3.6.2 – Implementing Zoning Districts:** Each Future Land Use Map Category shall be implemented by one or more zoning districts that are consistent with the intent of that respective land use category. Each land use category zoning district shall specify allowable land uses and activities with appropriate development and design standards, including density and intensity of development, as applicable. *[Existing Policy Update]* **Policy 2.8.2 – Context Area Densities, Intensities and Mix of Uses:** The Future Land Use Map and Zoning Atlas shall include uses, densities, and intensities consistent with concentrating development within the Urban Services Area. Land uses and zoning within the Urban Context Areas shall have higher allowable densities and intensities than the Sub-Urban Context Areas, which shall have higher allowable densities and intensities than the Rural Context Areas. To ensure a mixture of uses in mixed-use land use categories, a minimum of 5% open space (which may include landscaping and stormwater facilities subject to land development regulations) is required and residential or non-residential land uses may develop from a range of 5% up to 95%. *[Existing Policy Update]*
Policy 1.4.11: [L] (EFF. 9/19/91) The land development regulations shall include standards and criteria such as minimum open space requirements (between 25% and 10% depending on the land use and existing vegetation), internal circulation and minimum setbacks and buffers for uncomplimentary land uses. These buffer requirements will contain buffer widths between land uses, required number of trees and shrubs per linear foot of buffer, opacity of the buffer, etc. Additional buffering requirements may be related to Planned Unit Developments (PUDs).	**Policy 3.6.2 – Implementing Zoning Districts:** Each Future Land Use Map Category shall be implemented by one or more zoning districts that are consistent with the intent of that respective land use category. Each land use category zoning district shall specify allowable land uses and activities with appropriate development and design standards, including density and intensity of development, as applicable. *[Existing Policy Update]*

Policy 2.8.2 – Context Area Densities, Intensities and Mix of Uses:

The Future Land Use Map and Zoning Atlas shall include uses, densities, and intensities consistent with concentrating development within the Urban Services Area. Land uses and zoning within the Urban Context Areas shall have higher allowable densities and intensities than the Sub-Urban Context Areas, which shall have higher allowable densities and intensities than the Rural Context Areas. To ensure a mixture of uses in mixed-use land use categories, a minimum of 5% open space (which may include landscaping and stormwater facilities subject to land development regulations) is required and residential or non-residential land uses may develop from a range of 5% up to 95%.

[Existing Policy Update]

Policy 3.6.3 – Site Requirements:

Land development regulations shall include requirements for:

- Context-based stormwater management
- Open space
- Setbacks
- Buffers
- Screening
- On-site traffic circulation
- Roadway access
- Land uses
- Subdivision of land
- Signage
- Standards for the regulation of development within and adjacent to areas subject to seasonal or periodic flooding compliant with state and federal regulations
- Areas known to be vulnerable to natural or human-caused hazards
- Lighting
- Noise Mitigation

[Existing Policy Update]

Policy 1.4.12: [L] (EFF. 9/19/91)

(a) The intent of Site Plan and PUD planning and design requirements shall be to encourage and require the development of urban living and work spaces that minimize impacts to the natural

Policy 3.6.5 – Planned Unit Developments:

The City of Tallahassee or Leon County Land Development Regulations shall provide for the creation of Planned Unit Developments (PUD) zoning districts to accommodate development

environment. Environmental impacts shall be minimized through the development and redevelopment of compact and efficient urban land use patterns that closely integrate living and work spaces while maintaining compatibility through specified performance design criteria. Neighborhood and inter-site compatibility shall be implemented through site planning and design criteria that require objectionable impacts of particular land use activities to be internally located within site or building designs, rather than relying exclusively on standard landscape and setback buffering methods to reduce perimeter oriented objectionable impacts.

(b) Objectionable impacts of service and delivery areas, refuse and recycling collection areas, as well as the outdoor storage and work areas generally associated with commercial and residential buildings shall be planned to minimize off-site impacts.

(c) Site Plan and PUD requirements shall minimize impacts to the natural environment resulting from urban sprawl by not only identifying and protecting environmentally sensitive lands, but just as importantly by limiting urban sprawl into less environmentally sensitive lands through the implementation of compact and efficient urban development and redevelopment.

proposals that are consistent with the Comprehensive Plan but are not provided for or allowed in the zoning districts otherwise established. Planned Unit Developments may establish site-specific standards by ordinance.

[Existing Policy Update]

Policy 1.6.2 – Multimodal Connectivity:

Within the Urban Services Area, the City and County shall use zoning and development standards for subdivision and planned unit developments to promote the location of homes, jobs, stores, parks, schools, and other destinations within 20 minutes walking distance of each other so that people can easily walk, bike, use public transit, or drive shorter distances. Development standards shall provide for interconnected pedestrian, bicycle, and transit networks and account for the potential for future connection and expansion of pedestrian and bicycle networks on adjacent properties.

[Existing Policy Update]

Policy 3.6.3 – Site Requirements

[Existing Policy Update]

Policy 1.4.13: [M] (EFF. 12/15/11)

As Capital Circle is converted to a high capacity, multi-lane arterial, future access-points shall be limited so that the improved roadway will function more efficiently and safely for its intended purpose. In order to protect traffic capacity of the improved roadway and to assure public safety, the following policies will apply:

1. No new parcel shall be platted nor created through subdivision that results in a parcel with sole access to Capital Circle. Consolidation of two or more parcels that currently have access to Capital Circle into a parcel with a single access to Capital Circle shall be permitted;

2. New development abutting Capital Circle shall contribute to the development of a supporting system of local or collector roads, service roads, and/or shared access systems (e.g. joint use

Policy 2.2.10 – Corridor Preservation:

Identify right-of-way (ROW) needed for planned future transportation improvements—in accordance with Florida Statutes Section 163.3177(6)(b)1., Section 337.273, and Section 3343.03(29)—and protect it from building encroachment as development occurs to preserve the corridor for transportation use, to maintain transportation level of service standards, to improve coordination between land use and transportation, and to minimize the adverse social, economic, and environmental impacts of transportation facilities.

[New, preserves original intent]

driveways), as an alternative to individual driveway access.

3. Where individual driveways must be provided to preserve reasonable access to a development site, applicants shall enter an agreement to cooperate in any future project to consolidate access points or to share access with abutting properties as opportunities arise.

Policy 1.4.14: [L] (EFF. 8/17/92)

Compile a list and waive access standards for non-residential minor collector and local streets based on the following criteria:

a) It is part of a platted non-residential subdivision.

b) It is part of an approved PUD.

c) It has over 66% of its developed frontage in non-residential land uses and essentially functions as an access road for these developments. The designation of these streets is a recognition of existing development patterns and is intended to permit future development compatible with existing land uses and consistent with road capacity and design. These streets will be reviewed by the respective elected Commission on a case-by-case basis and may be designated as non-residential streets.

A segment of a road, meeting the above criteria, may be designated a non-residential if it will not result in non-residential traffic impacting residential areas on other segments of the road or in the adjacent area. (A segment is the road length between two intersecting roads).

Policy 6.2.3 – Build and Enhance the Network:

Where appropriate, create new minor and major collector roadways to relieve motor vehicle traffic congestion and increase network connectivity. Additionally, include network-enhancing local and minor collector street projects. All development plans shall contribute to developing a local and collector street and unified circulation system that will allow multimodal access to and from the proposed development, as well as access to surrounding developments.

[Existing Policy Update]

Policy 1.4.15: [L] (EFF. 8/17/92; REV. EFF. 5/31/18)

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 2.8.15 – Manufacturing and Mining Special District:

Advanced manufacturing, 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 heavy industrial uses. Manufacturing and mining uses in appropriate locations provide necessary jobs and the raw materials needed to support growth and development in the community.

4. 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.

	[New, preserves original intent]
Policy 1.4.16: [L] (EFF. 8/17/92) Unless otherwise specifically stated, all timelines stated in the Comprehensive Plan are intended to mean by December 31 of the stated year.	**Not specifically addressed.** **Policy 2.1.1 – Comprehensive Planning Periods:** The comprehensive plan shall have two planning periods. The short-term planning period shall be for a 10-year horizon. The long-term planning period shall be the year 2050. The long-term planning period shall be amended during the Evaluation and Appraisal Review (EAR) process to reflect available population projections. *[Existing Policy Update]*
Policy 1.4.17: [L] (City of Tallahassee only) (EFF. 8/17/92; REV. EFF. 6/6/08) New minor office uses may be permitted access to a local residential street in the Central Urban and University Transition land use categories within the city limits of Tallahassee so long as site design complies with land development regulations to mitigate potential incompatibility with residential land use in the vicinity.	Not specifically included as a separate policy. Addressed in land use categories and in the land development code. **Policy 2.8.12 – Urban General Future Land Use Category**: The intent of the Urban General Land Use is to provide a mixture of uses including variety of residential land uses, employment (includes light manufacturing), office and commercial activities. 3. Street access by nonresidential uses may be permitted within the City limits of Tallahassee so long as site design complies with land development regulations to mitigate potential incompatibility with residential uses within the land use district. *[Existing]*
Policy 1.4.18: [L] (City of Tallahassee only) (REV. EFF. 3/14/07; REV. EFF. 6/6/08) New minor commercial uses shall not be permitted access to a local residential street within the city limits of Tallahassee. This limitation shall not apply to the Bradfordville Mixed Use, Suburban, Planned Development, Central Urban, University Transition, and Village Mixed Use Categories which establish street access standards by Land Development Regulations.	Specific access is in the land development code.
Policy 1.4.19: [L] (EFF. 1/19/02) New commercial, office and residential land uses within the Gaines Street Corridor Study Area may	Specific access is in the land development code.

be permitted access to any street classification or designation. Access limitations may be further restricted based on the Gaines Street Revitalization plan	
Policy 1.4.20: [L] (REV. EFF. 7/25/03) Community services which are religious facilities to be used solely for religious functions, volunteer fire stations in the Rural or Agriculture/Silviculture/Conservation future land use categories, and community services that are operated by public agencies and are located outside of the Urban Service Area may be permitted access onto a local street only after a higher level of review as specified in the Land Development Regulations. Land development regulations shall require site design criteria addressing impacts which include, but are not limited to: peak use traffic, noise, building orientation and setbacks or any other potential negative impacts affecting adjacent residential uses or the residential character of the surrounding area. Religious facilities that have day care, recreation facilities, schools, or other similar ancillary activities shall not be permitted to access a local street.	Specific access is in the land development code.
Policy 1.4.21: [L] (EFF. 7/1/94; REV. EFF. 7/20/05) The land development regulations shall provide for minor and major office uses, minor commercial uses, and low and medium density residential uses with access to minor collector streets and, in specific instances, to local streets, as well as the relaxation of parking, landscape, and buffering standards to encourage a wider variety of uses and greater range of economic development opportunities in the Central Urban future land use category, without creating conditions leading to the conversion of midtown residential enclaves, which although not meeting all of the criteria for inclusion in and protection by the Residential Preservation future land use category, remain viable for residential use and provide important housing opportunities in close proximity to the downtown area, the universities, and employment centers.	Specific access is in the land development code.
Policy 1.4.22: [L] (EFF. 7/1/04)	Specific access is in the land development code.

Waive all street access, intersection and adjoining use restrictions for allowed uses internal to the Activity Center future land use category. The exception to this policy is that access shall be prohibited to any local street within a recorded or unrecorded residentially platted subdivision. It is not the intent of this policy to waive landscaping or buffer requirements.	
Policy 1.4.23: [L] (EFF. 7/1/04) By 2005, the Tallahassee-Leon County Comprehensive Plan and the implementing City and County land development regulations shall include provisions relating to regional recreational facilities. These regulations shall establish a definition of regional recreational facilities and shall specify the Future Land Use Map categories and zoning districts that regional recreational facilities are allowable with and shall require a greater level of review and additional site design criteria to address the off-site impacts of regional recreation uses. Impacts addressed shall include, but be not limited to: peak use traffic, hours of operation, lighting, noise, building orientation, buffers and setbacks, or any other potential negative impacts of such uses affecting adjacent or nearby residential uses or residential character of the nearby area.	The land development codes include provisions for recreational facilities.
NON-CONFORMING USES AND NONCOMPLYING CHARACTERISTICS **Objective 1.5: [L] (EFF. 7/16/90)** Provide a procedure within the land development regulations which will substantially mitigate or lead to the eventual elimination of nonconforming land uses created by the adoption of this plan.	**Objective 3.6 – Land Development Regulations:** Maintain specific and detailed land development regulations that implement and are consistent with the goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan. **Policy 3.6.6 – Non-Conforming Uses:** The City of Tallahassee and Leon County Land Development Regulations shall provide a procedure to substantially mitigate or eliminate non-conforming land uses or deem an existing use to be conforming. *[Existing]*
Policy 1.5.1: [L] (REV. EFF. 6/28/95) Existing land uses which are nonconforming to the Comprehensive Plan may be reviewed by the local government at the request of the owner in order to	**Policy 3.6.6 – Non-Conforming Uses:** The City of Tallahassee and Leon County Land Development Regulations shall provide a procedure to substantially mitigate or eliminate non-conforming land uses or deem an existing use to be

determine the degree on nonconformity. The review may result in:	conforming. These procedures shall include a process for evaluating and determining eligibility for a waiver of non-conforming status based on: • The impact of the non-conformity to conforming land uses adjacent to the non-conformity. • A determination that the non-conformity is not detrimental to public health, safety, and welfare. • The ability to prevent or substantially mitigate impacts of the non-conformity. The development regulations shall distinguish between nonconforming uses which are to be terminated or amortized, and nonconforming uses in nonresidential designations which may continue, but not be expanded. *[New, preserves original intent]*
Policy 1.5.2: [L] (EFF. 6/28/95) A legally established single family residential use shall be considered a conforming use of land in all Comprehensive Plan land use designations. However, this conforming status shall not be interpreted to preclude the use of property adjoining a low density use for an otherwise permitted non-residential use if the low density residential use accesses an arterial or major collector roadway.	**Policy 4.1.2 – Missing Middle Housing as Conforming Uses:** Existing, legally established single-family detached dwellings, accessory dwelling units, single-family attached dwellings or townhomes, and two-family homes or duplexes shall be deemed conforming uses notwithstanding any density or permitted use provisions of the Comprehensive Plan or land development regulations. *[New, preserves original intent]*
Policy 1.5.3: [L] (DEL. EFF. 8/1/07) Reserved	**N/A**
Policy 1.5.4: [L] (EFF. 6/28/95) The local government shall implement development regulations which distinguish between nonconforming uses which are to be terminated or amortized, and nonconforming uses in nonresidential designations which may continue, but not be expanded.	**Policy 3.6.6 – Non-Conforming Uses:** The City of Tallahassee and Leon County Land Development Regulations shall provide a procedure to substantially mitigate or eliminate non-conforming land uses or deem an existing use to be conforming. • The impact of the non-conformity to conforming land uses adjacent to the non-conformity. • A determination that the non-conformity is not detrimental to public health, safety, and welfare. • The ability to prevent or substantially mitigate impacts of the non-conformity. The development regulations shall distinguish between nonconforming uses which are to be terminated or amortized, and nonconforming uses

	in nonresidential designations which may continue, but not be expanded. *[Existing]*
Policy 1.5.5: [L] (EFF. 6/28/95) The local government shall implement development regulations which distinguish between nonconforming use of property and noncomplying physical characteristics or features of the use. This procedure shall allow for the continued conforming use of the noncomplying physical features, and shall require correction of non-structural, noncomplying physical features prior to any conforming expansion of use**.**	**Policy 3.6.6 – Non-Conforming Uses:** The City of Tallahassee and Leon County Land Development Regulations shall provide a procedure to substantially mitigate or eliminate non-conforming land uses or deem an existing use to be conforming. These procedures shall include a process for evaluating and determining eligibility for a waiver of non-conforming status based on: • The impact of the non-conformity to conforming land uses adjacent to the non-conformity. • A determination that the non-conformity is not detrimental to public health, safety, and welfare. • The ability to prevent or substantially mitigate impacts of the non-conformity. The development regulations shall distinguish between nonconforming uses which are to be terminated or amortized, and nonconforming uses in nonresidential designations which may continue, but not be expanded. *[Existing]*
Objective 1.6: [L] (EFF. 6/28/95; DEL. EFF. 1/7/10) **Reserved**	N/A
BRADFORDVILLE MIXED USE DEVELOPMENT PATTERNS (applies to Bradfordville Study Area Only) **Objective 1.7: [L] (REV. EFF. 3/14/07)** The Comprehensive Plan provides an overall vision for the community. The arrangement of land uses is a major factor in achieving this vision. Within the Bradfordville Mixed Use Future Land Use Category, land uses may be further separated to achieve efficient and environmentally sound development patterns and to promote the Plan's overall vision. This objective and its policies describe the development patterns associated with the Bradfordville Mixed Use Future Land Use Category. The following statements of intent express, in part, the overall vision of the community as established	**Objective 2.6 – Recognizable Places:** Foster and protect distinctive, attractive places that are recognizable and important to the community. **Objective 2.8 – Community Context:** Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas will include existing development patterns, future development patterns based on land use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land

in the Comprehensive Plan. These statements of intent explain the basis for the development patterns described in the following policies and shall be achieved through the zoning process and other Land Development Regulations as appropriate. Application of these development patterns in combination with each other is expected to achieve these intents. Individual development patterns may only partially achieve the following purposes:

a) Provide opportunity for residential, shopping, employment, education and recreation use within walking distance of each other;

b) Promote higher density housing and concentrations of nonresidential activity in close proximity to each other;

c) Provide for a range of housing opportunities which does not isolate families or individuals based upon age, income or race;

d) Ensure that mapping of zoning districts is consistent the long term protection of environmental features;

e) Ensure that mapping of zoning districts will be appropriate to location, access and surrounding land use;

f) Ensure that mapping of zoning districts is consistent with the phasing and availability of infrastructure;

g) Encourage a mix of complimentary land uses and concentrations of mixed use development in appropriate locations;

Regulations shall establish access criteria for community facilities to assure their appropriate location.

ACCESS - Areas zoned for the Medium Density Residential development pattern shall have access to an arterial or collector roadway.

uses and transportation facilities in the City of Tallahassee and Leon County.

Policies 1.7.1 to 1.7.9 [L]

Policy 2.6.6 – Bradfordville Study Area:

The Bradfordville Study Area is defined in the Bradfordville Sector Plan, as adopted by the Leon County Board of County Commissioners on July 11, 2000, and is depicted on the following map. Development in the Bradfordville Study Area shall continue to be subject to the development standards for the area included in the land

development regulations based on the Bradfordville Area Plan and as specified in the land use category(ies) in Objective 2.8.

[New, preserves original intent]

The uses are incorporated into Residential Preservation, Sub-Urban Neighborhood, Sub-Urban Mixed-Use, and Institutional. Policies 2.8.8, 2.8.9, 2.8.10, and 2.8.16.

[New, preserves original intent]

Goal 2: [L] (EFF. 7/16/90; REV. EFF. 7/26/06) Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods

Goal 2 [LM] – Distinct Urban and Rural Areas:

Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas.

By maintaining a distinction between these areas, our community will:

- Provide diverse lifestyle choice while reducing sprawl.
- Foster economic development in urban areas and identified activity centers.
- Promote efficient development patterns.
- Support revitalization and redevelopment efforts within the urban boundary.
- Reduce infrastructure costs.
- Protect agricultural and forest management uses.
- Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes.

Goal 3 [LM] – Healthy Neighborhoods and Vibrant Places:

Our community will plan for the development of healthy neighborhoods, vibrant places, and places of employment that are designed and built to be lively, inclusive, safe, and sustainable to ensure the equitable treatment and involvement of all citizens, recognize the importance of public spaces and private property, address the importance of civic and institutional uses, and account for community context.

These places will provide for:

- Recreational opportunities.

	• Pedestrian and bicycle facilities. • Healthy food options. • Health services. • Community services, including schools, community centers, and libraries.
RESIDENTIAL LAND USE **Objective 2.1: [L]** (REV. EFF. 7/20/05) Enhance the livability of existing neighborhoods and in new neighborhoods provide for future mixed residential areas which will accommodate growth and provide a wide choice of housing types, densities and prices as well as commercial opportunities based on performance criteria. In furtherance of this, maintain a system of land development regulations and ordinances which will facilitate the implementation of the policies adopted in relation to residential land use. These shall include but not be limited to: 1) Setback requirements from natural waterbodies and wetlands 2) Buffering requirements 3) Open space requirements 4) Landscape requirements 5) Tree protection 6) Stormwater management requirements	**Objective 2.8 – Community Context:** Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas will include existing development patterns, future development patterns based on land use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land uses, and transportation facilities, public facilities, and infrastructure in the City of Tallahassee and Leon County.
Policy 2.1.1: [L] (REV. EFF. 6/28/95; REV. EFF. 7/26/06; REV. EFF. 5/31/18) 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:	**Policy 3.1.1 – Residential Character Criteria:** Maintain land development code regulations that protect existing residential areas from encroachment of incompatible uses. These regulations shall include requirements for setbacks, buffering, open space, landscaping, tree protection, stormwater, and access management. Development proposals shall be reviewed for compliance with these requirements during the site plan review process. *[Existing Policy Update]*
Policy 2.1.2: [L] (EFF. 7/16/90) Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm or slope hazards and unstable soil or geologic conditions.	**Policy 3.6.3 – Site Requirements:** Land development regulations shall include requirements for: • Context-based stormwater management • Open space • Setbacks • Buffers • Screening • On-site traffic circulation

	• Roadway access • Land uses • Subdivision of land • Signage • Standards for the regulation of development within and adjacent to areas subject to seasonal or periodic flooding compliant with state and federal regulations • Areas known to be vulnerable to natural or human-caused hazards • Lighting • Noise Mitigation *[Existing Policy Update]*
Policy 2.1.3: [L] (REV. EFF. 8/17/92) Require clustering of residential units on non-environmentally significant portions of parcels where conservation or preservation overlay districts exist elsewhere on the site. Net density on parcels where clustering is required on the developable portion of the parcel where the units are clustered shall not exceed double the allowable density for the land use category in which the parcel is located.	Clustering and Conservation Subdivisions are found in the future land use categories for Rural Residential Policy 2.8.5, Rural Community Policy 2.8.6., and Lake Protection Policy 2.8.7. *[New, preserves original intent]*
Policy 2.1.4: [L] (EFF. 7/16/90) Residential densities shall not be permitted that would exceed the ability of local government or other providers to provide capital facilities and services in a cost-effective manner.	**Policy 3.1.3 – Housing Diversity:** Maintain a viable mix of available residential densities to accommodate a variety of housing types. *[New, preserves original intent]*
Policy 2.1.5: [L] (City of Tallahassee) (EFF. 7/16/90) Residential developments shall be designed to include a system of internal and inter-neighborhood circulation which promotes pedestrian and bicycle mobility. Within the Urban Service Area, sidewalks shall be required to provide pedestrian mobility. **Policy 2.1.5: [L] (Leon County) (REV. EFF. 12/10/91)** Bicycle facilities within residential developments shall only be required along major collectors or other streets with a higher functional classification.	**Policy 3.3.6 – Neighborhood Through-Traffic:** Utilize context sensitive roadway design and traffic calming to allow connectivity while mitigating the effects of through-traffic on neighborhoods and supporting complete streets policies. *[New, preserves original intent]* **Policy 3.3.3 – Unified Access and Circulation Plans:** Alternative access connections and unified access and circulations plans shall be used to minimize access connections on arterial roadways. All development plans shall provide circulation systems that create multimodal access to and

	from the proposed development, as well as access to surrounding developments. *[New, preserves original intent]*
Policy 2.1.6: [L] Criteria shall be established within local development regulations which require within residential developments the provision of non-residential land uses such as parks, school sites and potential walk-to minor commercial and office opportunities.	**Policy 1.3.2 – Urban Recreation Spaces:** Urban recreation spaces shall be developed and maintained to provide accessible opportunities for skateboarding, art installations and exhibitions, and nature-based experiences. These spaces may include educational elements such as signage or kiosks. *[New, preserves original intent]* **Policy 1.3.4 – Multimodal Access to Parks and Recreation:** All new and substantial improvements to parks and recreational facilities within the Urban Services Area shall provide public sidewalks in accordance with applicable streetscaping requirements, accessible pedestrian connections, for users of varying abilities, from amenities to all adjacent public street frontages, and pathway or trail interconnections to all adjacent trails, public facilities, and neighborhoods. Coordination with StarMetro for evaluating new stop facilities or improving existing bus stop facilities shall be required within the City limits. *[Existing Policy Update]* **Policy 2.3.3 – School Siting Review & Criteria:** All proposals to site public or private schools shall be reviewed for consistency with the Comprehensive Plan. The siting of public and private schools should encourage development patterns that reduce trip length and the need for private automobile trips. *[New, preserves original intent]*
Policy 2.1.7: [L] (REV. EFF. 8/17/92) Criteria established within the subdivision ordinances shall set aside land for active and passive contiguous green space in order to provide for accessible recreation and/or open space areas for all neighborhoods.	**Policy 1.2.5 - Open Space Reserve Areas:** Open space that is proposed in a development application shall be organized in a manner that prioritizes natural areas with sensitive onsite environmental features and creates continuous and contiguous reserve areas to the greatest extent possible to minimize habitat fragmentation. The siting of open space reserve areas shall occur in a manner that creates

	cohesive and connected open space across property boundaries to ensure interconnected greenspaces. *[Existing Policy Update]*
Policy 2.1.8 - Maintain a viable mix of available residential densities to accommodate a variety of housing types. Current residential densities are summarized.	**Policy 3.1.2 – Housing Diversity:** Maintain a viable mix of available residential densities to accommodate a variety of housing types. *[Existing]* **Policy 2.8.1 – Tallahassee-Leon County Future Land Use Map:** Identify the distribution, extent, and location of the different uses of land in the City of Tallahassee and Leon County in a manner that reflects community context and the vision for the community's future. *[New, preserves original intent]*
Policy 2.1.9: [L] (Leon County) - Family Heir Subdivision Either provision described in Policy 2.1.9 (a) and (b) below may apply only once to any individual, and may not be used in combination. Any parcel created through use of the non-family heir provision of this policy shall not be further divided using the family heir provision. Neither provision may be used to create a lot which is smaller than ½ acre in size. The provisions described below shall be further described and regulated within the implemented land development regulations. a) Family Heir Subdivisions The use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual is permitted per this policy, notwithstanding the density or intensity of use assigned to the parcel within this Plan. **Policy 2.1.9: [L] (City of Tallahassee) -** Family Heir Subdivision Either provision described in Policy 2.1.9 (a) and (b) below may apply only once to any individual, and may not be used in combination. Any parcel created	**Policy 4.4.1 – Family Heir Subdivision Eligibility** The use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel is permitted per this policy, notwithstanding the density or intensity of use assigned to the parcel by the Future Land Use Map and official zoning atlas. The parcel to be subdivided must be in the same configuration as it was on February 1, 1990; or the parcel must have been created through subdivision pursuant to the family heir provision and the applicant is an originally intended heir or an heir through successive generations of the originally intended heir. The parcel shall be conveyed within 90 days of subdivision approval to the intended heir, who shall hold uninterrupted title for at least two years. *[Existing Policy Update]*

through use of the non-family heir provision of this policy shall not be further divided using the family heir provision. Neither provision may be used to create a lot which is smaller than ½ acre in size. The provisions described below shall be further described and regulated within the implemented land development regulations. a) Family Heir Subdivisions The use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual is permitted per this policy, notwithstanding the density or intensity of use assigned to the parcel within this Plan.	
Policy 2.1.10 - Reserved	**N/A**
Policy 2.1.11: [L] (EFF. 1/19/02; REV. EFF. 6/6/08) Criteria for approval of Central Urban development shall be established in the Land Development Regulations.	**Policy 2.8.12 – Urban General Future Land Use Category:** The intent of the Urban General Land Use is to provide a mixture of uses including variety of residential land uses, employment (includes light manufacturing), office and commercial activities. This category includes variety of building types, short setbacks, wide sidewalks, and a street scape with trees, typically defining medium-sized blocks within walking distance of a high activity or employment centers; essentially a walkable urban area with a mix of housing options and significant nonresidential uses related to and supporting housing. The land use category provides higher density residential opportunities near university campuses and the downtown area. Infill and potential redevelopment and/or rehabilitation activity are encouraged. 1. Design and development standards for the Urban General area shall detail the placement, scale, and relationship between buildings and the street to support an area of high pedestrian comfort and a continuous walkable street network throughout the district. *[New, preserves original intent]*
2.1.12 - Reserved	**N/A**

Policy 2.1.13: [L] (EFF. 8/17/92)

Existing adjoining land uses are not to be a factor in determining the suitability for residential development which would allow high and medium density residential uses to be located anywhere in the University Transitional land use category.

Policy 2.8.12 – Urban General Future Land Use Category:

The intent of the Urban General Land Use is to provide a mixture of uses including variety of residential land uses, employment (includes light manufacturing), office and commercial activities. This category includes variety of building types, short setbacks, wide sidewalks, and a street scape with trees, typically defining medium-sized blocks within walking distance of a high activity or employment centers; essentially a walkable urban area with a mix of housing options and significant nonresidential uses related to and supporting housing. The land use category provides higher density residential opportunities near university campuses and the downtown area. Infill and potential redevelopment and/or rehabilitation activity are encouraged. Allowed land uses include residential, commercial, office, and community facilities.

A maximum gross density of 50 dwelling units per acre is allowed.

A maximum intensity for nonresidential uses of 60,000 square feet per acre is allowed.

[New, preserves original intent]

Policy 2.1.14: [L] (EFF. 6/07/01; REV. EFF. 7/26/06)

The land development regulations may contain provisions that allow for densities greater than otherwise provided in the respective future land use classifications specified within the Land Use Element in exchange for the construction of affordable housing units. These density bonuses shall be limited to a density no greater than 25% higher than would otherwise be allowed.

Bonus options are available in certain categories and for certain development. Policy 2.8.7 – Lake Protection Future Land Use Category; and TOD, Policy 4.2.2 – Transit-Oriented Development (TOD) Policy and 4.2.5 – Trail-Oriented Development (TrOD) Design Standards.

[New, preserves original intent]

FUTURE LAND USE MAP CATEGORIES

Objective 2.2: [L] (REV. EFF. 7/26/06)

To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure through the establishment of a Future Land Use Map depicting appropriate land

Objective 2.8 – Community Context:

Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas will include existing development patterns, future

use categories. In order to fulfill this intent, the Land Use Plan establishes policies and guidance for the mapping of Future Land Use Categories, which are depicted on the Future Land Use Map. These categories are designed to promote a variety of land use types and patterns to meet the needs of the community.

The Tallahassee-Leon County Comprehensive Plan shall promote appropriate location of land uses and regulation of development

density and intensity based upon: (1) protection of conservation and preservation features; (2) compatibility with adjacent existing and future residential land uses; (3) access to transportation facilities in keeping with their intended function; and (4) the availability of infrastructure.

The Plan shall also establish policies and guidance for the mapping of Future Land Use Categories, which are depicted on the Future Land Use Map. These categories are designed to promote a variety of land use types and patterns to meet the needs of the community and are shown on the following maps:

NOTES APPLICABLE TO URBAN AREA FUTURE LAND USE MAP (REV. EFF. 3/14/07)

Parcels 21-26-35-C-0010, 21-26-35-C-0020, 21-26-35-C-130 may be developed as an independent living facility for the elderly only if a Planned Unit Development is approved which includes Parcels 21-26-51-000-0040, 21-26-51-000-0050, and 21-26-51-000-120. Development intensity on the vacant parcels is limited to 45 units and 34,000 square feet and building height is limited to three stories. If the Planned Unit Development is not completed or approved, the vacant parcels shall only be developed as low-density residential development allowed under the R-1 or R-2 zoning districts.

Parcel 11-08-20-630-0000 shall only be developed with general office that may include a lending institution with a drive-through facility on the first floor. The total amount of development is limited to 30,000 square feet. The architecture and site design must be consistent with the adjacent Thomasville Road/I-10 Planned Unit Development. Site plans must be submitted to the Live Oak Plantation and Piedmont Neighborhood Associations, the 1300 Live Oak Plantation Property Owners Association, as well

development patterns based on land use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land uses, and transportation facilities, public facilities, and infrastructure in the City of Tallahassee and Leon County.

as the developers of the Thomasville Road/I-10 Planned Unit Development for comments prior to submitting the site plan to the City. The area designated University Transition with hatching is subject to Transportation Element Objective 2.2, which may limit density to less than the maximum permitted by the category. NOTES APPLICABLE TO LEON COUNTY FUTURE LAND USE MAP (REV. EFF. 6/19/07) The allowable density is limited to 200 single-family residential dwelling units on parcels 15-17-20-224-0000 and 15-20-20-034-0000 combined and no non-residential development is permitted on these parcels. Also, for these parcels at least 50% of the entire combined acreage must be placed in permanent open space. The permanent protection of this open space shall be further defined through the PUD process. (Parcels) 12-02-20-602-0000 and 12-11-20-202-0000 will be developed at a cumulative density no greater than 81 residential detached units.	
Policy 2.2.1: [L] RURAL/AGRICULTURE (REV. EFF. 8/17/92; REV. EFF. 7/26/06; REV. EFF. 12/24/10; REV. EFF. 7/6/15; REV. EFF. 1/19/20)	**Policy 2.8.4 – Rural Future Land Use Category** *[Existing with Variations]*
Policy 2.2.2: [L] URBAN FRINGE*	**Policy 2.8.5 – Rural Residential Future Land Use Category** *[Existing with Variations]*
Policy 2.2.3: [L] RESIDENTIAL PRESERVATION	**Policy 2.8.8 –Residential Preservation Future Land Use Category** *[Existing with Variations]*
Policy 2.2.4: [L] VILLAGE MIXED USE	**None. Currently no areas are designated Village Mixed Use.**
Policy 2.2.5: [L] SUBURBAN	**Policy 2.8.10 – Sub-Urban Mixed-Use Commercial Future Land Use Category:** *[Existing with Variations]*
Policy 2.2.6: [L] BRADFORDVILLE MIXED USE	**Policy 2.8.10 – Sub-Urban Mixed-Use Commercial Future Land Use Category:** *[Existing with Variations]*

Policy 2.2.7: [L] HEAVY INDUSTRIAL	**Policy 2.8.15 – Manufacturing and Mining Special District** *[Existing with Variations]*
Policy 2.2.8: [L] CENTRAL URBAN	**Policy 2.8.12 – Urban General Future Land Use Category** *[Existing with Variations]*
Policy 2.2.9: [L] HIGH INTENSITY URBAN ACTIVITY CENTER	**Policy 2.8.10 – Sub-Urban Mixed-Use Commercial Future Land Use Category** *[Existing with Variations]*
Policy 2.2.10: [L] CENTRAL CORE	**Policy 2.8.13 – Urban Center Future Land Use Category** *[Existing with Variations]*
Policy 2.2.11: [L] RURAL COMMUNITY*	**Policy 2.8.6 – Rural Community Future Land Use Category** *[Existing with Variations]*
Policy 2.2.12: [L] WOODVILLE RURAL COMMUNITY	**Policy 2.8.6 – Rural Community Future Land Use Category** *[Existing with Variations]*
Policy 2.2.13: [L] EDUCATIONAL FACILITIES	**Policy 2.8.16 – Institutional Special District** *[Existing with Variations]*
Policy 2.2.14: [L] RECREATION/OPEN SPACE	**Policy 2.8.17 – Parks and Civic Spaces Special District** *[Existing with Variations]*
Policy 2.2.15: [L] RECREATION/OPEN SPACE - STORMWATER FACILITY	**Policy 2.8.17 – Parks and Civic Spaces Special District** *[Existing with Variations]*
Policy 2.2.16: [L] GOVERNMENT OPERATIONAL	**Policy 2.8.16 – Institutional Special District** *[Existing with Variations]*
Policy 2.2.17: [L] UNIVERSITY TRANSITION	**Policy 2.8.12 – Urban General Future Land Use Category** *[Existing with Variations]*

Policy 2.2.18: [L] LAKE PROTECTION	**Policy 2.8.7 – Lake Protection Future Land Use Category** *[Existing with Variations]*
Policy 2.2.19: [L] LAKE TALQUIN-RECREATION/URBAN FRINGE*	**Policy 2.8.5 – Rural Residential Future Land Use Category** *[Existing with Variations]*
Policy 2.2.20: [L] AGRICULTURE/SILVICULTURE/CONSERVATION	**Policy 2.8.4 – Rural Future Land Use Category** **Policy 2.8.3 – Natural Areas Future Land Use Category** **Policy 2.8.17 – Parks and Civic Spaces Special District** *[Existing with Variations]*
Policy 2.2.21: [L] NEIGHBORHOOD BOUNDARY	**Policy 2.8.9 – Sub-Urban Neighborhood Future Land Use Category** *[Existing with Variations]*
Policy 2.2.22: [L] MAHAN GATEWAY NODE LAND USE CATEGORY	**Policy 2.8.10 – Sub-Urban Mixed-Use Commercial Future Land Use Category** *[Existing with Variations]*
Policy 2.2.23: [L] URBAN RESIDENTIAL	**Policy 2.8.9 – Sub-Urban Neighborhood Future Land Use Category** *[Existing with Variations]*
Policy 2.2.24: [L] URBAN RESIDENTIAL 2	**Policy 2.8.8 – Residential Preservation Future Land Use Category** *[Existing with Variations]*
Policy 2.2.25: [L] PLANNED USE OVERLAY DISTRICT	**Policy 2.8.18 – Planned Development Special District** *[Existing with Variations]*
Policy 2.2.26: [L] LAND USE DEVELOPMENT MATRIX	**Criteria in the land development matrix are found in the land development code**
Policy 2.2.27: [L] (EFF. 5/31/18) RESEARCH AND INNOVATION LAND USE	**Policy 2.8.16 – Institutional Special District** *[Existing with Variations]*
Policy 2.2.28: [L] (EFF. 5/31/18) INDUSTRY AND MINING LAND USE	**Policy 2.8.15 – Manufacturing and Mining Special District**

[Existing with Variations]

CONSERVATION SUBDIVISIONS

Objective 2.3: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06; REV. EFF. 8/1/07)

Conservation Subdivision land development regulations in the County shall continue to provide design options and guidelines for the development of Conservation Subdivisions that advance environmental resource protection or restoration or promote infill and redevelopment. The City may adopt similar provisions.

Goal 2 [LM] – Distinct Urban and Rural Areas:

Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas.

By maintaining a distinction between these areas, our community will:

- Provide diverse lifestyle choice while reducing sprawl
- Foster economic development in urban areas and identified activity centers
- Promote efficient development patterns
- Support revitalization and redevelopment efforts within the urban boundary
- Reduce infrastructure costs
- Protect agricultural and forest management uses
- Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes

Objective 2.8 – Community Context:

Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas will include existing development patterns, future development patterns based on land use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land uses and transportation facilities in the City of Tallahassee and Leon County.

Policy 2.3.1: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06)

To minimize the threat of premature conversion of rural land, including properties supporting bona fide agriculture and silviculture, the Conservation Subdivision option shall not be allowed within the

Policy 2.8.4 – Rural Future Land Use Category:

The intent of the Rural land use category is to maintain and promote agriculture, silviculture, and natural resource-based activities, to preserve natural systems and ecosystem functions, and to

Rural Future Land Use category, with the exception of those areas designated as Rural Residential within the Bradfordville Sector Plan.	protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. Typical land uses within this category shall include agriculture, silviculture, and natural resource-based activities. Due to the very low intensity development pattern that is intended for the category, urban services are not planned or programmed for the area. Residential uses shall allow single family residential uses at a maximum density of one dwelling unit per ten acres except in Conservation Subdivisions developed in accordance with the special conditions for the Rural land use. *[New, preserves original intent]*
Policy 2.3.2: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06; REV. EFF. 12/15/11) Within the land development regulations, local government shall define for various Future Land Use categories in which Conservation Subdivisions are allowed, any applicable density bonus incentives, and the minimum percentages of parent tract(s) to be protected as contiguous open space within Conservation Subdivisions. It shall be the intent to establish higher open space percentages for the less dense Future Land Use Map categories.	**Policy 2.8.5 – Rural Residential Future Land Use Category:** The intent of the Rural Residential category is to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Boundary. Residential land uses in Rural Residential shall be permitted at a density of up to one dwelling unit per three acres except in Conservation Subdivisions developed in accordance with the special conditions for the Rural Residential land use. Minor commercial activities and minor offices are permitted at a maximum intensity of 5,000 square feet per acre. 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. The following special conditions shall apply to the Rural Residential Land Use category: 1. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation Subdivisions are allowed and encouraged. Conservation Subdivision design in the Rural Residential land use may be permitted at a gross density of up to one unit per three 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. Residential lot size shall be a minimum of 0.5 acre.

[Existing Policy Update]

Policy 2.3.3: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06)

To better judge the impacts of Conservation Subdivisions on the demands for services and the effects of coordinating protected open space, local government may phase the implementation of Conservation Subdivisions within Future Land Use Categories more dense than Urban Fringe via the adoption of land development regulation provisions, beginning with Urban Fringe Future Land Use category and those areas designated as Rural Residential within the Bradfordville Sector Plan.

Policy 2.8.5 – Rural Residential Future Land Use Category:

The intent of the Rural Residential category is to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Boundary.

Residential land uses in Rural Residential shall be permitted at a density of up to one dwelling unit per three acres except in Conservation Subdivisions developed in accordance with the special conditions for the Rural Residential land use.

Minor commercial activities and minor offices are permitted at a maximum intensity of 5,000 square feet per acre. 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.

The following special conditions shall apply to the Rural Residential Land Use category:

1. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation Subdivisions are allowed and encouraged. Conservation Subdivision design in the Rural Residential land use may be permitted at a gross density of up to one unit per three 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. Residential lot size shall be a minimum of 0.5 acre.

	[Existing Policy Update]
Policy 2.3.4: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06) Conservation Subdivisions may be zoned as Planned Unit Developments (PUDs) or the land development regulations shall be otherwise crafted in order to provide the necessary flexibility with respect to setbacks, minimum lot sizes, street widths, and parking requirements etc. to increase the likelihood of employing this site design option and foster the long-term viability and usefulness of the open space subject to the required conservation easement.	**Policy 2.8.5 – Rural Residential Future Land Use Category** *[Existing with Variations]*
Policy 2.3.5: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06) Preservation features defined in Policies 1.3.4 [C] and 1.3.5 [C] shall be incorporated into the open space of any Conservation Subdivision. Conservation features defined in Policy 1.3.1 [C], archaeological sites, bona fide agriculture and silviculture, viewsheds of canopy roads and of other open space shall be incorporated into the open space of a Conservation Subdivision to the greatest extent practicable.	**Policy 2.8.5 – Rural Residential Future Land Use Category** *[Existing with Variations]*
Policy 2.3.6: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06) In the implementation of Conservation Subdivisions, all critical on-site resources that are to be preserved shall be of adequate size and buffered to ensure protection of the resource.	**Policy 2.8.5 – Rural Residential Future Land Use Category** *[Existing Policy Update]*
Policy 2.3.7: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06) Where possible, local government shall require protected open space(s) within conservation subdivisions to be established adjacent or contiguous with existing or planned greenspace, whether public or private.	**Policy 2.8.5 – Rural Residential Future Land Use Category** *[Existing Policy Update]*
Policy 2.3.8: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06) In the implementation of Conservation Subdivisions, local government shall require open space and related resources to be placed under a permanent easement that runs with the land. Said easement may be assigned to (1) local government or (2) a	**Policy 2.8.5 – Rural Residential Future Land Use Category** *[Existing Policy Update]*

local or national land trust that is a 501(c)(3) organization for which conservation of resources is a principal goal and which can provide reasonable assurance it has financial and staff resources to monitor and manage the easement in accordance with the intent of the Objective 2.2 [L] and its supporting policies.	
Policy 2.3.9: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06) Local Government shall require all applications for Conservation Subdivisions to prepare a management plan for all protected open space and a dedicated source of revenues to ensure that all appropriate management activities are undertaken on a regular basis and that all terms of the conservation easement are monitored and enforced.	**Policy 2.8.5 – Rural Residential Future Land Use Category** *[Existing Policy Update]*
Policy 2.3.10: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06) Local and State Government shall be encouraged to enter into agreements with the managers of protected open space within Conservation Subdivisions where it would be mutually advantageous to consolidate management activities between the subdivision and any adjoining public lands.	**Policy 2.8.5 – Rural Residential Future Land Use Category** *[Existing Policy Update]*
Policy 2.3.11: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06) It shall be the policy of the Property Appraiser's office to assess at the minimum rate or charge the applicable fee to all land preserved within a Conservation Subdivision, including property in bona fide agricultural and silvicultural use. However, the appraised value of associated developed land shall reflect any added value provided by proximity to protected open space.	**Policy 2.8.4 - Rural** **Policy 2.8.5 – Rural Residential Future Land Use Category** *[Existing Policy Update]*
Policy 2.3.12: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06) Conservation Subdivisions shall be encouraged to include a range of housing types and sizes, and shall not be exempt from any adopted applicable affordable housing provisions.	**Policy 2.8.5 – Rural Residential Future Land Use Category** *[Existing Policy Update]*
Goal 3: [L] (EFF. 7/16/90; REV. EFF. 7/26/06)	**Goal 5 [LM] – A Robust Economy:**

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.

Our community will facilitate the development, attraction, and cultivation of innovative businesses and associated job creation to position the local economy for sustained, directed growth, raise the quality of life for residents, and alleviate poverty in the community.

Our community will foster a robust economy by:

- Supporting target industry cluster development and innovation districts.
- Retaining and creating new employment opportunities emphasizing Tallahassee-Leon County's target industries.
- Reducing barriers to starting and growing businesses.
- Increasing access to job opportunities and training.
- Ensuring adequate and suitable lands are designated for commercial and industrial uses.

COMMERCIAL LAND USE

Objective 3.1: [L] (REV. EFF. 7/20/05)

Provide for convenient, aesthetically pleasing and environmentally sound commercial opportunities which are easily accessible through planned integration into the existing transportation network. In furtherance of this objective, maintain a system of land development regulations and/or ordinances which facilitate the implementation of the policies adopted in relation to commercial land use.

Goal 5 [LM] – A Robust Economy:

Our community will facilitate the development, attraction, and cultivation of innovative businesses and associated job creation to position the local economy for sustained, directed growth, raise the quality of life for residents, and alleviate poverty in the community.

Our community will foster a robust economy by:

- Supporting target industry cluster development and innovation districts.
- Retaining and creating new employment opportunities emphasizing Tallahassee-Leon County's target industries.
- Reducing barriers to starting and growing businesses.
- Increasing access to job opportunities and training.
- Ensuring adequate and suitable lands are designated for commercial and industrial uses.

Goal 2 [LM] – Distinct Urban and Rural Areas:

Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas.

	By maintaining a distinction between these areas, our community will: • Provide diverse lifestyle choice while reducing sprawl • Foster economic development in urban areas and identified activity centers • Promote efficient development patterns • Support revitalization and redevelopment efforts within the urban boundary • Reduce infrastructure costs • Protect agricultural and forest management uses • Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes
Policy 3.1.1: [L] (EFF. 7/16/90; REV. EFF. 7/26/06) Commercial development shall occur only in locations that are appropriate to its service and trade area and that are compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. Commercial sites are determined through the use of site location standards contained within policy 3.1.2 below. The intensity of the commercial use is dependent upon the land use category which the potential site is in and the functional roadway classification of the immediate adjacent roads. Individual road classifications are depicted on the functional roadway classification map found within the Transportation Element.	**Commercial location standards are found in land use category policies:** Policy 2.8.17 – Parks and Civic Spaces Special District, Policy 2.8.5 – Rural Residential Future Land Use Category, Policy 2.8.6 – Rural Community Future Land Use Category, Policy 2.8.7 – Lake Protection Future Land Use Category, Policy 2.8.8 – Residential Preservation Future Land Use Category, Policy 2.8.9 – Sub-Urban Neighborhood Future Land Use Category, Policy 2.8.10 – Sub-Urban Mixed-Use Commercial Future Land Use Category, Policy 2.8.11 – Urban Neighborhood Future Land Use Category, Policy 2.8.12 – Urban General Future Land Use Category, Policy 2.8.13 – Urban Center Future Land Use Category *[Existing with Variations]*
Policy 3.1.2: [L] (REV. EFF. 12/23/96; REV. EFF. 6/28/02; REV. EFF. 7/26/06) Allowed commercial development in the Mixed Use Category shall be determined in accordance with Objective 1.7 and the development pattern policies. Allowed commercial development in the Woodville Rural Community Category shall be determined in accordance with Objective 3.4 and subsequent implementing policies. In other Future Land Use Categories, development type and location standards for minor, neighborhood, community, regional, and highway commercial sites shall be as outlined below. These requirements are intended to group commercial land use toward intersections to provide access and prevent strip commercialization. Stringent access criteria which	**Land Use categories include commercial development as identified above. Land Development Regulations will continue to include details about intersection location.** *[Existing with Variations; Addressed in Land Development Code]*

may include increased design considerations or the construction of frontage or service roads for development approval may be applied for commercial sites not located according to the commercial site location standards.	
Policy 3.1.3: [L] (EFF. 7/16/90) Commercial development shall provide adequate and appropriate landscaping, open space and buffering and be architecturally designed so as to discourage criminal activity and to enhance the appearance of structures and parking areas.	**Policy 3.6.3 – Site Requirements:** Land development regulations shall include requirements for: • Context-based stormwater management • Open space • Setbacks • Buffers • Screening • On-site traffic circulation • Roadway access • Land uses • Subdivision of land • Signage • Standards for the regulation of development within and adjacent to areas subject to seasonal or periodic flooding compliant with state and federal regulations • Areas known to be vulnerable to natural or human-caused hazards • Lighting • Noise Mitigation *[Existing with Variations]* **Policy 2.8.8 – Residential Preservation** Future Land Use Category: addressing adjacency to protected residential areas including buffers, setbacks, stepbacks, and landscaping shall be included be included in the City of Tallahassee land development regulations to ensure compatibility between residential and non-residential uses within the Residential Preservation land use. *[Existing with Variations]*
Policy 3.1.4: [L] (REV. EFF. 7/1/94; REV. EFF. 12/24/10) Commercial development shall be designed to protect the design volume of the roads and streets which it impacts. Design requirements may include but not be limited to: 1) Shared access 2) Acceleration and deceleration lanes	**Policy 3.3.1 – Access Management Design:** The City of Tallahassee and Leon County shall adopt and maintain access management ordinances and supporting design standards to control the location, spacing, operation and design of access connections and median openings. Development access shall be designed to protect the maximum service volume, safety, and operating characteristics of transportation facilities that it impacts, taking into

3) Right in and right out limited access and, 4) Access via frontage and/or service roads	account impacts to all modes and users of transportation. *[Existing with Variations]* **Policy 3.3.2 – Intersection and Interchange Restrictions:** Restrict vehicular access in the areas of road intersections and highway interchanges immediately preceding the physical area in which they intersect. *[Existing with Variations]* **Policy 3.3.3 – Unified Access and Circulation Plans:** Alternative access connections and unified access and circulations plans shall be used to minimize access connections on arterial roadways. All development plans shall provide circulation systems that create multimodal access to and from the proposed development, as well as access to surrounding developments. *[Existing with Variations]* **Policy 2.8.18 – Planned Development Special District** *[Existing with Variations]*
Policy 3.1.5: [L] (REV. EFF. 8/17/92) Commercial site location access standards may be waived except in low density residential areas if: a) Access to the proposed non-residential development from either an arterial or major collector shall be by way of a frontage road, rear service road or existing local road which serves as a frontage or service road, unless the site has existing commercial uses on both sides: and the proposed site has no more than 150 feet of frontage on the major collector or arterial; and, b) Parking for the proposed site is in the rear or screened from the road by existing or landscape vegetation if located in front of the commercial establishment or, c) The planned unit development process is utilized and the adjoining properties are commercially developed.	**Policy 3.3.1 – Access Management Design:** The City of Tallahassee and Leon County shall adopt and maintain access management ordinances and supporting design standards to control the location, spacing, operation and design of access connections and median openings. Development access shall be designed to protect the maximum service volume, safety, and operating characteristics of transportation facilities that it impacts, taking into account impacts to all modes and users of transportation. *[Existing Policy Update]* **Policy 3.3.2 – Intersection and Interchange Restrictions:** Restrict vehicular access in the areas of road intersections and highway interchanges immediately preceding the physical area in which they intersect. *[Existing Policy Update]*

Policy 3.3.3 – Unified Access and Circulation Plans:

Alternative access connections and unified access and circulations plans shall be used to minimize access connections on arterial roadways. All development plans shall provide circulation systems that create multimodal access to and from the proposed development, as well as access to surrounding developments.

[Existing Policy Update]

Policy 2.7.3 – Land Development Regulations in the MMTD:

Adopt and maintain context-based land development regulations that ensure new development and redevelopment will contribute to walkable urban development patterns. Additionally, these regulations shall include and/or address the following:

a. Building placement.

b. Block size standards shall encourage small blocks and an interconnected street network.

c. Sidewalks with widths based on context.

d. Facade transparency.

e. Parking location.

[Existing Policy Update]

Policy 6.8.4 – Shared Parking Criteria:

Private shared parking arrangements may be allowed as a method to meet parking requirements for development. Eligibility criteria may be adopted regarding proximity of sites, timing of peak parking demand, requirements for a written and recorded parking agreement, availability of parking spaces, and other criteria that ensures the effectiveness of shared parking arrangements.

[Existing Policy Update]

Policy 6.8.5 – Parking Reduction for Certain Development Types:

City and County land development regulations, if adopting minimum or maximum parking requirements, shall provide for reduced minimum parking requirements for mixed use developments, Transit Oriented Development (TOD), Trail Oriented Development (TrOD), and other

	development types that have a reduced parking need. Reductions from standard parking requirements shall be based on the peak parking demand for the mix of uses and account for mode shift. *[Existing Policy Update]* **Policy 6.8.6 – Private Parking Lots:** City and County land development regulations shall include provisions for privately owned and operated parking lots as a principal use in urban center and urban mixed use land use categories. Development and design criteria shall be adopted with regard to minimum and/or maximum size, location relative to intersections or distance between such facilities, demonstration of parking demand within a walkable area, minimum landscaping requirements to reduce visual impact and enhance aesthetics especially adjacent to public rights-of-way, lighting, and minimum requirements for safe and convenient pedestrian connections. *[Existing Policy Update]*
Policy 3.1.6: [L] (EFF. 9/19/91) Development along federal and state highways will be limited so as to control the adverse effects of strip commercial land uses. The commercial location standards of Land Use Policy 3.1.2. and the design options of Land Use Policy 3.1.4. shall specifically apply, along with other plan policies that have the effect of protecting the design capacity of federal and state highways.	**Policy 6.2.4 – Corridor Management and Preservation:** Transportation corridors requiring additional right of way and/or corridor management are designated for preservation and management as provided in §337.273, F.S. *[Existing with Variations]*
Objective 3.2: [L] (EFF. 6/28/95) Provide for the convenient, aesthetically pleasing and compatible location of office uses to provide business and professional services and employment opportunities that are easily accessible through planned integration into the existing transportation network.	**Objective 5.1 – Economic Health:** Initiate community planning, urban development, and redevelopment strategies that prepare businesses, production facilities, trades, and related activities that provide the livelihoods of the population to withstand positive and negative changes in the economy and to continue providing jobs and incomes to support the community. **Policy 5.1.1 – Economic Development Strategic Plan:** The Tallahassee-Leon County Office of Economic Vitality (OEV) shall maintain a strategic plan that includes, at a minimum, target industries and objectives for business development and job creation. During development project reviews, the

	Planning Department and OEV shall coordinate on issues of land use and development to support economic health consistent with the OEV strategic plan. **Objective 2.6 – Recognizable Places:** Foster and protect distinctive, attractive places that are recognizable and important to the community. **Objective 2.8 – Community Context:** Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas will include existing development patterns, future development patterns based on land use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land uses, and transportation facilities, public facilities, and infrastructure in the City of Tallahassee and Leon County.
Policy 3.2.1: [L] (EFF. 6/28/95) Unless otherwise provided for by specific policies for the future land use categories in this Plan, site location standards for the location of minor and major office development shall be consistent with the following minimum criteria: Minor offices shall include converted residences at the existing size or newly constructed building less than 10,000 square feet and .25 floor area ratio or less. Maximum size shall be 2,500 square feet if located on a local street. Minor offices may access a local street in the unincorporated area. Within the City, minor offices may access a local street if it is a designated nonresidential street. Major offices shall include office buildings that exceed one or more of the minor office thresholds and unless specifically permitted by other Plan policies, shall be limited to having access to a major collector or arterial road.	**Specific site location standards are in the land development code.** Intensities are included in land use categories. Policy 2.8.4 – Rural Future Land Use Category, Policy 2.8.5 – Rural Residential Future Land Use Category, Policy 2.8.6 – Rural Community Future Land Use Category, Policy 2.8.7 – Lake Protection Future Land Use Category, Policy 2.8.8 – Residential Preservation Future Land Use Category, Policy 2.8.9 – Sub-Urban Neighborhood, Policy 2.8.10 – Sub-Urban Mixed-Use Commercial Future Land Use Category, Policy 2.8.11 – Urban Neighborhood Future Land Use Category, Policy 2.8.12 – Urban General Future Land Use Category, Policy 2.8.13 – Urban Center Future Land Use Category, Policy 3.7.3 – Design Criteria for Mobility Hubs. *[Existing Policy Update]*

BRADFORDVILLE MIXED USE AND SUBURBAN FUTURE LAND USE CATEGORY NONRESIDENTIAL DEVELOPMENT CATEGORY

Objective 3.3: [L]

(EFF. 12/23/96; REV. EFF. 3/14/07)

Commercial and nonresidential development in the Bradfordville Mixed Use and Suburban Future Land Use Categories will be located consistent with the intended functions of the categories. The negative effects of commercial and nonresidential development on adjacent development and on roadway capacity will be mitigated through site design and locational standards in the land development regulations. Comprehensive Plan goals and objectives regarding the promotion of transit, bicycling and walking, and the preservation of roadway capacity will be incorporated into the design of commercial and nonresidential development.

Goal 2 [LM] – Distinct Urban and Rural Areas:

Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas.

By maintaining a distinction between these areas, our community will:

- Provide diverse lifestyle choice while reducing sprawl
- Foster economic development in urban areas and identified activity centers
- Promote efficient development patterns.
- Support revitalization and redevelopment efforts within the urban boundary
- Reduce infrastructure costs
- Protect agricultural and forest management uses
- Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes

Objective 2.6 – Recognizable Places:

Foster and protect distinctive, attractive places that are recognizable and important to the community.

Objective 2.8 – Community Context:

Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas will include existing development patterns, future development patterns based on land use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land uses, and transportation facilities, public facilities, and infrastructure in the City of Tallahassee and Leon County.

Policy 3.3.1: [L] (EFF. 12/23/96; REV. EFF. 3/14/07) Zoning for commercial development in the Suburban and Bradfordville Mixed Use Future Land Use Category shall occur only in locations that are compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.	**Zoning districts will continue to allow for commercial development in Sub-Urban Mixed-Use and Urban Mixed-Use areas.** *[Existing with Variations]*
Policy 3.3.2: [L] (EFF. 12/23/96) The zoning districts which allow commercial and nonresidential development shall require adequate and appropriate landscaping, open space and buffering and be designed so as to discourage criminal activity and to enhance the appearance of structures and parking areas. In order to minimize the negative visual and off-site impacts of commercial development, the Land Development Regulations shall provide for development standards regulating commercial and nonresidential development as follows:	**Zoning Districts shall continue to maintain provisions for landscaping, open space, and buffering. The comprehensive plan proposes the following policy for safety.** **Policy 3.5.1 – Public Infrastructure Design:** Public infrastructure shall be designed to increase the safety of its users through strategies such as the application of context-based design and design speed, complete streets, Crime Prevention through Environmental Design (CPTED), and other nationally recognized strategies. This infrastructure may include sidewalks, street trees, and on-street parking. *[Existing with Variations]*
Policy 3.3.3: [L] (EFF. 12/23/96) The Land Development Regulations shall regulate commercial development access to protect the safe and efficient operating characteristics of roads and streets. Commercial development shall meet access management criteria as set forth in the Land Development Regulations. In order to reduce the negative impact of commercial development to the volume of the road, the Land Development Regulations shall contain provisions which encourage the reduction in the number of commercial access points by requiring the sharing of access by two or more commercial developments for those uses that result in a large number of vehicular trips. Access management design requirements provided for in the Land Development Regulations may include but not be limited to:	**Commercial development access will continue to be maintained in the land development regulations. Comprehensive Plan policies for access include:** **Policy 3.3.1 – Access Management Design:** The City of Tallahassee and Leon County shall adopt and maintain access management ordinances and supporting design standards to control the location, spacing, operation and design of access connections and median openings. Development access shall be designed to protect the maximum service volume, safety, and operating characteristics of transportation facilities that it impacts, taking into account impacts to all modes and users of transportation. *[Existing with Variations]* **Policy 3.3.2 – Intersection and Interchange Restrictions:** Restrict vehicular access connections (e.g., driveways) close to the intersection of streets, roads,

and highway interchanges. Regulations specifying the appropriate location and spacing of access connections from intersections and interchanges will be provided in the land development regulations.

[Existing with Variations]

Policy 3.3.3 – Unified Access and Circulation Plans:

Alternative access connections and unified access and circulations plans shall be used to minimize access connections on arterial roadways. All development plans shall provide circulation systems that create multimodal access to and from the proposed development, as well as access to surrounding developments.

[Existing with Variations]

Policy 3.3.4 – Access Management Improvements:

Improve access management to support the movement of through traffic, reduced crashes, and decrease vehicle conflicts by implementing standards and strategies that:

(A) Address the transition of vehicles from arterial roadways to internal circulation systems

(B) Prioritize the redesign of median openings that are inadequately designed.

(C) Require the closure or modification of excessive, overly wide, or unsafe driveway connections during resurfacing, repair, and rehabilitation projects.

[Existing with Variations]

Policy 3.3.5 – State Road Access Management:

The local governments shall coordinate with the Florida Department of Transportation and utilize access management and permitting policies adopted, or recommended, by FDOT on state highways.

[Existing with Variations]

Policy 3.3.6 – Neighborhood Through-Traffic:

Utilize context sensitive roadway design and traffic calming to allow connectivity while mitigating the

effects of through-traffic on neighborhoods and supporting complete streets policies.

[Existing with Variations]

Policy 3.3.7 – Consolidated Properties:

Properties under the same ownership, consolidated for development, or part of phased development plans shall be considered one property for the purposes of access management. Access points to such developments shall be the minimum necessary to provide reasonable access.

[Existing with Variations]

Policy 3.3.8 – Development Near Interchanges:

Circulation systems for new development and redevelopment at interstate interchange areas shall be designed to provide safe and efficient multimodal traffic flow through the implementation of strategies and standards such as access spacing or the utilization of service roads.

[Existing with Variations]

Policy 3.3.9 – Access Management Deviations:

Flexibility shall be provided in the administration of access spacing standards to accommodate minor deviations, where safe and appropriate, and to ensure that no property is denied reasonable access to the transportation system. Major deviations from access spacing standards shall not be granted until every feasible option for meeting access management standards has been explored and deemed impractical.

[Existing with Variations]

COMMERCIAL (RETAIL, SERVICES, AND OFFICE) DEVELOPMENT IN THE WOODVILLE RURAL COMMUNITY FUTURE LAND USE CATEGORY

Objective 3.4: [L]

(EFF. 6/28/02)

Commercial (retail, service, and office) development in the Woodville Rural Community Future Land Use Category will be consistent with the intended function of the Rural Community Future Land Use Category. The scale and intensity of commercial land use will reflect the location and size of the Rural Community in which it is situated;

Goal 2 [LM] – Distinct Urban and Rural Areas:

Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas.

By maintaining a distinction between these areas, our community will:

- Provide diverse lifestyle choice while reducing sprawl.

commercial and other non-residential development will be located, oriented, and designed in a manner that promotes compatibility with adjacent land uses and facilitates safe and efficient access for both vehicular and pedestrian traffic; and utilizes access management to protect the safe and efficient operation of the public highway and street system. Non-residential land use intensity is limited to 10,000 square feet per acre, not to exceed a maximum of 50,000 square feet per building and 50,000 square feet per parcel, except that principle structures for warehousing, storage, and mini-warehousing principal uses may have a gross floor area of no greater than 20,000 square feet per acre.	• Foster economic development in urban areas and identified activity centers. • Promote efficient development patterns. • Support revitalization and redevelopment efforts within the urban boundary. • Reduce infrastructure costs. • Protect agricultural and forest management uses. • Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes. **Objective 2.8 – Community Context:** Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas will include existing development patterns, future development patterns based on land use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land uses, and transportation facilities, public facilities, and infrastructure in the City of Tallahassee and Leon County.
Policy 3.4.1: [L] (EFF. 6/28/02) Objective 3.4 will be met through the enactment and implementation of land development regulations, including zoning district regulations, which address commercial development in the Woodville Rural Community Future Land Use Category.	**Land Development Regulations will continue to be maintained for Woodville Rural Community. Rural Community land use is maintained in the updated plan and includes Policies 2.8.7 – Rural Community Land Use Category; and Policy 2.4.1 – Transfer of Development Rights:** A transfer of Development Rights program may be established to transfer development rights from areas designated Rural on the Future Land Use Map to areas designated Rural Community or Rural Residential on the Future Land Use Map where central sewer service is available. In no instance shall the level of development be inconsistent with the provisions of the Utilities and Conservation Elements. *[Existing Policy Update]*
Policy 3.4.2: [L] (EFF. 6/28/02) Zoning Districts allowing commercial development in the Woodville Rural Community Land Use	**Land Development Regulations will continue to be maintained for Woodville Rural Community. Rural Community land use is maintained in the updated plan and includes**

Category shall only be located where ensuing development can occur in a manner that would be compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities, in accordance with the following criteria:

a) Regulation of Impacts
b) Location of Commercial Zoning Districts
c) Access

Policies 2.8.7 – Rural Community Land Use Category; and Policy 2.4.1 – Transfer of Development Rights: A transfer of Development Rights program may be established to transfer development rights from areas designated Rural on the Future Land Use Map to areas designated Rural Community or Rural Residential on the Future Land Use Map where central sewer service is available. In no instance shall the level of development be inconsistent with the provisions of the Utilities and Conservation Elements.

[Existing Policy Update]

INDUSTRIAL LAND USE

Objective 4.1: [L] (REV. EFF. 7/20/05)

Provide opportunities for the location of industrial land uses in accessible areas with applicable available infrastructure while promoting protection from encroaching non-compatible land uses. To accomplish this, local government will maintain a system of land development regulations and/or ordinances which facilitate the implementation of the policies adopted in relation to industrial land use.

Goal 2 [LM] – Distinct Urban and Rural Areas:

Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas.

By maintaining a distinction between these areas, our community will:

- Provide diverse lifestyle choice while reducing sprawl
- Foster economic development in urban areas and identified activity centers
- Promote efficient development patterns
- Support revitalization and redevelopment efforts within the urban boundary
- Reduce infrastructure costs
- Protect agricultural and forest management uses
- Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes

Goal 5 [LM] – A Robust Economy:

Our community will facilitate the development, attraction, and cultivation of innovative businesses and associated job creation to position the local economy for sustained, directed growth, raise the quality of life for residents, and alleviate poverty in the community.

Our community will foster a robust economy by:

- Supporting target industry cluster development and innovation districts

	• Retaining and creating new employment opportunities emphasizing Tallahassee-Leon County's target industries • Reducing barriers to starting and growing businesses • Increasing access to job opportunities and training • Ensuring adequate and suitable lands are designated for commercial and industrial uses **Objective 2.8 – Community Context:** Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas will include existing development patterns, future development patterns based on land use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land uses, and transportation facilities, public facilities, and infrastructure in the City of Tallahassee and Leon County. **Objective 5.3 – Freight and Cargo:** Provide a network of transportation facilities that are coordinated across different modes of travel to support the movement of freight and cargo.
Policy 4.1.1: [L] (EFF. 7/16/90) Industrial land shall be located in areas appropriate to its special needs and constraints including but not limited to consideration of: topography; choice and flexibility in site selection; access by truck, air or rail; commuter access for home-to-work trips; utilities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses.	**Industrial use location is generally identified through the future land use map. Comprehensive policies include:** **Policy 2.8.15 – Manufacturing and Mining Special District** **Policy 5.3.3 – Transportation Access:** Industrial uses and other freight-related uses shall be located in proximity to and have direct access to major transportation routes and intermodal stations, or other freight transfer locations. **Policy 3.6.3 – Site Requirements** *[Existing Policy Update]*
Policy 4.1.2: [L] (EFF. 7/16/90)	**Comprehensive policies include:**

The timing and location of industrial development shall be permitted only with the availability and adequacy of existing or planned services and facilities.	**Policy 2.8.15 – Manufacturing and Mining Special District** **Policy 5.3.3 – Transportation Access:** Industrial uses and other freight-related uses shall be located in proximity to and have direct access to major transportation routes and intermodal stations, or other freight transfer locations. **Policy 3.6.3 – Site Requirements** *[Existing Policy Update]*
Policy 4.1.3: [L] (REV. EFF. 12/23/96; REV. EFF. 3/14/07; REV. EFF. 5/31/18) 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.	**Comprehensive policies include:** **Policy 2.8.15 – Manufacturing and Mining Special District** **Policy 5.3.3 – Transportation Access:** Industrial uses and other freight-related uses shall be located in proximity to and have direct access to major transportation routes and intermodal stations, or other freight transfer locations. **Policy 3.6.3 – Site Requirements** *[Existing Policy Update]*
Policy 4.1.4: [L] (EFF. 7/16/90; REV. EFF. 5/31/18) Environmental impacts, infrastructure availability, transportation and land use compatibility criteria, as pictorially depicted on the matrix, shall be major factors in reviewing and approving Industry and Mining Land Uses.	**Comprehensive policies include:** **Policy 2.8.15 – Manufacturing and Mining Special District** **Policy 5.3.3 – Transportation Access:** Industrial uses and other freight-related uses shall be located in proximity to and have direct access to major transportation routes and intermodal stations, or other freight transfer locations. **Policy 3.6.3 – Site Requirements** *[Existing Policy Update]*
PUBLIC FACILITIES LAND USE **Objective 5.1: [L]** (EFF. 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.	**Goal 2 [LM] – Distinct Urban and Rural Areas:** Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas. By maintaining a distinction between these areas, our community will:

- Provide diverse lifestyle choice while reducing sprawl
- Foster economic development in urban areas and identified activity centers
- Promote efficient development patterns
- Support revitalization and redevelopment efforts within the urban boundary
- Reduce infrastructure costs
- Protect agricultural and forest management uses
- Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes

Goal 3 [LM] – Healthy Neighborhoods and Vibrant Places:

Our community will plan for the development of healthy neighborhoods, vibrant places, and places of employment that are designed and built to be lively, inclusive, safe, and sustainable to ensure the equitable treatment and involvement of all citizens, recognize the importance of public spaces and private property, address the importance of civic and institutional uses, and account for community context.

These places will provide for:

- Recreational opportunities
- Pedestrian and bicycle facilities
- Healthy food options
- Health services
- Community services, including schools, community centers, and libraries

Objective 2.3 – Public Infrastructure:

Provide public infrastructure, public facilities, and public services that are necessary for public health, safety, and well-being efficiently, effectively, and equitably.

Objective 2.8 – Community Context:

Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas will include existing development

	patterns, future development patterns based on land use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land uses, and transportation facilities, public facilities, and infrastructure in the City of Tallahassee and Leon County.
Policy 5.1.1 - Reserved	**N/A**
Policy 5.1.2: [L] (DEL. EFF. 8/16/07) (REV. EFF. 7/20/05) All proposals to site public schools, including post-secondary schools, shall be reviewed for consistency with the entire Comprehensive Plan. Such reviews shall be made in conjunction with the School Board to promote to the greatest extent possible, opportunities for residential, shopping, employment, education and recreation within walking distance of each other, and to encourage development patterns which reduce trip length and/or the need for private automobile trips.	**Policy 2.3.3 – School Siting Review & Criteria:** All proposals to site public or private schools shall be reviewed for consistency with the Comprehensive Plan. *[Existing Policy Update]*
Objective 5.2: [L] (EFF. 7/16/90) By 1992, establish standards and regulations for the location of public facilities.	**Policy 2.3.1 - Public Facilities Siting:** Public facilities, including community services, light infrastructure, and post-secondary uses, that provide for the operation of and provision of services on property owned or operated by local, state and federal government shall be allowable in any future land use category. Public infrastructure facilities may include public services and uses provided by private entities operating on property owned by the local, state, or federal government. *[Existing Policy Update]*
Policy 5.2.1: [L] (EFF. 7/16/90; REV. EFF. 4/10/09) Develop regulations that will apply to the siting of public facilities and buildings. By 2014, local government shall also develop regulations that ensure the siting of critical facilities from within hazard areas and include provisions for the mitigation of existing critical facilities located in hazard areas.	**Policy 2.3.1 - Public Facilities Siting:** Public facilities, including community services, light infrastructure, and post-secondary uses, that provide for the operation of and provision of services on property owned or operated by local, state and federal government shall be allowable in any future land use category. Public infrastructure facilities may include public services and uses provided by private entities operating on property owned by the local, state, or federal government.

	[Existing Policy Update]
Policy 5.2.2: [L] (EFF. 12/7/99; REV. EFF. 5/31/18) 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 Government Operational or Industry and Mining land use category.	**Policy 2.2.3 – Planning for Urban Services:** Local government infrastructure master plans, and updates to master plans, shall account for the Urban Services Area when determining where to provide sewer, water, electricity, paved streets, sidewalks, and other related urban services. *[Existing Policy Update]* **Policy 2.2.2 – Improvement of Capital Infrastructure:** Capital infrastructure improvements shall be targeted for areas within the Urban Services Area within the long-term planning period. These improvements shall be phased incrementally through annual updates to the Capital Improvements Schedule. *[Existing Policy Update]* **Policy 2.2.1 – Urban Services Area (USA):** To provide for well-managed, orderly growth that preserves natural resources and promotes fiscal responsibility, the City and County's growth management strategy shall include an Urban Services Area (USA). The USA shall include all areas where public facilities and services, including central water and sewer, are available or are identified in the 5-year schedule of capital improvements. The USA will be sized to include approximately 50% more vacant and developable land than is necessary to accommodate the projected population growth expected within the USA by the long-term planning horizon and will account for both the ability to provide urban infrastructure and the presence of environmentally sensitive lands and water bodies**.** *[Existing Policy Update]*
Objective 5.3: [L] (REV. EFF. 7/20/05) All decisions regarding land requirements for future utility facilities shall be consistent with the goals, objectives, and policies of the plan so as to ensure the availability of suitable land for those facilities.	**Lands for facilities are included on the Future Land Use Map.** **Policy 2.3.1 - Public Facilities Siting:** Public facilities, including community services, light infrastructure, and post-high school educational uses, that provide for the operation of and provision of services on property owned or operated by local,

	state and federal government shall be allowable in any future land use category. Public infrastructure facilities may include public services and uses provided by private entities operating on property owned by the local, state, or federal government. *[Existing Policy Update]*
Policy 5.3.1: [L] (EFF. 7/16/90) Based on population projections, master plans for future utility facilities shall include an assessment of land needs for those facilities, and the Capital Improvements Element shall be amended, in conjunction with the annual budget processes of the City and the County, to include costs and sources of revenues for those facilities.	**Policy 2.2.5 – Densities and Intensities:** The Future Land Use Map is intended to reflect densities and intensities supported by available capital infrastructure. New growth shall be directed to areas within the Urban Services Area. Residential density and/or non-residential intensity of development allowed for individual sites shall be determined by the infrastructure capacity to serve each proposed development, adopted levels of service, and/or the ability to implement conditions of approval or mitigation of potential impacts for the proposed development. *[Existing Policy Update]*
Policy 5.3.2: [L] By 1991, land development regulations shall include regulatory standards for the provision of public facilities.	**Land Development Regulations shall continue to provide standards for the provision of public facilities. The updated plan includes Policies 2.2.1 to 2.2.4 – Urban Services Area, Policy 2.3.1 - Public Facilities Siting and Policy 2.3.2 Public Infrastructure Resilience.**
Policy 5.3.3: [L] (EFF. 8/17/92) All land uses permitted within the Educational Facilities, Recreation/Open Space, and Government Operational future land use categories shall, upon the transfer of land designated Institutional to an individual or private entity, require a future land use map amendment before any use other than existing, may occur.	**With proposed updates to the land use categories, this policy is no longer required.**
PLAN IMPLEMENTATION AND PROCEDURES **CRITICAL AREAS STUDY** **Goal 6: [L]** (EFF. 6/28/95) The City and County will identify existing undeveloped areas within the Urban Service Area that are expected to undergo rapid development on a large scale. Planning guidelines will be developed for these areas on a systematic basis, with the planning implementation mechanism being	**Goal 2 [LM] – Distinct Urban and Rural Areas:** Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas. By maintaining a distinction between these areas, our community will: • Provide diverse lifestyle choice while reducing sprawl

dependent upon the size of the undeveloped area. By planning for undeveloped areas in a comprehensive manner, a mixture of integrated uses may be provided that are predominantly self-supporting, rather than predominantly dependent on public funding for additional infrastructure, and place a greater emphasis on pedestrian mobility and transportation alternatives. Nothing in this section shall negate the requirement for developments of regional impact to comply with Chapter 380 F.S.

- Foster economic development in urban areas and identified activity centers
- Promote efficient development patterns
- Support revitalization and redevelopment efforts within the urban boundary
- Reduce infrastructure costs
- Protect agricultural and forest management uses
- Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes

Objective 2.8 – Community Context: Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community.

Objective 2.6 – Recognizable Places: Foster and protect distinctive, attractive places that are recognizable and important to the community.

PLANNED DEVELOPMENT

Objective 6.1: [L] (REV. EFF. 12/23/96; REV. EFF. 11/26/21)

This Future Land Use Category is intended to identify large land holdings that will be developed for various mixes of land uses, resulting in different types of commercial and residential neighborhoods. This category is assigned to large, undeveloped tracts of land for which more detailed planning is required to establish the most appropriate mix and arrangement of uses in accordance with this objective and the related policies. Developments in this category are intended to have a mix of uses that results in greater internal capture of automotive trips and a net fiscal benefit for local governments.

The intensities of development in planned development categories mirror the intensities authorized in the Suburban Future Land Use Category until a Planned Development Master Plan is completed and an amendment reflecting the Planned Development Master Plan is adopted into the Comprehensive Plan.

The mix of uses shall be established at the time of development through the planned unit development processes in accordance with this objective and related policies. Each Planned Development shall include a mix of residential unit types and complementary non-residential uses that, at build-out of the project, result in an internal capture of at

Goal 2 [LM] – Distinct Urban and Rural Areas:

Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas.

By maintaining a distinction between these areas, our community will:

1. Provide diverse lifestyle choice while reducing sprawl.
2. Foster economic development in urban areas and identified activity centers.
3. Promote efficient development patterns.
4. Support revitalization and redevelopment efforts within the urban boundary.
5. Reduce infrastructure costs.
6. Protect agricultural and forest management uses.
7. Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes.

Objective 2.8 – Community Context: Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community.

Objective 2.6 – Recognizable Places:

Foster and protect distinctive, attractive places that are recognizable and important to the community.

least 20 percent of the trips generated by the development.	
Policies 6.1.1 to 6.1.9 with general parameters for planned development.	**Policy 2.8.18 – Planned Development Special District:** This Future Land Use Category is intended to identify large, undeveloped land holdings that will be developed with various mixes of land uses for which more detailed planning is required to establish the appropriate mixture and arrangement of uses. Undeveloped areas within the Urban Service Area that, as of January 1, 2007, that are predominantly in the same ownership or control and encompassing more than 200 acres shall be defined as a Planned Development Special District. These Planned Development Special Districts shall require, prior to subdivision or development, a Master Plan approved by the appropriate jurisdiction. *[Existing with Variations]*
FUTURE PLANNED DEVELOPMENT AREAS **Objective 6.2: [L] (EFF. 6/28/95; REV. EFF. 3/14/07)** As demands from a rapidly increasing population may require the expansion of the Urban Service Area in the future, additional areas will be identified as Planned Development Areas upon their inclusion within the Urban Service Area.	**Objective 2.6 – Recognizable Places:** Foster and protect distinctive, attractive places that are recognizable and important to the community. **Objective 2.2 – Efficient Growth:** To support the projected population growth, infrastructure shall be provided economically and efficiently while protecting surrounding forests and agricultural lands from unwarranted and premature conversion to urban land uses. Growth and development shall be directed toward areas with existing infrastructure in a manner that maintains distinct natural, rural, sub-urban, and urban areas. **Objective 2.5 – Reconnecting Urban Sprawl:** Mitigate the impacts of automobile-oriented, single-use developments by leveraging transportation connectivity, land use, and urban design principles that focus on reducing environmental impacts, incorporating a mix of uses, reducing vehicle miles travelled, and improving mobility, especially for people walking, riding bicycles, and using transit.

Policy 6.2.1: [L] (EFF. 12/23/96; REV. EFF. 3/14/07) Upon expansion of the Urban Service Area, properties that meet the definitions for Planned Development Areas shall be designated such as part of the adopted Future Land Use Map and Zoning Map.

Policy 2.8.18 – Planned Development Special District:

This Future Land Use Category is intended to identify large, undeveloped land holdings that will be developed with various mixes of land uses for which more detailed planning is required to establish the appropriate mixture and arrangement of uses. Undeveloped areas within the Urban Service Area that, as of January 1, 2007, that are predominantly in the same ownership or control and encompassing more than 200 acres shall be defined as a Planned Development Special District. These Planned Development Special Districts shall require, prior to subdivision or development, a Master Plan approved by the appropriate jurisdiction. [*Existing Policy Update]*

SOUTHSIDE SECTOR PLAN
Goal 7: [L] (DEL. EFF. 7/20/05)
Reserved
Objective 7.1: [L] (DEL. EFF. 7/20/05)
Reserved
Policy 7.1.1: [L] (DEL. EFF. 7/20/05)
Reserved
Southside Study Area Map (DEL. EFF. 7/20/05)

N/A

BRADFORDVILLE STUDY AREA

Goal 8: [L] (DEL. EFF. 8/4/03)

Reserved

Objective 8.1: [L] (DEL. EFF. 8/4/03)

Reserved

Policy 8.1.1: [L] (DEL. EFF. 8/4/03)

Reserved

Goal 2 [LM] – Distinct Urban and Rural Areas:

Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas.

By maintaining a distinction between these areas, our community will:

1. Provide diverse lifestyle choice while reducing sprawl.
2. Foster economic development in urban areas and identified activity centers.
3. Promote efficient development patterns.
4. Support revitalization and redevelopment efforts within the urban boundary.
5. Reduce infrastructure costs.
6. Protect agricultural and forest management uses.

7. Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes.

Objective 2.6 – Recognizable Places:

Foster and protect distinctive, attractive places that are recognizable and important to the community.

DOWNTOWN OVERLAY DISTRICT (EFF. 7/1/94;

Objective 9.1: [L] REV. EFF. 1/7/10; REV. EFF. 7/6/15)

Promote revitalization, reinvestment and redevelopment characterized by site design which is pedestrian friendly and contains a mix of land uses which are designed to achieve compatibility.

Goal 2 [LM] – Distinct Urban and Rural Areas:

Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas.

By maintaining a distinction between these areas, our community will:

1. Provide diverse lifestyle choice while reducing sprawl.
2. Foster economic development in urban areas and identified activity centers.
3. Promote efficient development patterns.
4. Support revitalization and redevelopment efforts within the urban boundary.
5. Reduce infrastructure costs.
6. Protect agricultural and forest management uses.
7. Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes.

Objective 2.6 – Recognizable Places:

Foster and protect distinctive, attractive places that are recognizable and important to the community.

Objective 2.7 – Multimodal Transportation District (MMTD):

Facilitate the safe and comfortable use of multiple modes of transportation through the use of urban design standards to develop and maintain healthy neighborhoods and thriving businesses where travel by foot, bicycle, and transit will be easy and practical to reduce automobile reliance and vehicle miles traveled.

Policy 9.1.1: [L] (EFF. 7/1/94; REV. EFF. 1/7/10; RENUMBERED 7/6/15) Within those areas of the overlay that have a Residential Preservation land use designation, the Downtown Overlay designation is not intended to allow the development of nonresidential, or higher density than the Residential Preservation designation.

Policy 2.8.8 – Residential Preservation Future Land Use Category:
The Residential Preservation is characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function 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, 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. Notwithstanding the maximum densities in special condition number 1 and other provisions in this policy, existing, legally established residential uses exceeding 6 units per acre shall be deemed conforming; and expansion of residential uses exceeding 6 units per acre, or other non-conforming uses are prohibited. Non-residential uses, other than community facilities and recreational facilities, are not permitted. Community facilities are limited to a maximum of 60% impervious surface area. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

Policy 9.1.2: [L] (REV. EFF. 1/7/10; RENUMBERED 7/6/15) Those parcels within the Downtown Overlay (except Gaines Street Corridor Study Area) are eligible to be added to the Central Core FLUM when:

- The proposed parcels are contiguous to existing Central Core FLUM area
- The proposed parcel has all the infrastructure available
- The proposed parcel has to exhibit a need for the expansion (e.g.: parcel of sufficient size not available in the current Central Core FLUM for the proposed development)

Policy 2.8.13 – Urban Center Future Land Use Category:

The intent of the Urban Center land use category is to be a vibrant, 18-hour urban activity center with quality development that includes a variety of residential and nonresidential uses at high densities and intensities. The land use is characterized by buildings in close- proximity to one another, featuring retail on the ground floor and residential units above, wide sidewalks, consistent street trees, and a strong emphasis on pedestrian activity. The emphasis in this area, which is within the Multimodal Transportation District, is to facilitate a shift from cars to pedestrian, bike and transit modes of transportation. The land use intends to promote a mix of uses and higher densities and intensities within its Urban Center, while promoting multiple modes of transportation.

Allowed land uses include residential, commercial, office and community facilities.

A maximum gross residential density of 150 dwelling units per acre is allowed. Development intensity in Urban Center is up to 100% lot coverage with a building height maximum of 20 stories. Land development regulations may establish more restrictive lot coverage, building heights, and design standards for different locations, neighborhoods, and special character districts within the Urban Center land use.

Intensity for nonresidential uses shall be identified in the Downtown regulating land development code that shall include lot coverage and maximum building height.

The following special conditions shall apply to the Urban Center Land Use Category:

1. The development regulations within the Urban Center area shall establish Design Guidelines for the land use in order to allow for more mixed- use, pedestrian, bike and transit- oriented development.
2. Future Expansion of the Urban Center land use shall be subject to the following requirements. The proposed parcels shall be:
    a. Within the existing Downtown Overlay; and Contiguous to the existing Urban Center FLUM area
    b. Served by available and adequate infrastructure to support the densities and intensities allowed in the Urban Center land use.
    c. Demonstrated to exhibit a need for the expansion (e.g.: parcel of sufficient size not available in the Central Core FLUM for the proposed development).

Policy 9.1.3: [L] The City shall establish special design standards in this overlay district in order to encourage more urban development. These regulations include but are not limited to:

- Pedestrian oriented design standards
- Reduced parking requirements
- Flexibility in landscape, and buffer standards

Policy 2.8.13 – Urban Center Future Land Use

• Increased sidewalk and streetscape requirements	
Policy 9.1.4: [L] (REV. EFF. 1/7/10; RENUMBERED 7/6/15) The City shall adopt Land Development Regulations to establish eligibility criteria (Such as minimum density) for developments in order to receive the incentives allowed under the Downtown Overlay goal.	**Policy 2.8.13 – Urban Center Future Land Use**
REDEVELOPMENT **Objective 9.2: [L] (FORMERLY OBJ. 1.6; REV. EFF. 1/7/10)** Provide a strategic framework to encourage redevelopment within the City of Tallahassee. The strategies should be implemented in such a manner as to convey an economic advantage for redevelopment without compromising the urban design and environmental quality of the community.	**Goal 2 [LM] – Distinct Urban and Rural Areas:** Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas. By maintaining a distinction between these areas, our community will: 1. Provide diverse lifestyle choice while reducing sprawl. 2. Foster economic development in urban areas and identified activity centers. 3. Promote efficient development patterns. 4. Support revitalization and redevelopment efforts within the urban boundary. 5. Reduce infrastructure costs. 6. Protect agricultural and forest management uses. 7. Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes. **Objective 2.6 – Recognizable Places:** Foster and protect distinctive, attractive places that are recognizable and important to the community. **Objective 2.7 – Multimodal Transportation District (MMTD):** Facilitate the safe and comfortable use of multiple modes of transportation through the use of urban design standards to develop and maintain healthy neighborhoods and thriving businesses where travel by foot, bicycle, and transit will be easy and practical to reduce automobile reliance and vehicle miles traveled.

Policy 9.2.1: [L] (EFF. 6/28/95; REV. EFF. 1/7/10) As part of the Redevelopment Strategy, the Gaines Street Corridor Study Area is designated as an Urban Infill and Redevelopment Area for the purpose of targeting economic development, housing, transportation, community revitalization and preservation, and land use incentives to encourage urban infill and redevelopment within the urban core of the community.	**Not specifically called out as a separate policy. Land Use Category designations for Gaines Street are Urban General and Urban Center**
DRI THRESHOLDS FOR A REGIONAL ACTIVITY CENTER **Objective 9.3: [L] (EFF. 1/7/10)** To encourage functional mixed use development, and to encourage revitalization and redevelopment, the Commissions may choose to designate specific land as a statutory "Regional Activity Center" (RAC), pursuant to Chapter 380.06(2)(e), F.S. and Rule 28-24.014(10)(a), F.A.C., to allow development of the specified land at greater density and intensity without necessarily obligating the developer to proceed through the Development of Regional Impact (DRI) process.	Nothing specifically comparable
Policy 9.3.1: [L] (EFF. 1/7/10) After the City of Tallahassee or Leon County designates a statutory Regional Activity Center (RAC, pursuant to Chapter 380.06(2)(e), F.S. and Rule 28-24.014(10)(a), F.A.C.), subsequent development approvals will include requirements for developers to provide necessary transportation system, drainage, protection of environmentally sensitive areas as defined in the Conservation Element, and utility infrastructure to support the RAC densities and intensities.	No specific policies
Policy 9.3.2: [L] (EFF. 8/9/12) It is the intent of the local government to designate Park Place as a Regional Activity Center pursuant to Objective 9.3 [L] to use the increased Development of Regional Impact guidelines and standards consistent with Rule 28-24.014(10)(a), Florida Administrative Code. Park Place meets the parameters for a Regional Activity Center as defined in Section 380.06(2)(e), Florida Statutes, and in Rule 28-24.014(10)(c)2, Florida Administrative Code, and is depicted on the following map. Multi-use land	No specific policies

uses for a Regional Activity Center can be accommodated by the currently designated Planned Development future land use category and development shall occur consistent with the guiding land use policies within the local comprehensive plan.

Map 6: Park Place Activity Center

SOUTHEAST SECTOR PLAN

Objective 10.1: [L] - Southeast Sector Plan (EFF.5/20/96; REV. EFF. 8/25/08)

In keeping with the City's and County's commitment to promote the Southern Strategy, and to satisfy the Comprehensive Plan requirements for a comprehensive development plan for the Southwood property within the urban service area, the local governments hereby adopt the Southeast Sector Planned Development, known as the Southeast Sector Plan, that is consistent with Objective 6.1 [L] and its associated policies and with the Comprehensive Plan's Urban Service Area policies, that promotes innovative planning, promotes compact development strategies and protects the natural resources of the area. This plan shall contain design standards that promote compact commercial development, walk to shopping, higher density housing in close proximity to offices, commercial uses and employment centers. The same attention will be given to alternate modes of transportation and pedestrian mobility as is given to automobile transportation. Innovative ways may be developed to protect natural resources, the major focus being on the continued protection of conservation and preservation areas within the Southeast Sector Planning Area (Figure 10.A).

Southeast Sector Plan: Master Plan to be maintained outside of comprehensive plan

Goal 2 [LM] – Distinct Urban and Rural Areas:

Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas.

By maintaining a distinction between these areas, our community will:

- Provide diverse lifestyle choice while reducing sprawl.
- Foster economic development in urban areas and identified activity centers.
- Promote efficient development patterns.
- Support revitalization and redevelopment efforts within the urban boundary.
- Reduce infrastructure costs.
- Protect agricultural and forest management uses.
- Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes.

Objective 2.8 – Community Context:

Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas will include existing development patterns, future development patterns based on land use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land uses, and transportation

	facilities, public facilities, and infrastructure in the City of Tallahassee and Leon County.
Southeast Sector Plan Policies 10.1.1 to 10.1.8	**Southeast Sector Plan: Master Plan to be maintained outside of comprehensive plan**
SOUTHSIDE ACTION PLAN **Goal 11: [L] – Southside Action Plan (EFF. 8/5/23)** A plan shall be developed and monitored to align with the community's desire for a framework of action in the southern part of the Tallahassee urban area. To achieve this goal, the local governments shall develop a Southside Action Plan that complements long term public and private investment with small scale visible improvements that are relatable and community driven. This approach recognizes that the vision of Southside citizens is essential to guiding the development, redevelopment, and rehabilitation of the Southside; and that the community's vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens.	**Goal 3 [LM] – Healthy Neighborhoods and Vibrant Places:** Our community will plan for the development of healthy neighborhoods, vibrant places, and places of employment that are designed and built to be lively, inclusive, safe, and sustainable to ensure the equitable treatment and involvement of all citizens, recognize the importance of public spaces and private property, address the importance of civic and institutional uses, and account for community context. These places will provide for: • Recreational opportunities. • Pedestrian and bicycle facilities. • Healthy food options. • Health services. • Community services, including schools, community centers, and libraries.
Objective 11.1 [L] – Beautification (EFF. 8/5/23) Beautify and enhance both public and private spaces across the Southside Action Plan area by improving maintenance and increasing investment.	**Objective 3.2 – Southside Action Plan:** Develop and monitor the Southside Action Plan to align with the community's desire for a framework of action in the southern part of the Tallahassee urban area. To achieve this objective, the local governments shall develop a Southside Action Plan that complements long term public and private investment with small scale visible improvements that are relatable and community driven. This approach recognizes that the vision of Southside citizens is essential to guiding the development, redevelopment, and rehabilitation of the Southside; and that the community's vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens. **Policy 3.2.2 - Beautification:** Focus local government beautification efforts in shared public spaces by frequently maintaining and enhancing existing public areas. Support citizen and business investment on private property and shared spaces. *[Existing Policy]*

	Objective 2.6 – Recognizable Places: Foster and protect distinctive, attractive places that are recognizable and important to the community.
Policy 11.1.1: [L] (EFF. 8/5/23) Focus local government beautification efforts in shared public spaces by frequently maintaining and enhancing existing public areas. Support citizen and business investment on private property and shared spaces.	**Policy 3.2.2 - Beautification:** Focus local government beautification efforts in shared public spaces by frequently maintaining and enhancing existing public areas. Support citizen and business investment on private property and shared spaces. *[Existing Policy]*
Objective 11.2: [L] Investment (EFF. 8/5/23) Direct collaborative efforts of both the public and private sectors towards an increase of homeownership, diverse development and redevelopment types, business variety, and infrastructure in the Southside Community.	**Objective 3.2 – Southside Action Plan:** Develop and monitor the Southside Action Plan to align with the community's desire for a framework of action in the southern part of the Tallahassee urban area. To achieve this objective, the local governments shall develop a Southside Action Plan that complements long term *public and private investment* with small scale visible improvements that are relatable and community driven. This approach recognizes that the vision of Southside citizens is essential to guiding the development, redevelopment, and rehabilitation of the Southside; and that the community's vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens. **Objective 2.6 – Recognizable Places:** Foster and protect distinctive, attractive places that are recognizable and important to the community.
Policy 11.2.2:	**Policy 3.2.3 - Investment:**

Investment within the Southside Action Plan area shall not occur at the expense of the natural environment or water quality in a manner which is found to be inconsistent with local government initiatives, policies, rules or regulations.	Identify projects that initiate further investment opportunities in the Southside Community. Support partnerships across federal, state, city and county governments with non-profits and private organizations to identify resources for housing, homeownership, business, and infrastructure for the public. Investment within the Southside Action Plan area shall not occur at the expense of the natural environment or water quality in a manner which is found to be inconsistent with local government initiatives, policies, rules or regulations. *[Existing Policy Update]*
Objective 11.3: [L] Engaged and Activated Citizens (EFF. 8/5/23) Foster community involvement and celebration of the Southside.	**Objective 3.2 – Southside Action Plan:** Develop and monitor the Southside Action Plan to align with the community's desire for a framework of action in the southern part of the Tallahassee urban area. To achieve this objective, the local governments shall develop a Southside Action Plan that complements long term public and private investment with small scale visible improvements that are relatable and community driven. This approach recognizes that the vision of Southside citizens is essential to guiding the development, redevelopment, and rehabilitation of the Southside; and that the community's vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens. **Objective 2.6 – Recognizable Places:** Foster and protect distinctive, attractive places that are recognizable and important to the community.
Policy 11.3.1: [L] (EFF. 8/5/23) Encourage citizens, neighborhoods, and businesses in the Southside to be engaged and actively involved in community-led projects. Promote projects, empower residents, and connect efforts with resources.	**Policy 3.2.4 – Active and Engaged Citizens:** Encourage citizens, neighborhoods, and businesses in the Southside to be engaged and actively involved in community-led projects. Promote projects, empower residents, and connect efforts with resources. *[Existing Policy]*
Objective 11.4: [L] Southside Action Plan Evaluation and Update; Relation to Other Goals, Objectives & Policies (EFF. 8/5/23)	**Objective 3.2 – Southside Action Plan:** Develop and monitor the Southside Action Plan to align with the community's desire for a framework of action in the southern part of the Tallahassee urban area. To achieve this objective, the local governments shall develop a Southside Action Plan that complements long term public and private investment with small scale visible improvements

	that are relatable and community driven. This approach recognizes that the vision of Southside citizens is essential to guiding the development, redevelopment, and rehabilitation of the Southside; and that the community's vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens. **Objective 2.6 – Recognizable Places:** Foster and protect distinctive, attractive places that are recognizable and important to the community.
Policy 11.4.1: [L] The Tallahassee-Leon County Planning Department will monitor project implementation of the Southside Action Plan by reporting annually on Objective 11.1, 11.2, and 11.3; in coordination with the Leon County and the City of Tallahassee strategic plans.	**Policy 3.2.5 – Southside Action Plan Evaluation and Update:** The local governments will monitor project implementation of the Southside Action Plan by reporting annually on Southside Action Plan policies. *[Existing Policy Update]*

CENTRAL CORE AREA

Goal 12: [L] (DEL. EFF. 4/10/09)

Reserved

CENTRAL CORE AREA (DEL. EFF. 4/10/09)

Goal 2 [LM] – Distinct Urban and Rural Areas:

Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas.

By maintaining a distinction between these areas, our community will:

1. Provide diverse lifestyle choice while reducing sprawl.
2. Foster economic development in urban areas and identified activity centers.
3. Promote efficient development patterns.
4. Support revitalization and redevelopment efforts within the urban boundary.
5. Reduce infrastructure costs.
6. Protect agricultural and forest management uses.
7. Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes.

Policy 2.8.13 – Urban Center Land Use Category

Objective 2.6 – Recognizable Places:

Foster and protect distinctive, attractive places that are recognizable and important to the community.

Objective 2.7 – Multimodal Transportation District (MMTD):

Facilitate the safe and comfortable use of multiple modes of transportation and through the use of urban design standards to develop and maintain healthy neighborhoods and thriving businesses where travel by foot, bicycle, and transit will be easy and practical to reduce automobile reliance and vehicle miles traveled.

WELAUNEE CRITICAL AREA PLAN

Goal 13: [L] (EFF. 12/10/02)

Guide planned development within the Welaunee Critical Planning Area through implementation of

Welaunee Critical Area Plan: Master Plan to be maintained outside of comprehensive plan

Goal 2 [LM] – Distinct Urban and Rural Areas:

a critical area plan which includes a mixture of integrated land uses that are predominantly self-supporting rather than dependent upon public funding, places a greater emphasis on pedestrian mobility and transportation alternatives, provides new employment opportunities near major transportation arteries and protects natural systems in an urbanized setting.	Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas. By maintaining a distinction between these areas, our community will: • Provide diverse lifestyle choice while reducing sprawl • Foster economic development in urban areas and identified activity centers • Promote efficient development patterns • Support revitalization and redevelopment efforts within the urban boundary • Reduce infrastructure costs • Protect agricultural and forest management uses • Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes
Objective 13.1: Planned Development through 2020 (EFF. 12/10/02) By 2020, the Welaunee Critical Planning Area may develop in the portions which are south of Interstate 10 ("Toe") and south of Miccosukee Road and north of U.S. 90 ("Heel") with a development pattern that includes predominantly walkable neighborhoods, mixed-use centers, a major employment center, diversity of housing choices, protection of conservation and preservation areas, and a transportation system which accommodates both vehicular and non-vehicular transportation.	**Objective 2.8 – Community Context:** Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas will include existing development patterns, future development patterns based on land use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land uses, and transportation facilities, public facilities, and infrastructure in the City of Tallahassee and Leon County.
Policies 13.1.1 to 13.1.9	**Welaunee Critical Area Plan Policies: Master Plan to be maintained outside of comprehensive plan**
Objective 13.2: Development Concept for the Welaunee Arch (EFF. 12/10/02; REV. EFF. 1/11/21) The intent of the Welaunee Arch Master Plan is to provide an area-wide plan for the portion of the Welaunee Critical Planning Area located north of Interstate-10 and west of Miccosukee Road (i.e. the	**Objective 2.8 – Community Context:** Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas will include existing development patterns, future development patterns based on land

"Arch"). This master plan sets the standards and guidelines to coordinate one or more implementing development plans such that the development of the Arch results in a new, integrated community with a variety of land uses, diverse neighborhoods and mixed-use centers, a region-serving activity center, active and passive recreational options, and abundant open space. The development of the Arch consistent with this master plan shall be implemented in phases, connected by a multi-modal transportation system, served by regional, master planned stormwater facilities, and designed in ways that protect natural resources.	use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land uses, and transportation facilities, public facilities, and infrastructure in the City of Tallahassee and Leon County.
Welaunee Policies 13.2.1 to 13.2.33	**Welaunee Critical Area Plan Policies: Master Plan to be maintained outside of comprehensive plan**
Welaunee Map Sets	**Welaunee Critical Area Plan Policies: Master Plan to be maintained outside of comprehensive plan**
Drainage Basin Study Areas **Goal 14 [L] (Leon County only) (EFF. 12/15/03)** Leon County and the City of Tallahassee will work cooperatively to further identify and address the special characteristics and needs of sub-areas of the City and County. This goal shall be implemented through the following objective and policy:	**Goal 1 [LM] – A Healthy Environment:** Our community will maintain a healthy environment with drinkable water, breathable air, unpolluted lakes, rivers, and soils, renewable energy sources, conservation areas that protect valuable or irreplaceable natural resources, and open spaces available and accessible to all residents and visitors to our community. To achieve this goal, our community will: • Identify natural resources that contribute to a healthy environment and human well-being. Prioritize the preservation of natural areas (including conservation areas, environmentally sensitive features, and water resources) when making land use and transportation decisions. • Provide access and opportunities for passive and active open spaces that promote healthy active lifestyles for all citizens. • Coordinate between the City and County, with neighboring jurisdictions, and with regional, state, and federal agencies to cooperatively support protection of natural resources that extend beyond jurisdictional boundaries.

Objective 14.1: [L] (Leon County only) (EFF. 12/15/03) By 2004, the City and County shall commence a process to evaluate the environmental conditions and issues relating to major drainage basin study areas of the county including but not limited to the following basins: Fred George, Lake Iamonia, Lake Jackson, Lake Lafayette, Lake Miccosukee, Lake Munson, Ochlockonee, St. Marks, and Woodville Recharge, to be used as one basis for sector plans and other major planning decisions of the local government. This evaluation shall address matters such as protection of conservation and preservation areas (as defined within this Plan), flooding, water quality, aquifer protection, and other issues as identified by the local governments. This evaluation shall be conducted cooperatively by the City and County, irrespective of jurisdictional boundaries, and the evaluation shall be based on technical and scientific information.	**Objective 1.1 – Identification of Natural Resources and Historic Features:** Identify natural, cultural, archaeological, and historic resources that contribute to human well-being and community character. **Objective 1.2 – Preservation of Natural Areas:** Preserve important natural areas, including conservation areas, environmentally sensitive features, and water resources through a combination of identification, analysis, designation of resources on the Future Land Use Map, policies in the Conservation Element, land development regulations, and acquisition. Prioritize the protection of these areas when making decisions regarding land use, transportation, and infrastructure location and expansion.
Policy 14.1.1: [L] (Leon County only) (EFF. 12/15/03) Sector planning shall be implemented as determined appropriate by the City or County; however, sector planning involving a joint effort of both jurisdictions, shall be encouraged. These sector plans may address elements such as land use, transportation, housing, economic development, environmental protection, infrastructure phasing, development standards and any other matter as identified by the local government. These sector planning efforts shall take into consideration the data gathered through the implementation of Objective 14.1 and shall use this information as background environmental data necessary for the completion of sector planning efforts.	**Policy 3.6.3 – Site Requirements:** Land development regulations shall include requirements for: • Context-based stormwater management • Open space • Setbacks • Buffers • Screening • On-site traffic circulation • Roadway access • Land uses • Subdivision of land • Signage • Standards for the regulation of development within and adjacent to areas subject to seasonal or periodic flooding compliant with state and federal regulations • Areas known to be vulnerable to natural or human-caused hazards • Lighting • Noise Mitigation
Policy 14.1.2: [L] (Leon County only) (EFF. 12/15/03) The data collected or gathered through the implementation of Objective 14.1 shall be used as a basis for determining whether or not future	**Policy 1.5.1 – Community Wide Green Infrastructure:** The City and County shall incorporate the use of green infrastructure into their land development

amendment to the Comprehensive Plan or land development regulations is necessary. However, Goal 14 and its associated Objective 14.1 are not intended to replace existing Comprehensive Plan policies related to environmental protection or storm water management. Instead, this goal and its associated objective is intended to support and aid in the implementation of existing Comprehensive Plan policies and is to be considered additive in this regard.

regulations as a viable and preferred option for achieving a connected network of natural areas that provide habitat, flood protection, cleaner air, and cleaner water. Strategies include those that:

- Create green streets and alleys by retrofitting streets and alleys as part of any repair, maintenance, or other disturbance to the road, sidewalk, or transportation right-of-way that would provide an opportunity for street-level stormwater management. The land development regulations shall specify the range of retrofits that qualify for these incentives.
- Implement green parking standards such as requiring parking facilities to have certain percentages of shaded parking.
- Ensure a robust urban tree canopy within the City of Tallahassee through implementation of the Urban Forest Master Plan, or its successor.
- Implement land conservation programs.
- Support shared, off-site stormwater solutions for new or infill walkable development.
- Reference national models, including the Green Infrastructure standards of the United States Green Building Council (USGBC).

Policy 1.5.2 – Site Specific Green Infrastructure:

Local governments shall incentivize the use of green infrastructure stormwater management systems in the land development regulations and/or form-based code by reducing minimum green space requirements or offering other incentives in exchange for the provision of green infrastructure. Green infrastructure mimics nature to soak up and store water and may include strategies such as rain gardens, planter boxes, bioswales, and green roofs.



Where is it now MOBILITY CROSSWALK?

TALLAHASSEE LEON COUNTY VISION 2050 A FOCUSED FUTURE

Where is it Now Mobility Crosswalk?

Current Mobility Element Goals and Objectives	Proposed Land Use and Mobility Element Goal and Objectives
Goal 1: [M] (EFF. 12/15/11) MOTORIZED, BICYCLE, AND PEDESTRIAN CIRCULATION Establish and maintain a safe, convenient, energy efficient, and environmentally sound automobile, transit, bicycle and pedestrian transportation system, capable of moving people of all ages and abilities as well as goods.	**Goal 6 [LM] – A Balanced Transportation Network:** Our community will provide a balanced and viable transportation network with convenient and context-sensitive options, so pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities can travel safely around the community.
Objective 1.1: [M] (EFF. 12/15/11) LAND USE AND TRANSPORTATION COORDINATION Coordinate transportation and land use systems that foster 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.	**Objective 6.1 – Land Use and Transportation Coordination for Livability:** Coordinate land use and transportation systems that foster vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce greenhouse gas emissions, and enhance pedestrian, bicycle, and transit mobility. *[Existing Policy Update]*
Policy 1.1.1: [M] (EFF. 12/15/11) Identification and programming of new road projects or substantial improvements to existing roads shall be consistent with the Future Land Use Element of the Comprehensive Plan and specifically the Urban Service Area strategy to promote urban infill and discourage urban sprawl.	**Policy 2.2.7 – Roadway Improvements:** The planning, design, and construction of new streets and roads and the widening of existing streets and roads shall be consistent with the priority of urban services, the Future Land Use Map, and the Urban Services Area. *[Existing Policy Update]*
Policy 1.1.2: [M] (EFF. 12/15/11) Designate energy efficiency districts in areas that are intended for greater densities and intensities to support frequent transit service and where primary priority is to be placed on providing a safe, comfortable and attractive environment for pedestrians and cyclists. For each district:	**Policy 2.7.5 – Transit in the MMTD:** The MMTD and energy efficiency districts shall be well-connected via transit to major trip generators and attractors both inside and outside the areas; transit stops and waiting areas shall be safe, accessible, and comfortable, and intermodal connections shall be made.

1. evaluate and modify, if necessary, the zoning and land development regulations to ensure standards that will support compact, walkable, mixed-use development; and

2. adopt and maintain a connectivity plan identifying needed bicycle, pedestrian, roadway, and transit projects to increase connectivity and safety, minimize travel distances for pedestrians and cyclists, and provide connections to other parts of the City, County, and Capital Region;

3. Coordinate with the Capital Region Transportation Planning Agency to include the Mobility District Plan priorities in Long Range Transportation Plan updates.

Policy 2.7.5 – Transit in the MMTD:

The MMTD and energy efficiency districts shall be well-connected via transit to major trip generators and attractors both inside and outside the areas; transit stops and waiting areas shall be safe, accessible, and comfortable, and intermodal connections shall be made.

Policy 6.8.1 – Encourage Alternate Transportation Modes:

Through the planning timeframe, the use of alternate transportation modes through the promotion of public transit, provision of or coordination with on-demand, micromobility or car-share and van-share or pool programs, investment in bicycle and pedestrian infrastructure, and support for telecommuting policies shall be encouraged by public and private sector transportation entities including StarMetro and CRTPA.

Policy 6.10.1 - Transit Development Plan:

Through the planning timeframe, StarMetro and CRTPA shall identify transit improvement needs in the transit development plan and the capital improvements plan and prioritize funding for transit projects that increase the availability, speed, frequency, duration, and reliability of transit. Development shall be consistent with and support the Transit Development Plan.

Policy 2.7.2 – Land Use Within the MMTD:

The City of Tallahassee and Leon County shall periodically review the Future Land Use Map and land development regulations within the MMTD and modify them as necessary to facilitate appropriate densities, intensities, and mixture of land uses to support the goals of the district, based on the following targets:

- Central nodes consisting of employment and services, relatively high density residential, and public spaces all oriented around convenient access to public transit facilities
- Areas designated primarily for residential uses should be no more than ½ mile from areas designated for shopping, services, and employment uses.

Policy 1.1.3: [M] (EFF. 12/15/11) Promote the Downtown as an 18-hour activity center by supporting development of housing, restaurants, and cultural activities to encourage use beyond working hours.	**Policy 6.3.4 – Downtown Traffic:** By 2035, in alignment with the vision of a vibrant 18-hour Downtown, strategies to reduce the negative effect of high-volume multi-lane through traffic in the Urban Core including managing speed and streetscaping shall be implemented. *[Existing Policy Update]*
Policy 1.1.4: [M] (EFF. 12/15/11) Promote neighborhood parks to reduce the need for long distance trips for recreation.	**Policy 1.3.4 – Multimodal Access to Parks and Recreation:** All new and substantial improvements to parks and recreational facilities within the Urban Services Area shall provide public sidewalks in accordance with applicable streetscaping requirements, accessible pedestrian connections, for users of varying abilities, from amenities to all adjacent public street frontages, and pathway or trail interconnections to all adjacent trails, public facilities, and neighborhoods. Coordination with StarMetro for evaluating new stop facilities or improving existing bus stop facilities shall be required within the City limits. **Policy 1.6.2 – Multimodal Connectivity:** Within the Urban Services Area, the City and County shall use zoning and development standards for subdivision and planned unit developments to promote the location of homes, jobs, stores, parks, schools, and other destinations within 20 minutes walking distance of each other so that people can easily walk, bike, use public transit, or drive shorter distances. Development standards shall provide for interconnected pedestrian, bicycle, and transit networks and account for the potential for future connection and expansion of pedestrian and bicycle networks on adjacent properties.
Policy 1.1.5: [M] (EFF. 12/15/11) Maintain a Greenways Master Plan that integrates pedestrian and bicycle mobility into a linear park and open space system that connects local, regional, and state facilities, with specific emphasis on connections within Downtown and energy efficiency districts.	**Policy 1.3.1 – Greenways and Trails Master Plan:** The Planning Department shall maintain a Greenways and Trails Master Plan that identifies opportunities to expand or create a network of shared use paths that connect areas of the City and County. The master plan shall guide the implementation of the local greenway system, in coordination with the State of Florida and other conservation funding, managing, and landholding entities. The master plan shall be updated every 10 years to reflect completed projects, new additions and

	opportunities, and other changes to the greenway system. *[Existing Policy Update]* **Policy 6.4.3 – Bicycle and Pedestrian Network:** The City and County shall maintain and enhance the local system of bicycle lanes, sidewalks, and shared-use paths in conjunction with the Greenways and Trails Master Plan. Enhancements shall be prioritized in the vicinity of schools, community facilities, and mixed-use areas with a retail and service focus.
Policy 1.1.6: [M] (EFF. 12/15/11) A functional transportation network shall be coordinated and maintained with the Florida State University, Florida A&M University, and Tallahassee Community College master plans to link those educational institutions and provide access to transit and surrounding supporting land uses.	**Policy 6.4.6 – Community Gateways:** Designate preferred entrance corridors into and connecting Tallahassee and Leon County. City and County departments with interests in the public right-of-way shall identify funding sources to convert these corridors into shaded bicycle and pedestrian ways to create attractive gateways into the community. These entrance corridor gateways shall include an appropriate gateway from the airport to Downtown, the Capitol Center, and University destinations. **Policy 4.2.4 – Coordinate Trails with Land Use:** As shared use paths and protected bike lanes are planned and designed, adjacent land uses shall be evaluated by the Planning Department for opportunities to implement trail-oriented development.
Policy 1.1.7: [M] (EFF. 12/15/11) The City of Tallahassee and Leon County shall adopt and maintain ordinances providing for safe and convenient on-site traffic flow, considering motorized and non-motorized vehicle parking.	**Policy 6.1.2 – Context-Based On-Site Facilities:** Development projects shall contribute to a safe, convenient, and comfortable transportation environment that promotes walking, cycling, and transit use consistent with the development's context-classification. Land development regulations shall specify the conditions and standards for provision of on- and off-site roadway extensions, sidewalk and trail connections, and transit facilities. Appropriate improvements or enhancements shall be required as a condition of development approval, such as, but not limited to sidewalks and bicycle facilities, plantings, and building configuration, buffers, setbacks and stepbacks. Development shall mitigate impacts on the multi-modal transportation network.

Policy 6.4.12 – Design Standards:

Land Development Codes that apply to all development policies and programs shall be revised by 2030 to reference the latest design guidance, standards, and recommendations in the implementation of Complete streets, including the most up to date guidance from:

- The Florida Design Manual
- National Association of City Transportation (NACTO)
- American Association of State Highway and Transportation Official (AASHTO)
- The Manual on Uniform Traffic Control Devices (MUTCD)

Policy 6.4.9 - Multi-Modal Safety and Access:

Development shall provide safe and convenient access to transportation facilities for pedestrians, cyclists, and transit users, with the following exceptions:

- For emergency repair and routine maintenance.
- In locations where specific users are prohibited, such as interstate freeways or pedestrian malls. In these instances, a safe and convenient alternate route shall be identified and, if needed, prioritized for improvement or constructed.
- A documented absence of current or future need.

Procedures and criteria for approving exceptions will be identified in the Land Development Code.

Additionally, new transportation facilities should follow generally accepted or adopted design standards when implementing improvements intended to fulfill this Complete Streets policy and will utilize innovative or non-traditional design options where a comparable level of safety for users is present.

Policy 1.1.8: [M] (EFF. 12/15/11)

Development projects shall contribute to providing a safe, convenient, comfortable and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use. Appropriate

Policy 6.1.2 – Context-Based On-Site Facilities (City of Tallahassee/Leon County):

Development projects shall contribute to a safe, convenient, and comfortable transportation environment that promotes walking,

improvements or enhancements to the multimodal network shall be required as a condition of development approval, such as, but not limited to, the following:

a) Full accommodations for pedestrian access and movement, including shaded sidewalks, benches and enhanced crossings;

b) Full accommodations for bicycles, including lockers, showers, and racks;

c) Direct connections to the regional bicycle/pedestrian network;

d) Installation of shared use paths in accordance with FDOT recognized standards;

e) Well-designed accommodations for transfer of passengers at designated transit facilities;

f) Preferential parking for rideshare participants;

g) Well-designed access for motor vehicle passenger drop-offs and pick-ups at designated transit facilities and at commercial and office development sites;

h) Full accommodation for the mobility impaired, including parking spaces, sidewalks and ramps for handicapped access;

i) Weather protection at transit stop.

cycling, and transit use consistent with the development's context-classification. Land development regulations shall specify the conditions and standards for provision of on- and off-site roadway extensions, sidewalk and trail connections, and transit facilities. Context-appropriate improvements or enhancements shall be required as a condition of development approval, such as, but not limited to sidewalks and bicycle facilities, plantings, and building configuration, buffers, setbacks and stepbacks. Development shall mitigate impacts to the multi-modal transportation network. [Existing Policy Update]

Policy 6.8.2 – Enhance Bicycle and Pedestrian Infrastructure:

City Public Infrastructure and County Public Works shall prioritize bicycle and pedestrian enhancements in high-traffic areas, mixed use areas, and near transit stops for both public and private projects to ensure biking and walking are a safe, comfortable, and convenient alternative to driving.

Policy 3.6.3 – Site Requirements:

Land development regulations shall include requirements for:

- Context-based stormwater management
- Open space
- Setbacks
- Buffers
- On-site traffic circulation
- Roadway access
- Land uses
- Subdivision of land
- Signage

Policy 6.4.10 – Applicability:

All new roadway facilities, whether publicly or privately designed and constructed, shall comply with this Complete Streets Objective and associated policies.

	Standards for the regulation of development within and adjacent to areas subject to seasonal or periodic flooding compliant with state and federal regulations. Areas known to be vulnerable to natural or human-caused hazards. **Policy 3.7.3 – Design Criteria for Mobility Hubs:** New developments or redevelopment projects shall contribute to providing a safe, convenient, comfortable and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use. Mobility Hubs will be encouraged through incentives to increase access to community services and employment opportunities, including those for underserved communities. Design standards and incentives for including mobility hubs shall be adopted into land development regulations. **Policy 6.6.1 - Pedestrian Level of Service:** As part of development review and approval, pedestrian level of comfort shall be enhanced through planting of shade trees and other amenitization including but not limited to installation of water fountains, benches, overhead pavilions, street and trail lighting, and installation of wayfinding signage.
Policy 1.1.9: [M] (EFF. 12/15/11) Designation of Multimodal Transportation District (MMTD). In accordance with the provisions of Florida Statute 163.3180(15), the City of Tallahassee and Leon County hereby establish a Multimodal Transportation District, as shown in the Multimodal District Boundaries Map, for the purpose of promoting walking, bicycling and transit use in order to reduce dependence on the automobile. Those roadways and associated rights-of-way shown as boundaries for the MMTD shall be considered part of the MMTD.	**Policy 2.7.1 – MMTD Implementation:** The Multimodal Transportation District (MMTD), established in 2009 under the requirements of Florida Statute Section 163.3180(15) (2009) for the purpose of promoting walking, bicycling, and transit use, shall be maintained, updated, and implemented by relevant City and County departments through the Multimodal Transportation District Management Plan and corresponding MMTD Code. *[Existing Policy Update]*
Policy 1.1.10: [M] (EFF. 12/15/11; REV. EFF. 7/19/13) MMTD Residential Density Bonus. In order to increase redevelopment and infill development, residential densities within the MMTD may be increased up to 35% above the maximum allowed in the Residential Densities Range Table. This bonus shall not apply	**Policy 4.2.3 – Transit-Oriented Development (TOD) Density Bonus:** Land development regulations may include provisions that allow for densities up to 20% higher than otherwise allowable in a given land use category with a minimum density bonus of one additional unit for

to lands designated Residential Preservation. Further bonuses may be applied to the Downtown. Eligibility criteria for these bonuses will be established within the land development regulations and shall include design standards facilitating pedestrian oriented site and building design with enhanced pedestrian access and amenities, urban scale development, innovative parking strategies, integrated mix of land uses, and other urban design features.

development located within ¼ mile of a transit stop. This density bonus may be applied in addition to other eligible density bonuses. Total density bonuses shall not exceed 30% of the residential density allowed in the underlying land use category.

Objective 4.2 – Mobility-Based Housing Incentives:

Provide density bonuses and other incentives that encourage compact, mixed-use communities near transit and trail corridors and mobility hubs

Policy 1.1.11: [M] (EFF. 12/15/11)

Land Use Within the MMTD. The City of Tallahassee and Leon County shall periodically review the Future Land Use Map and land development regulations within the district boundary(ies) and modify them as necessary to provide for appropriate densities, intensities and mixture of land uses to support 18-hour activity and multimodal transportation, based on the following targets:

a) A center(s) consisting of employment and services, relatively high density residential, and public spaces all oriented around

convenient access to mass transit facilities;

b) Ratio of uses:

i. Residential = 20%-60%

ii. Nonresidential (office, commercial, light industrial, etc.) = 30%-70%

iii. Public spaces (open space, parks, recreational, squares, etc.) = 5%-15%;

c) Specifically to facilitate walking and bicycling as an alternative to driving, areas designated primarily for residential uses should be no more than ½ mile from areas designated for shopping, services, and employment uses;

d) In order to support redevelopment in the urban center of Tallahassee that could support ten minute transit headways and/or light rail, an areawide (excluding open space) residential density of at least 20 units per acre, recognizing that some areas, such as Central Core, may have densities in excess of 150 units per acre and others in

Policy 2.7.2 – Land Use Within the MMTD:

The City of Tallahassee and Leon County shall periodically review the Future Land Use Map and land development regulations within the MMTD and modify them as necessary to facilitate appropriate densities, intensities, and mixture of land uses to support the goals of the district, based on the following targets:

- Central nodes consisting of employment and services, relatively high density residential, and public spaces all oriented around convenient access to public transit facilities
- Areas designated primarily for residential uses should be no more than ½ mile from areas designated for shopping, services, and employment uses.

established neighborhoods and areas designated Residential Preservation may have significantly less.

Policy 1.1.12: [M] (EFF. 12/15/11)

MMTD and Energy Efficiency District Urban Design and Land Development Regulations. Adopt and maintain land development regulations that ensure new construction and infill or redevelopment will contribute positively to the character and livability of the MMTD and energy efficiency districts, based on the following:

1. Buildings and blocks oriented to provide pedestrians and bicyclists easy access and a visually interesting environment;
2. Maximum block (length or perimeter);
3. Easy access to/from transit stops and surrounding land uses; Recognition of more intense densities and intensities around center(s);
4. Special design considerations to support compatibility between uses, particularly between residential and non-residential uses;
5. Creating active sidewalks with buildings opening onto streets;
6. Transparency (i.e., windows) and active uses at ground levels;
7. Parking generally located to the sides and rear, internal to blocks, and/or in structured of off-site facilities;
8. Maximum parking standards that discourage single-occupant vehicle commuting and reinforce non-auto modes, but not so limited as to adversely impact the viability and vitality of the MMTD;
9. The use of shared parking;
10. For multifamily developments, pricing of parking separately from the units;
11. Recognizing that parking demand may change over time as more multimodal infrastructure and mixed uses are developed, building parking facilities such that they may be readapted for more active uses in the future.

Policy 6.8.2 – Enhance Bicycle and Pedestrian Infrastructure:

City Public Infrastructure and County Public Works shall prioritize bicycle and pedestrian enhancements in high-traffic areas, mixed use areas, and near transit stops for both public and private projects to ensure biking and walking are a safe, comfortable, and convenient alternative to driving.

Policy 3.6.3 – Site Requirements:

Land development regulations shall include requirements for:

- Context-based stormwater management
- Open space
- Setbacks
- Buffers
- On-site traffic circulation
- Roadway access
- Land uses
- Subdivision of land
- Signage

Policy 6.4.10 – Applicability:

All new roadway facilities, whether publicly or privately designed and constructed, shall comply with this Complete Streets Objective and associated policies.

Standards for the regulation of development within and adjacent to areas subject to seasonal or periodic flooding compliant with state and federal regulations.

Areas known to be vulnerable to natural or human-caused hazards.

Policy 3.7.3 – Design Criteria for Mobility Hubs:

New developments or redevelopment projects shall contribute to providing a safe, convenient, comfortable and aesthetically pleasing

transportation environment that promotes walking, cycling, and transit use. Mobility Hubs will be encouraged through incentives to increase access to community services and employment opportunities, including those for underserved communities. Design standards and incentives for including mobility hubs shall be adopted into land development regulations.

Policy 6.6.1 - Pedestrian Level of Service:

As part of development review and approval, pedestrian level of comfort shall be enhanced through planting of shade trees and other amenitization including but not limited to installation of water fountains, benches, overhead pavilions, street and trail lighting, and installation of wayfinding signage.

Policy 2.7.3 – Land Development Regulations in the MMTD:

Adopt and maintain context-based land development regulations that ensure new development and redevelopment will contribute to walkable urban development patterns. Additionally, these regulations shall include and/or address the following:

a. Building placement.
b. Block size standards shall encourage small blocks and an interconnected street network.
c. Sidewalks with widths based on context.
d. Facade transparency.
e. Parking location.

Policy 3.7.1 – Urban Design Principles:

General urban design principles included in land development regulations shall prioritize pedestrian safety and comfort within an interconnected network of small blocks supported by a fine-grain mixture of land uses and housing types organized across a rural-to-urban transect framework. Outside of urban areas, design principles

	shall generally prioritize conservation and preservation of natural resources.
Policy 1.1.13: [M] (EFF. 12/15/11) Transit in the MMTD and Energy Efficiency Districts. The MMTD and energy efficiency districts shall be well-connected via transit to major trip generators and attractors both inside and outside of these areas, transit stops and waiting areas shall be safe and comfortable, and intermodal connections shall be made where feasible. 1. Priority should be given to funding of improvements that increase the availability, speed, frequency, duration and reliability of transit serving these areas. 2. StarMetro shall coordinate with the Capital Region Transportation Planning Agency regarding the provision of transit centers, super stops, and other facilities for the transfer of passengers to and from these areas through potential regional connections. 3. Benches, signage, lights, and covered or enclosed waiting areas shall be used to create safe, comfortable transit stops. 4. Bicycle parking at transit stops and bicycle racks on buses shall be provided as a means to interface bicycle travel with public transit.	**Policy 1.6.2 – Multimodal Connectivity:** Within the Urban Services Area, the City and County shall use zoning and development standards for subdivision and planned unit developments to promote the location of homes, jobs, stores, parks, schools, and other destinations within 20 minutes walking distance of each other so that people can easily walk, bike, use public transit, or drive shorter distances. Development standards shall provide for interconnected pedestrian, bicycle, and transit networks and account for the potential for future connection and expansion of pedestrian and bicycle networks on adjacent properties. **Policy 6.9.2: Transport to Destinations:** Through the planning timeframe, the transit provider shall ensure Transportation Disadvantaged program services continue to provide transport to local goods and services, including medical services for all users. **Policy 6.4.11 – Equity:** The implementation of Complete Streets shall reflect equity by facilitating safe streets for all users, regardless of ability or income, and that enables travel to destinations with or without a car.
Policy 1.1.14: [M] (EFF. 7/17/21) The City of Tallahassee and Leon County will support the implementation of the Capital Region Transportation Planning Agency's (CRTPA's) Tallahassee-Leon County Bicycle and Pedestrian Master Plan, adopted by the CRTPA in 2020, to the extent that it does not conflict with goals, objectives, and policies in this Comprehensive Plan.	**Policy 6.4.4 – Bicycle and Pedestrian Master Plan:** In coordination with the Capital Region Transportation Planning Agency, the Planning Department shall maintain a bicycle and pedestrian master plan through the planning timeframe that identifies projects to address bicycle and pedestrian network connectivity, and pursue implementation funding. The bicycle and pedestrian master plan shall identify network need gaps. *[Existing Policy Update]* **Policy 6.10.1 - Transit Development Plan:** Through the planning timeframe, StarMetro and CRTPA shall identify transit improvement needs in the transit development plan and the capital improvements plan and prioritize funding for transit projects

	that increase the availability, speed, frequency, duration, and reliability of transit. Development shall be consistent with and support the Transit Development Plan. **Policy 6.13.3 - Consistency with Local Transportation Plans:** Maintain consistency with other transportation plans for Leon County and the City of Tallahassee, including the Bicycle and Pedestrian Master Plan.
Objective 1.2: [M] (EFF. 12/15/11) COMPLETE STREETS The transportation system shall be designed and operated to provide safe, convenient and context-sensitive access for pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities.	**Objective 6.4 – Complete Streets:** Design, construct, and operate streets and roads to provide safe, convenient, and context-sensitive access for pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities. *[Existing Policy]*
Policy 1.2.1: [M] (EFF. 12/15/11) Recognizing that urban, suburban, and rural areas have different needs, develop and maintain context sensitive design standards for transportation facilities to protect and enhance community character and enhance the safety and desirability of walking, cycling, and transit.	**Policy 6.1.1 – Mitigate Sprawl:** New and substantial improvements to roadways, shall be identified and programmed consistent with the context (Context Classification) that supports the Urban Boundary objective to promote urban infill and discourage urban sprawl. **Policy 2.7.3 – Land Development Regulations in the MMTD:** Adopt and maintain context-based land development regulations that ensure new development and redevelopment will contribute to walkable urban development patterns. Additionally, these regulations shall include and/or address the following: a. Building placement. b. Block size standards shall encourage small blocks and an interconnected street network. c. Sidewalks with widths based on context. d. Facade transparency. e. Parking location. Policy 2.8.1 – Tallahassee-Leon County Future Land Use Map:

	Identify the distribution, extent, and location of the different uses of land in the City of Tallahassee and Leon County in a manner that reflects community context and the vision for the community's future. Policy 3.5.1 – Public Infrastructure Design: Public infrastructure shall be designed to increase the safety of its users through strategies such as the application of context-based design and design speed, complete streets, Crime Prevention through Environmental Design (CPTED), and other nationally recognized strategies. This infrastructure may include sidewalks, street trees, and on-street parking. **Policy 6.3.2 – Context Classification Application:** City and County roadway resurfacing and enhancement projects shall be developed in a manner that reflects the future vision and context of the area where the project is located by accounting for the Future Land Use map, zoning, and Context Classification.
Policy 1.2.2: [M] (EFF. 12/15/11) Safe and convenient facilities for pedestrians, cyclists and transit users shall be evaluated for all new road and road widening projects. Specifically, all road projects, including resurfacing projects, shall be evaluated for the addition of bicycle lanes or paved shoulders, and transit shelters where they did not previously exist.	**Policy 6.4.9 - Multi-Modal Safety and Access:** Development shall provide safe and convenient access to transportation facilities for pedestrians, cyclists, and transit users *[Existing Policy]*, with the following exceptions: • For emergency repair and routine maintenance • In locations where specific users are prohibited, such as interstate freeways or pedestrian malls. In these instances, a safe and convenient alternate route shall be identified and, if needed, prioritized for improvement or constructed. • A documented absence of current or future need • Procedures and criteria for approving exceptions will be identified in the Land Development Code
Policy 1.2.3: [M] (EFF. 12/15/11) Establish and maintain a safe and effective system of bicycle lanes, sidewalks, and shared-use paths in conjunction with existing and planned roadways and the Greenways Master Plan. Where design criteria allow and safe operation will occur, separate bicycle and	**Policy 6.4.3 – Bicycle and Pedestrian Network:** The City and County shall maintain and enhance the local system of bicycle lanes, sidewalks, and shared-use paths in conjunction with the Greenways and Trails Master Plan. Enhancements shall be prioritized in

pedestrian traffic from vehicular traffic. Provide adequate and secure bicycle parking facilities at major destinations.	the vicinity of schools, community facilities, and mixed-use areas with a retail and service focus. *[Existing Policy]* **Policy 6.4.4 – Bicycle and Pedestrian Master Plan:** In coordination with the Capital Region Transportation Planning Agency, the Planning Department shall maintain a bicycle and pedestrian master plan through the planning timeframe that identifies projects to address bicycle and pedestrian network connectivity, and pursue implementation funding. The bicycle and pedestrian master plan shall identify network need gaps.
Policy 1.2.4: [M] (EFF. 12/15/11) In coordination with the Capital Region Transportation Planning Agency, maintain a bicycle and pedestrian master plan and pursue implementation funding.	**Policy 6.4.4 – Bicycle and Pedestrian Master Plan:** In coordination with the Capital Region Transportation Planning Agency, the City and County shall maintain a bicycle and pedestrian master plan through the planning timeframe that identifies projects to address bicycle and pedestrian network connectivity and safety feature upgrades, and pursue implementation funding. The bicycle and pedestrian master plan shall identify gaps where facilities do not exist in the bicycle and sidewalk networks. *[Existing Policy Update]*
Policy 1.2.5: [M] (EFF. 12/15/11) Designate preferred entrance corridors into and connecting Tallahassee and Leon County, and adopt and maintain land development regulations to convert them into shaded pedestrian ways over time.	**Policy 6.4.6 – Community Gateways:** Designate preferred entrance corridors into and connecting Tallahassee and Leon County. City and County departments with interests in the public right-of-way shall identify funding sources to convert these corridors into shaded bicycle and pedestrian ways to create attractive gateways into the community. These entrance corridor gateways shall include an appropriate gateway from the airport to Downtown, the Capitol Center, and University destinations. *[Existing Policy]*
Policy 1.2.6: [M] (EFF. 12/15/11) Require a scenic roadway assessment, environmental assessment, and landscape component in the planning and construction of new roads, and in the improvement of existing roads.	**Policy 6.4.7 – Scenic Roadway Assessments:** In the planning and construction of new roads in the suburban and rural areas and for needed improvement of existing roads, City Public Infrastructure or County Public Works shall require a scenic roadway assessment, environmental assessment, and landscape component for the purposes of preserving those scenic features, protecting natural resources and providing interesting and aesthetically preferred places. *[Existing Policy Update]*

Policy 1.2.7: [M] (EFF. 12/15/11) Require that all new or rebuilt multi-lane (four or six-lane) arterial and major collector streets be constructed with grassed and/or landscaped medians where sufficient right-of-way can be obtained, unless limited by environmental constraints.	**Policy 2.2.7 – Roadway Improvements:** The planning, design, and construction of new streets and roads and the widening of existing streets and roads shall be consistent with the priority of urban services, the Future Land Use Map, and the Urban Services Area. **Policy 6.8.10 - Traffic Operations Management:** The transportation management system in the land development code shall be maintained or revised to reduce demand for wider roads by evaluating traffic operations to maximize efficiency of the existing street system capacity and support modal shifts to public transit, bicycling, and walking. **Policy 3.3.8 – Development Near Interchanges:** Circulation systems for new development and redevelopment at interstate interchange areas shall be designed to provide safe and efficient multimodal traffic flow through the implementation of strategies and standards such as access spacing or the utilization of service roads.
Policy 1.2.8: [M] (EFF. 12/15/11) Provide a safe, accessible environment and support active living for students by: developing and maintaining programs to increase biking and walking to schools; prioritizing sidewalk and bicycle infrastructure within a two mile radius of primary schools; and continuing to identify, fund and build Safe Routes to Schools projects.	**Policy 6.4.5 – Safe Routes to Schools:** Provide a safe, accessible environment and support active living for students by developing and maintaining programs to increase biking and walking to schools, prioritizing sidewalk and bicycle infrastructure within a two-mile radius of schools, and continuing to identify, fund and build Safe Routes to Schools projects. *[Existing Policy]*
Policy 1.2.9: [M] (EFF. 12/15/11) Special consideration shall be given to areas with concentrations of students, seniors, low-income families or others that are more dependent on modes other than the automobile to provide a safe, accessible environment.	**Policy 6.7.2: Mobility Hubs Location Coordination:** The City and County shall work with community-based organizations to ensure the appropriate geographic placement of mobility hubs, outreach regarding transportation options, and affordable pricing programs.

Policy 1.2.10: [M] (EFF. 12/15/11)

Educate the population on the health benefits of non-motorized modes of transportation. Increase safety to those who choose to walk or ride a bicycle by educating the public on existing laws related to motor vehicle, bicycle and pedestrian operation and interaction.

Policy 6.4.2 – Share Transportation Information:

The Planning Department shall share information with the public works staff, policy makers and general public regarding the health benefits and existing laws related to motor vehicle, bicycle and pedestrian operation and interaction. *[Existing Policy]*

Policy 1.3.3 – Bicycle Parking at Parks and Civic Spaces:

All parks shall have bicycle parking facilities co-located with park amenities. Local government land development regulations shall specify requirements, including amount and location, for bicycle parking.

Policy 1.3.4 – Multimodal Access to Parks and Recreation:

All new and substantial improvements to parks and recreational facilities within the Urban Services Area shall provide public sidewalks in accordance with applicable streetscaping requirements, accessible pedestrian connections, for users of varying abilities, from amenities to all adjacent public street frontages, and pathway or trail interconnections to all adjacent trails, public facilities, and neighborhoods. Coordination with StarMetro for evaluating new stop facilities or improving existing bus stop facilities shall be required within the City limits.

Policy 1.2.11: [M] (EFF. 12/15/11)

Enforce vehicle, bicycle and pedestrian regulations concerning obedience of traffic control signals and devices, use of pedestrian crosswalks, walking along the roadway, etc. Provide proper pavement markings and signage to enhance recognition of bicycle lanes and pedestrian crossings.

Policy 6.8.8 - Intelligent Transportation Systems (ITS):

City and County transportation strategies, to the extent possible, shall incorporate intelligent transportation systems strategies including speed management programming, traffic signal control, and variable driver real-time messaging, to minimize environmental effects of congestion and improve safety.

Policy 6.4.17 – Measuring Progress:

The success of this Complete Streets Objective shall be measured by the Planning Department with assistance by both City Public Infrastructure and County Public Workshop on an annual basis, using but not limited to, the following performance measures:

- Total miles of new bike lanes (designated and shared use)

	• Total miles of neighborhood bikeways signed, marked, or constructed • Linear feet of new and repaired sidewalk and other pedestrian accommodations (paths, trails, etc.) • Number and type of crosswalk and intersection improvements and new installations • Number of new transit stops, routes, and weatherization of existing stops • Rates of crashes, injuries, and fatalities by mode, as available • Identification and updates to existing codes, policies, or programs to incorporate updated guidance from FDOT, FHWA, NACTO, AASHTO, and other best practices **Policy 6.6.2 - Crosswalks:** Programming of sidewalks projects in the budget and capital improvement schedule shall include provisions for crosswalk installations to provide regular crossings that align with the roadway's Context Classification.
Policy 1.2.12: [M] (EFF. 12/15/11) Adopt and maintain a City and County sign ordinance to control sign and billboard placement and limit lighted and motion activated sign usage.	**Policy 6.4.13 – Pavement Markings and Signage:** All projects, whether public or private, that provide vehicle, bicycle, and/or pedestrian infrastructure shall provide proper pavement markings and signage to enhance recognition of infrastructure elements such as bicycle lanes, neighborhood bikeways, and pedestrian crossings. The City and County shall identify, prioritize, and install or update any such pavement markings or signage that are absent or out of date with current practices during the course of required maintenance.
Policy 1.2.13: [M] (EFF. 12/15/11) Wherever feasible, bury utility lines. Priority should be given to areas where underground utilities can be incorporated into roadway construction and reconstruction projects.	Addressed in the land development codes.
Policy 1.2.14: [M] (EFF. 12/15/11) Coordinate the transportation systems in Tallahassee and Leon County with one another and with the programs of the Capital Region Transportation Planning Agency and the Florida Department of	**Goal 6 [LM] – A Balanced Transportation Network:** Our community will provide a balanced and viable transportation network with convenient and context-sensitive options, so pedestrians,

Transportation to implement land use, transportation, and parking policies that promote transportation choice and to overcome identified deficiencies in the multimodal transportation network.

bicyclists, motorists, and public transportation users of all ages and abilities can travel safely around the community.

The transportation network shall:

- Include streets, sidewalks, bicycle lanes, shared use paths, trails, aviation facilities, rail lines, transit, and on-demand transportation options
- Account for land use context, right-of-way constraints, and the short-term and long-term costs of transportation infrastructure.
- Account for emerging technologies and best practices
- Discourage the negative effects roadway widening can have on neighborhoods and community character
- Provide safe routes to schools and options for the transportation disadvantaged and vulnerable road users
- Maintain adopted quality of service measures
- Be coordinated between the City and County, with neighboring jurisdictions, and with regional, state, and federal agencies to cooperatively plan and manage transportation systems that are within the community but managed by FDOT

Objective 6.1 – Land Use and Transportation Coordination for Livability:

Coordinate land use and transportation systems that foster vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce greenhouse gas emissions, and enhance pedestrian, bicycle, and transit mobility.

Policy 6.1.1 – Mitigate Sprawl:

New and substantial improvements to roadways, shall be identified and programmed consistent with the context (Context Classification) that supports the Urban Boundary objective to promote urban infill and discourage urban sprawl.

Policy 6.1.2 – Context-Based On-Site Facilities:

	Development projects shall contribute to a safe, convenient, and comfortable transportation environment that promotes walking, cycling, and transit use consistent with the development's context-classification. Land development regulations shall specify the conditions and standards for provision of on- and off-site roadway extensions, sidewalk and trail connections, and transit facilities. Appropriate improvements or enhancements shall be required as a condition of development approval, such as, but not limited to sidewalks and bicycle facilities, plantings, and building configuration, buffers, setbacks and stepbacks. Development shall mitigate impacts on the multi-modal transportation network. **Policy 6.1.3 – Tallahassee-Leon County Transportation Corridors Map:** Transportation corridors along with the future land uses shall be mapped to enhance the coordination of land use and transportation reflecting the intended context classification. **Policy 6.1.4 – Retrofit for Livability:** Roadways with design characteristics inconsistent with their assigned Context-Classification shall be inventoried and prioritized for retrofit including but not limited lane width adjustments and streetscape improvements such as sidewalks and plantings to improve livability for the adjacent land uses consistent with the Future Land Use Map.
Objective 1.3: [M] (EFF. 12/15/11) ENVIRONMENTAL AND NEIGHBORHOOD PROTECTION Evaluate and minimize impacts of transportation projects on the natural environment and neighborhood integrity by using transportation demand reduction strategies to maximize existing roadway capacity, reduce the need for new roadway construction or expansion, reduce peak time traffic, reduce vehicle miles traveled, and reduce greenhouse gas emissions and other environmentally damaging pollutants.	**Objective 6.1 – Land Use and Transportation Coordination for Livability:** Coordinate land use and transportation systems that foster vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce greenhouse gas emissions, and enhance pedestrian, bicycle, and transit mobility.
Policy 1.3.1: [M] (EFF. 12/15/11)	**Policy 1.2.3 – Transportation Impact Mitigation:**

Evaluate the natural features of Leon County, as delineated in the future land use and conservation elements, to avoid fragmenting and degrading regionally significant natural resources, wildlife corridors, greenways, and aquifers when planning new or expanding existing transportation facilities.	The planning and design of new or the expansion of existing local transportation facilities shall account for natural, cultural, and historic resources. These projects shall prioritize avoiding and minimizing impacts to those features. Where avoidance and minimization are not feasible or practical, impacts to the features shall be mitigated. **Policy 1.2.4 – Transportation Corridor Environmental Features:** Ensure context-based beautification, landscaping, and stormwater facilities that support environmental protection are integrated into existing and new transportation corridors where feasible by methods such as: • Increasing the amount of green spaces/open spaces • Utilizing native or adapted vegetation and natural systems, such as bioswales, to control runoff • Maintaining and/or enhancing ground cover, canopy, and understory vegetation where new roads are built • Protecting designated canopy roads by designing public infrastructure improvements to minimize development impacts consistent with the Conservation Element • Enhancing the character of transportation corridors and gateways to the community through access management strategies, preserved green space for landscaping, and consolidated signage
Policy 1.3.2: [M] (EFF. 12/15/11) Reduce demand for more and wider roads by evaluating traffic operations to maximize efficiency of the existing street system capacity and support modal shifts to public transit, bicycling and walking.	**Policy 6.8.9 - Traffic Operations Management**: The transportation management system in the land development code shall be maintained or revised to reduce demand for wider roads by evaluating traffic operations to maximize efficiency of the existing street system capacity and support modal shifts to public transit, bicycling, and walking. *[Existing Policy Update]*
Policy 1.3.3: [M] (EFF. 12/15/11) Coordinate with Commuter Services of North Florida and state agencies regarding transportation demand reduction strategies such as staggered work hours for major employers, ridesharing, and parking fees**.**	**Policy 6.7.1: Implementation of Mobility Hubs** Implement a network of mobility hubs in partnership with StarMetro, incorporating transit with other shared mobility services, such as bikeshare and car-share.

Policy 1.3.4: [M] (EFF. 12/15/11) Design, construct, and maintain transportation facilities to prevent flooding, minimize pollution, and maintain natural stormwater quantity, timing, rate, and direction of flow characteristics consistent with the adopted Stormwater Level of Service Standard.	**Policy 1.6.5 – Transportation Corridor Resilience:** Design, construct, and maintain transportation facilities to prevent flooding, minimize pollution, and maintain natural stormwater quantity, timing, rate, and direction of flow characteristics consistent with the adopted Stormwater Level of Service Standard. *[Existing Policy]*
Policy 1.3.5: [M] (EFF. 12/15/11) Require an analysis that measures environmental and neighborhood impact prior to funding any new roadway alignments, construction, or changes to the traffic circulation system. The level and type of review may vary with the anticipated impact, and shall include community involvement.	**Policy 1.6.5 – Transportation Corridor Resilience:** Design, construct, and maintain transportation facilities to prevent flooding, minimize pollution, and maintain natural stormwater quantity, timing, rate, and direction of flow characteristics consistent with the adopted Stormwater Level of Service Standard. **Policy 1.2.2 – Environmental Analysis:** Planning Department staff shall conduct an environmental analysis when amendments to the Comprehensive Plan are proposed. The analysis shall include natural resources and geographic features, including those listed in Policy 1.1.1, that contribute to human well-being and community character and identify the potential impacts to environmental and human health. **Policy 1.2.3 – Transportation Impact Mitigation:** The planning and design of new or the expansion of existing local transportation facilities shall account for natural, cultural, and historic resources. These projects shall prioritize avoiding and minimizing impacts to those features. Where avoidance and minimization are not feasible or practical, impacts to the features shall be mitigated. **Policy 1.2.4 – Transportation Corridor Environmental Features:** Ensure context-based beautification, landscaping, and stormwater facilities that support environmental protection are integrated into existing and new transportation corridors where feasible by methods such as: • Increasing the amount of green spaces/open spaces

	• Utilizing native or adapted vegetation and natural systems, such as bioswales, to control runoff • Maintaining and/or enhancing ground cover, canopy, and understory vegetation where new roads are built • Protecting designated canopy roads by designing public infrastructure improvements to minimize development impacts consistent with the Conservation Element • Enhancing the character of transportation corridors and gateways to the community through access management strategies, preserved green space for landscaping, and consolidated signage
Policy 1.3.6: [M] (EFF. 12/15/11) Require tree plantings, where practical, for both new and old roads to increase screening, beauty, runoff control and reduction of summer heat. Existing trees shall be protected during transportation system development and maintenance.	**Policy 1.4.4 – Public Development Tree Prioritization:** Public transportation projects shall prioritize protection of existing high-quality trees during transportation system planning, development, and maintenance. Protected and preserved trees should be of a suitable species for their location, be in good health, and provide screening, landscape, runoff control, and shade without compromising safety or urban forest quality. *[Existing Policy]* **Policy 1.4.5 – Private Development Tree Standards:** Local government land development regulations shall prioritize and incentivize protection of high-quality trees through requirements for tree preservation and removal. Regulations shall include methods of relief from other development standards that commonly conflict with preservation of existing trees to reduce the need for deviations when preserving qualifying trees. **Policy 6.1.4 – Retrofit for Livability:** Roadways with design characteristics inconsistent with their assigned Context-Classification shall be inventoried and prioritized for retrofit including but not limited lane width adjustments and streetscape improvements such as sidewalks and plantings to improve livability for the adjacent land uses consistent with the Future Land Use Map.
Policy 1.3.7: [M] (EFF. 12/15/11) Aesthetically enhance and provide added environmental protection to existing and new transportation corridors by the following methods which include but are not limited to:	**Policy 1.6.5 – Transportation Corridor Resilience:** Design, construct, and maintain transportation facilities to prevent flooding, minimize pollution, and maintain natural stormwater

a) Incorporating for new, or increasing for existing corridors, the number of green spaces/open spaces and pedestrian oriented areas.

b) Recognizing plantations as a significant part of the natural landscape when roads are being designed in areas of the County where they are present.

c) Encouraging the use of native vegetation and natural systems such as swales to control runoff.

d) Maintaining natural ground cover, canopy and understory where new roads are built.

e) Design public infrastructure improvements to minimize development impacts to protect designated canopy roads consistent with the Conservation Element.

f) Applying access management strategies that enhance the character of transportation corridors and gateways to the community by promoting shared access and consolidated signage and preserving green space for landscaping.

quantity, timing, rate, and direction of flow characteristics consistent with the adopted Stormwater Level of Service Standard.

Policy 1.2.2 – Environmental Analysis:

Planning Department staff shall conduct an environmental analysis when amendments to the Comprehensive Plan are proposed. The analysis shall include natural resources and geographic features, including those listed in Policy 1.1.1, that contribute to human well-being and community character and identify the potential impacts to environmental and human health.

Policy 1.2.3 – Transportation Impact Mitigation:

The planning and design of new or the expansion of existing local transportation facilities shall account for natural, cultural, and historic resources. These projects shall prioritize avoiding and minimizing impacts to those features. Where avoidance and minimization are not feasible or practical, impacts to the features shall be mitigated.

Policy 1.2.4 – Transportation Corridor Environmental Features:

Ensure context-based beautification, landscaping, and stormwater facilities that support environmental protection are integrated into existing and new transportation corridors where feasible by methods such as:

- Increasing the amount of green spaces/open spaces
- Utilizing native or adapted vegetation and natural systems, such as bioswales, to control runoff
- Maintaining and/or enhancing ground cover, canopy, and understory vegetation where new roads are built
- Protecting designated canopy roads by designing public infrastructure improvements to minimize development impacts consistent with the Conservation Element
- Enhancing the character of transportation corridors and gateways to the community through access management strategies, preserved green space for landscaping, and consolidated signage

	Policy 6.4.7 – Scenic Roadway Assessments: In the planning and construction of new roads in the suburban and rural areas and for needed improvement of existing roads, the City and County shall require a scenic roadway assessment, environmental assessment, and landscape component for the purposes of preserving those scenic features, protecting natural resources and providing interesting and aesthetically preferred places. **Policy 1.1.2– Designated Canopy Roads:** Local governments shall maintain a map and spatial data that identify and depict designated canopy roads. **Policy 3.3.1 – Access Management Design:** The City of Tallahassee and Leon County shall adopt and maintain access management standards and supporting design guidelines to control the location, spacing, operation and design of access connections and median openings. Development access shall be designed to protect the maximum service volume, safety, and operating characteristics of transportation facilities that it impacts, taking into account impacts to all modes and users.
Objective 1.4: [M] (EFF. 12/15/11) CONNECTIVITY & ACCESS MANAGEMENT Reduce vehicle trip demand, increase access and safety for cyclists and pedestrians, and preserve the integrity of the transportation system with effective connectivity and access management programs.	**Objective 6.2 – Network Connectivity Improvement:** Improve the balance, connectivity, and capacity of the multimodal transportation network. **Objective 6.4 – Complete Streets:** Design, construct, and operate streets and roads to provide safe, convenient, and context-sensitive access for pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities.
Policy 1.4.1: [M] (EFF. 12/15/11) Require vehicular, pedestrian, and bicycle interconnections between adjacent, compatible development; and require these interconnections between adjacent, incompatible developments if it has the potential to reduce the vehicular traffic on the external street system without negatively impacting either development.	**Policy 6.2.5 – Interconnectivity for Development:** Require vehicular, pedestrian, and bicycle interconnections between adjacent, compatible development; and require these interconnections between adjacent, incompatible developments when such connection has the potential to reduce the vehicular traffic on the external street system. *[Existing Policy]*

Policy 1.4.2: [M] (EFF. 12/15/11) Utilize context sensitive roadway design and traffic calming to allow connectivity while mitigating the effects of through traffic on neighborhoods.	**Policy 3.3.6 – Neighborhood Through-Traffic:** Utilize context sensitive roadway design and traffic calming to allow connectivity while mitigating the effects of through-traffic on neighborhoods. *[Existing Policy]*
Policy 1.4.3: [M] (EFF. 12/15/11) Within the Urban Service Area, require private developers to include bikeways and pathways or sidewalks within proposed developments and connecting to surrounding land uses.	**Policy 6.2.7 – Interconnectivity to Adjacent Uses** Require private developers within the Urban Service Area to include bikeways, pathways, or sidewalks in their proposed developments, with connections to nearby properties and land uses. *[Existing Policy]*
Policy 1.4.4: [M] (EFF. 12/15/11) All development plans shall contribute to developing a local and collector street and unified circulation system that will allow multimodal access to and from the proposed development, as well as access to surrounding developments.	**Policy 6.2.3 – Build and Enhance the Network:** Where appropriate, create new minor and major collector roadways to relieve motor vehicle traffic congestion and increase network connectivity. Additionally, include network-enhancing local and minor collector street projects. All development plans shall contribute to developing a local and collector street and unified circulation system that will allow multimodal access to and from the proposed development, as well as access to surrounding developments.
Policy 1.4.5: [M] (EFF. 12/15/11) All development plans shall incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development.	**Policy 6.2.6: Continuation of Streets** All development plans shall incorporate and continue all sub arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development. *[Existing Policy]*
Policy 1.4.6: [M] (EFF. 12/15/11) Connections to and from energy efficiency districts. The transit, bike, and pedestrian networks within energy efficiency districts shall recognize the districts as activity nodes and thus logically interconnect with and service the surrounding areas.	**Policy 6.2.1 – Enhance Connectivity:** Local governments shall identify, prioritize, and engage in the necessary collaboration to establish crossings that connect road and trail networks across interstates, railroads, and other dividing features such as stormwater ditches. Locations where informal crossing regularly occurs shall be prioritized and where appropriate mid-block crossing may be assessed and implemented. Locations where high-quality and/or sensitive natural features exist shall be deprioritized.
Policy 1.4.7: [M] (EFF. 12/15/11) Energy Efficiency District Network and Connectivity. Energy efficiency districts shall have a dense, interconnected network of local	**Policy 6.4.3 – Bicycle and Pedestrian Network:** The City and County shall maintain and enhance the local system of bicycle lanes, sidewalks, and shared-use paths in conjunction with the

and collector streets, sidewalks, bikelanes, and shared-use paths in accordance with the following:

1. The street, bicycle, and pedestrian network shall be comprised of a system of interconnected and direct routes with a connectivity index of 50 or more polygons per square mile;
2. For areas with a connectivity index below 50, the missing links in the network shall be identified and eliminated where feasible through the development and capital improvement process;
3. Prioritization of connectivity projects shall recognize the importance of areas with high concentrations of pedestrian activity and of areas where connections are needed to ensure easy access between transportation modes, with particular attention to bicycle and pedestrian access to schools, transit stops and regional greenway or trail systems.
4. Direct bicycle and pedestrian connections shall be provided within and between residential areas and supporting community facilities and services, such as shopping areas, employment centers, transit stops, neighborhood parks, and schools.
5. The local street circulation pattern shall maximize access to individual lots and activity center destinations (e.g. schools, commercial areas, parks).

Greenways and Trails Master Plan. Enhancements shall be prioritized in the vicinity of schools, community facilities, and mixed-use areas with a retail and service focus.

Policy 6.4.4 – Bicycle and Pedestrian Master Plan:

In coordination with the Capital Region Transportation Planning Agency, the Planning Department shall maintain a bicycle and pedestrian master plan through the planning timeframe that identifies projects to address bicycle and pedestrian network connectivity, and pursue implementation funding. The bicycle and pedestrian master plan shall identify network need gaps.

Policy 6.8.2 – Enhance Bicycle and Pedestrian Infrastructure:

City Public Infrastructure and County Public Works shall prioritize bicycle and pedestrian enhancements in high-traffic areas, mixed use areas, and near transit stops for both public and private projects to ensure biking and walking are a safe, comfortable, and convenient alternative to driving.

Policy 3.7.3 – Design Criteria for Mobility Hubs:

New developments or redevelopment projects shall contribute to providing a safe, convenient, comfortable and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use. Mobility Hubs will be encouraged through incentives to increase access to community services and employment opportunities, including those for underserved communities. Design standards and incentives for including mobility hubs shall be adopted into land development regulations.

Policy 6.7.2: Mobility Hubs Location Coordination

The City and County shall work with community-based organizations to ensure the appropriate geographic placement of mobility hubs, and outreach regarding transportation options.

Policy 1.4.8: [M] (EFF. 12/15/11)

Policy 3.3.1 – Access Management Design:

The City of Tallahassee and Leon County shall adopt and maintain access management ordinances and supporting design standards to control the location, spacing, operation and design of access connections and median openings. Development access shall be designed to protect the maximum service volume, safety, and operating characteristics of transportation facilities that it impacts, considering impacts to all modes and users.	The City of Tallahassee and Leon County shall adopt and maintain access management standards and supporting design guidelines to control the location, spacing, operation and design of access connections and median openings. Development access shall be designed to protect the maximum service volume, safety, and operating characteristics of transportation facilities that it impacts, taking into account impacts to all modes and users.
Policy 1.4.9: [M] (EFF. 12/15/11) No new lot or parcel shall be platted or created along arterial or collector roadways that would result in connection spacing that does not comply with the applicable local or FDOT connection spacing standard.	**Policy 3.3.5 – State Road Access Management:** The local governments shall coordinate with the Florida Department of Transportation and utilize access management and permitting policies adopted, or recommended, by FDOT on state highways. *[Existing Policy]*
Policy 1.4.10: [M] (EFF. 12/15/11) Properties under the same ownership, consolidated for development, or part of phased development plans shall be considered one property for the purposes of access management. Access points to such developments shall be the minimum necessary to provide reasonable access, rather than the maximum available for that property frontage.	**Policy 3.3.7 – Consolidated Properties:** Access points to such developments shall be the minimum necessary to provide reasonable access. Properties under the same ownership, consolidated for development, or part of phased development plans shall be considered one property for the purposes of access management. *[Existing Policy]*
Policy 1.4.11: [M] (EFF. 12/15/11) Service roads shall be used for access to development in the area surrounding new freeway interchanges and shall be separated from interchange ramps at a distance that conforms with the applicable FDOT or local access spacing standards, in order to preserve safe and efficient traffic operations in the interchange area. Circulation systems for interchange area development shall be continuous and designed to support both vehicular and pedestrian mobility.	**Policy 3.3.8 – Development Near Interchanges:** Circulation systems for new development and redevelopment at interstate interchange areas shall be designed to provide safe and efficient multimodal traffic flow through the implementation of strategies and standards such as access spacing or the utilization of service roads.
Policy 1.4.12: [M] (EFF. 12/15/11) Flexibility shall be provided in administration of access spacing standards to accommodate minor deviations, where appropriate, and to ensure that no property is denied reasonable access to the transportation system. Major deviations from access spacing standards shall not be granted until every feasible option for meeting access management standards has been explored and deemed impractical.	**Policy 3.3.9 – Access Management Deviations**: Flexibility shall be provided in the administration of access spacing standards to accommodate minor deviations, where safe and appropriate, and to ensure that no property is denied reasonable access to the transportation system. Major deviations from access spacing standards shall not be granted until every feasible option for meeting access management standards has been explored and deemed impractical.

Policy 1.4.13: [M] (EFF. 12/15/11)

As Capital Circle is converted to a high capacity, multi-lane arterial, future access-points shall be limited so that the improved roadway will function more efficiently and safely for its intended purpose. In order to protect traffic capacity of the improved roadway and to assure public safety, the following policies will apply:

1. No new parcel shall be platted nor created through subdivision that results in a parcel with sole access to Capital Circle. Consolidation of two or more parcels that currently have access to Capital Circle into a parcel with a single access to Capital Circle shall be permitted;

2. New development abutting Capital Circle shall contribute to the development of a supporting system of local or collector roads, service roads, and/or shared access systems (e.g. joint use driveways), as an alternative to individual driveway access.

3. Where individual driveways must be provided to preserve reasonable access to a development site, applicants shall enter an agreement to cooperate in any future project to consolidate access points or to share access with abutting properties as opportunities arise.

Policy 3.3.3 – Unified Access and Circulation Plans: Alternative access connections and unified access and circulations plans shall be used to minimize access connections on arterial roadways. All development plans shall provide circulation systems that create multimodal access to and from the proposed development, as well as access to surrounding developments.

Policy 3.3.5 – State Road Access Management:

The local governments shall coordinate with the Florida Department of Transportation and utilize access management and permitting policies adopted, or recommended, by FDOT on state highways.

Objective 1.5: [M] (EFF. 12/15/11)

LEVELS OF SERVICE

Establish transportation level of service (LOS) standards in order to measure the impacts of new development on, and to prioritize improvements to, the transportation system.

Objective 6.3 – Context Based Mobility:

Plan, design, and build the transportation system to reflect the existing context areas and what the context areas will be in the future based on land use and zoning.

Policy 1.5.1: [M] (EFF. 12/15/11)

The peak hour roadway level of service for Tallahassee and Leon County is established as follows:

Table 9: Peak hour roadway level of service

Functional Classification	**Inside the USA**	**Outside the USA**

Policy 6.3.8 - Level of Service (LOS):

Peak Hour Roadway Level of Service shall be assessed during the Evaluation and Appraisal Report every 7 years.

Functional Classification	Inside the Urban Service Area	Outside the Urban Services Area
Interstate, Intrastrate,	C	B

Interstate, Intrastate, Limited Access Parkways	C	B
Principal Arterials	D	C
Minor Arterials	D / E*	C
Major and Minor Collectors	D / E*	C
Local Streets	D	D

*For Minor Arterials, and Major and Minor Collectors located inside the Urban Service Area and south of U.S. 90, the Level of Service shall be "D" for purposes of establishing priorities for programming transportation improvements, and "E" for meeting concurrency requirements, to support the Southern Strategy. Roads north of U.S. 90 shall be LOS D for both programming improvement and concurrency purposes.

Limited Access Parkways		
Principal Arterials	D	C
Minor Arterials	D/E*	C
Major and Minor Collectors	D/E*	C
Local Streets	D	D

*For Minor Arterials, and Major and Minor Collectors located inside the Urban Service Area and south of U.S. 90, the Level of Service shall be "D" for purposes of establishing priorities for programming transportation improvements, and "E" for meeting concurrency requirements, to support the Southern Strategy. Roads north of U.S. 90 shall be LOS D for both programming improvement and concurrency purposes *[Existing Policy]*.

Policy 1.5.2: [M] (EFF. 12/15/11)

The level of service on all roadway facilities on the state highway system operating at the state recommended adopted minimum level of service standard or better at the time of adoption of the Comprehensive Plan will be maintained at the state adopted minimum level of service standard or a more strict local standard for the facility (if required adopted as part of the Plan). Level of service will be based on revised peak hour data compiled after Plan adoption**.**

Policy 6.3.8 - Level of Service (LOS):

Peak Hour Roadway Level of Service shall be assessed during the Evaluation and Appraisal Report every 7 years.

Functional Classification	Inside the Urban Service Area	Outside the Urban Services Area
Interstate, Intrastrate, Limited Access Parkways	C	B
Principal Arterials	D	C
Minor Arterials	D/E*	C
Major and Minor Collectors	D/E*	C
Local Streets	D	D

*For Minor Arterials, and Major and Minor Collectors located inside the Urban Service Area and south of U.S. 90, the Level of Service shall be "D" for purposes of establishing priorities for programming transportation improvements, and "E" for meeting concurrency requirements, to support the Southern Strategy. Roads north of U.S. 90 shall be LOS D for both programming improvement and concurrency purposes. *[Existing Policy]*

Policy 1.5.3: [M] (EFF. 12/15/11, REV. EFF. 8/9/2012)

The Roadway Level of Service Standards established under Goal 1.5, and as may be duplicated in the Capital Improvements Element, may be waived if a mobility fee program is adopted into the local concurrency management manuals by the City and/or County Commissions. If implemented, the mobility fee program shall: 1)

Policy 6.3.9 - Level of Service (LOS):

Peak Hour Roadway Level of Service shall be assessed during the Evaluation and Appraisal Report every 7 years.

account for the fact that development further from activity nodes creates greater fiscal and environmental costs to the community;

2) support compact, mixed use development and redevelopment within adopted energy efficiency districts.

Functional Classification	Inside the Urban Service Area	Outside the Urban Services Area
Interstate, Intrastrate, Limited Access Parkways	C	B
Principal Arterials	D	C
Minor Arterials	D/E*	C
Major and Minor Collectors	D/E*	C
Local Streets	D	D

*For Minor Arterials, and Major and Minor Collectors located inside the Urban Service Area and south of U.S. 90, the Level of Service shall be "D" for purposes of establishing priorities for programming transportation improvements, and "E" for meeting concurrency requirements, to support the Southern Strategy. Roads north of U.S. 90 shall be LOS D for both programming improvement and concurrency purposes. *[Existing Policy]*

Policy 1.5.4: [M] (EFF. 12/15/11)

The City of Tallahassee and Leon County Concurrency Management systems will accumulate all development impacts, both below and above threshold standards, to determine cumulative impact of individual development orders. Cumulative impacts of all development will be monitored in order to maintain adopted level of service standards.

Policy 6.3.8 - Level of Service (LOS):

Peak Hour Roadway Level of Service shall be assessed during the Evaluation and Appraisal Report every 7 years.

Functional Classification	Inside the Urban Service Area	Outside the Urban Services Area
Interstate, Intrastrate, Limited Access Parkways	C	B
Principal Arterials	D	C
Minor Arterials	D/E*	C
Major and Minor Collectors	D/E*	C
Local Streets	D	D

*For Minor Arterials, and Major and Minor Collectors located inside the Urban Service Area and south of U.S. 90, the Level of Service shall be "D" for purposes of establishing priorities for programming transportation improvements, and "E" for meeting concurrency requirements, to support the Southern Strategy. Roads north of U.S. 90 shall be LOS D for both programming improvement and concurrency purposes. *[Existing Policy]*

Policy 1.5.5: [M] (EFF. 12/15/11)

MMTD Areawide Multimodal Level of Service Standards and Performance Targets. In order to create community design that supports mobility, the following performance standards are established for the Multimodal Transportation District.

Policy 6.3.9 – Area Wide Level of Service (LOS):

In order to create community design that supports mobility, the following performance standards are targeted for the Multimodal Transportation District:

MMTD Areawide Multimodal Level of Service Standards

Areawide Multimodal Level of Service Standards

Table 10: MMTD Areawide Multimodal Level of Service Standards.
Areawide Multimodal Level of Service Standards
(Pursuant to F.S. 163.3180(15)(c))

Pedestrian	Transit	Bicycle	Automobile
C	C	D	E+50%

In addition, because areawide level of service measures based on computer models do not recognize the full breadth of conditions affecting pedestrian, cycling, and transit comfort, safety and convenience, the following performance targets are also established. It is recognized these targets may take more than the 20-year planning period of this document to achieve, but are provided as continuing guidance for plan updates and capital investments.

Table 11: MMTD Areawide Multimodal Performance Targets

a) Areawide modal split		
	Transit that both originate & end within the district	Trips originating or ending outside the district (not including pass through trips)
Transit	40%	25%
Bike/pedestrian	30%	10%
Automobile	30%	65%
b) Bicycle and Pedestrian Mobility		
i)	Formally designated north/south & east/west bicycle routes functioning at LOS C or better are provided at 1½ mile intervals	

Pursuant to F.S. 163.3180(5)(f)2			
Pedestrian	**Transit**	**Bicycle**	**Automobile**
C	C	D	E+50%

[Existing Policy Update]

Posted on December 1, 2025

ii)	All buses are equipped with bicycle racks
iii)	All sidewalk and bicycle facilities within ½ mile of StarMetro transfer points function at LOS C or better;
iv)	All superstops are equipped with bicycle parking
v)	All intersections within ½ mile of StarMetro transfer points incorporate features to support safe and comfortable crossing for pedestrians and cyclists
c) Transit Mobility	
i)	All employees and dwelling units are within ¼ mile of a transit stop
ii)	80% of transit routes operate with 20 minute headways or less
iii)	80% of employees and dwelling units are served by routes operating at least 16 hours a day
iv)	40% of transit stops include benches, signage, lights, and covered or enclosed waiting areas
v)	80% of employees and dwelling units are within 1 mile of a StarMetro transfer point.
d) In Relation to Educational Uses	
i)	All pedestrian and bicycle facilities within 2 miles of primary schools function at LOS C or better
ii)	50% of students at Florida State University (FSU), Florida A&M

	University (FAMU), and Tallahassee Community College (TCC) commute to campus via non-auto modes
iii)	At least three satellite parking facilities for students are located outside of the MMTD but within a 20 minute transit ride of FSU, FAMU, or TCC

Policy 1.5.6: [M] (EFF. 12/15/11)

Transportation Concurrency within the MMTD. Pursuant to F.S. 163.3180(15)(c), development permits may be issued in reliance upon all planned community design capital improvements that are financially feasible over the development or redevelopment timeframe for the MMTD, without regard to the period of time between development or redevelopment and the scheduled construction of the capital improvements. Reflecting the purpose of a MMTD to promote higher density infill and to create a safe, desirable environment for pedestrians, the capital improvements plan will reflect primary emphasis on bicycle, pedestrian, and transit projects.

Transportation concurrency is addressed in the Capital Improvements Element.

Policy 1.5.7: [M] (EFF. 8/9/12)

Changes to roadway segment capacity that result from the reduction or restriction of automobile laneage from existing conditions in order to implement multimodal or other non-automobile-oriented comprehensive planning goals will not require transportation concurrency mitigation. An analysis shall be conducted of transportation and land use impacts on parallel roadways that would result from the lane changes.

Policy 6.3.5 – Lane Repurposing:

Evaluate the need for road diets to accommodate existing and future capacity, land uses, and multi-modal demand through the planning timeframe. Reducing, narrowing, or repurposing automobile lanes to support multimodal or other non-automobile-oriented goals, objectives, or policies will not require transportation concurrency mitigation. Outside of the MMTD, an analysis of transportation and land use impacts on parallel roadways must be conducted prior to implementation.

Objective 1.6: [M] (EFF. 12/15/11)

CORRIDOR PRESERVATION

Identify right-of-way needed for planned future transportation improvements and protect it from building encroachment as development occurs to preserve the corridor for transportation use, to maintain transportation level of service for concurrency, to improve coordination between land use and transportation, and to minimize

Objective 6.2 – Network Connectivity Improvement:

Improve the balance, connectivity, and capacity of the multimodal transportation network.

the adverse social, economic, and environmental impacts of transportation facilities on the community.

Policy 1.6.3: [M] (EFF. 12/15/11)

Future right-of-way needs for selected transportation corridors designated for improvement in the Tallahassee-Leon County Comprehensive Plan are generally depicted in the table below and in the Future Right-of-Way Needs Map and the Long Range Transportation Plan.

Table 12: Future Right-of-Way Needs Without an Existing Corridor Alignment

Future Right-of-Way Needs WITHOUT an Existing Corridor Alignment	
Functional Classification	**ROW (ft.) [1-3]**
Blueprint Principal Arterial[4]	230
Principal Arterial	200
Minor Arterial	176
Major Collector	146
Minor Collector	100

Notes:

1) Widths represent maximum anticipated ROW needs for generalized corridors; not precise alignments. Where a specific alignment is established through alignment studies, engineering studies or design, such alignment shall apply for the purpose of development review. Actual road location and design will be determined by specific corridor and design studies.

2) Alternative widths may be established by the local government, in consultation with other affected agencies, pursuant to an adopted Critical Area Plan or based upon an analysis of existing constraints, community planning objectives, and other considerations unique to the roadway or surrounding land development.

Policy 6.2.2 – Future Right-of-Way Needs:

Local governments shall secure anticipated right-of-way needs, including supporting stormwater management, for additional travel lanes and/or turn lanes, as well as multimodal facilities, through the development review process, targeted acquisitions, or other suitable means to address motor vehicle traffic volume on roadway segments that will be impacted by targeted development areas within the long-term planning period. Roadways shall not be constructed to accommodate development anticipated beyond the long-term planning period.

Policy 2.2.10 – Corridor Preservation:

Identify right-of-way (ROW) needed for planned future transportation improvements—in accordance with Florida Statutes Section 163.3177(6)(b)1., Section 337.273, and Section 343.03(29)—and protect it from building encroachment as development occurs to preserve the corridor for transportation use, to maintain transportation level of service standards, to improve coordination between land use and transportation, and to minimize the adverse social, economic, and environmental impacts of transportation facilities.

A Corridor Preservation Map shall be maintained and reviewed every five years. The Corridor Preservation Map shall graphically represent planned future transportation projects in the City of Tallahassee and Leon County, and a table of projects indicating the project termini and access classifications.

Future right-of-way needs for selected transportation corridors designated for improvement in the Tallahassee-Leon County Comprehensive Plan are generally depicted in the table below and in the Corridor Preservation Map and the Long Range Transportation Plan. *[Existing Policy and Map]*

3) In addition to the number of travel lanes, the following are important considerations in the determination of right-of-way needs for future corridors:

a. Space for sidewalks to provide safe and convenient

movement of pedestrians.

b. The provision of bike lanes or separate bike paths.

c. Space for current or future location of utilities so that, when necessary, they can be safely maintained without undue interference with traffic. The utility strip needs to be of sufficient width to allow placement of a water main so that in the case of rupture, neither the roadway pavement nor adjacent property will be damaged.

d. Accommodation of stormwater at the surface or in storm drains.

e. Accommodation of auxiliary lanes at intersections.

f. Placement of trees to improve the aesthetic qualities of the roadway, to shade pedestrians, and improve community appearance. The space needs to be adequate to accommodate tree growth without damaging sidewalks, abutting development, or curb and gutter.

g. Allowing for changes in the paved section, utilities, or other modifications, that may be necessary in order to meet unseen changes in vehicular, pedestrian, bicycle, or other transportation needs as a result of changes in land use and activity patterns.

2) Planned ROW needs for Capital Circle from Centerview to W. Tennessee, as accepted by the Blueprint Intergovernmental Agency on November 19, 2001.

Future Right-of-Way Needs WITHOUT an Existing Corridor Alignment	
Functional Classification	ROW (ft.)[1-3]
Blueprint Principal Arterial	230
Principal Arterial	200
Minor Arterial	176
Major Collector	146
Minor Collector	100

1) Widths represent maximum anticipated ROW needs for generalized corridors; not precise

alignments. Where a specific alignment is established through alignment studies, engineering studies or design, such alignment shall apply for the purpose of development review. Actual road location and design will be determined by specific corridor and design studies.

2) Alternative widths may be established by the local government, in consultation with other

affected agencies, pursuant to an adopted Critical Area Plan or based upon an analysis of existing constraints, community planning objectives, and other considerations unique to the roadway or surrounding land development.

3) In addition to the number of travel lanes, the following are important considerations in the

determination of right-of- way needs for future corridors:

a. Space for sidewalks to provide safe and convenient movement of pedestrians.

b. The provision of bike lanes or separate bike paths.

c. Space for current or future location of utilities so that, when necessary, they can be safely maintained without undue interference with traffic. The utility strip needs to be of sufficient width to allow

placement of a water main so that in the case of rupture, neither the roadway pavement nor adjacent property will be damaged.

d. Accommodation of stormwater at the surface or in storm drains.

e. Accommodation of auxiliary lanes at intersections.

f. Placement of trees to improve the aesthetic qualities of the roadway, to shade pedestrians, and improve community appearance. The space needs to be adequate to accommodate tree growth without damaging sidewalks, abutting development, or curb and gutter.

g. Allowing for changes in the paved section, utilities, or other modifications, that may be necessary in order to meet unseen changes in vehicular, pedestrian, bicycle, or other transportation needs as a result of changes in land use and activity patterns.

This map, table, and corresponding land development regulations are intended to provide a basis for coordinating new development with the provision of transportation facilities by designating corridors where the construction and improvement of transportation facilities is expected.

Policy 6.3.6 – One-Way Pair Conversions:

The City and County shall prioritize converting multi-lane one-way pair roadways to two-way streets to improve safety, walkability, and economic vitality. These conversions shall incorporate multimodal elements such as pedestrian, bicycle, and transit infrastructure, alongside speed management measures to reduce speeds and enhance safety. The policy aims to strengthen neighborhood connectivity, support local businesses, and foster a more livable urban environment. Reduced levels of service due to conversion shall be acceptable within the MMTD, prioritizing safety and complete networks for pedestrians and bicyclists over traffic efficiency.

Policy 1.6.4: [M] (EFF. 12/15/11)

All proposed development plans on designated future transportation corridors shall be reviewed for consistency with the Future Right-of-Way Needs Map, the Long Range Transportation Plan, and any specific alignment or engineering studies and shall be consistent with

Policy 2.2.10 – Corridor Preservation:

Identify right-of-way (ROW) needed for planned future transportation improvements—in accordance with Florida Statutes Section 163.3177(6)(b)1., Section 337.273, and Section 343.03(29)—and protect it from building encroachment as development occurs to

identified right-of-way needs for designated future transportation corridors as a condition of development approval.

preserve the corridor for transportation use, to maintain transportation level of service standards, to improve coordination between land use and transportation, and to minimize the adverse social, economic, and environmental impacts of transportation facilities.

A Corridor Preservation Map shall be maintained and reviewed every five years. The Corridor Preservation Map shall graphically represent planned future transportation projects in the City of Tallahassee and Leon County, and a table of projects indicating the project termini and access classifications.

Future right-of-way needs for selected transportation corridors designated for improvement in the Tallahassee-Leon County Comprehensive Plan are generally depicted in the table below and in the Corridor Preservation Map and the Long Range Transportation Plan. *[Existing Policy and Map]*

Future Right-of-Way Needs WITHOUT an Existing Corridor Alignment	
Functional Classification	ROW (ft.)[1-3]
Blueprint Principal Arterial	230
Principal Arterial	200
Minor Arterial	176
Major Collector	146
Minor Collector	100

1) Widths represent maximum anticipated ROW needs for generalized corridors; not precise

alignments. Where a specific alignment is established through alignment studies, engineering studies or design, such alignment shall

apply for the purpose of development review. Actual road location and design will be determined by specific corridor and design studies.

2) Alternative widths may be established by the local government, in consultation with other

affected agencies, pursuant to an adopted Critical Area Plan or based upon an analysis of existing constraints, community planning objectives, and other considerations unique to the roadway or surrounding land development.

3) In addition to the number of travel lanes, the following are important considerations in the

determination of right-of- way needs for future corridors:

a. Space for sidewalks to provide safe and convenient movement of pedestrians.

b. The provision of bike lanes or separate bike paths.

c. Space for current or future location of utilities so that, when necessary, they can be safely maintained without undue interference with traffic. The utility strip needs to be of sufficient width to allow placement of a water main so that in the case of rupture, neither the roadway pavement nor adjacent property will be damaged.

d. Accommodation of stormwater at the surface or in storm drains.

e. Accommodation of auxiliary lanes at intersections.

f. Placement of trees to improve the aesthetic qualities of the roadway, to shade pedestrians, and improve community appearance. The space needs to be adequate to accommodate tree growth without damaging sidewalks, abutting development, or curb and gutter.

g. Allowing for changes in the paved section, utilities, or other modifications, that may be necessary in order to meet unseen changes in vehicular, pedestrian, bicycle, or other transportation needs as a result of changes in land use and activity patterns.

This map, table, and corresponding land development regulations are intended to provide a basis for coordinating new development with the provision of transportation facilities by designating corridors where the construction and improvement of transportation facilities is expected.

Policy 6.13.2 - Consistency with Regional Transportation Plans:

Maintain consistency with and support regional transportation plans, including the Capital Region Transportation Planning Agency's Regional Mobility Plan, Transportation Improvement Plan, and any future regional transit plans.

Policy 1.6.5: [M] (EFF. 12/15/11)

The Future Right-of-Way Needs Map shall be reviewed, and updated, if necessary, every five years concurrent with the Long Range Transportation Plan update, or more frequently as necessary to address the growth and mobility needs of the local government.

Policy 2.2.10 – Corridor Preservation:

Identify right-of-way (ROW) needed for planned future transportation improvements—in accordance with Florida Statutes Section 163.3177(6)(b)1., Section 337.273, and Section 343.03(29)—and protect it from building encroachment as development occurs to preserve the corridor for transportation use, to maintain transportation level of service standards, to improve coordination between land use and transportation, and to minimize the adverse social, economic, and environmental impacts of transportation facilities.

A Corridor Preservation Map shall be maintained and reviewed every five years. The Corridor Preservation Map shall graphically represent planned future transportation projects in the City of Tallahassee and Leon County, and a table of projects indicating the project termini and access classifications.

Future right-of-way needs for selected transportation corridors designated for improvement in the Tallahassee-Leon County Comprehensive Plan are generally depicted in the table below and in the Corridor Preservation Map and the Long Range Transportation Plan. *[Existing Policy and Map Update]*

Future Right-of-Way Needs WITHOUT an Existing Corridor Alignment	
Functional Classification	ROW (ft.)[1-3]
Blueprint Principal Arterial	230

Principal Arterial	200
Minor Arterial	176
Major Collector	146
Minor Collector	100

1) Widths represent maximum anticipated ROW needs for generalized corridors; not precise

alignments. Where a specific alignment is established through alignment studies, engineering studies or design, such alignment shall apply for the purpose of development review. Actual road location and design will be determined by specific corridor and design studies.

2) Alternative widths may be established by the local government, in consultation with other

affected agencies, pursuant to an adopted Critical Area Plan or based upon an analysis of existing constraints, community planning objectives, and other considerations unique to the roadway or surrounding land development.

3) In addition to the number of travel lanes, the following are important considerations in the

determination of right-of- way needs for future corridors:

a. Space for sidewalks to provide safe and convenient movement of pedestrians.

b. The provision of bike lanes or separate bike paths.

c. Space for current or future location of utilities so that, when necessary, they can be safely maintained without undue interference with traffic. The utility strip needs to be of sufficient width to allow placement of a water main so that in the case of rupture, neither the roadway pavement nor adjacent property will be damaged.

d. Accommodation of stormwater at the surface or in storm drains.

e. Accommodation of auxiliary lanes at intersections.

f. Placement of trees to improve the aesthetic qualities of the roadway, to shade pedestrians, and improve community appearance.

	The space needs to be adequate to accommodate tree growth without damaging sidewalks, abutting development, or curb and gutter. g. Allowing for changes in the paved section, utilities, or other modifications, that may be necessary in order to meet unseen changes in vehicular, pedestrian, bicycle, or other transportation needs as a result of changes in land use and activity patterns. This map, table, and corresponding land development regulations are intended to provide a basis for coordinating new development with the provision of transportation facilities by designating corridors where the construction and improvement of transportation facilities is expected.
Policy 1.6.6: [M] (EFF. 12/15/11) City and County Staff shall consult with the Florida Department of Transportation in determining conceptual alignments, acquiring future right-of-way, and reviewing proposed development that substantially impacts state highways designated for improvement in the Tallahassee-Leon County Comprehensive Plan to ensure that local decisions are consistent with state and federal policy, and to ensure that development activity does not substantially impair the viability of the future state transportation corridor.	**Policy 2.2.10 – Corridor Preservation:** Identify right-of-way (ROW) needed for planned future transportation improvements—in accordance with Florida Statutes Section 163.3177(6)(b)1., Section 337.273, and Section 343.03(29)—and protect it from building encroachment as development occurs to preserve the corridor for transportation use, to maintain transportation level of service standards, to improve coordination between land use and transportation, and to minimize the adverse social, economic, and environmental impacts of transportation facilities. A Corridor Preservation Map shall be maintained and reviewed every five years. The Corridor Preservation Map shall graphically represent planned future transportation projects in the City of Tallahassee and Leon County, and a table of projects indicating the project termini and access classifications. Future right-of-way needs for selected transportation corridors designated for improvement in the Tallahassee-Leon County Comprehensive Plan are generally depicted in the table below and in the Corridor Preservation Map and the Long Range Transportation Plan. *[Existing Policy and Map Update]*

Future Right-of-Way Needs WITHOUT an Existing Corridor Alignment	
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1) Widths represent maximum anticipated ROW needs for generalized corridors; not precise

alignments. Where a specific alignment is established through alignment studies, engineering studies or design, such alignment shall apply for the purpose of development review. Actual road location and design will be determined by specific corridor and design studies.

2) Alternative widths may be established by the local government, in consultation with other

affected agencies, pursuant to an adopted Critical Area Plan or based upon an analysis of existing constraints, community planning objectives, and other considerations unique to the roadway or surrounding land development.

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determination of right-of- way needs for future corridors:

a. Space for sidewalks to provide safe and convenient movement of pedestrians.

b. The provision of bike lanes or separate bike paths.

c. Space for current or future location of utilities so that, when necessary, they can be safely maintained without undue interference with traffic. The utility strip needs to be of sufficient width to allow

	placement of a water main so that in the case of rupture, neither the roadway pavement nor adjacent property will be damaged. d. Accommodation of stormwater at the surface or in storm drains. e. Accommodation of auxiliary lanes at intersections. f. Placement of trees to improve the aesthetic qualities of the roadway, to shade pedestrians, and improve community appearance. The space needs to be adequate to accommodate tree growth without damaging sidewalks, abutting development, or curb and gutter. g. Allowing for changes in the paved section, utilities, or other modifications, that may be necessary in order to meet unseen changes in vehicular, pedestrian, bicycle, or other transportation needs as a result of changes in land use and activity patterns. This map, table, and corresponding land development regulations are intended to provide a basis for coordinating new development with the provision of transportation facilities by designating corridors where the construction and improvement of transportation facilities is expected**.**
Policy 1.6.7: [M] (EFF. 12/15/11) Explore land banking policies, procedures and funding options to facilitate early acquisition of right-of-way for designated future transportation corridors.	**Policy 6.2.2 – Future Right-of-Way Needs:** Local governments shall secure anticipated right-of-way needs, including supporting stormwater management, for additional travel lanes and/or turn lanes through the development review process, targeted acquisitions, or other suitable means to address motor vehicle traffic volume on roadway segments that will be impacted by targeted development areas within the long-term planning period. Roadways shall not be constructed to accommodate development anticipated beyond the long-term planning period. *[Existing Policy and Map Update]*
Policy 1.6.8: [M] (EFF. 12/15/11) Right-of-way acquisition shall be facilitated by the establishment of a program to identify, prioritize, and acquire needed right-of-way consistent with the Right-of-Way Needs Map and Capital Improvements Element.	**Policy 6.2.2 – Future Right-of-Way Needs:** Local governments shall secure anticipated right-of-way needs, including supporting stormwater management, for additional travel lanes and/or turn lanes through the development review process, targeted acquisitions, or other suitable means to address motor vehicle traffic volume on roadway segments that will be impacted by targeted development areas within the long-term planning period. Roadways shall

	not be constructed to accommodate development anticipated beyond the long-term planning period. *[Existing Policy and Map]*
Policy 1.6.9: [M] (EFF. 12/15/11) Where needed right-of-way is identified in the energy efficiency district connectivity plans, such projects shall also be included on the Right-of-Way Needs Map and/or in the Long Range Transportation Plan.	**Policy 6.2.2 – Future Right-of-Way Needs:** Local governments shall secure anticipated right-of-way needs, including supporting stormwater management, for additional travel lanes and/or turn lanes through the development review process, targeted acquisitions, or other suitable means to address motor vehicle traffic volume on roadway segments that will be impacted by targeted development areas within the long-term planning period. Roadways shall not be constructed to accommodate development anticipated beyond the long-term planning period. *[Existing Policy and Map Update]*
Goal 2: [M] (EFF. 12/15/11) TRANSIT Capture a five to ten percent mode share through the development and improvement of the mass transit system so that transit is seen as a viable alternative to the automobile as a means of transportation.	**Goal 6 [LM] – A Balanced Transportation Network:** Our community will provide a balanced and viable transportation network with convenient and context-sensitive options, so pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities can travel safely around the community.
Objective 2.1: [M] (EFF. 12/15/11) IMPLEMENTATION STRATEGIES In coordination with the Metropolitan Planning Organization, City of Tallahassee, Leon County and the Florida Department of Transportation, expand the integration of mass transit planning into the overall transportation delivery system by coordination of the short-range transit operations plan, Transit Development Plan, Bicycle and Pedestrian Master Plan and Long Range Transportation Plan development.	**Objective 6.9 – Transit:** Ensure that the community is well-connected via transit to major activity centers, transit stops and waiting areas are safe and comfortable, and transit is coordinated with other modes of transportation. **Objective 6.8 – Transportation for the Disadvantaged:** Coordinate transportation options to empower members in the community who are unable to provide their own transportation to vital services, including seniors, and individuals with disabilities, people with low incomes, and children at risk. **Objective 6.10 – Transit:** Ensure that the community is well-connected via transit to major employment and activity centers, that transit stops and waiting areas

	are safe and comfortable, and that transit is coordinated with other modes of transportation.
Policy 2.1.1: [M] (EFF. 12/15/11) Land use regulations shall be developed which emphasize pedestrian movement and the use of transit.	**Policy 1.6.2 – Multimodal Connectivity:** Within the Urban Services Area, the City and County shall use zoning and development standards for subdivision and planned unit developments to promote the location of homes, jobs, stores, parks, schools, and other destinations within 20 minutes walking distance of each other so that people can easily walk, bike, use public transit, or drive shorter distances. Development standards shall provide for interconnected pedestrian, bicycle, and transit networks and account for the potential for future connection and expansion of pedestrian and bicycle networks on adjacent properties. **Policy 3.7.1 – Urban Design Principles:** General urban design principles included in land development regulations shall prioritize pedestrian safety and comfort within an interconnected network of small blocks supported by a fine-grain mixture of land uses and housing types organized across a rural-to-urban transect framework. Outside of urban areas, design principles shall generally prioritize conservation and preservation of natural resources.
Policy 2.1.2: [M] (EFF. 12/15/11) Systematically extend and/or modify transit routes within the urban area to provide access to major employment, shopping, and business, recreational and other activity centers.	**Objective 6.10 – Transit (and associated policies):** Ensure that the community is well-connected via transit to major employment and activity centers, that transit stops and waiting areas are safe and comfortable, and that transit is coordinated with other modes of transportation. *[Existing policy]*
Policy 2.1.3: [M] (EFF. 12/15/11) Coordinate the location and design of office parks to foster ride sharing and transit use**.**	**Policy 6.8.7 – Drop-Off & Pick-Up Zones:** The City and County shall adopt or maintain land development regulations through the planning timeframe for the provision of drop-off and pick-up zones to accommodate the increase in use of ride share services and autonomous vehicle use. Requirements shall apply to certain uses such as restaurants, bars, hotels, office parks, churches, community facilities, sporting facilities, parks, and other uses with a high-frequency of drop-off and pick-up activity. Criteria shall be with regard to size of the use, provide design standards, location on site, and

	may coincide with porte cocheres or valet operations that meet the design requirements.
Policy 2.1.4: [M] (EFF. 12/15/11) Discourage single occupancy vehicle use through design criteria for new development and innovative programs such an employee pass program.	**Policy 6.8.7 – Drop-Off & Pick-Up Zones:** The City and County shall adopt or maintain land development regulations through the planning timeframe for the provision of drop-off and pick-up zones to accommodate the increase in use of ride share services and autonomous vehicle use. Requirements shall apply to certain uses such as restaurants, bars, hotels, office parks, churches, community facilities, sporting facilities, parks, and other uses with a high-frequency of drop-off and pick-up activity. Criteria shall be with regard to size of the use, provide design standards, location on site, and may coincide with porte cocheres or valet operations that meet the design requirements.
Policy 2.1.5: [M] (EFF. 12/15/11) Encourage the elimination of the subsidy of public employee parking to encourage ride sharing and transit use.	**Policy 6.8.1 – Encourage Alternate Transportation Modes:** Through the planning timeframe, the use of alternate transportation modes through the promotion of public transit, provision of or coordination with on-demand, micromobility or car-share and van-share or pool programs, investment in bicycle and pedestrian infrastructure, and support for telecommuting policies shall be encouraged by public and private sector transportation entities including StarMetro and CRTPA. **Policy 6.8.3 – Enhance Bicycle and Pedestrian Infrastructure:** City Public Infrastructure and County Public Works shall prioritize bicycle and pedestrian enhancements in high-traffic areas, mixed use areas, and near transit stops for both public and private projects to ensure biking and walking are a safe, comfortable, and convenient alternative to driving.
Policy 2.1.6: [M] (EFF. 12/15/11) Develop and maintain a marketing strategy and campaign to inform the public on mass transit and to increase ridership.	No specific comprehensive plan directed marketing

Policy 2.1.7: [M] (EFF. 12/15/11) The potential impacts upon transit shall be determined and utilized in evaluating highway projects when planning new roads or capacity expansions to existing roads.	**Policy 4.2.1 – Coordinate Transit with Land Use:** As transit centers are planned, adjacent land uses shall be evaluated by the Planning Department for opportunities to implement transit-oriented development. **Policy 6.2.3 – Build and Enhance the Network:** Where appropriate, create new minor and major collector roadways to relieve motor vehicle traffic congestion and increase network connectivity. Additionally, include network-enhancing local and minor collector street projects. All development plans shall contribute to developing a local and collector street and unified circulation system that will allow multimodal access to and from the proposed development, as well as access to surrounding developments.
Policy 2.1.8: [M] (EFF. 12/15/11) For purposes of evaluating transit level of service over the Plan Horizon and to implement the Regional Mobility Plan goal of a 10% modal split, the local government should expand coverage to serve 80 to 89 percent of the residential population within the Urban Service Area by a transit route along an arterial or collector roadway within approximately 1/2 mile.	**Policy 6.3.9 – Multimodal Transportation District Area Wide Level of Service (LOS):** In order to create community design that supports mobility, the following performance standards are targeted for the Multimodal Transportation District
Policy 2.1.9: [M] (EFF. 12/15/11) Revisions to and expansion of transit service will be based on existing and major trip generators and densities to provide efficient mass transit services.	**Policy 6.8.1 – Encourage Alternate Transportation Modes:** Through the planning timeframe, the use of alternate transportation modes through the promotion of public transit, provision of or coordination with on-demand, micromobility or car-share and van-share or pool programs, investment in bicycle and pedestrian infrastructure, and support for telecommuting policies shall be encouraged by public and private sector transportation entities including StarMetro and CRTPA
Policy 2.1.10: [M] (EFF. 12/15/11) Future transit planning for Tallahassee and Leon County will include provisions for determining the location of transit regional transfer facilities and/or superstops.	**Policy 6.8.1 – Encourage Alternate Transportation Modes:** Through the planning timeframe, the use of alternate transportation modes through the promotion of public transit, provision of or coordination with on-demand, micromobility or car-share and van-share or pool programs, investment in bicycle and pedestrian infrastructure, and support for telecommuting policies shall be

	encouraged by public and private sector transportation entities including StarMetro and CRTPA. **Policy 6.8.7 – Drop-Off & Pick-Up Zones:** The City and County shall adopt or maintain land development regulations through the planning timeframe for the provision of drop-off and pick-up zones to accommodate the increase in use of ride share services and autonomous vehicle use. Requirements shall apply to certain uses such as restaurants, bars, hotels, office parks, churches, community facilities, sporting facilities, parks, and other uses with a high-frequency of drop-off and pick-up activity. Criteria shall be with regard to size of the use, provide design standards, location on site, and may coincide with porte cocheres or valet operations that meet the design requirements.
Policy 2.1.11: [M] (EFF. 12/15/11) To provide efficient transit for Tallahassee and Leon County, future transit planning will address provisions for efficient and frequent service based on trip generations and density of land uses, safe and convenient transit facilities and adaptation for the special needs of the transportation disadvantaged.	**Policy 6.10.5 - Transit Corridors:** Incentives shall be developed to encourage the donation of transit rights-of-way to establish and maintain transit corridors. Development agreements and land use regulations shall be used when available and in the best interest of transit service to preserve future transit corridors. **Policy 6.9.4 - Transportation Disadvantaged Needs Assessment:** A needs assessment of the transportation disadvantaged shall be developed/updated every 5 years or as required by federal and state laws. This assessment of existing public and private transit programs shall be undertaken with an analysis to determine unmet needs. A strategy to meet identified unmet needs of the transportation disadvantaged shall be developed.
Objective 2.2: [M] (EFF. 12/15/11) TRANSIT ALTERNATIVES Adopt and maintain a plan for expanding the transit system beyond buses.	**Objective 6.9 – Transit:** Ensure that the community is well-connected via transit to major activity centers, transit stops and waiting areas are safe and comfortable, and transit is coordinated with other modes of transportation.

	Objective 6.1 – Land Use and Transportation Coordination for Livability: Coordinate land use and transportation systems that foster vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce greenhouse gas emissions, and enhance pedestrian, bicycle, and transit mobility.
Policy 2.2.1: [M] (EFF. 12/15/11) Initiate a study to evaluate the alternative types of transit in relation to their potential use in the City.	**Policy 6.10.3 - Southside Transit:** StarMetro and CRTPA shall prioritize improved transit service on the Southside by including, where appropriate and feasible, projects in the Transit Development Plan that would have a positive impact to the area. **Policy 6.10.4 - Employment and Activity Center Service**: Systematically prioritize the extension and/or route modifications within the urban area to provide access to major employment, shopping, and business, recreational, and other activity centers.
Policy 2.2.2: [M] (EFF. 12/15/11) Develop a long-range master plan for building the transit system type determined to be most feasible in Policy 2.2.1**.**	**Policy 6.10.5 - Transit Corridors:** Incentives shall be developed to encourage the donation of transit rights-of-way to establish and maintain transit corridors. Development agreements and land use regulations shall be used when available and in the best interest of transit service to preserve future transit corridors
Objective 2.3: [M] (EFF. 12/15/11) PROTECTION OF FUTURE TRANSIT CORRIDORS Develop and maintain a plan that identifies future transit rights-of-way and corridors and provides means of protecting and acquiring such areas.	**Objective 6.9 – Transit:** Ensure that the community is well-connected via transit to major activity centers, transit stops and waiting areas are safe and comfortable, and transit is coordinated with other modes of transportation. **Objective 6.2 – Network Connectivity Improvement:** Improve the balance, connectivity, and capacity of the multimodal transportation network.
Policy 2.3.1: [M] (EFF. 12/15/11)	**Policy 6.10.5 - Transit Corridors:** Incentives shall be developed to encourage the donation of transit rights-of-way to establish and maintain transit corridors. Development

Existing and future transit rights-of-way and corridors shall be identified as a part of the comprehensive plan for integrating transit into the existing transportation system.	agreements and land use regulations shall be used when available and in the best interest of transit service to preserve future transit corridors. **Policy 6.13.2 - Consistency with Regional Transportation Plans:** Maintain consistency with and support regional transportation plans, including the Capital Region Transportation Planning Agency's Regional Mobility Plan, Transportation Improvement Plan, and any future regional transit plans.
Policy 2.3.2: [M] (EFF. 12/15/11) Incentives to encourage the donation of transit rights-of-way and corridors shall be developed.	**Policy 2.2.10 – Corridor Preservation:** Identify right-of-way (ROW) needed for planned future transportation improvements—in accordance with Florida Statutes Section 163.3177(6)(b)1., Section 337.273, and Section 343.03(29)—and protect it from building encroachment as development occurs to preserve the corridor for transportation use, to maintain transportation level of service standards, to improve coordination between land use and transportation, and to minimize the adverse social, economic, and environmental impacts of transportation facilities. A Corridor Preservation Map shall be maintained and reviewed every five years. The Corridor Preservation Map shall graphically represent planned future transportation projects in the City of Tallahassee and Leon County, and a table of projects indicating the project termini and access classifications. Future right-of-way needs for selected transportation corridors designated for improvement in the Tallahassee-Leon County Comprehensive Plan are generally depicted in the table below and in the Corridor Preservation Map and the Long Range Transportation Plan. *[Existing Policy Update]* Future Right-of-Way Needs WITHOUT an Existing Corridor Alignment

Functional Classification	ROW (ft.)[1-3]
Blueprint Principal Arterial	230
Principal Arterial	200
Minor Arterial	176
Major Collector	146
Minor Collector	100

1) Widths represent maximum anticipated ROW needs for generalized corridors; not precise

alignments. Where a specific alignment is established through alignment studies, engineering studies or design, such alignment shall apply for the purpose of development review. Actual road location and design will be determined by specific corridor and design studies.

2) Alternative widths may be established by the local government, in consultation with other

affected agencies, pursuant to an adopted Critical Area Plan or based upon an analysis of existing constraints, community planning objectives, and other considerations unique to the roadway or surrounding land development.

3) In addition to the number of travel lanes, the following are important considerations in the

determination of right-of- way needs for future corridors:

a. Space for sidewalks to provide safe and convenient movement of pedestrians.

b. The provision of bike lanes or separate bike paths.

c. Space for current or future location of utilities so that, when necessary, they can be safely maintained without undue interference with traffic. The utility strip needs to be of sufficient width to allow placement of a water main so that in the case of rupture, neither the roadway pavement nor adjacent property will be damaged.

	d. Accommodation of stormwater at the surface or in storm drains. e. Accommodation of auxiliary lanes at intersections. f. Placement of trees to improve the aesthetic qualities of the roadway, to shade pedestrians, and improve community appearance. The space needs to be adequate to accommodate tree growth without damaging sidewalks, abutting development, or curb and gutter. g. Allowing for changes in the paved section, utilities, or other modifications, that may be necessary in order to meet unseen changes in vehicular, pedestrian, bicycle, or other transportation needs as a result of changes in land use and activity patterns. This map, table, and corresponding land development regulations are intended to provide a basis for coordinating new development with the provision of transportation facilities by designating corridors where the construction and improvement of transportation facilities is expected.
Policy 2.3.3: [M] (EFF. 12/15/11) Development agreements and land use regulations shall be utilized to preserve future transit corridors.	**Policy 6.10.5 - Transit Corridors:** Incentives shall be developed to encourage the donation of transit rights-of-way to establish and maintain transit corridors. Development agreements and land use regulations shall be used when available and in the best interest of transit service to preserve future transit corridors.
Objective 2.4: [M] (EFF. 12/15/11) FUNDING OF TRANSIT By 2012, alternative and innovative funding sources shall be developed to support an effective transit system.	**Objective 6.9 – Transit:** Ensure that the community is well-connected via transit to major activity centers, transit stops and waiting areas are safe and comfortable, and transit is coordinated with other modes of transportation. **Objective 6.1 – Land Use and Transportation Coordination for Livability:** Coordinate land use and transportation systems that foster vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce greenhouse gas emissions, and enhance pedestrian, bicycle, and transit mobility.
Policy 2.4.1: [M] (EFF. 12/15/11)	**Policy 6.10.1 – Transit Development Plan:** Through the planning timeframe, the Transit Development Plan shall identify

Transit shall be regarded as a vital public service with increased funding to allow it to compete with the private automobile on an equal basis.	transit improvements needs and capital improvements plans shall prioritize funding for transit projects that increase the availability, speed, frequency, duration, and reliability of transit. Development shall be consistent with and support the Transit Development Plan. **Policy 6.4.2 – Share Transportation Information:** The Planning Department shall share information with the public works staff, policy makers and general public regarding the health benefits and existing laws related to motor vehicle, bicycle and pedestrian operation and interaction.
Policy 2.4.2: [M] (EFF. 12/15/11) Funding for transit operating expenses should include and should not be limited to the following sources: sales tax, property tax, future charter county surtax, gas tax, impact fees, and the significant benefits program**.**	**Policy 6.10.1 - Transit Development Plan:** Through the planning timeframe, StarMetro and CRTPA shall identify transit improvement needs in the transit development plan and the capital improvements plan and prioritize funding for transit projects that increase the availability, speed, frequency, duration, and reliability of transit. Development shall be consistent with and support the Transit Development Plan. *[Existing Policy Update]*
Objective 2.5: [M] (EFF. 12/15/11) TRANSPORTATION FOR DISADVANTAGED Provide for full implementation of the requirements of Chapter 427, Florida Statutes and Section 3046(a)(9) of the SAFETEA-LU Act regarding planning and coordination of human services transportation in meeting the needs of the transportation disadvantaged.	**Objective 6.9 – Transportation for the Disadvantaged:** Coordinate transportation options to empower members in the community who are unable to provide their own transportation to vital services, including seniors, and individuals with disabilities, people with low incomes, and children at risk. *[Existing Policy Update]*
Policy 2.5.1: [M] (EFF. 12/15/11) A needs assessment of the transportation disadvantaged shall be undertaken.	**Policy 6.9.4 - Transportation Disadvantaged Needs Assessment:** A needs assessment of the transportation disadvantaged shall be developed/updated every 5 years or as required by federal and state laws. This assessment of existing public and private transit programs shall be undertaken with an analysis to determine unmet needs. A strategy to meet identified unmet needs of the transportation disadvantaged shall be developed.

Policy 2.5.2: [M] (EFF. 12/15/11) An assessment of existing public and private transit programs shall be undertaken with an analysis to determine unmet needs.	**Policy 6.9.4 - Transportation Disadvantaged Needs Assessment:** A needs assessment of the transportation disadvantaged shall be developed/updated every 5 years or as required by federal and state laws. This assessment of existing public and private transit programs shall be undertaken with an analysis to determine unmet needs. A strategy to meet identified unmet needs of the transportation disadvantaged shall be developed.
Policy 2.5.3: [M] (EFF. 12/15/11) A strategy to meet identified unmet needs shall be developed with emphasis being given to meeting the needs of the transportation disadvantaged (i.e., those individuals who because of physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation).	**Policy 6.9.4 - Transportation Disadvantaged Needs Assessment:** A needs assessment of the transportation disadvantaged shall be developed/updated every 5 years or as required by federal and state laws. This assessment of existing public and private transit programs shall be undertaken with an analysis to determine unmet needs. A strategy to meet identified unmet needs of the transportation disadvantaged shall be developed. *[Existing Policy]* **Policy 6.9.1 - Human Services Transportation:** Through the planning timeframe, the transit provider and CRTPA projects shall comply with federal and state requirements regarding planning and coordination of human services transportation in meeting the needs of the transportation disadvantaged.
Goal 3: [M] (EFF. 12/15/11) AVIATION Provide for adequate capacity and safe, appropriate airport facilities to meet the demand for Commercial Service, cargo, military, and General Aviation services and to enhance aviation and airport development opportunities, with sensitivity to protecting existing residential and natural resources adjacent to the airport.	**Goal 6 [LM] – A Balanced Transportation Network:** Our community will provide a balanced and viable transportation network with convenient and context-sensitive options, so pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities can travel safely around the community.
Objective 3.1: [M] (EFF. 12/15/11) LONG TERM IMPLEMENTATION GUIDELINES	**Objective 6.11 – Aviation:** Provide aviation facilities to meet the demand for commercial service, general aviation, freight and cargo, advanced air mobility, and military

Expand and improve on a phased, incremental basis, the aviation facilities at and the access to Tallahassee Regional Airport to meet the transportation needs of the Capital Region while maintaining consistency with all elements of the comprehensive plan. The Tallahassee Regional Airport Master Plan will be maintained and monitored on an ongoing basis to ensure that implementation of the plan meets the aviation needs of the area.	services and to enhance aviation and airport development opportunities.
Policy 3.1.1: [M] (EFF. 12/15/11) Implement the Tallahassee Regional airport Master Plan for the Year 2005 and implement the recommendations of the Tallahassee Regional Airport Noise Compatibility Plan.	**Policy 6.11.2 - Airport Master Plan:** The Tallahassee International Airport shall maintain an airport master plan that establishes a logical set of development parameters and timelines that coincide with the airport's needs for general aviation, commercial service, freight and cargo, and advanced air mobility through the planning horizon. [*Existing Policy]* **Policy 6.11.4 - Compatibility for Noise and Safety:** Airport land use compatibility zoning regulations shall include potential noise and safety impacts to surrounding land uses.
Objective 3.2: [M] (EFF. 12/15/11) ACCESS TO AIRPORT Access routes to the Tallahassee Regional Airport will be integrated with the street and highway planning process of the City, County, MPO, and Florida DOT. Alternative modal choices will be studied as part of the mass transportation planning process.	**Objective 6.4 – Complete Streets:** Design, construct, and operate streets and roads to provide safe, convenient, and context-sensitive access for pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities. **Objective 6.11 – Aviation:** Provide aviation facilities to meet the demand for commercial service, general aviation, freight and cargo, advanced air mobility, and military services and to enhance aviation and airport development opportunities. **Objective 5.3 – Freight and Cargo:** Provide a network of transportation facilities that are coordinated across different modes of travel to support the movement of freight and cargo. *[Existing Policy]*

Policy 3.2.1: [M] (EFF. 12/15/11) An appropriate gateway from the airport to Downtown/Capitol Center/University destinations shall be designated and improved. Such improvements shall consider roadway capacity, adjacent land uses, landscaping, and incorporation of future mass transportation facilities.	**Policy 6.4.6 – Community Gateways:** Designate preferred entrance corridors into and connecting Tallahassee and Leon County. City and County departments with interests in the public right-of-way shall identify funding sources to convert these corridors into shaded bicycle and pedestrian ways to create attractive gateways into the community. These entrance corridor gateways shall include an appropriate gateway from the airport to Downtown, the Capitol Center, and University destinations.
Policy 3.2.2: [M] (EFF. 12/15/11) Conduct a feasibility study to determine the need for, type of, and proposed location of mass transportation services between the airport and priority destinations within the urban area.	**Policy 6.11.2 - Airport Master Plan:** The Tallahassee International Airport shall maintain an airport master plan that establishes a logical set of development parameters and timelines that coincide with the airport's needs for general aviation, commercial service, freight and cargo, and advanced air mobility through the planning horizon. **Policy 6.4.6 – Community Gateways:** Designate preferred entrance corridors into and connecting Tallahassee and Leon County. City and County departments with interests in the public right-of-way shall identify funding sources to convert these corridors into shaded bicycle and pedestrian ways to create attractive gateways into the community. These entrance corridor gateways shall include an appropriate gateway from the airport to Downtown, the Capitol Center, and University destinations.
Policy 3.2.3: [M] (EFF. 12/15/11) The interface between the roadway network and the airport vehicle circulation system shall be designed, constructed, and signalized (when warranted) to provide efficient on-site and off-site traffic flow.	**Policy 6.11.3 - Compatibility of Land Use:** Airport land use compatibility zoning regulations shall include provisions for existing aviation facilities as well as planned aviation facilities identified in the airport master plan. The City and the County shall coordinate with Airport staff to develop any additional regulations needed that are not identified in the airport master plan, such as for locations off-airport suitable for development under these categories and for advanced air mobility facilities and services. **Policy 5.3.2 – Tallahassee International Airport:** Coordinate land uses adjacent to the Tallahassee International Airport, access to the airport, and access to other transportation facilities to

	enhance the express shipment, transfer, and movement of air cargo, including air freight and mail.
Policy 3.2.4: [M] (EFF. 12/15/11) The City of Tallahassee will coordinate any aviation facilities plan with U.S. Army Corps of Engineers, the Federal Aviation Administration, the MPO, military service, the FDOT 5 Year Transportation Plan and the Continuing Florida Aviation System Planning Process.	**Policy 6.11.2 - Airport Master Plan:** The Tallahassee International Airport shall maintain an airport master plan that establishes a logical set of development parameters and timelines that coincide with the airport's needs for general aviation, commercial service, freight and cargo, and advanced air mobility through the planning horizon **Policy 5.2.1 – Airport Master Plan:** The airport master plan developed for the Tallahassee International Airport shall account for transportation facilities and access to both the General Aviation and the Commercial Service facilities at the airport. The airport master plan shall be coordinated with the plans of the US Army Corps of Engineers, the Federal Aviation Administration, FDOT, and the CRTPA. The planning, design, and construction of transportation facilities in the vicinity of the Tallahassee International Airport shall account for existing airport access as well as planned development at the airport.
Policy 3.2.5: [M] (EFF. 12/15/11) The Traffic Circulation and Mass Transit sub-elements shall consider future airport access needs.	**Policy 6.11.2 - Airport Master Plan:** The Tallahassee International Airport shall maintain an airport master plan that establishes a logical set of development parameters and timelines that coincide with the airport's needs for general aviation, commercial service, freight and cargo, and advanced air mobility through the planning horizon. **Policy 5.3.2 – Tallahassee International Airport:** Coordinate land uses adjacent to the Tallahassee International Airport, access to the airport, and access to other transportation facilities to enhance the express shipment, transfer, and movement of air cargo, including air freight and mail. *[Updated Existing Policy Intent Retained]*

	Policy 5.2.1 – Airport Master Plan: The airport master plan developed for the Tallahassee International Airport shall account for transportation facilities and access to both the General Aviation and the Commercial Service facilities at the airport. The airport master plan shall be coordinated with the plans of the US Army Corps of Engineers, the Federal Aviation Administration, FDOT, and the CRTPA. The planning, design, and construction of transportation facilities in the vicinity of the Tallahassee International Airport shall account for existing airport access as well as planned development at the airport.
Objective 3.3: [M] (EFF. 12/15/11) CRITERIA FOR OPERATION AND MODIFICATION TO AIRPORT Operation of and modification to Tallahassee Regional Airport shall take into account impacts to adjacent land uses, the natural resources, and the community in general.	**Objective 6.11 – Aviation:** Provide aviation facilities to meet the demand for commercial service, general aviation, freight and cargo, advanced air mobility, and military services and to enhance aviation and airport development opportunities. **Policy 5.3.2 – Tallahassee International Airport:** Coordinate land uses adjacent to the Tallahassee International Airport, access to the airport, and access to other transportation facilities to enhance the express shipment, transfer, and movement of air cargo, including air freight and mail.
Policy 3.3.1: [M] (EFF. 12/15/11) Future modifications to airport facilities shall take into account the potential for noise and safety hazards to surrounding land uses.	**Policy 6.11.1 - Adjacent Land Use Compatibility:** Protect the Tallahassee International Airport from the encroachment of incompatible land uses and the creation or establishment of airport hazards to ensure the continuation of normal airport operations, including landing and takeoff of aircraft, in order to promote public health, safety, and general welfare by implementing airport land use compatibility zoning regulations that include potential noise and safety impacts to surrounding land uses. *[Existing Policy Update]*

	Policy 6.11.2 - Airport Master Plan: The Tallahassee International Airport shall maintain an airport master plan that establishes a logical set of development parameters and timelines that coincide with the airport's needs for general aviation, commercial service, freight and cargo, and advanced air mobility through the planning horizon.
Policy 3.3.2: [M] (EFF. 12/15/11) Future modifications to airport facilities shall be accomplished so as to be compatible with nearby natural resources.	**Policy 6.11.3 - Compatibility of Land Use:** Airport land use compatibility zoning regulations shall include provisions for existing aviation facilities as well as planned aviation facilities identified in the airport master plan. The City and the County shall coordinate with Airport staff to develop any additional regulations needed that are not identified in the airport master plan, such as for locations off-airport suitable for development under these categories and for advanced air mobility facilities and services.
Policy 3.3.3: [M] (EFF. 12/15/11) Aviation and related facilities development and expansion shall be consistent with the conservation element.	**Policy 6.11.3 - Compatibility of Land Use:** Airport land use compatibility zoning regulations shall include provisions for existing aviation facilities as well as planned aviation facilities identified in the airport master plan. City Growth Management and County Development Support and Environmental Management shall coordinate with Airport staff to develop any additional regulations needed that are not identified in the airport master plan, such as for locations off-airport suitable for development under these categories and for advanced air mobility facilities and services.
Policy 3.3.4: [M] (EFF. 12/15/11) Aviation and related facilities development and expansion shall mitigate structural and non-structural impact on adjacent natural resources**.**	**Policy 6.11.3 - Compatibility of Land Use:** Airport land use compatibility zoning regulations shall include provisions for existing aviation facilities as well as planned aviation facilities identified in the airport master plan. The City and the County shall coordinate with Airport staff to develop any additional regulations needed that are not identified in the airport master plan, such as for locations off-airport suitable for development under these categories and for advanced air mobility facilities and services.

Policy 3.3.5: [M] (EFF. 12/15/11) Additional parking shall be provided in ways that minimize impervious surfaces and that maintain the appearance of the airport terminal.	**Policy 5.2.1 – Airport Master Plan:** The airport master plan developed for the Tallahassee International Airport shall account for transportation facilities and access to both the General Aviation and the Commercial Service facilities at the airport. The airport master plan shall be coordinated with the plans of the US Army Corps of Engineers, the Federal Aviation Administration, FDOT, and the CRTPA. The planning, design, and construction of transportation facilities in the vicinity of the Tallahassee International Airport shall account for existing airport access as well as planned development at the airport. **Policy 6.11.2 - Airport Master Plan:** The Tallahassee International Airport shall maintain an airport master plan that establishes a logical set of development parameters and timelines that coincide with the airport's needs for general aviation, commercial service, freight and cargo, and advanced air mobility through the planning horizon. **Policy 6.11.1 - Adjacent Land Use Compatibility:** Protect the Tallahassee International Airport from the encroachment of incompatible land uses and the creation or establishment of airport hazards to ensure the continuation of normal airport operations, including landing and takeoff of aircraft, in order to promote public health, safety, and general welfare by implementing airport land use compatibility zoning regulations that include potential noise and safety impacts to surrounding land uses**.**
Policy 3.3.6: [M] (EFF. 12/15/11) Aesthetics shall be considered in any future airport facility design.	**Policy 6.11.1 - Adjacent Land Use Compatibility:** Protect the Tallahassee International Airport from the encroachment of incompatible land uses and the creation or establishment of airport hazards to ensure the continuation of normal airport operations, including landing and takeoff of aircraft, in order to promote public health, safety, and general welfare by implementing airport land use compatibility zoning regulations that include potential noise and safety impacts to surrounding land uses**.**

Objective 3.4: [M] (EFF. 12/15/11) LAND USE IN ADJACENT AREAS Development near the airport shall occur in ways and at locations compatible with the airport's operation and expansion and with sensitivity to protecting existing residential and natural resources adjacent to the airport.	**Policy 6.11.1 - Adjacent Land Use Compatibility:** Protect the Tallahassee International Airport from the encroachment of incompatible land uses and the creation or establishment of airport hazards to ensure the continuation of normal airport operations, including landing and takeoff of aircraft, in order to promote public health, safety, and general welfare by implementing airport land use compatibility zoning regulations that include potential noise and safety impacts to surrounding land uses. **Policy 6.11.3 - Compatibility of Land Use:** Airport land use compatibility zoning regulations shall include provisions for existing aviation facilities as well as planned aviation facilities identified in the airport master plan. The City and the County shall coordinate with Airport staff to develop any additional regulations needed that are not identified in the airport master plan, such as for locations off-airport suitable for development under these categories and for advanced air mobility facilities and services. **Policy 6.11.5 - Advanced Air Mobility:** Advanced Air Mobility facilities, including any public-use vertiport facilities, shall be directed to appropriate areas and not located within areas that may create compatibility issues. Land development regulations shall identify zoning districts and/or areas where Advanced Air Mobility facilities are either prohibited or restricted uses and include appropriate development standards for Advanced Air Mobility facilities.
Policy 3.4.1: [M] (EFF. 12/15/11) Land use decisions in the vicinity of the Tallahassee Regional Airport shall only be permitted if compatible with the current and future operation of the airport facility and the future land use element.	**Policy 6.11.1 - Adjacent Land Use Compatibility:** Protect the Tallahassee International Airport from the encroachment of incompatible land uses and the creation or establishment of airport hazards to ensure the continuation of normal airport operations, including landing and takeoff of aircraft, in order to promote public health, safety, and general welfare by implementing airport land use compatibility zoning regulations that include potential noise and safety impacts to surrounding land uses.

Policy 3.4.2: [M] (EFF. 12/15/11) Residential development or other noise-sensitive land uses shall not be permitted within the predicted 65 Ldn noise contours without the use of mitigative noise control measures. Incompatible land uses in airport approach zones shall not be permitted. The high noise contours associated with the airport shall be publicized.	**Policy 6.11.1 - Adjacent Land Use Compatibility:** Protect the Tallahassee International Airport from the encroachment of incompatible land uses and the creation or establishment of airport hazards to ensure the continuation of normal airport operations, including landing and takeoff of aircraft, in order to promote public health, safety, and general welfare by implementing airport land use compatibility zoning regulations that include potential noise and safety impacts to surrounding land uses.
Policy 3.4.3: [M] (EFF. 12/15/11) Additional land uses shall not be permitted in airport zones if, due to structural height, they hinder airport operation or reduce navigable airspace.	**Policy 6.11.3 - Compatibility of Land Use:** Airport land use compatibility zoning regulations shall include provisions for existing aviation facilities as well as planned aviation facilities identified in the airport master plan. The City and the County shall coordinate with Airport staff to develop any additional regulations needed that are not identified in the airport master plan, such as for locations off-airport suitable for development under these categories and for advanced air mobility facilities and services.

Transportation Maps

MMTD Boundary made effective as of 2024	Same *[Existing Map]*
Functional Class made effective as of 2024	Same and added FDOT Functional classification per state comment *[Existing Maps with Update]*
Right of Way Needs Map 2021	Update for new projects *[Existing Maps with Update]*

An internal consistency analysis of the proposed comprehensive plan update provisions in the context of the existing 2030 Tallahassee-Leon County Comprehensive Plan by Element

Internal Consistency Review

Review of Draft Proposed Tallahassee-Leon County Comprehensive Plan Update

Tallahassee-Leon County Planning Department

Internal Consistency Review
By Element
Updated 08/28/2025

Utilities Element

Proposed Plan Provision	*Existing Comprehensive Plan Provisions*
Solid Waste	
Proposed Policy 3.6.8 is for redevelopment of landfill sites to ensure that environmental concerns are addressed.	The proposed policy is consistent with policies in the solid waste section for landfill sites including Policy 2.1.7 [SW] monitoring; Policy 1.5.3 [SW] park reuse; Policies 1.3.1 [SW] and 1.3.2 [SW] general collection and safety; and Policies 1.4.1 through 1.4.4 [SW] disposal. Level of service in Policy 1.5.1 [SW] is not affected by the proposed amendments and remains consistent.
Aquifer Recharge	
Policies 1.1.1 and 1.1.4 – Soils and Water Features: Mapping of primary springs protection zone and aquifer vulnerability Future Land Use Map Addendum Policy 1.2.2, Environmental Analysis for amendments	The proposed policy on features, including the primary springs protection area and aquifer vulnerability areas, is consistent with Policy 1.1.1 [AR] mapping and maintenance. The proposed policies do not impact local environmental regulations for aquifer protection or stormwater, including stormwater level of service.
Potable Water and Sanitary Sewer	
Drinkable Water Goal 1 and Policy 1.1.1	The Goal to maintain drinkable water does not create inconsistencies with the Potable Water Goals, Objectives and Policies.

Proposed Plan Provision	*Existing Comprehensive Plan Provisions*
Water and Sewer provisions Urban Service Area (USA) and land uses in Policies 2.2.1 through 2.2.4; Policy 2.4.2, Rural Areas; Policy 2.8.6, Rural Community; Policy 2.8.7, Lake Protection; Policy 2.8.8, Residential Preservation; and Policy 2.8.9, Sub-Urban Neighborhood	Proposed provision for providing services, including extensions, are consistent with Potable Water Policies Policy 1.2.5 [City and County] [PW] within the USA; Policy 2.1.4 [PW] Capital Improvements Projects; Policy 2.1.6 [PW] Water and Sewer Agreement; Policy 1.2.1 [SS] Future Land Use Map coordination; Policy 1.2.3 [SS] non-residential in the USA connection; Policy 1.2.4 [SS] heavy industry exception; and Policy 1.3.3 [SS] Package plants in Rural, Rural Community and Urban Fringe; Policy 2.1.2 [SS] services in USA; and 2.1.12 [SS] Rural community septic; and Conservation Policy 2.3.3 [C] connection to services in Lake Jackson Special Development Zone. Policies 1.3.1. and1.3.2. will require updating to revise the reference to the Urban Fringe land use, but the provisions remain consistent with the Land Use and Mobility Element policies. The proposed policies do not affect Level of Service standards in Policies 1.2.2 [PW] and 1.2.3 [PW]; and Policies 1.3.5 [SS].
Stormwater	
Stormwater that supports activities including Policies 1.2.4 and 1.6.5, Transportation Corridors Consistent with LOS; Policy 1.5.1, Environmental and Green Infrastructure; Policy 2.2.10, Corridor Preservation; Policy 3.1.1, Residential Character Preservation; Policy 3.6.3, Context-based Stormwater Site Requirements; Policy 6.2.2, Future Right-of-Way Support	The stormwater provisions are consistent with Utilities Policies including Policy 1.1.2 [AR] stormwater to protect groundwater; and Policies 1.5.1 [SM], 1.5.2 [SM] and 1.5.4 [SM] for permitting and level of service and Conservation Element Objective 2.1 [C] and associated Policies.

Proposed Plan Provision	*Existing Comprehensive Plan Provisions*
Stormwater facilities for land use and Lake Protection Policies 2.8.2, Future Land Use and 2.8.7, Lake Protection	Land use provisions are consistent with policies 1.5.1 [SM], 1.5.2 [SM] and 1.5.4 [SM] for permitting and level of service.

Conservation Element

Proposed Plan Provision	*Existing Comprehensive Plan Provisions*
Natural Resource Protection in Policies 1.1.1, Identification and Mapping; 1.2.2, Environmental Analysis; 1.2.3, Transportation Impacts; 1.2.4, Corridors; 1.2.6, Conservation Element Precedence; and 1.7.1 and 1.7.2, Coordination	Natural resource provisions in the proposed plan are consistent with natural resource protection in the Conservation Element including Objective 1.1 [C] environmental mapping- local government shall compile and maintain maps of features; Policy 1.2.3 [C] coordination on resources; Policies 1.3.1 [C] to 1.3.6 [C] conservation and preservation features; and Policies 2.2.1 [C], 2.2.2 [C]
Tree Protection and Canopy Roads in Policies 1.1.1, Significant Trees; 1.1.2, Designated Canopy Roads; 1.2.4, Transportation Corridor Protected Features; Policies 1.4.1 through 1.4.5, Urban Forests and Protection Prioritization; Policy 1.5.1, Tree Canopy; Policy 1.6.4, Urban Heat Islands; Policy 2.2.10, Placement of Trees in Street Corridors; Policy 2.8.3, Natural Areas; Policy 2.8.18, Planned Developments; Policy 3.1.1, Residential Character Preservation Tree Protection; and Policy 6.6.1, Shade Trees on Pedestrian Facilities	The tree and Canopy Road provisions are consistent with Policies 1.3.1 [C] to 1.3.6 [C] conservation and preservation features including canopy roads; and Conservation Objective 3.3 and associated policies for tree canopy, tree preservation and canopy road protection.

Proposed Plan Provision	*Existing Comprehensive Plan Provisions*
Aquifer Recharge in Policy 1.1.1, Identification and Mapping; Policy 1.1.4, Protection of Aquifers and Springs; and 2.8.6, Rural Community per Conservation and Utilities Elements	The proposed policies for springs protection are generally consistent with Conservation Element including policies in Objective 4.2 [C] groundwater protection. To maintain consistency Policy 4.2.5 [C] that establishes a TDR system and requires density increases be subject to a plan amendment when outside the USA will need revision to capture the updated provisions in the comprehensive plan for the Woodville Rural Community that now has central sewer services in places.
Greenways in Policies 1.1.1, Identification and Mapping; 1.3.1, Maintain Greenways Master Plan; 2.8.18, Planned Developments; Policy 6.4.3, Bike/Ped Network with Greenways; and Policy 6.5.3, Required Connections to Greenways	The Greenways provisions in the proposed plan are consistent with Policy 6.1.1 [C] to include bicycle, trails, in the greenways network.

Parks and Recreation

Proposed Plan Provision	*Existing Comprehensive Plan Provisions*
Access to Parks in Objective 1.3; Policy 1.3.2, Urban Recreation Spaces; Policy 1.3.3, Bicycle Parking at Parks; Policy 1.3.4, Multi-modal Access at Parks; 1.6.2, Multi-modal Connectivity to Parks; Policy 6.8.8, Drop-off Zones in Parks; and Policy 2.8.17, Parks and Civic Spaces Future Land Use Category	The existing Parks and Recreation objectives and policies do not address access. Thus, the provisions do not create inconsistencies.

Housing

Proposed Plan Provision	*Existing Comprehensive Plan Provisions*
Housing Diversity in Policies 2.8.9, Sub-Urban Neighborhood, 2.8.10, Sub-Urban Mixed-Use, 2.8.11, Urban Neighborhood, 2.8.12, Urban General, and 2.8.18, Planned Development Future Land Use Categories for mix of housing types; Policy 3.1.2, Housing Diversity; Policy 3.2.3, Housing Investment; Policy 3.7.1, Urban Design that prioritizes housing types; and Goal 4 and associated objectives and policies, Housing Diversity	The housing diversity measures are consistent with the Housing Element Goal 1 [JH] and associated objectives and policies including policy 1.2.1 [JH] sufficient lands (in mixed-use); 1.2.2 [JH] density bonuses; and Policy 1.2.6 [JH] land trusts.
Housing Affordability in Policies 2.2.8, Adaptive Reuse/ Housing Stock Maintenance; Goal 4 and associated objectives and policies, Housing Diversity; and Policy 4.3.3, addresses Land Trusts	The housing affordability measures are consistent with the Housing Element Goal 1 [JH] and associated objectives and policies including policy 1.2.1 [JH] sufficient lands (in mixed-use); 1.2.2 [JH] density bonuses; and Policy 1.2.6 [JH] land trusts.
Urban General Land Use in Policy 2.8.12, Urban General Future Land Use Category	The land use category is generally consistent with the housing element. Policy 1.4.1 [JH] with the reference to the University Transition land use category will require updating after adoption of the revisions.

Historic Preservation

Proposed Plan Provision	*Existing Comprehensive Plan Provisions*
Historic Resources Identification and Protection in Policies 1.1.1, Identification and Mapping; 1.1.3, Historic District Boundaries and Significant Properties; 1.2.3, Transportation Impacts on Historic Resources; 2.2.8, Adaptive Reuse Consideration of Historic Buildings; Policy 2.8.6, Rural Land Use making historic uses conforming; and 2.8.18, Planned Development and historic preservation	The historic resources provisions are generally consistent with the Historic Preservation Element including Policies 1.2.3 [HP] planning and development shall identify historic resources and the impact of any proposals on these resources; Policy 1.4.1 [HP] Recognize and protect historic resources, including structures, locations, and districts; and Policy 1.4.3 [HP] (Include the presence of historic resources, and mitigation of impacts of development on historic resources, in reviewing applications for rezoning or subdivision; Policy 1.5.4 [HP] In locally designated historic districts, public improvements or replaced infrastructure such as streetlights, signage, and sidewalks, should be compatible with neighborhood character; and Policy 1.5.5 [HP] encourage all providers to locate utilities in a manner consistent with the historic character of historic districts, and neighborhoods with historic resources. The impact of utilities on archeological historic resources shall be mitigated.

Intergovernmental Coordination

Proposed Plan Provision	*Existing Comprehensive Plan Provisions*
Coordination on Protection of Natural Resources in Objective 1.7 and associated policies that identify key regional partners and universities	The coordination measures for protection of natural resources is generally consistent with the Intergovernmental Coordination Element including Policy 1.1.8 [I] that identifies key partners: Director of the Apalachee Regional Planning Council, the downtown Improvement Authority, the Capitol center Planning Commission, the Northwest Florida Water Management District, the two State Universities, and the community college shall be kept apprised of information being considered by the Planning Department; and Objective 1.6 and associated policies coordination with universities.
Economic Development Coordination in Objective 5.5 and associated policies for regional economic development and for grant funding	The Intergovernmental Coordination Element does not include specific requirements for economic development coordination. Thus, the provisions do not create inconsistencies.

Proposed Plan Provision	*Existing Comprehensive Plan Provisions*
Transportation Systems Coordination in Objective 6.13 and associated policies addressing state, regional, and local coordination	The Intergovernmental Coordination Element does not include specific requirements for transportation system coordination. Thus, the provisions do not create inconsistencies.

Capital Improvements

Proposed Plan Provision	*Existing Comprehensive Plan Provisions*
Transportation Level of Service in Policy 6.3.8	The transportation Level of Service is consistent with Capital Improvements Schedule policies 1.1.1, 1.1.2 and 1.1.3 that establish the roadway levels of service.
Concurrency Mitigation Exception for MMTD Policy 6.3.5 that exempts reduction or repurposing of automobile lanes to support MMTD or other non-automobile oriented goals, objectives, or policies.	There are no provisions that specifically address this issue in the Capital Improvements Element. The provision currently exists in Mobility Element Policy 1.5.7 which has been deemed consistent with the comprehensive plan since its adoption.

Economic Development

Proposed Plan Provision	*Existing Comprehensive Plan Provisions*
Economic Strategic Plan in Policy 5.1.1 that identifies the Office of Economic Vitality as the entity to maintain a strategic plan for target industries, etc.	The provisions for an Economic Strategic Plan are consistent with Economic Development Element Policy 1.1.1 [ED] Maintain an inventory of local, state and federal resources to support new business development and foster entrepreneurialism.

Proposed Plan Provision	*Existing Comprehensive Plan Provisions*
Economic Development Plan in Policy 5.1.2 that includes coordination between public and private entities for economic development projects and efforts	The provisions for Economic Development Plan coordination are consistent with Economic Development Element Policies Policy 1.1.2 [ED] encourage coordination between private sector businesses, higher educational institutions, local, state, and federal government, and local, regional, and state-level economic development organizations, agencies, and other community economic development partners, consistent with local sustainability and environmental protection efforts; and Policy 1.2.1 [ED] through participation in local, regional, state, and federal economic development organizations, agencies, and other community partners, support employers where appropriate by helping provide economic development marketing, research, and technical and business assistance consistent with identified targeted industrial, tourism, and other related initiatives and strategic economic development priorities.

Public Schools Facilities Element

Proposed Plan Provision	*Existing Comprehensive Plan Provisions*
Public School Siting in Policies 2.8.1 and 2.8.2 that identifies the ability to locate schools in all land use categories except Natural Areas: Policy 2.3.1, Public Facilities Siting; and Policy 2.3.2, School Siting Review Criteria	The public school siting provisions are consistent with the Public Schools Facilities Element Policies 1.2.2 for collocation of uses; and Goal 2 and related objectives and policies for school siting.
Safe routes to Schools in Policies 6.4.3, Bike and Pedestrian Network; and 6.4.5, Safe Routes to Schools	There are no provisions in the Public Schools Facilities Element that address Safe Routes to Schools. Thus, the provisions are consistent.

Property Rights Element

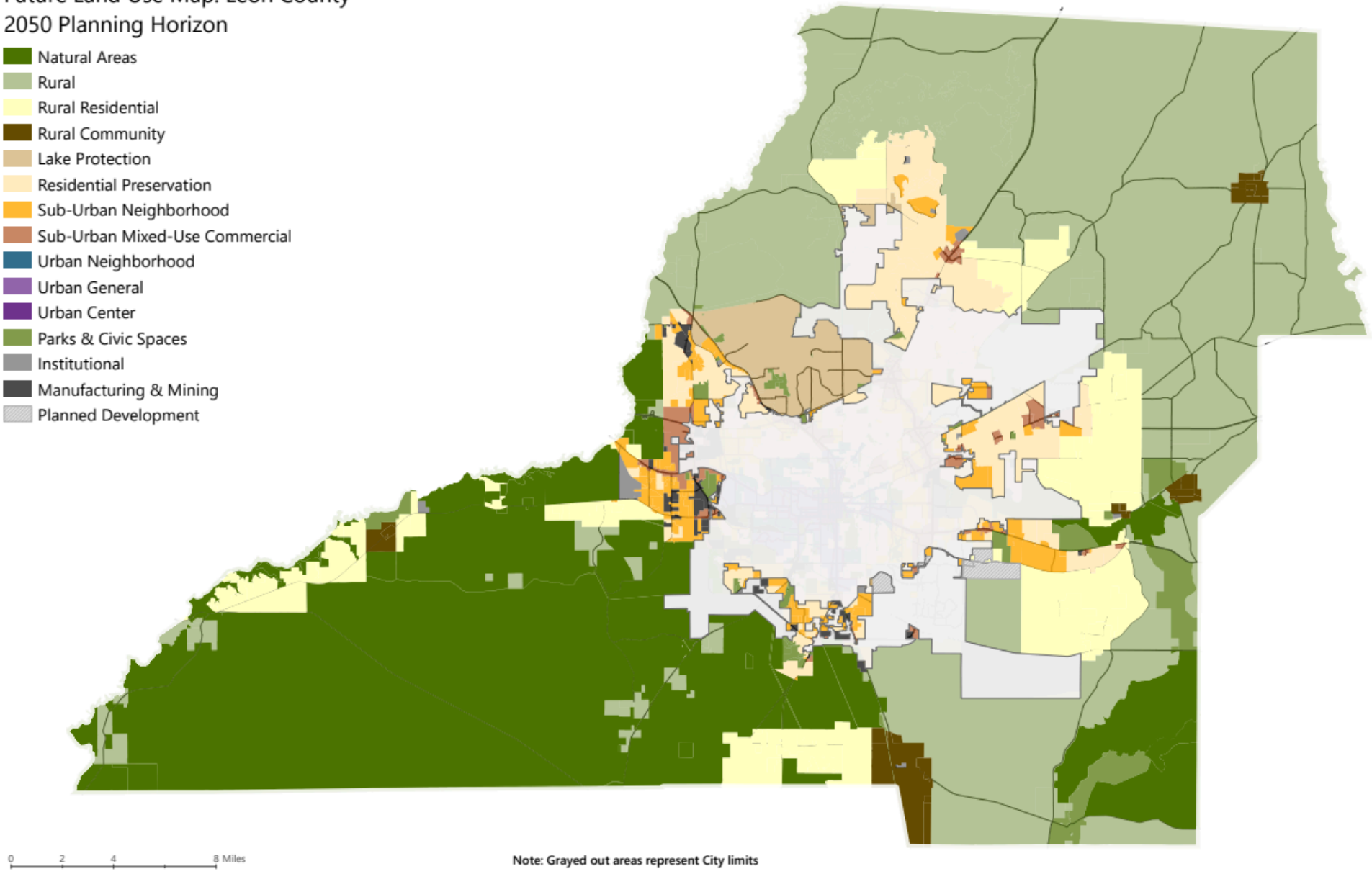
Proposed Plan Provision	*Existing Comprehensive Plan Provisions*
There are no proposed provisions specifically directed to property rights.	No issues.

Maps Series: Future Land Use Map

Maps and Data are maintained through GIS: https://tlcgis.org/

The Future Land Use Map is included in the map series for illustrative purposes. The official Future Land Use Map is adopted as Policy 2.8.1 of the Land Use and Mobility Element.

Future Land Use Map: Leon County
2050 Planning Horizon

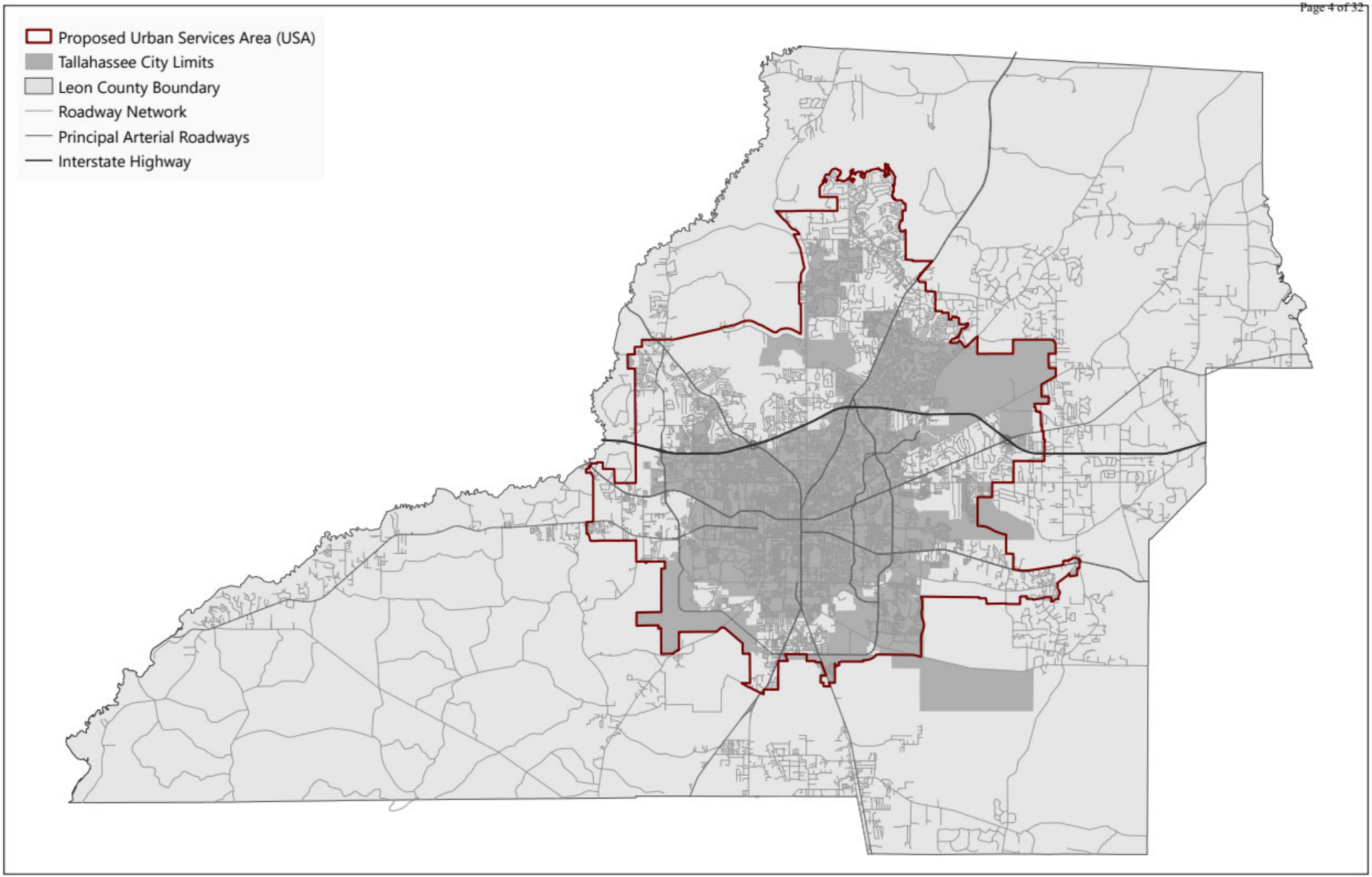


Note: Grayed out areas represent City limits

Maps Series: Urban Services Area

Maps and Data are maintained through GIS: https://tlcgis.org/

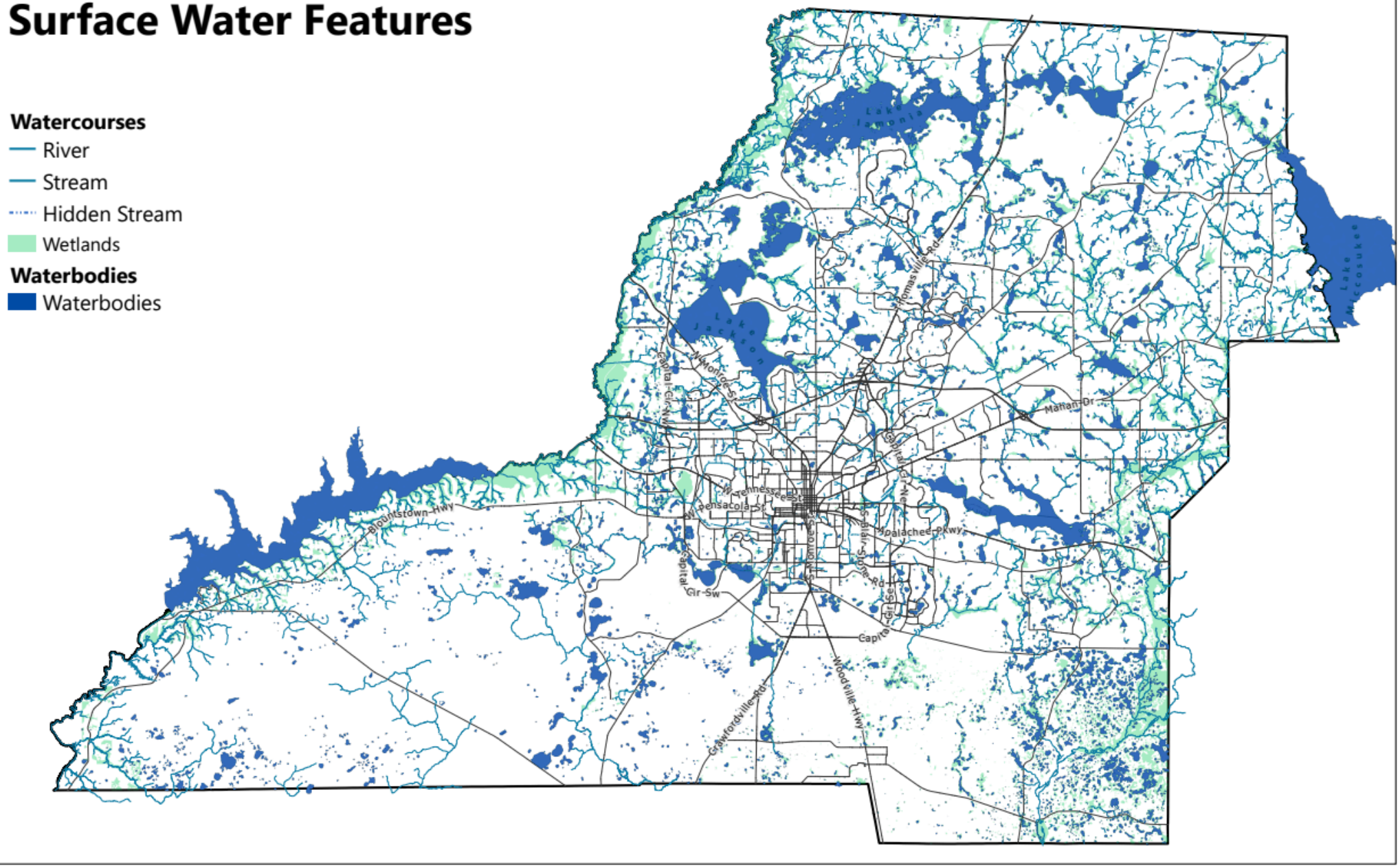
The Future Land Use Map is included in the map series for illustrative purposes. The official Future Land Use Map is adopted as Policy 2.8.1 of the Land Use and Mobility Element.


Proposed Urban Services Area (USA)
Tallahassee City Limits
Leon County Boundary
Roadway Network
Principal Arterial Roadways
Interstate Highway

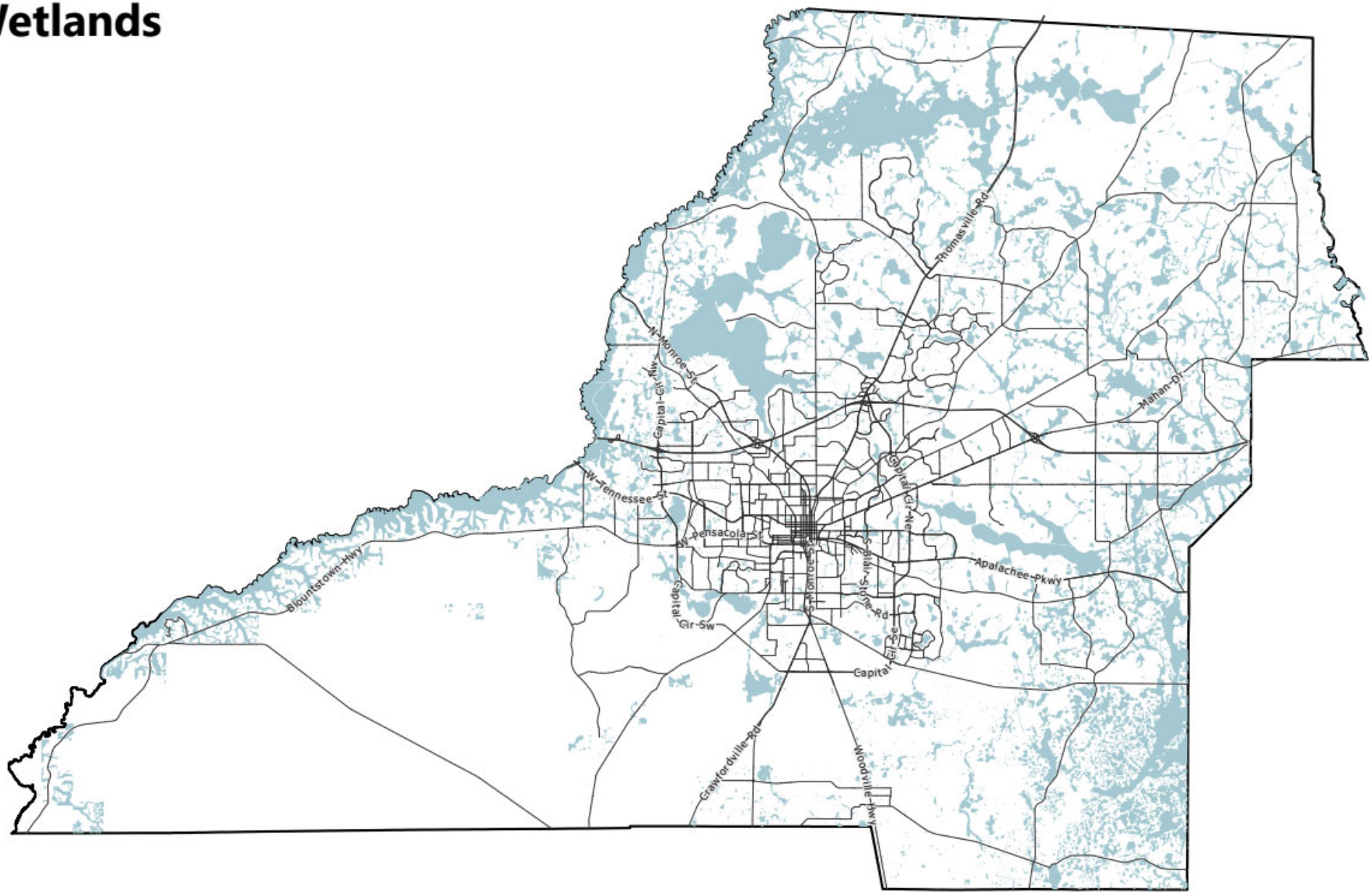
Maps Series: Natural and Historic Resources

Maps and Data are maintained through GIS: https://tlcgis.org/

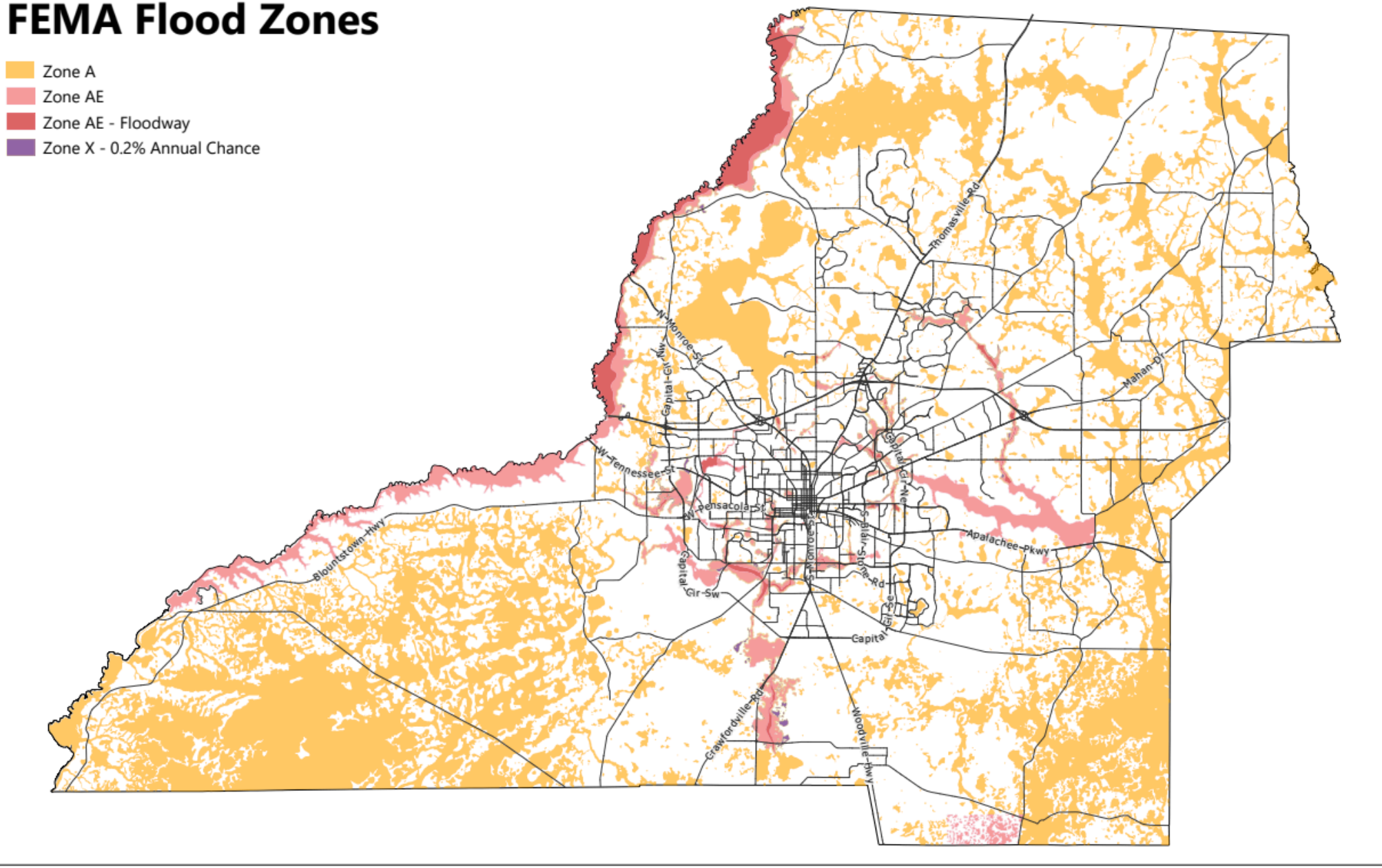
Surface Water Features



Wetlands


Thomasville Rd
N Monroe St
Capital Cir Nw
Mahan Dr
W Tennessee St
Capital Cir Ne
W Pensacola St
Apalachee Pkwy
Blountstown Hwy
S Monroe St
S Blair Stone Rd
Capital Cir Sw
Capital Cir Se
Crawfordville Rd
Woodville Hwy

FEMA Flood Zones



Soils of Tallahassee-Leon County

Soils by Hydrologic Group

- Group A
- Group B
- Group C
- Group A/D
- Group B/D
- Group C/D
- No Group Indicated

Group A - Group A soils consist of deep, well drained sands or gravelly sands with high infiltration and low runoff rates.

Group B - Group B soils consist of deep well drained soils with a moderately fine to moderately coarse texture and a moderate rate of infiltration and runoff.

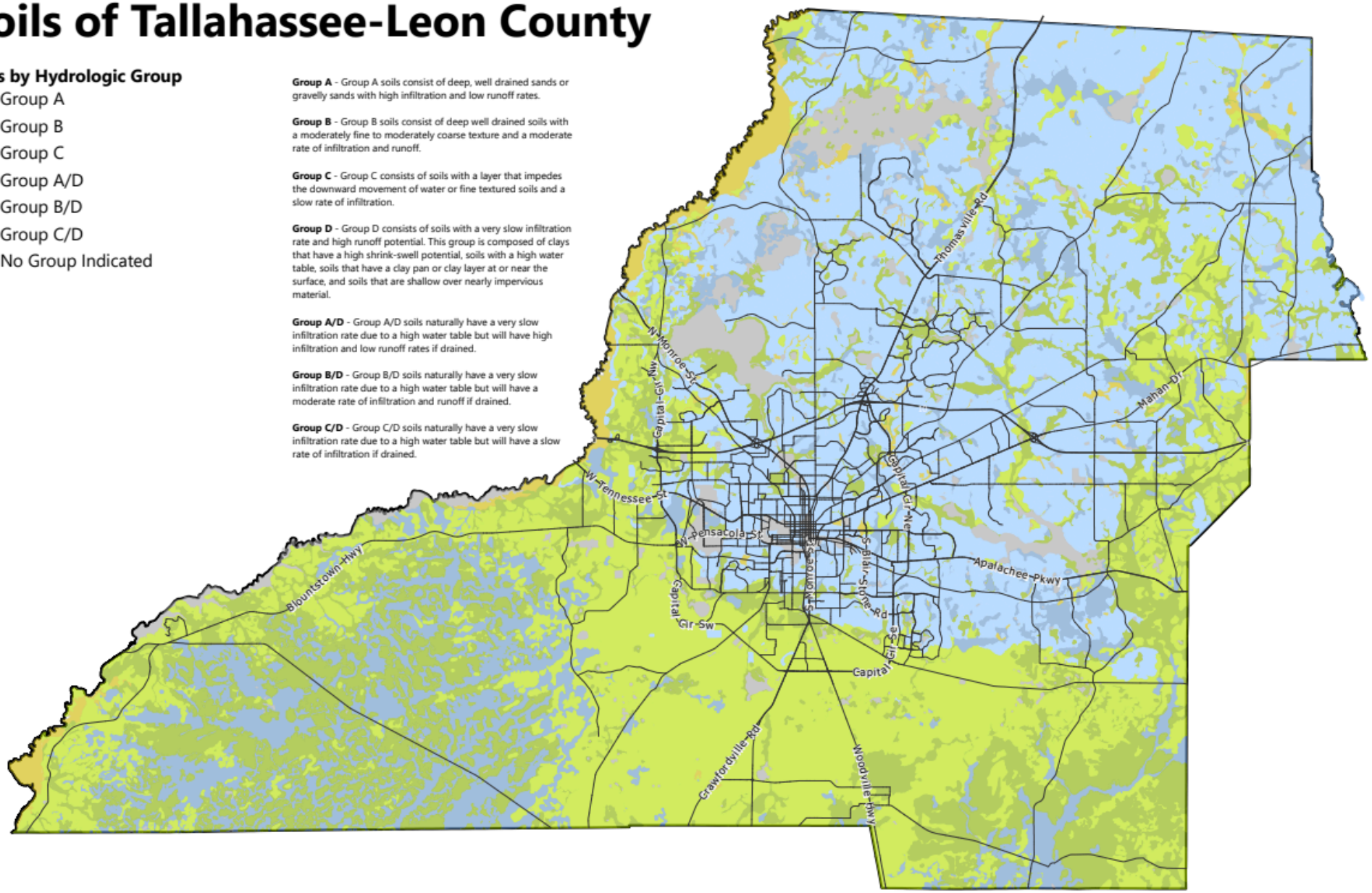
Group C - Group C consists of soils with a layer that impedes the downward movement of water or fine textured soils and a slow rate of infiltration.

Group D - Group D consists of soils with a very slow infiltration rate and high runoff potential. This group is composed of clays that have a high shrink-swell potential, soils with a high water table, soils that have a clay pan or clay layer at or near the surface, and soils that are shallow over nearly impervious material.

Group A/D - Group A/D soils naturally have a very slow infiltration rate due to a high water table but will have high infiltration and low runoff rates if drained.

Group B/D - Group B/D soils naturally have a very slow infiltration rate due to a high water table but will have a moderate rate of infiltration and runoff if drained.

Group C/D - Group C/D soils naturally have a very slow infiltration rate due to a high water table but will have a slow rate of infiltration if drained.



Designated Canopy Roads

Meridian Road from its intersection with Seventh Avenue to the state fine.

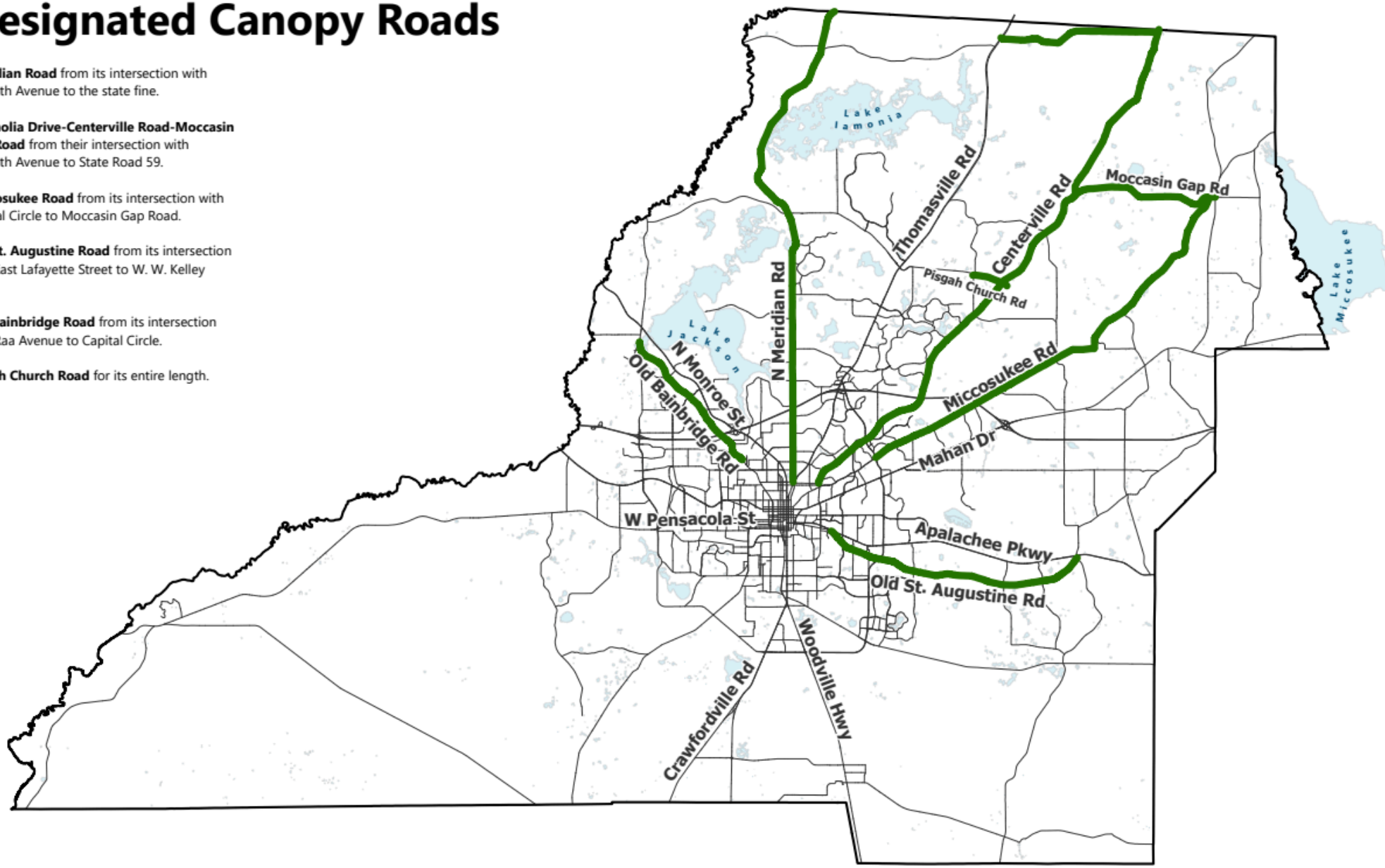
Magnolia Drive-Centerville Road-Moccasin Gap Road from their intersection with Seventh Avenue to State Road 59.

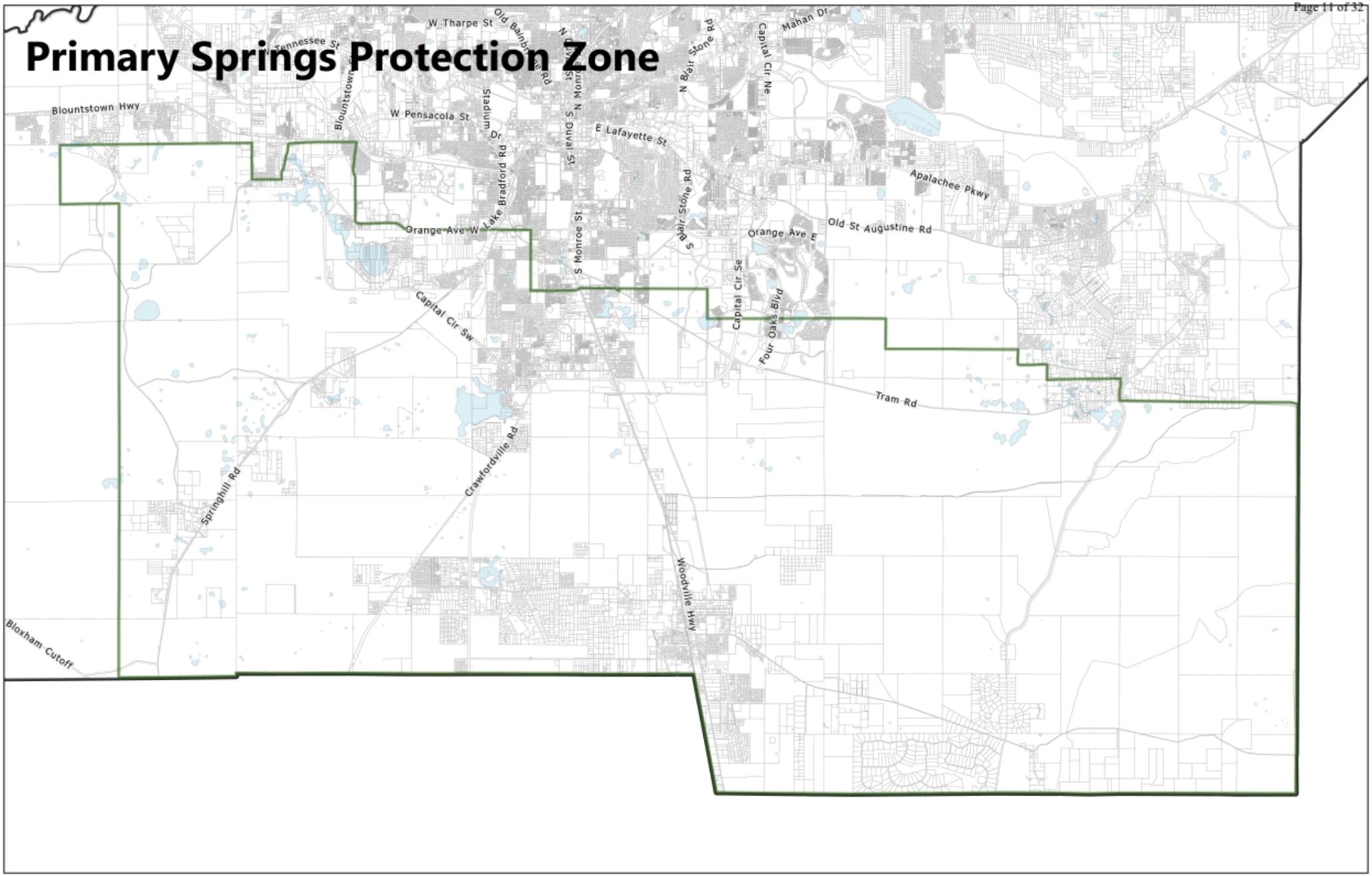
Miccosukee Road from its intersection with Capital Circle to Moccasin Gap Road.

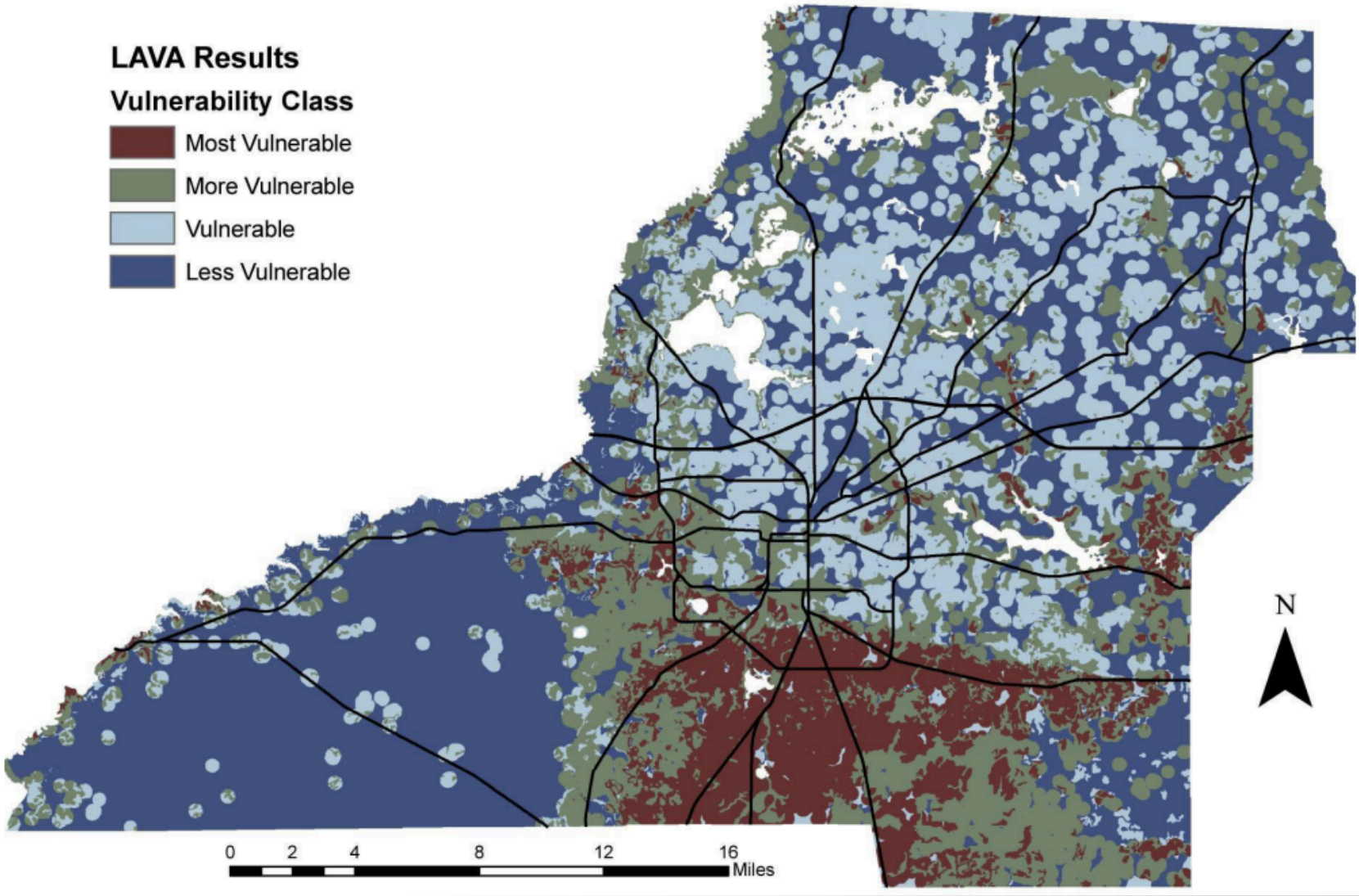
Old St. Augustine Road from its intersection with East Lafayette Street to W. W. Kelley Road.

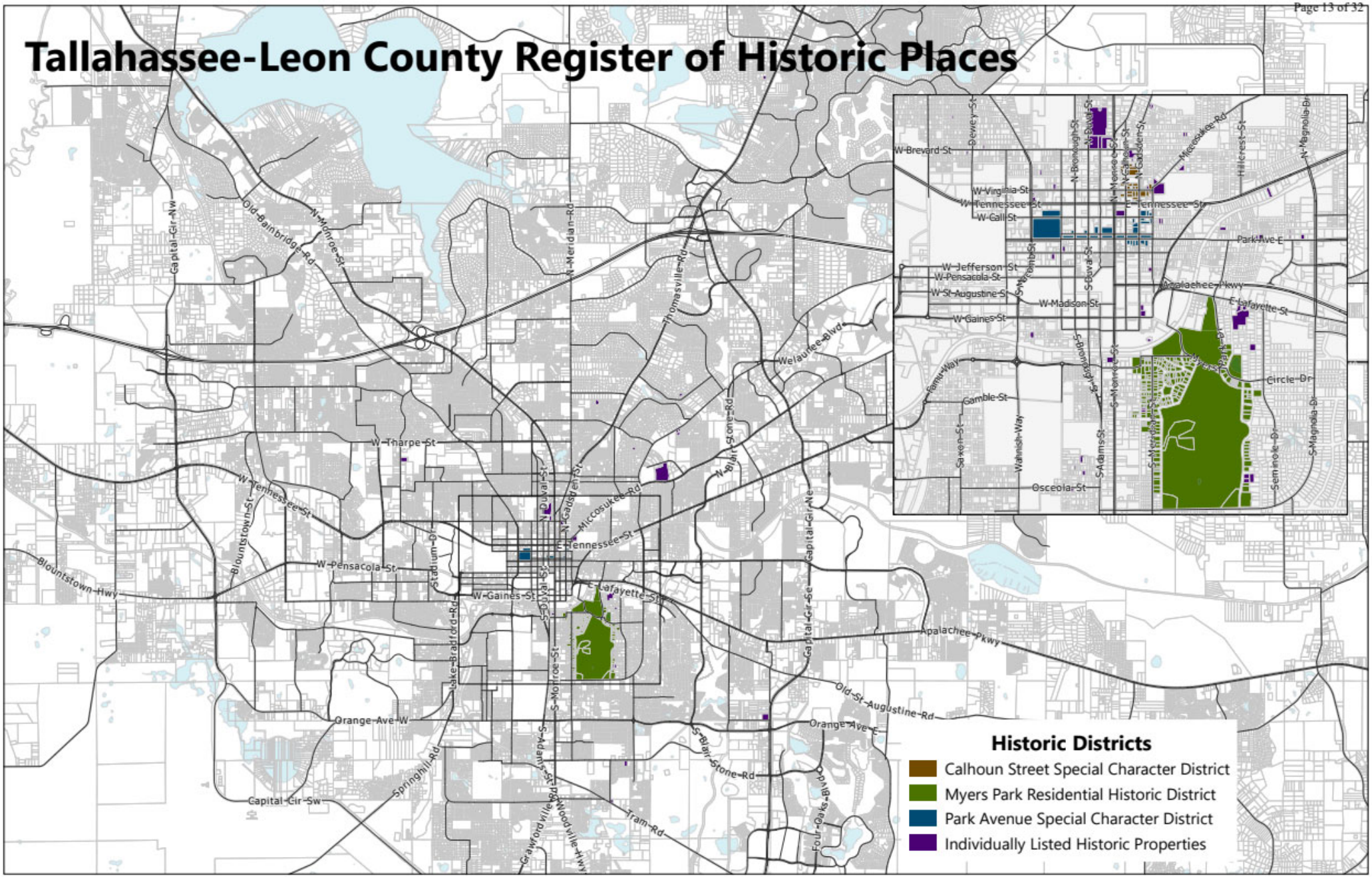
Old Bainbridge Road from its intersection with Raa Avenue to Capital Circle.

Pisgah Church Road for its entire length.

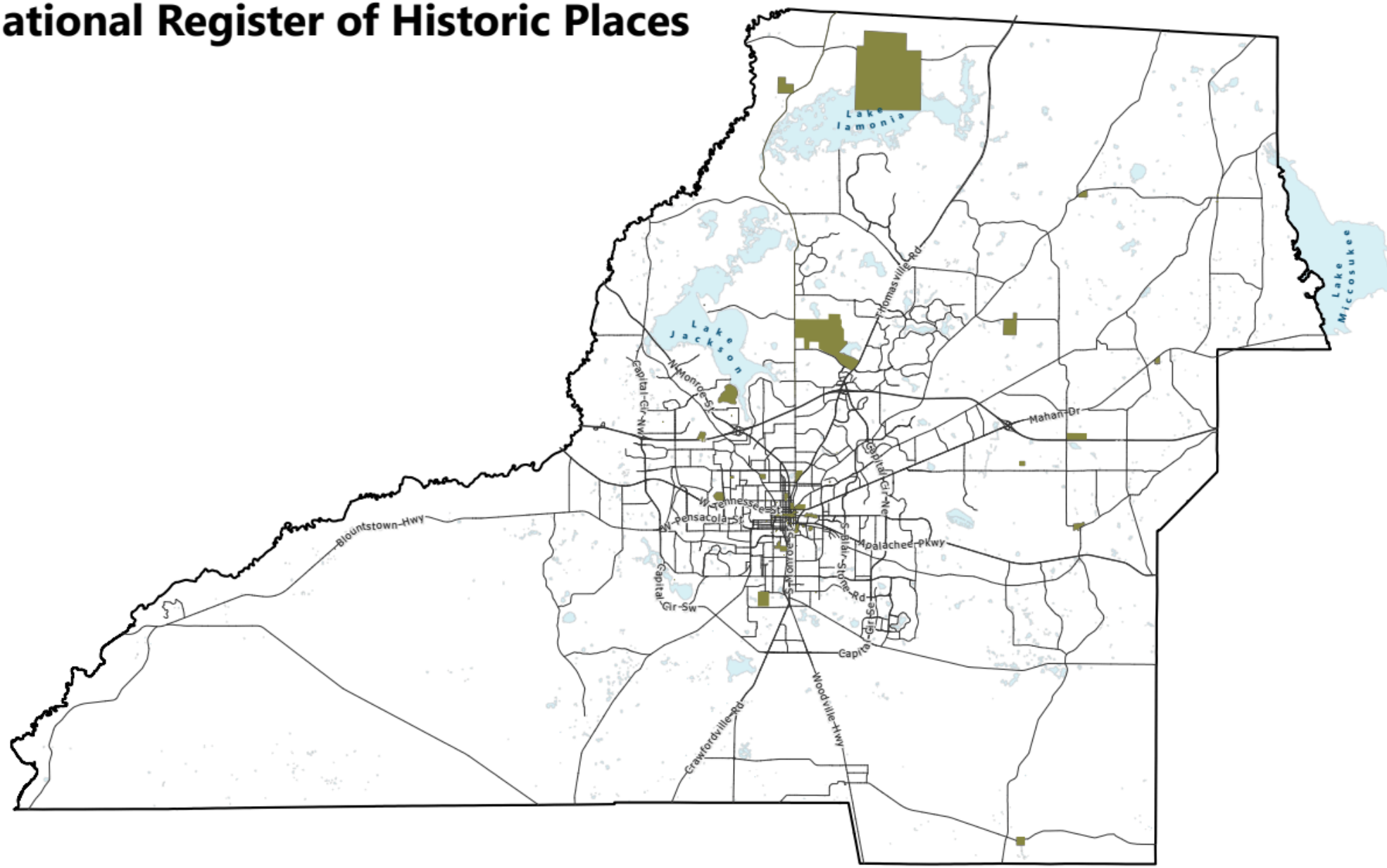


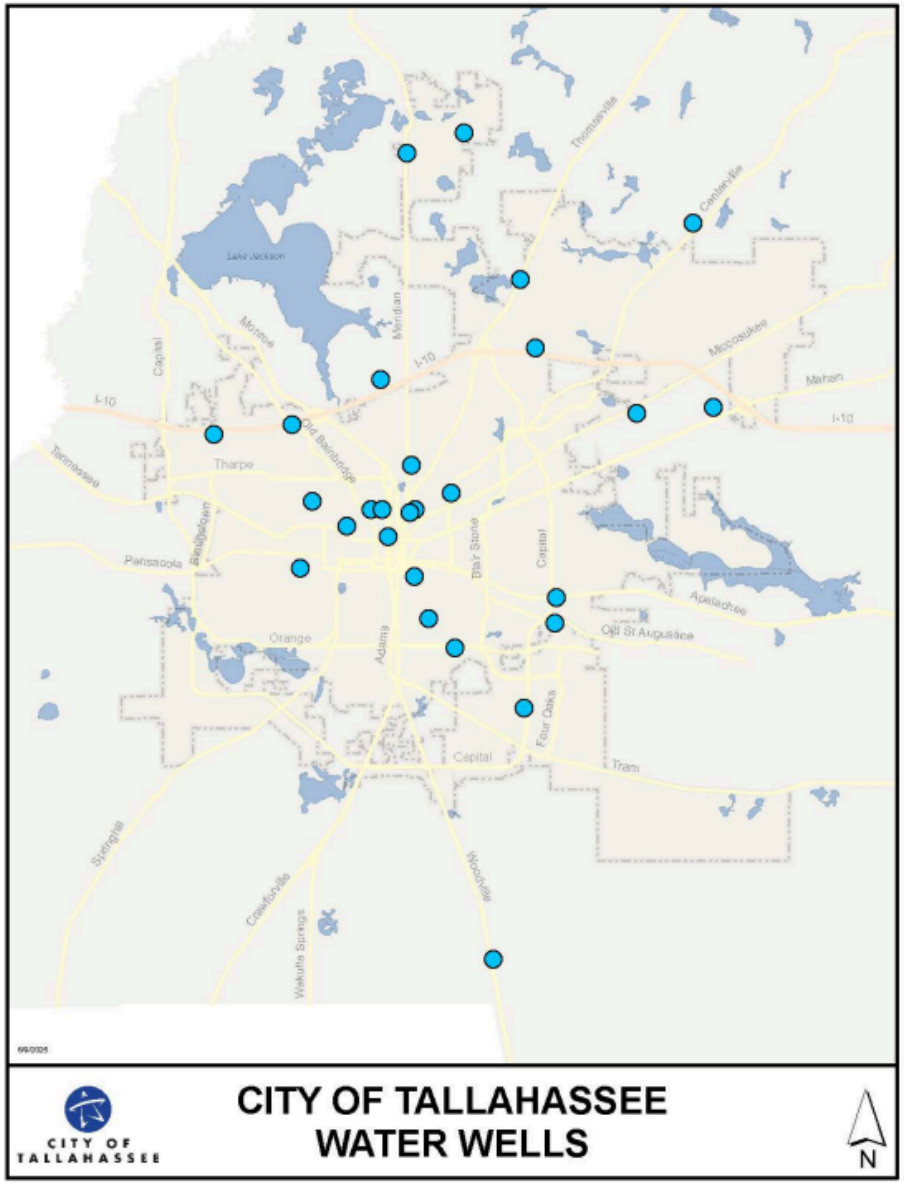

Primary Springs Protection Zone
W Tharpe St
Old Bainbridge Rd
N Monroe St
N Blair Stone Rd
Capital Cir Ne
Mahan Dr
Tennessee St
Blountstown Hwy
W Pensacola St
Stadium Dr
S Duval St
E Lafayette St
Apalachee Pkwy
Lake Bradford Rd
S Monroe St
S Blair Stone Rd
Orange Ave W
Orange Ave E
Old St Augustine Rd
Capital Cir Sw
Capital Cir Se
Four Oaks Blvd
Tram Rd
Springhill Rd
Crawfordville Rd
Woodville Hwy
Bloxham Cutoff


LAVA Results
Vulnerability Class
Most Vulnerable
More Vulnerable
Vulnerable
Less Vulnerable
N
0
2
4
8
12
16
Miles


Tallahassee-Leon County Register of Historic Places
Historic Districts
Calhoun Street Special Character District
Myers Park Residential Historic District
Park Avenue Special Character District
Individually Listed Historic Properties
W Brevard St
W Virginia St
W Tennessee St
W Call St
E Tennessee St
Park Ave E
W Jefferson St
W Pensacola St
W St Augustine St
W Madison St
W Gaines St
Apalachee Pkwy
E Lafayette St
Circle Dr
Gamble St
Osceola St
Miccosukee Rd
Thomasville Rd
Welaunee Blvd
N Meridian Rd
Old Bainbridge Rd
N Monroe St
Capital Cir Nw
W Tharpe St
W Tennessee St
Blountstown St
Blountstown Hwy
W Pensacola St
Stadium Dr
W Gaines St
E Tennessee St
E Lafayette St
N Duval St
N Gadsden St
S Duval St
S Monroe St
Lake Bradford Rd
Orange Ave W
Orange Ave E
Old St Augustine Rd
Capital Cir Sw
Springhill Rd
S Adams St
Grawfordville Rd
Woodville Hwy
Tram Rd
S Blair Stone Rd
Four Oaks Blvd
Capital Cir Ne
Capital Cir Se
N Blair Stone Rd
Dewey St
N Bronough St
N Monroe St
N Gadsden St
Hillcrest St
N Magnolia Dr
Saxon St
Wahnish Way
S Adams St
S Monroe St
S Bronough St
Seminole Dr
S Magnolia Dr

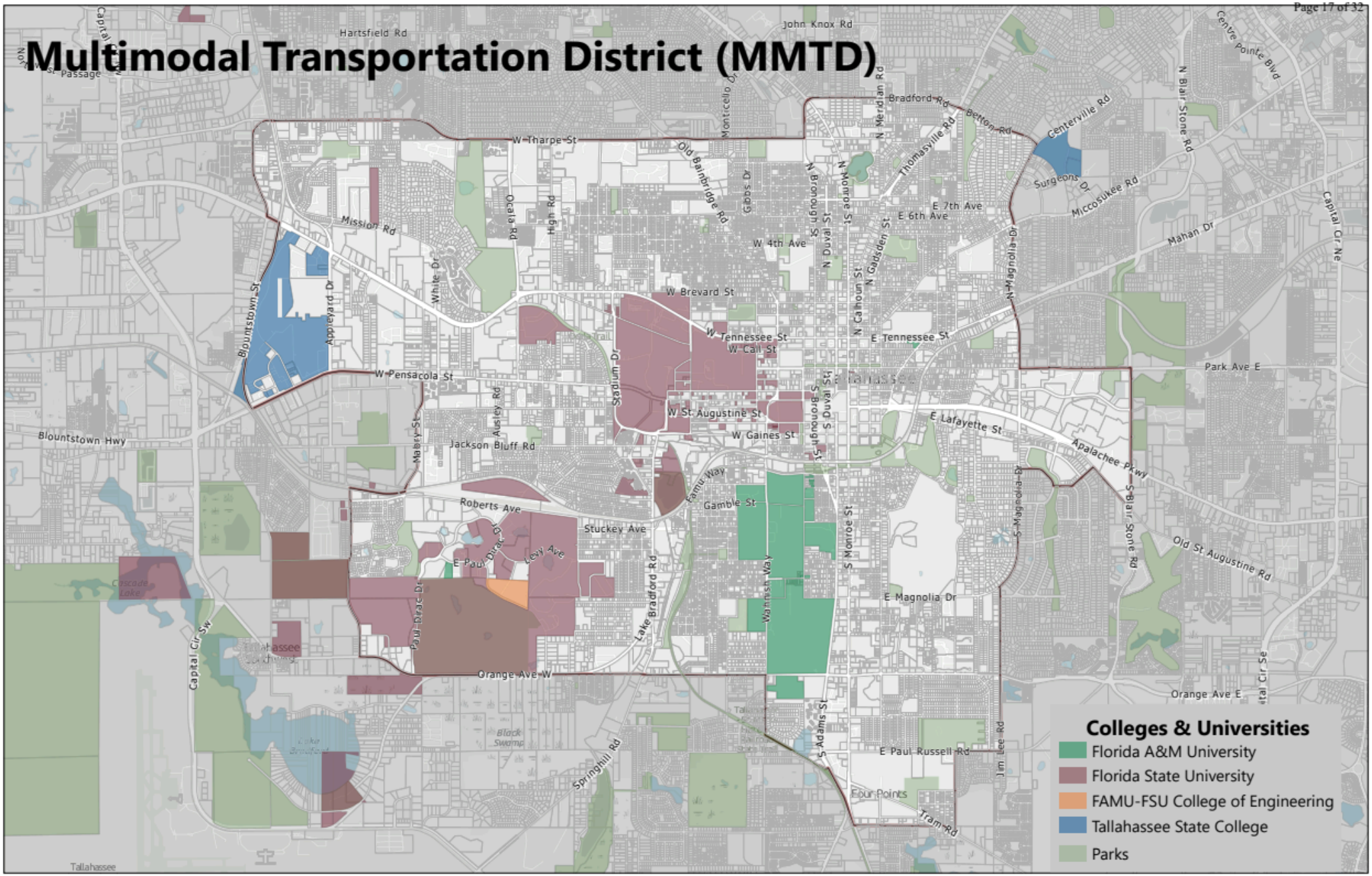
National Register of Historic Places



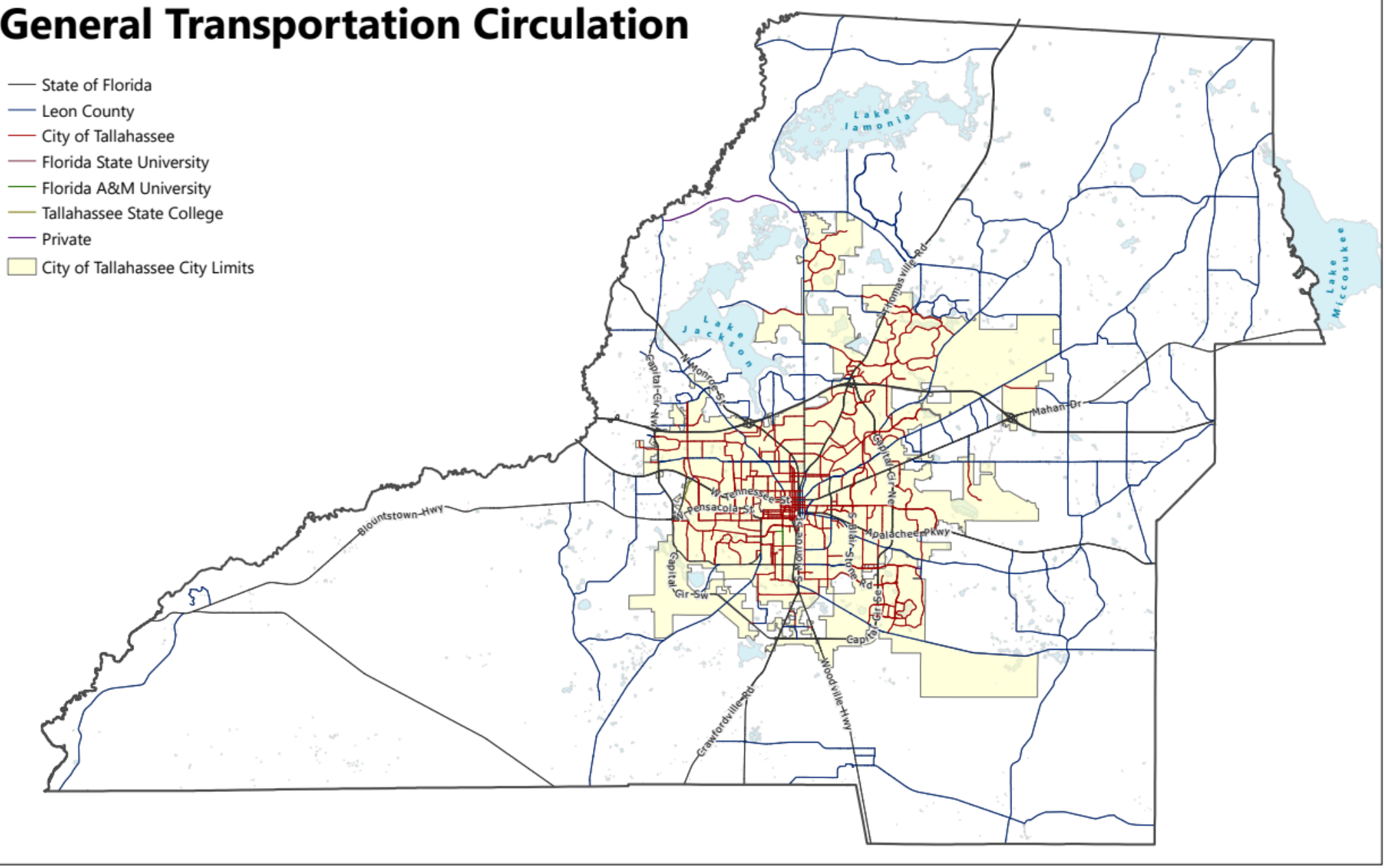

Lake Jackson
Thomasville
Centerville
Moccasin Gap
Meridian
Monroe
Capital
I-10
Old Bainbridge
Tharpe
Tennessee
Pensacola
Blair Stone
Capital
Apalachee
Old St Augustine
Orange
Adams
Four Oaks
Capital
Tram
Springhill
Crawfordville
Woodville
Wakulla Springs
CITY OF TALLAHASSEE
WATER WELLS
N

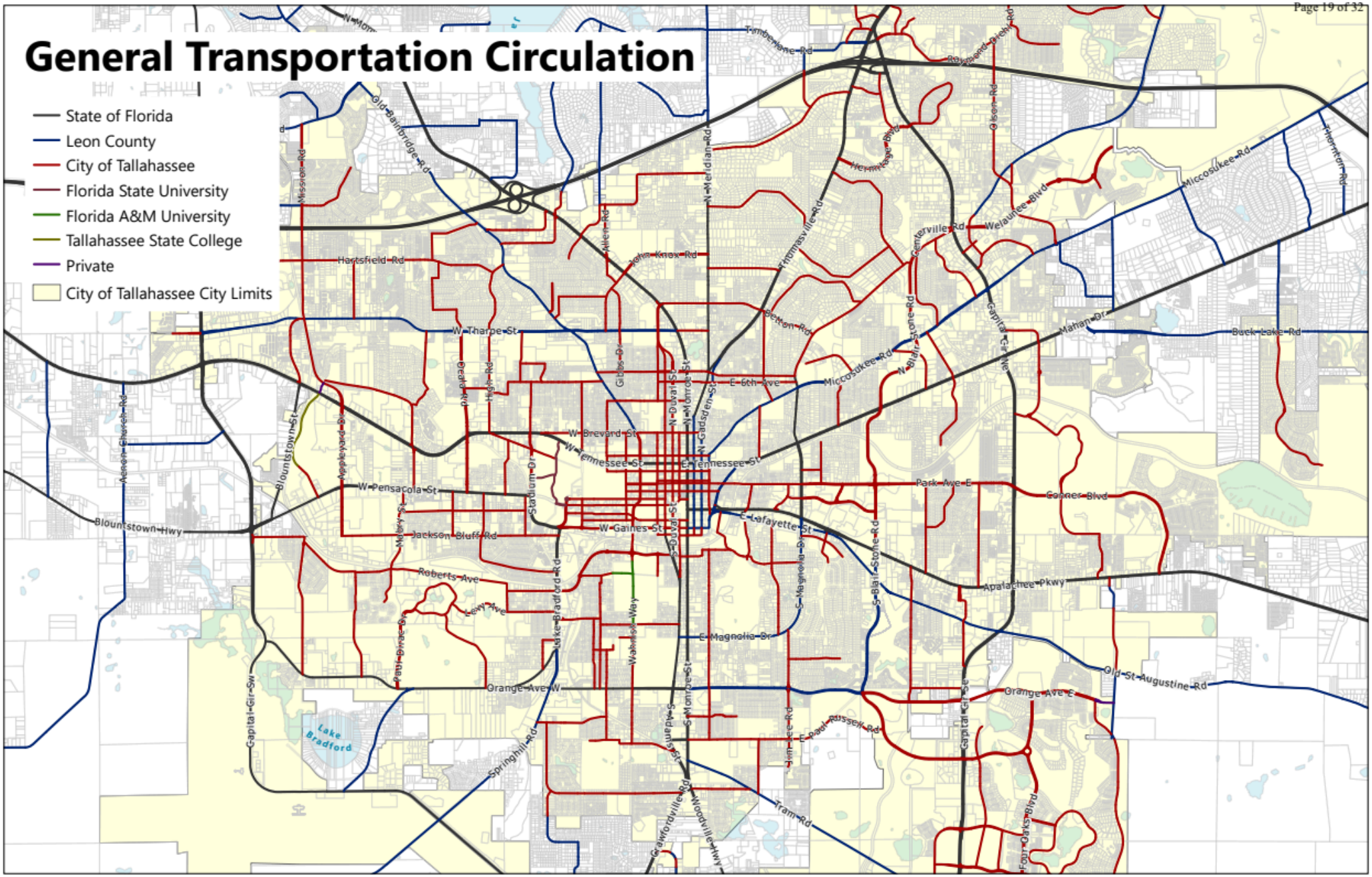
Mobility Maps

Multimodal Transportation District (MMTD)

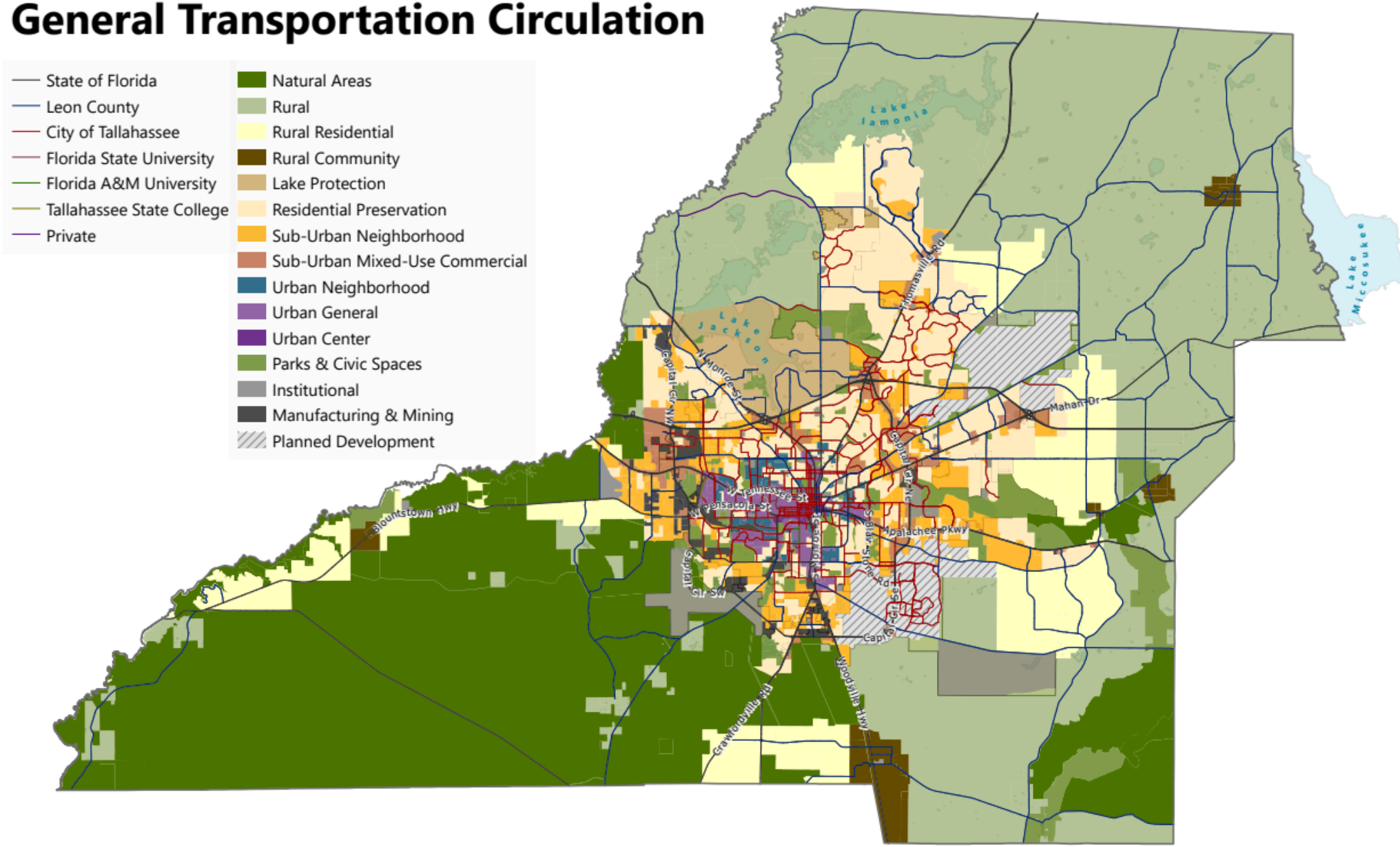


General Transportation Circulation

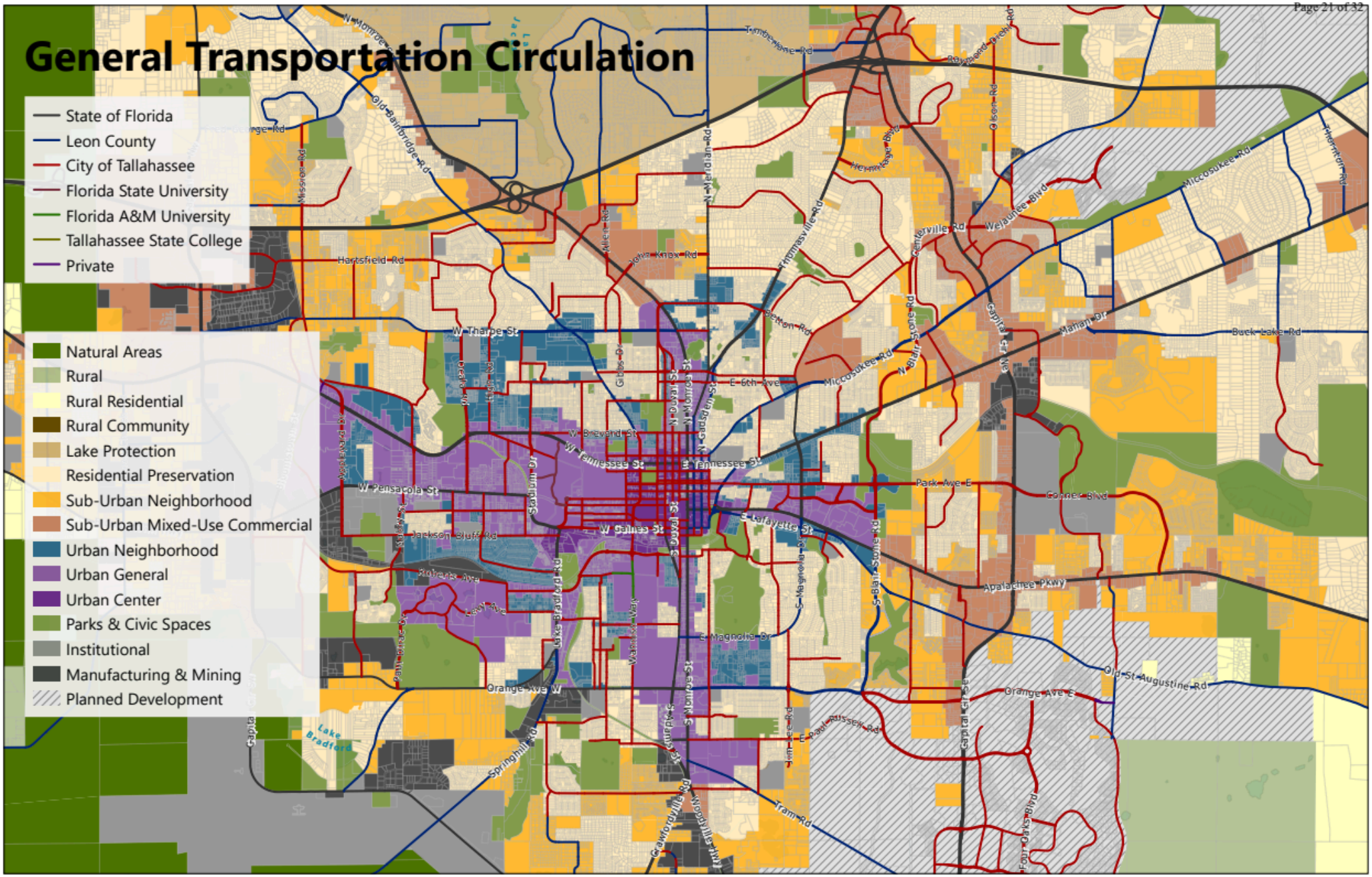


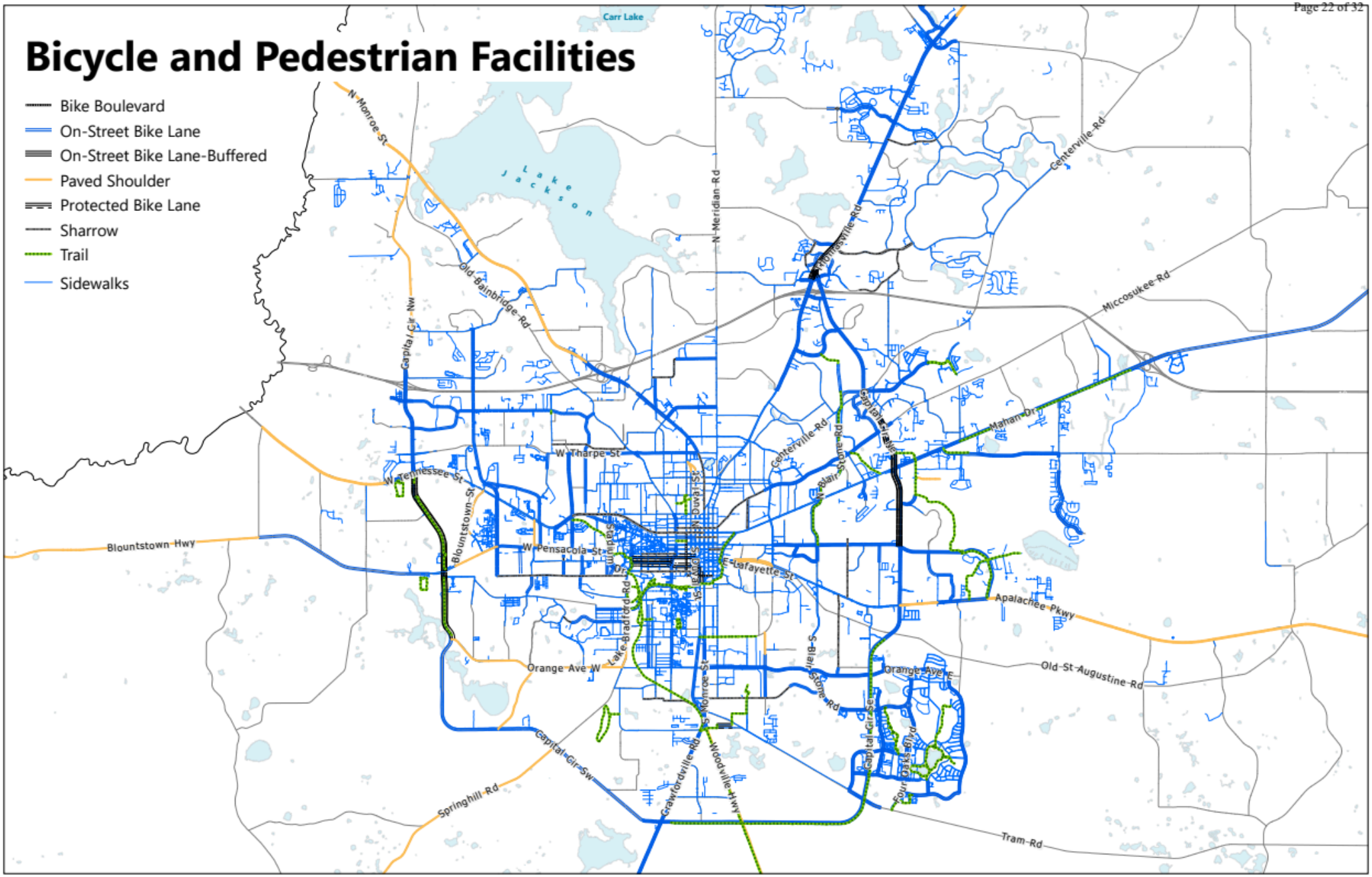

General Transportation Circulation
State of Florida
Leon County
City of Tallahassee
Florida State University
Florida A&M University
Tallahassee State College
Private
City of Tallahassee City Limits
Timberlane Rd
Old Bainbridge Rd
Mission Rd
Hartsfield Rd
John Knox Rd
Allen Rd
N Meridian Rd
Thomasville Rd
Hermitage Blvd
Centerville Rd
Welaunee Blvd
Miccosukee Rd
Thornton Rd
Mahan Dr
Buck Lake Rd
Capital Cir Ne
Betton Rd
W Tharpe St
Gibbs Dr
N Duval St
N Monroe St
N Gadsden St
E 6th Ave
Miccosukee Rd
N Blair Stone Rd
W Brevard St
W Tennessee St
E Tennessee St
Park Ave E
Conner Blvd
W Pensacola St
Blountstown St
Blountstown Hwy
Stadium Dr
W Gaines St
E Lafayette St
Jackson Bluff Rd
Roberts Ave
Levy Ave
Lake Bradford Rd
Wakulla Way
S Magnolia Dr
S Blair Stone Rd
Apalachee Pkwy
E Magnolia Dr
Old St Augustine Rd
Orange Ave W
Orange Ave E
Capital Cir Sw
Lake Bradford
Springhill Rd
S Adams St
S Monroe St
E Paul Russell Rd
Tram Rd
Woodville Hwy
Four Oaks Blvd

General Transportation Circulation

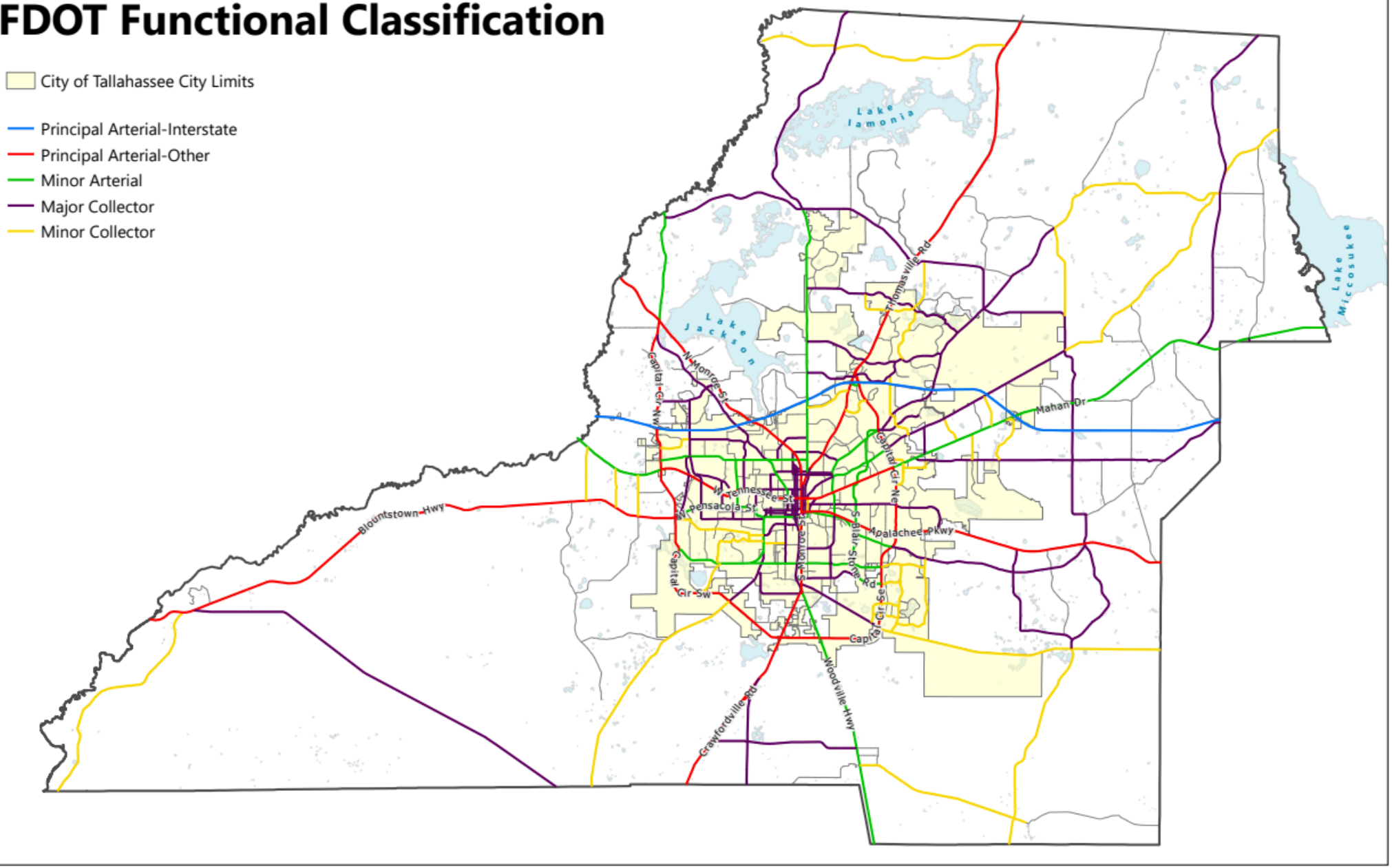


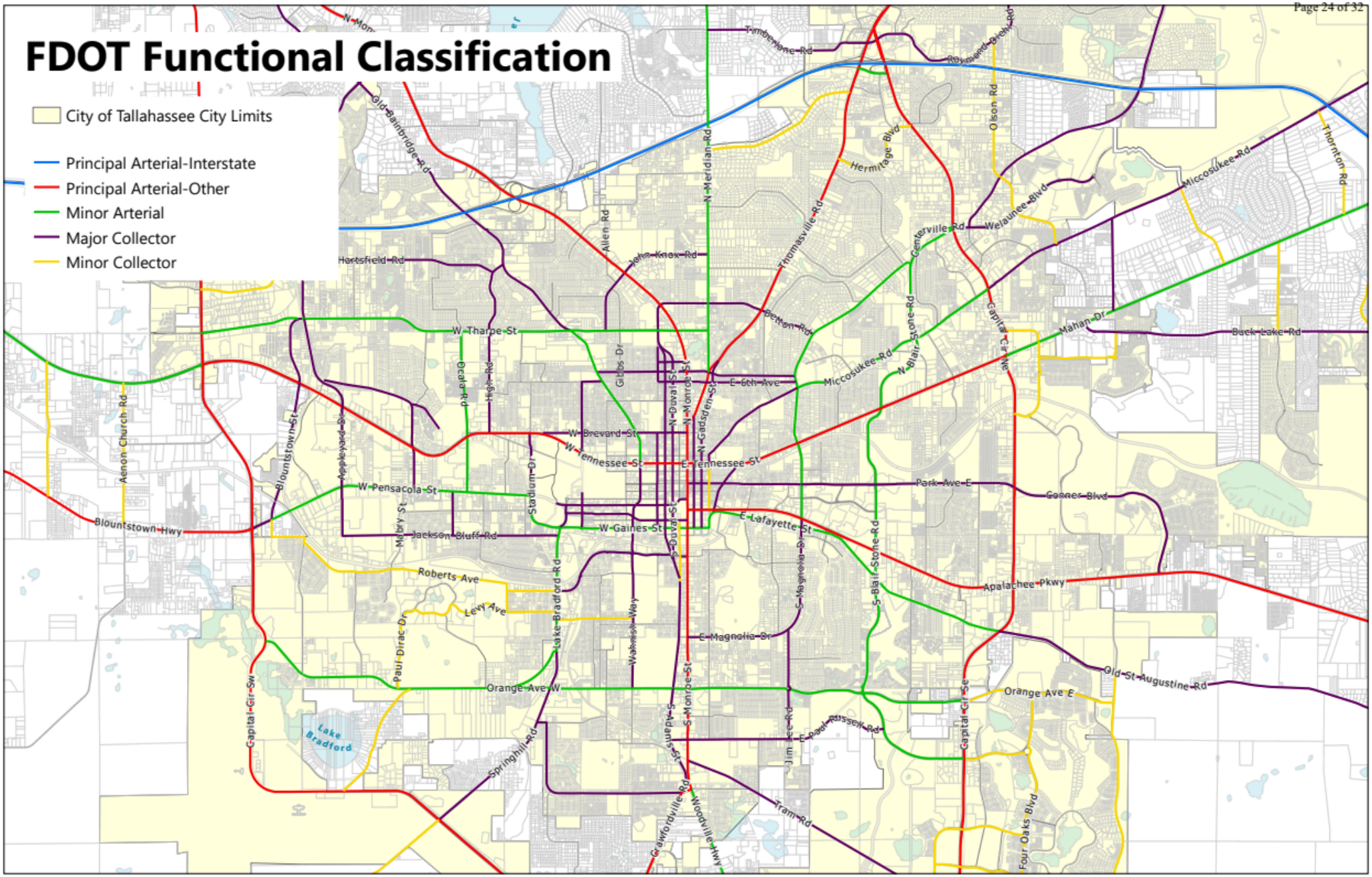
General Transportation Circulation



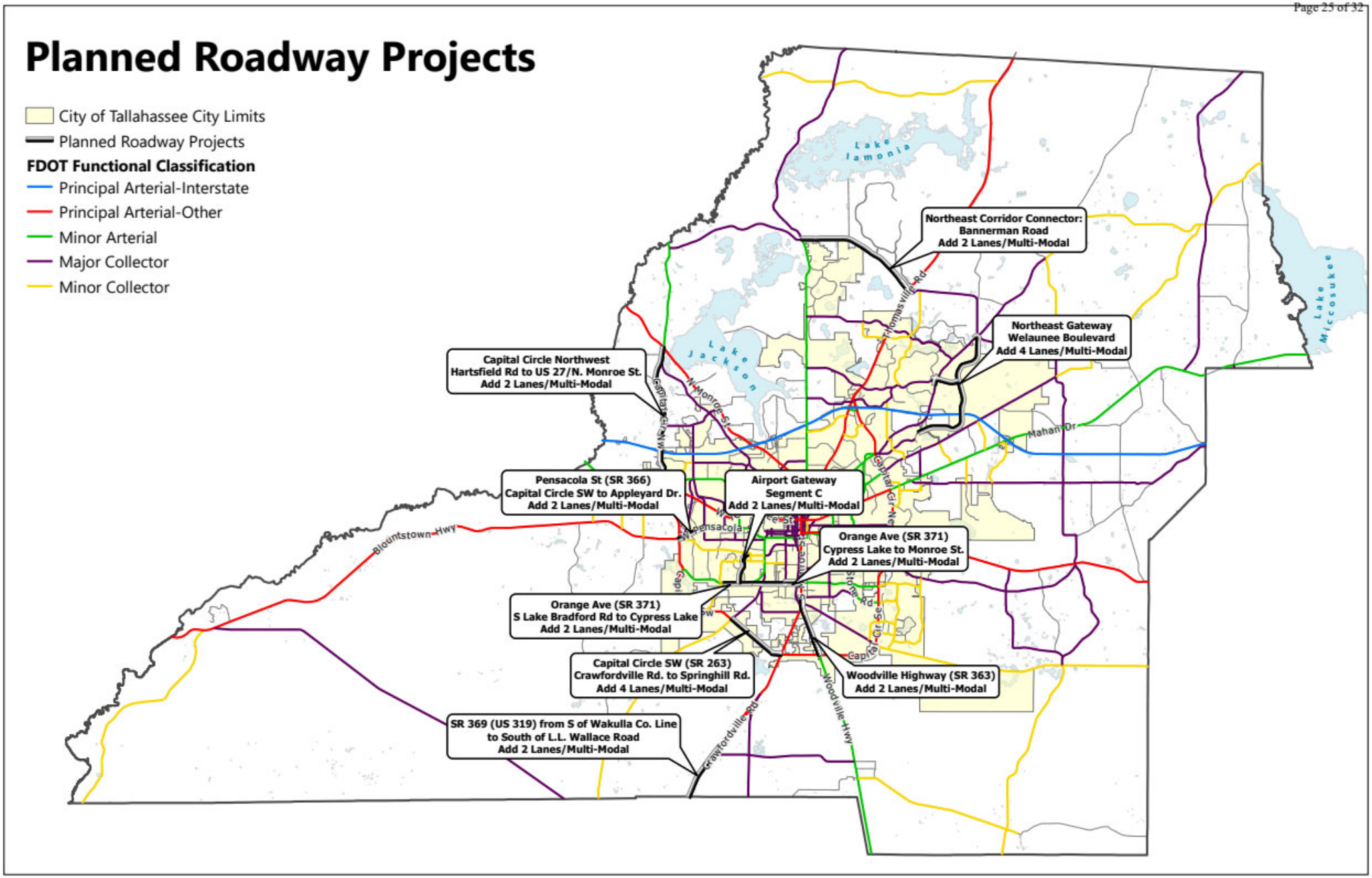

Bicycle and Pedestrian Facilities
Bike Boulevard
On-Street Bike Lane
On-Street Bike Lane-Buffered
Paved Shoulder
Protected Bike Lane
Sharrow
Trail
Sidewalks
Carr Lake
Lake Jackson
N Monroe St
Old Bainbridge Rd
Capital Cir NW
N Meridian Rd
Thomasville Rd
Centerville Rd
Miccosukee Rd
Mahan Dr
W Tharpe St
W Tennessee St
Blountstown Hwy
W Pensacola St
E Lafayette St
Apalachee Pkwy
Old St Augustine Rd
Orange Ave W
Orange Ave E
Lake Bradford Rd
S Monroe St
S Blair Stone Rd
Capital Cir SW
Springhill Rd
Woodville Hwy
Tram Rd

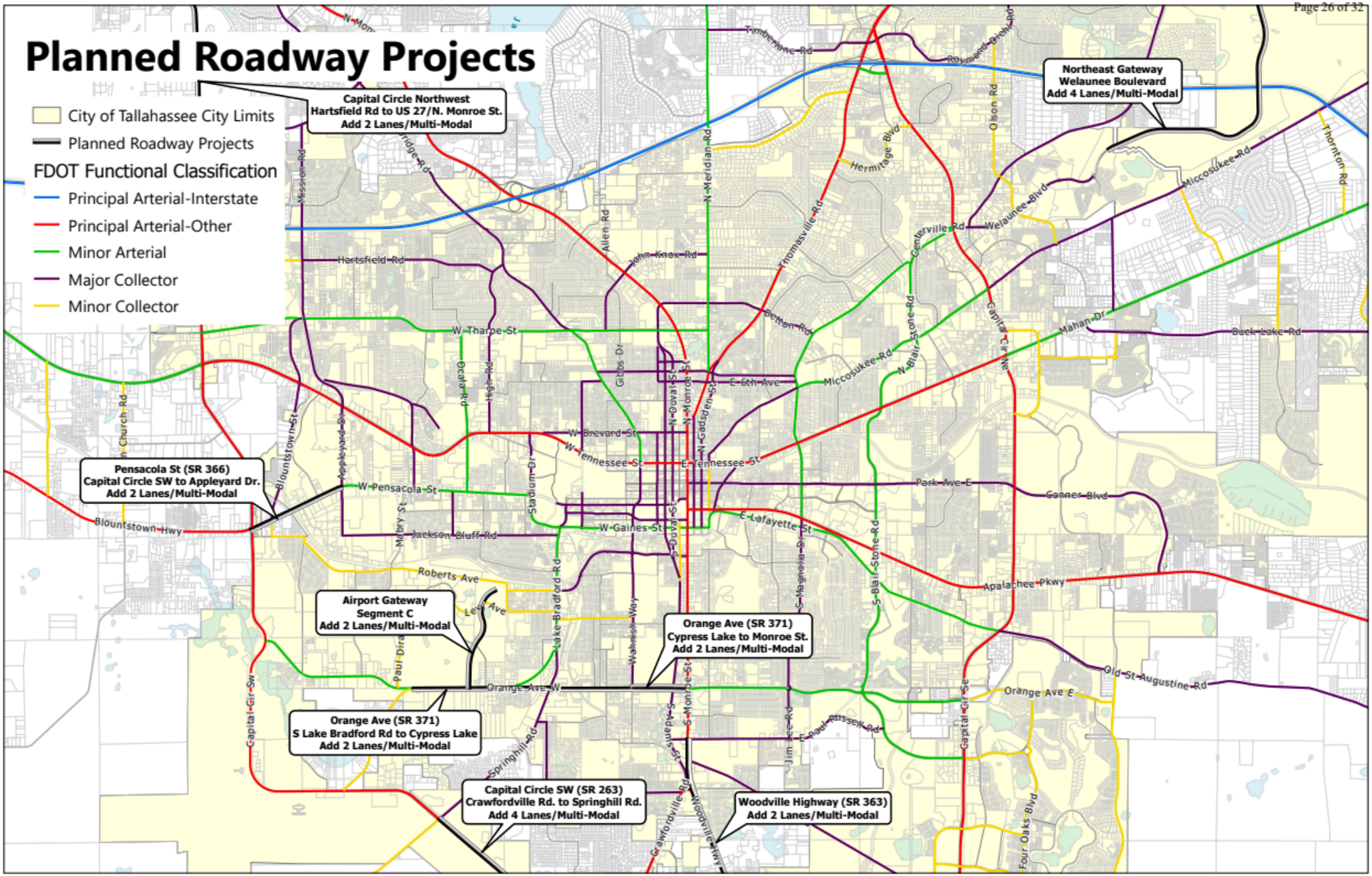
FDOT Functional Classification



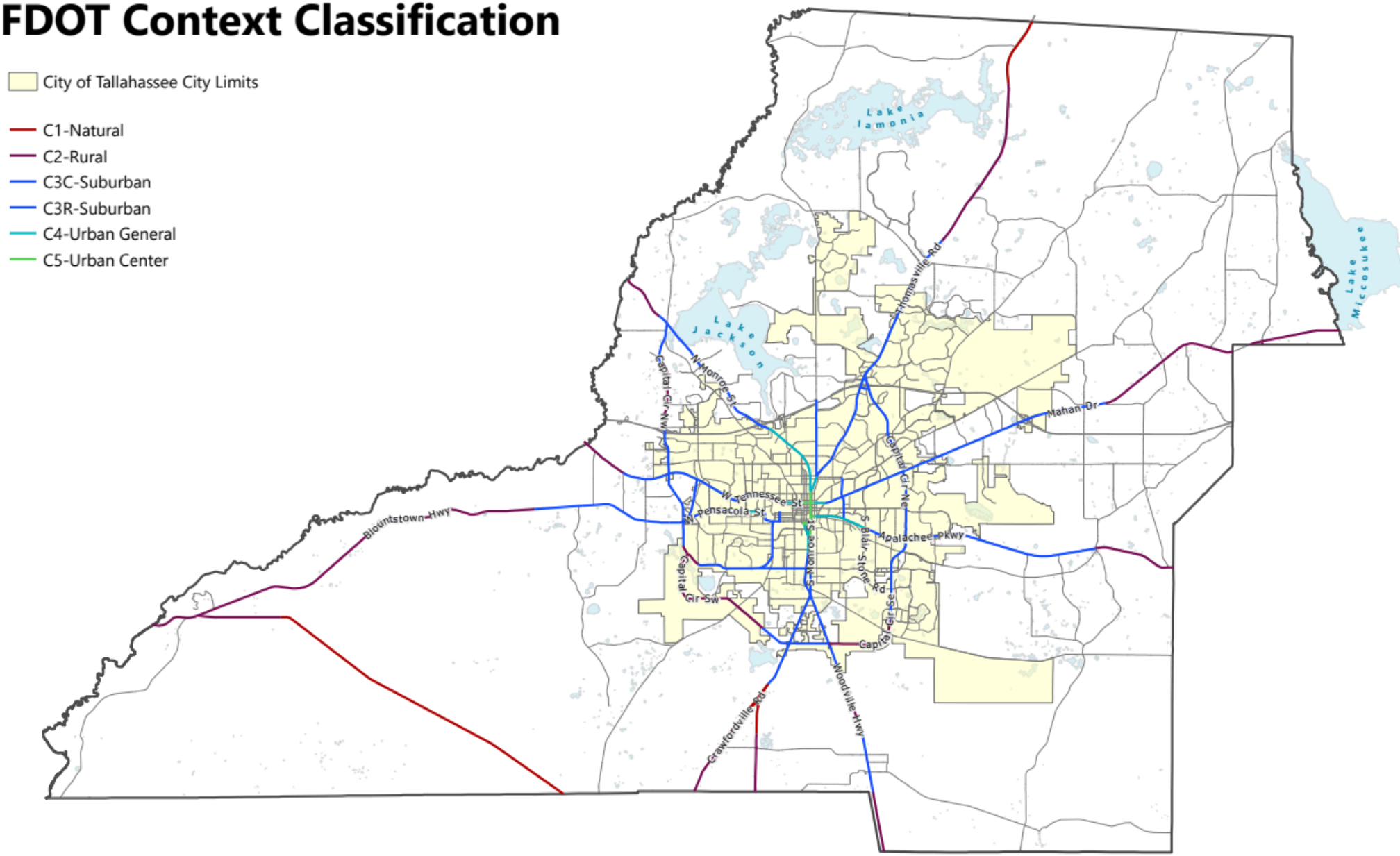

FDOT Functional Classification
City of Tallahassee City Limits
Principal Arterial-Interstate
Principal Arterial-Other
Minor Arterial
Major Collector
Minor Collector
Old Bainbridge Rd
Hartsfield Rd
John Knox Rd
N Meridian Rd
Allen Rd
Thomasville Rd
Hermitage Blvd
Timberlane Rd
Raymond Diehl Rd
Olson Rd
Centerville Rd
Welaunee Blvd
Miccosukee Rd
Thornton Rd
Mahan Dr
Buck Lake Rd
Capital Cir NE
N Blair Stone Rd
Betton Rd
W Tharpe St
Gibbs Dr
N Duval St
N Monroe St
N Gadsden St
E 6th Ave
Miccosukee Rd
Ocala Rd
High Rd
W Brevard St
W Tennessee St
E Tennessee St
Park Ave E
Gaines Blvd
Aenon Church Rd
Blountstown St
Appleyard Dr
Blountstown Hwy
W Pensacola St
Stadium Dr
Mabry St
Jackson Bluff Rd
W Gaines St
S Duval St
E Lafayette St
S Magnolia Dr
S Blair Stone Rd
Apalachee Pkwy
Roberts Ave
Levy Ave
Lake Bradford Rd
Wakulla Way
E Magnolia Dr
Old St Augustine Rd
Paul Dirac Dr
Orange Ave W
Orange Ave E
Capital Cir SW
Capital Cir SE
Lake Bradford
Springhill Rd
S Adams St
S Monroe St
Jim Lee Rd
E Paul Russell Rd
Tram Rd
Crawfordville Rd
Woodville Hwy
Four Oaks Blvd

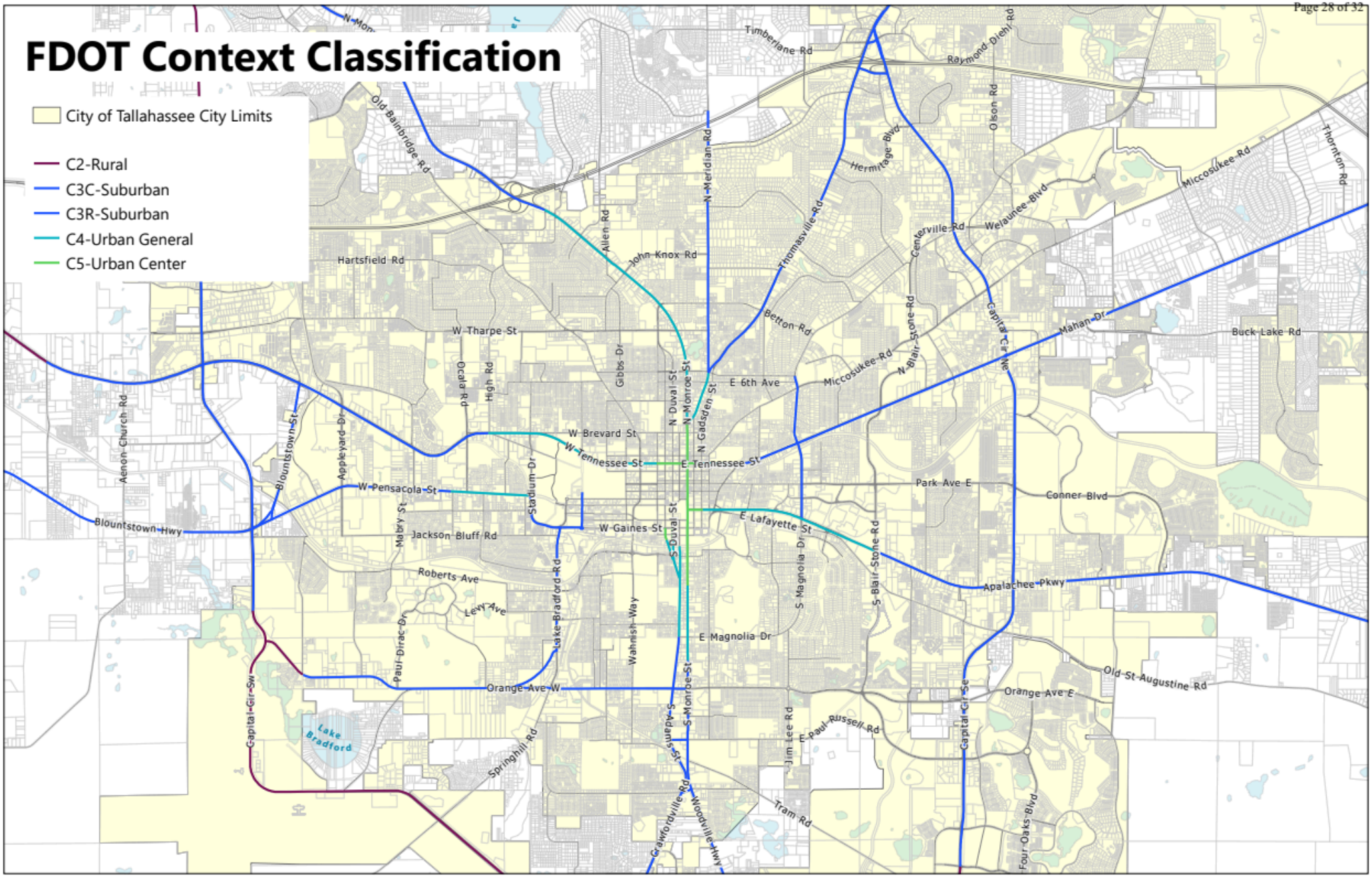
Planned Roadway Projects



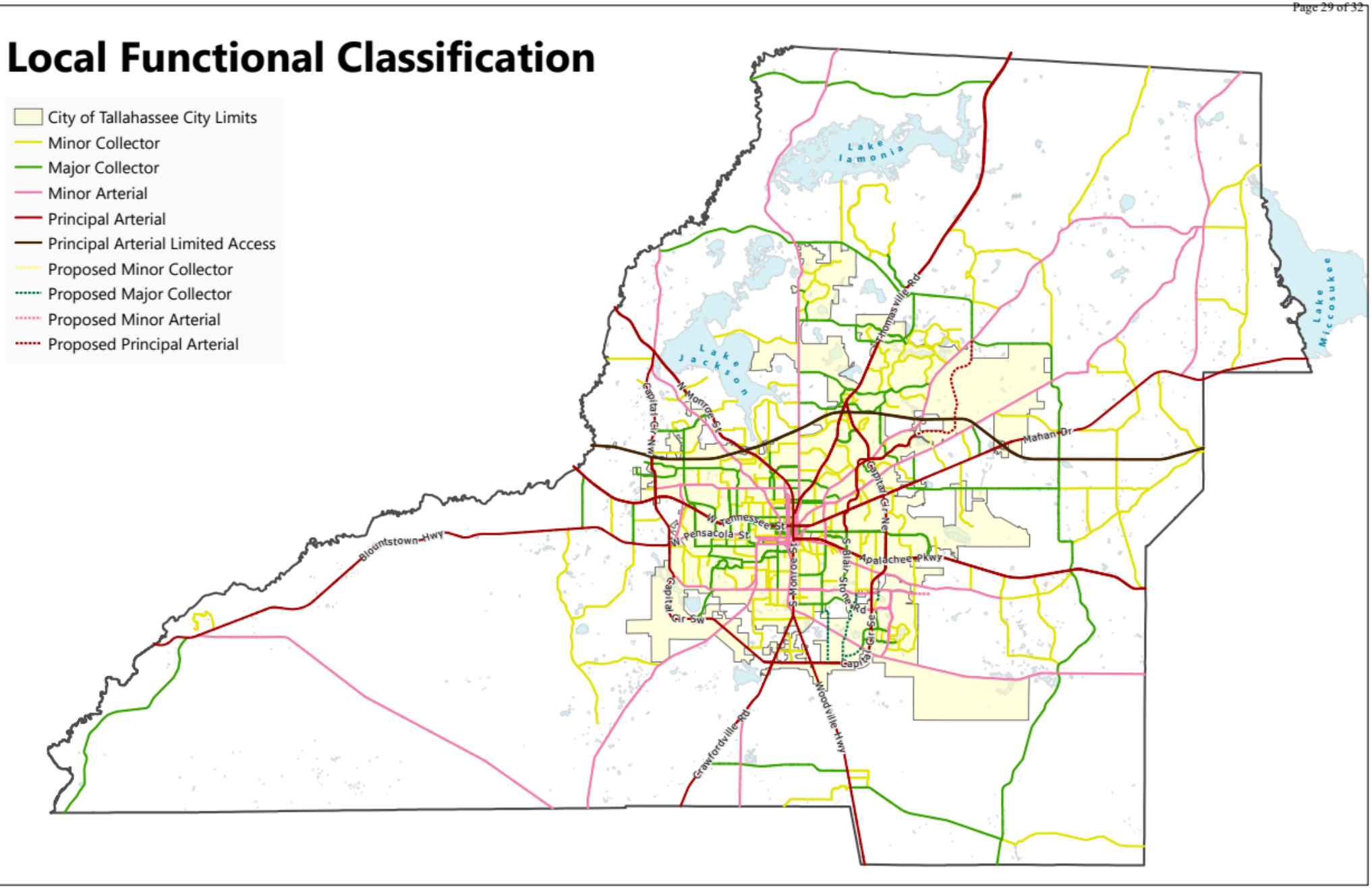

Planned Roadway Projects
City of Tallahassee City Limits
Planned Roadway Projects
FDOT Functional Classification
Principal Arterial-Interstate
Principal Arterial-Other
Minor Arterial
Major Collector
Minor Collector
Capital Circle Northwest
Hartsfield Rd to US 27/N. Monroe St.
Add 2 Lanes/Multi-Modal
Northeast Gateway
Welaunee Boulevard
Add 4 Lanes/Multi-Modal
Pensacola St (SR 366)
Capital Circle SW to Appleyard Dr.
Add 2 Lanes/Multi-Modal
Airport Gateway
Segment C
Add 2 Lanes/Multi-Modal
Orange Ave (SR 371)
Cypress Lake to Monroe St.
Add 2 Lanes/Multi-Modal
Orange Ave (SR 371)
S Lake Bradford Rd to Cypress Lake
Add 2 Lanes/Multi-Modal
Capital Circle SW (SR 263)
Crawfordville Rd. to Springhill Rd.
Add 4 Lanes/Multi-Modal
Woodville Highway (SR 363)
Add 2 Lanes/Multi-Modal
Hartsfield Rd
W Tharpe St
W Pensacola St
W Gaines St
E 6th Ave
W Brevard St
W Tennessee St
E Tennessee St
Park Ave E
E Lafayette St
Orange Ave W
Orange Ave E
Roberts Ave
Jackson Bluff Rd
Blountstown Hwy
Apalachee Pkwy
Old St Augustine Rd
Miccosukee Rd
Welaunee Blvd
Centerville Rd
Thomasville Rd
Hermitage Blvd
N Meridian Rd
Allen Rd
John Knox Rd
Betton Rd
Mahan Dr
Buck Lake Rd
Thornton Rd
Olson Rd
Raymond Diehl Rd
Tamberlane Rd
N Blair Stone Rd
S Blair Stone Rd
Gaines Blvd
Lake Bradford Rd
Springhill Rd
Capital Cir SW
Capital Cir SE
Four Oaks Blvd
Church Rd
Bloxham Rd
Appleyard Dr
Stadium Dr
Gibbs Dr
N Duval St
N Monroe St
N Gadsden St
S Duval St
S Monroe St
S Adams St
S Magnolia Dr
Jim Lee Rd
Woodville Hwy
Crawfordville Rd
Wakulla Way
Lewis Ave
Paul Dirac Dr
Mabry St
Tharpe St
Deala Rd
High Rd
Meridian Rd
Missee Rd
Bridge Rd

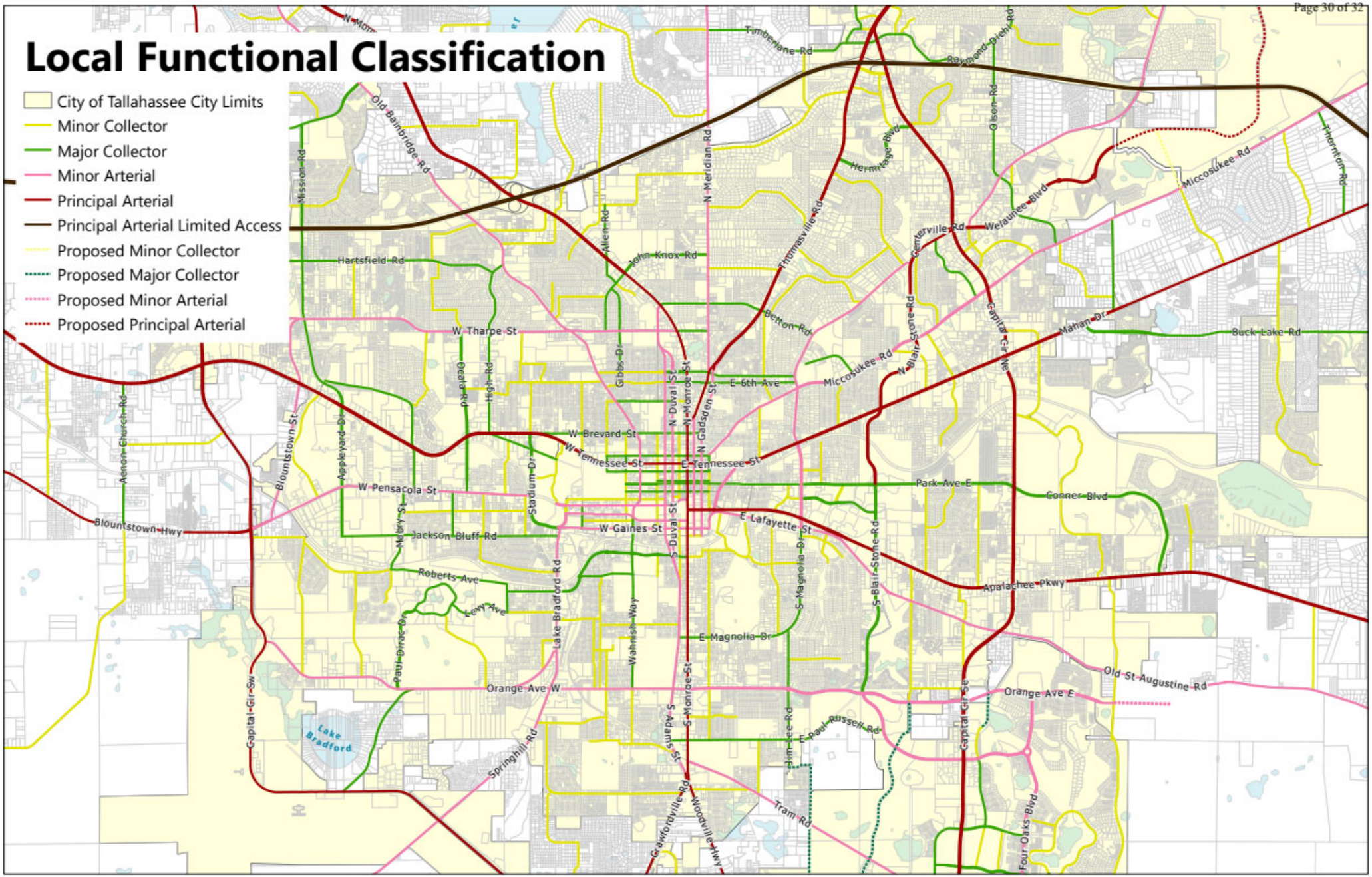
FDOT Context Classification



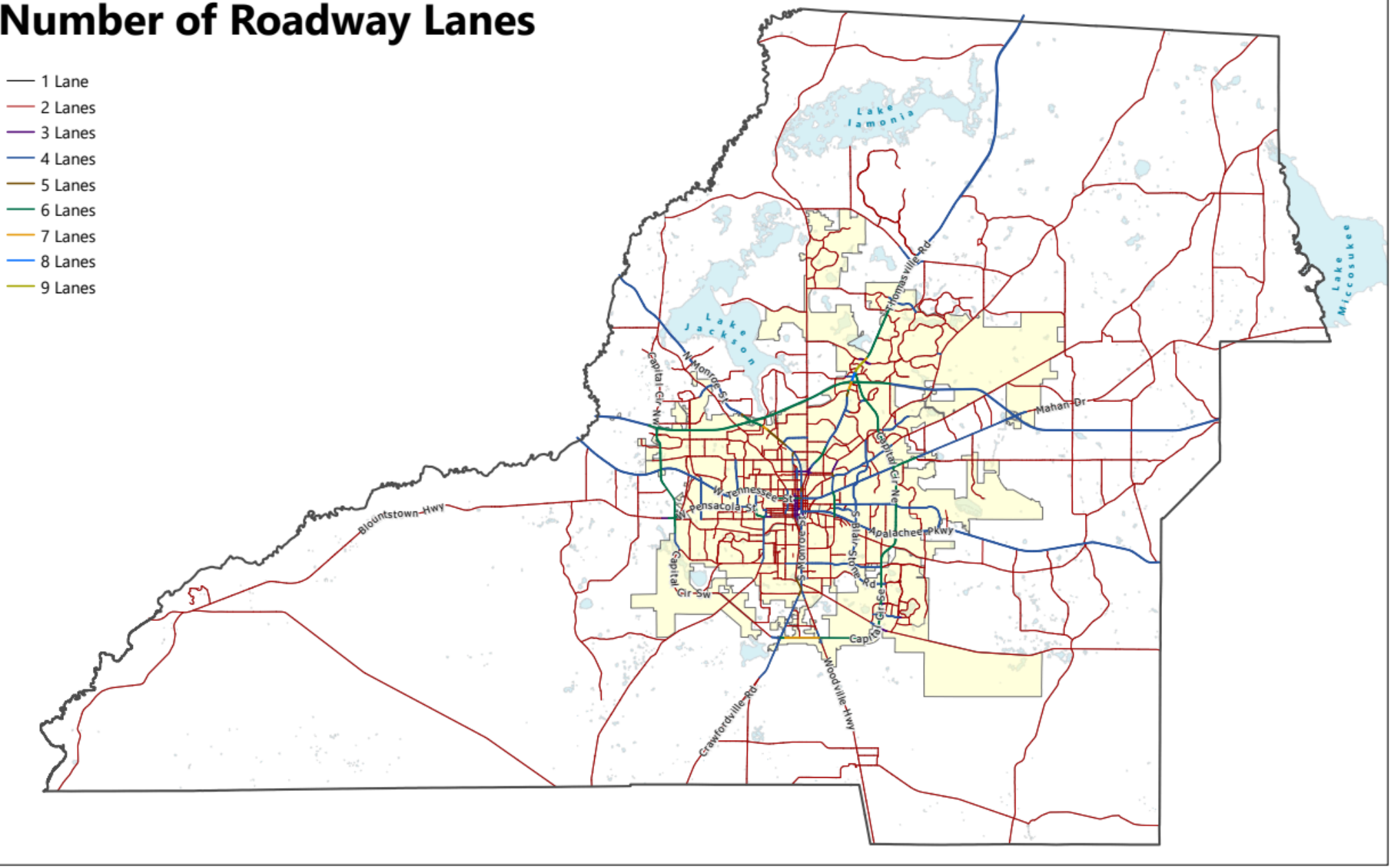

FDOT Context Classification
City of Tallahassee City Limits
C2-Rural
C3C-Suburban
C3R-Suburban
C4-Urban General
C5-Urban Center
Timberlane Rd
Raymond Diehl Rd
Old Bainbridge Rd
N Meridian Rd
Hermitage Blvd
Olson Rd
Thornton Rd
Miccosukee Rd
Hartsfield Rd
Allen Rd
John Knox Rd
Thomasville Rd
Centerville Rd
Welaunee Blvd
Betton Rd
N Blair Stone Rd
Capital Cir NE
Mahan Dr
Buck Lake Rd
W Tharpe St
Gibbs Dr
N Duval St
N Monroe St
E 6th Ave
N Gadsden St
Ocala Rd
High Rd
Aenon Church Rd
Blountstown St
Appleyard Dr
W Brevard St
W Tennessee St
E Tennessee St
W Pensacola St
Stadium Dr
Park Ave E
Conner Blvd
Blountstown Hwy
Mabry St
Jackson Bluff Rd
W Gaines St
S Duval St
E Lafayette St
S Magnolia Dr
S Blair Stone Rd
Apalachee Pkwy
Roberts Ave
Levy Ave
Lake Bradford Rd
Wahnish Way
E Magnolia Dr
Paul Dirac Dr
Old St Augustine Rd
Orange Ave W
Orange Ave E
Capital Cir SW
Capital Cir SE
Lake Bradford
Springhill Rd
S Adams St
S Monroe St
Jim Lee Rd
E Paul Russell Rd
Gaywoodville Rd
Woodville Hwy
Tram Rd
Four Oaks Blvd

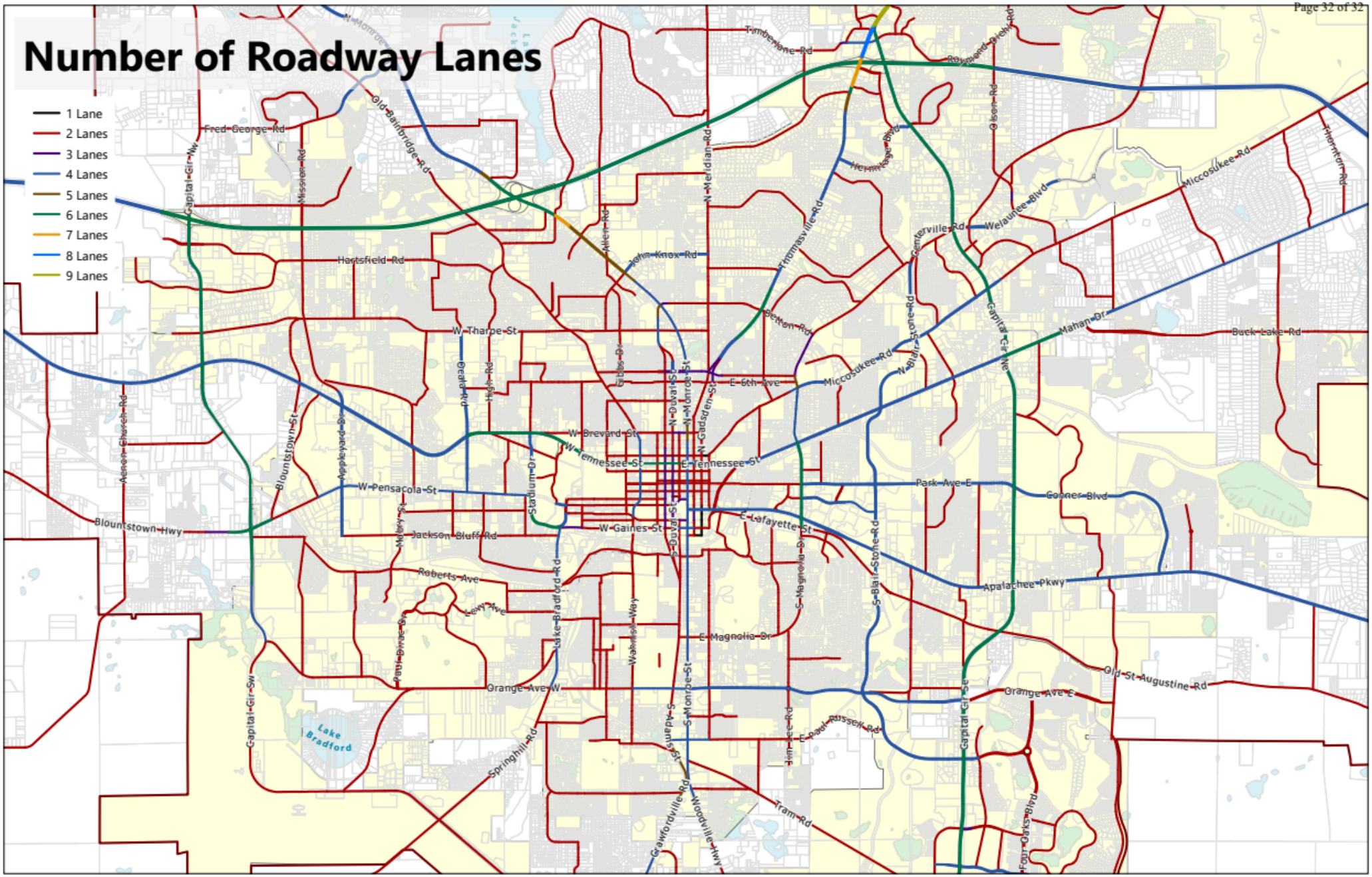
Local Functional Classification




Local Functional Classification
City of Tallahassee City Limits
Minor Collector
Major Collector
Minor Arterial
Principal Arterial
Principal Arterial Limited Access
Proposed Minor Collector
Proposed Major Collector
Proposed Minor Arterial
Proposed Principal Arterial
Timberlane Rd
Raymond Diehl Rd
Old Bainbridge Rd
Mission Rd
N Meridian Rd
Hermitage Blvd
Olson Rd
Thornton Rd
Miccosukee Rd
Hartsfield Rd
Allen Rd
John Knox Rd
Thomasville Rd
Centerville Rd
Welaunee Blvd
Betton Rd
Capital Cir NE
Mahan Dr
Buck Lake Rd
N Blair Stone Rd
W Tharpe St
Gibbs Dr
N Duval St
N Monroe St
N Gadsden St
E 6th Ave
Miccosukee Rd
Dean Rd
High Rd
Aenon Church Rd
Blountstown St
Appleyard Dr
W Brevard St
W Tennessee St
E Tennessee St
Park Ave E
Conner Blvd
W Pensacola St
Stadium Dr
Mabry St
Blountstown Hwy
Jackson Bluff Rd
W Gaines St
S Duval St
E Lafayette St
S Magnolia Dr
S Blair Stone Rd
Roberts Ave
Levy Ave
Lake Bradford Rd
Wahnish Way
Apalachee Pkwy
E Magnolia Dr
Paul Dirac Dr
Old St Augustine Rd
Orange Ave W
Orange Ave E
Capital Cir SW
Capital Cir SE
Lake Bradford
S Adams St
S Monroe St
Springhill Rd
Jim Lee Rd
E Paul Russell Rd
Tram Rd
Crawfordville Rd
Woodville Hwy
Four Oaks Blvd

Number of Roadway Lanes




Number of Roadway Lanes
1 Lane
2 Lanes
3 Lanes
4 Lanes
5 Lanes
6 Lanes
7 Lanes
8 Lanes
9 Lanes
Fred George Rd
Old Bainbridge Rd
Hartsfield Rd
W Tharpe St
John Knox Rd
Timberlane Rd
Raymond Diehl Rd
Hermitage Blvd
Thomasville Rd
Centerville Rd
Welaunee Blvd
Miccosukee Rd
Thornton Rd
Mahan Dr
Buck Lake Rd
Betton Rd
E 6th Ave
W Brevard St
W Tennessee St
E Tennessee St
W Pensacola St
Park Ave E
Cooner Blvd
Blountstown Hwy
Jackson Bluff Rd
W Gaines St
E Lafayette St
Roberts Ave
Apalachee Pkwy
Levy Ave
E Magnolia Dr
Old St Augustine Rd
Orange Ave W
Orange Ave E
E Paul Russell Rd
Springhill Rd
Tram Rd
Lake Bradford
Capital Cir Sw
Capital Cir Ne
Capital Cir Se
Four Oaks Blvd
Woodville Hwy
Grawfordville Rd
Aenon Church Rd
Blountstown St
Appleyard Dr
Stadium Dr
Lake Bradford Rd
Wahnish Way
S Monroe St
S Adams St
S Magnolia Dr
S Blair Stone Rd
N Blair Stone Rd
N Monroe St
N Gadsden St
N Duval St
S Duval St
Allen Rd
Gibbs Dr
Oeala Rd
High Rd
Mission Rd
Gapital Cir Nw
N Monroe
Jim Lee Rd
Olson Rd

GLOSSARY
PROPOSED REVISIONS

ACCESS: **(EFF. 6/25/96)** The means of vehicular entry to or exit from property to or from a public or private road.

ACLF: **(EFF. 7/16/90)** Means adult congregate living facility as defined in Section 400.402 of the Florida Statutes.

ACQUISITION: **(EFF. 7/16/90)** Includes purchase, land exchange, donation, easement, assisting private owners in obtaining tax advantages, etc. "Purchase" shall include all acquisition costs, such as surveying and title insurance.

ACTIVE RECREATION FACILITY: **(EFF. 7/16/90)** Means those recreation lands and improvements that are facility oriented, i.e. swimming pools, ball fields, tennis courts.

ADJOINING LAND USES: **(EFF. 8/17/92)** Land uses on parcels which are touching or contiguous to each other, as distinguished from lying near to or adjacent. For purposes of this Plan, land uses on parcels that are separated from each other by a local or a minor collector street or roadway shall also be considered adjoining; land uses on parcels that are separated by a major collector or an arterial street or roadway or by a railroad right of way shall not be considered adjoining.

ADVANCED AIR MOBILITY: Vehicles and infrastructure associated with vertical take-off and landing (VTOL), air taxis, electric and hybrid short-to-medium distance aircraft. These vehicles may be piloted or autonomous and carry either passengers or cargo.

ADVANCED WASTEWATER TREATMENT: **(EFF. 4/10/09)** Treatment of sewage that goes beyond the secondary or biological wastewater treatment stage and includes the removal of nutrients such as phosphorus and nitrogen and a high percentage of suspended solids and biochemical oxygen demand.

AFFORDABLE HOUSING: **(REV. EFF. 7/20/05; REV. EFF. 12/24/10)** Housing that costs no more than 33% of the annual income of a household earning 80% or less of area median income (AMI) for homeownership and 60% AMI or less for rental housing, adjusted for the number of people in the household, as defined by the U.S. Department of Housing and Urban Development (HUD) annually.

AGRICULTURE: **(EFF. 7/6/15)** The production, keeping or maintenance, for sale, lease or personal use, of plants and/or animals useful to humans, including, but not limited to, the growing of crops, dairying, grazing, the raising and maintenance of poultry and other livestock, horticulture, nursery, forestry, and sod farms. Commercial feed lots, the raising of furbearing animals, riding academies, livery or boarding stables or dog kennels are not considered to be normal agricultural uses.

AGRITOURISM: **(EFF. 7/6/15)** Any agricultural related activity consistent with a bona fide farm or ranch or in a working forest which allows members of the general public to view or enjoy activities related to farming, ranching, historical, cultural or harvest-your-own attractions for recreational, entertainment or educational purposes.

ALTERED FLOODPLAINS: **(EFF. 7/16/90)** Areas within the 100 year floodplain that have been either ditched, drained, filled or have had structures built on them, any of which have diminished the flood storage capacity of the floodplain.

ALTERED WETLANDS: **(EFF. 8/17/92)** Wetlands that have been degraded to the extent their ecological function has been detrimentally impaired and the likelihood that they cannot be re-established except through a distinct program of man-made mitigation. Wetlands that can have beneficial function restored through natural processes will not be considered altered.

ARCHAEOLOGICAL SITE: **(EFF. 7/16/90)** A location that has yielded or may yield information on history or prehistory.

AREA PARK: **(EFF. 7/16/90)** Means those park facilities that serve the population of the urban service area, including but not limited to community parks and sports complexes.

BASIC LIVING SHELTER: **(EFF. 7/16/90)** Means a dwelling unit which, at a minimum, is structurally sound, includes indoor plumbing, has a functional heating source, and provides protection to its inhabitants from the elements.

BEST MANAGEMENT PRACTICES: **(EFF. 7/16/90)** Those practices and principles designed to reduce and manage non-point source pollution and in some cases, protect wildlife and habitat. These principles and practices are generally outlined in the latest updated version of various BMP manuals including "Silviculture Best Management Practices," "Best Management Practices," "A Landowners Handbook for Controlling Erosion for Forestry Operations," "Management Guidelines for Forested Wetlands," "DER: Florida Development Manual, A Guide to Sound Land and Water Management," and other publications on best management practices that are accepted by the industries and regulatory bodies. The local government reserves the right to add to or alter BMPs in specific instances as part of development agreements or development orders.

BUFFER: **(EFF. 6/25/96)** Open spaces, planted areas, fences, walls, berms, any combination thereof, or any other structure or design mechanism that is used to physically separate or screen one land use from another so as to visually shield and/or mitigate potential negative impacts.

BUSINESS ACCELERATOR: **(EFF. 5/31/18)** 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.

BUSINESS INCUBATOR: **(EFF. 5/31/18)** Organizations that help 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.

CANOPY ROAD: **(EFF. 7/16/90)** Road designated by local government as having significant aesthetic, cultural and historical value.

CAPITAL FACILITIES: **(EFF. 7/16/90)** Means transportation systems or facilities, including roads, mass transit, bikeway, sidewalk and aviation facilities; sewer systems or facilities; solid waste systems or facilities; drainage and stormwater management systems or facilities; potable water systems or facilities; education systems or facilities; parks and recreation systems or facilities; and health systems or facilities.

CAPITAL INFRASTRUCTURE: **(REV. EFF. 8/17/92)** Consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.

CAPITOL CENTER PLANNING COMMISSION: **(EFF. 8/17/92)** As defined by §272.12, Florida Statutes.

CDBG: **(EFF. 7/16/90)** Means the Community Development Block Grant, as authorized under Title I of the Housing and Community Development Act of 1974.

CLOSED BASIN: **(EFF. 7/16/90)** A naturally depressed portion of the earth's surface for which there is no natural outlet for runoff other than percolation, evaporation, or transpiration.

CLUSTERING: **(EFF. 12/7/99)** The grouping together of structures and infrastructure on a portion of a development site with the balance remaining undeveloped or reserved as green space, which may or may not be used for development at a later date.

COMMERCIAL: **(REV. EFF. 6/25/96)** Generally, an activity or business involving the sale of goods and/or services carried out for profit.

> **MINOR**: **(EFF. 7/16/90)** Provide for the sale of convenience goods and services to the immediate residential area. Gross floor area—less than 20,000 square feet except at a local street intersection where maximum allowable is 10,000 square feet.
>
> **NEIGHBORHOOD**: **(REV. EFF. 9/19/91)** Provide for the sale of convenience goods and personal services such as food, drugs, sundries and hardware items to one or more neighborhoods. Gross floor area—20,000 to 100,000 square feet. Except at intersection of collectors where maximum allowable is 50,000 square feet.

COMMUNITY: **(EFF. 7/16/90)** Same functions of neighborhood commercial but on a larger scale. Provide for sale of retail goods such as clothing, variety items, appliances and furniture, hardware and home improvement items. Gross floor area—100,000 to 200,000 square feet.

REGIONAL: **(EFF. 7/16/90)** Same functions of community center, provide full range and variety of shopping goods for comparative shopping such as general merchandise apparel, furniture and home furnishings. Gross floor area - 200,000 to 1,000,000 square feet.

HIGHWAY: **(EFF. 7/16/90)** Provide for consumer oriented retail services designed for drive-in convenience. Gross floor area - 1,000 to 10,000 square feet.

COMMERCIALIZATION CENTERS: **(EFF. 5/31/18)** 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.

COMMUNITY FACILITIES: **(REV. EFF. 8/17/92)** Facility or service which may be public or privately owned, established, and intended to provide significant public benefit.

COMMUNITY SERVICES: **(EFF. 7/16/90; REV. EFF. 8/27/17)** A facility owned or operated by a public or private entity or agency that provides a service or significant public benefit directly to the general public, such as libraries, religious facilities, police/fire stations, hospitals, museums, and schools.

LIGHT INFRASTRUCTURE: **(EFF. 7/16/90; REV. EFF. 1/19/20)** Water wells, water tanks, sewage pump stations, electric substations, and solar power stations and systems.

HEAVY INFRASTRUCTURE: **(EFF. 7/16/90; REV. EFF. 12/24/10; REV. EFF. 1/19/20)** Government operational facilities, which have significant off-site impacts. Also included are such facilities operated by semi-public or private utility providers. These facilities shall include but are not limited to:

Waste-to-energy facilities
Materials recovery facilities
Sanitary sewer facilities
Sanitary sewer percolation ponds
Sewage treatment plants
Airports
Power generating stations (non-solar powered)
Landfills
Sludge disposal facilities
Incinerators
Correctional facilities
Water treatment plants
Outdoor storage facilities
Vehicle maintenance facilities
Solid waste transfer station
Correctional facilities

POST-SECONDARY: **(EFF. 7/16/90)** Public or private - Universities, colleges, vocational/technical schools.

COMMUNITY PARK: **(EFF. 7/16/90)** Means those parks that serve several neighborhoods with total populations of up to 25,000 and have a service area of up to a three mile radius. "Ride-to" facilities that are also accessible to bicyclists and pedestrians shall be included.

COMPATIBILITY: **(EFF. 5/31/18)** 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.

CONSERVATION: **(EFF. 7/16/90)** Allowing only carefully planned development activities to occur on a site; development activities must be compatible with the perpetuation of the ecological resources on the site.

CONSERVATION SUBDIVISION: **(EFF. 7/1/04)** A residential or mixed-use development that has been developed utilizing a design approach in which a significant fraction of the parent tract(s) is reserved as permanently protected open space and the remaining fraction of the land is developed. Under this design approach, development is clustered or concentrated on the least environmentally or otherwise significant portions of the development site.

CONTEXT SENSITIVE DESIGN: Land use and streetscape design that prioritizes physical and social context, while also preserving scenic, aesthetic, historic, and environmental resources, to provide mobility and safety for all users in a way that is reflective of the specific area in which the development and/or roadway is constructed.

COUNTYWIDE PARK: **(EFF. 7/16/90)** Means those park facilities that serve the entire county population, including but not limited to regional parks, boat landings and parks, golf courses, state parks, including university recreation areas, and national forest lands.

COWORKING SPACES: **(EFF. 5/31/18)** 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.

DENSITY: **(EFF. 12/7/99)** *see* Gross Density

DENSITY NEUTRAL: **(EFF. 7/1/04)** As applied to Conservation Subdivisions, means that the allowable density achieved through the utilization of the conservation subdivision design approach shall not exceed the maximum density established for the Future Land Use Map category and base zoning district applicable to the subject property or properties.

DEVELOPMENT: **(EFF. 7/16/90)** Any proposed change in the use or character of the land, including but not limited to, land clearing or the placement of any structure or site improvement on the land except for silviculture activities employing best management practices.

DILAPIDATED: **(EFF. 7/16/90)** Means a structure which does not provide safe and adequate shelter in its present condition and endangers the health, safety and well-being of the occupants. A structure in the dilapidated classification cannot be economically repaired. A house is dilapidated when it has one or both of the following conditions:

1) Inadequate original construction such that it does not provide adequate protection against the elements;
2) Defects which would cost over 50% of the total value of the shelter to repair.

DRAINAGE BASIN: **(EFF. 12/7/99)** The area defined by topographic boundaries which contributes stormwater to a watershed or drainage system, including all areas artificially added to the basin.

ECOTOURISM: **(EFF. 7/6/15)** Tourism that focuses on the appreciation of natural areas, wildlife, or cultural and historical resources and strives to minimize ecological impact or damage. This nature-based tourism involves education and interpretation of the natural environment and is managed to be ecologically sustainable. Activities may include cycling, camping, fishing, hunting, paddling, hiking, birding, visiting scenic byways, agritourism, and wildlife viewing.

ENDANGERED SPECIES: **(EFF. 7/16/90)** Are defined based on the same criteria and analogous to the state and federal list: Any species of fish and wildlife or plant naturally occurring in Florida, whose prospects of survival are in jeopardy due to modification or loss of habitat; over utilization for commercial, sporting, scientific or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or man-made factors affecting his continued existence.

~~**ENTERPRISE ZONE**: **(EFF. 7/16/90)** Means an area in the state designated pursuant to Section 290 of the Florida Statutes and approved by the Secretary of the Department of Community Affairs.~~

ENVIRONMENTALLY SIGNIFICANT LANDS: **(EFF. 7/16/90)** Areas that provide breeding, wintering or foraging habitat, for federal, state, and locally listed plant and animal species; flood plains, wetlands, native forests and vegetated areas.

~~**FEDERAL UNIFORM RELOCATION ACT**: **(EFF. 7/16/90)** Means the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as passed and subsequently amended by the Congress of the United States.~~

FLOOD OR **FLOODING**: **(EFF. 1/23/09)** A temporary condition of partial or complete inundation of normally dry land or wetlands from the overflow of water bodies or watercourses in response to stormwater runoff, or from excessive overland flow of stormwater, or the accumulation of stormwater runoff in a closed basin.

FLOODPLAIN: **(EFF. 1/23/09)** An area of land susceptible to being flooded by stormwater. Floodplains are normally designated in terms of their probability of flooding with a specified period, such as one, ten, 25, 50, and 100 years.

FLOODWAY: **(EFF. 7/16/90; REV. EFF. 1/23/09)** That part of the floodplain associated with the channel of a river, steam, or other watercourse, or waterbodies and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation of the floodway.

FLOOR AREA RATIO: **(EFF. 6/25/96)** A measure of development intensity expressed as a ratio of the gross floor area of all buildings on a site divided by the total area of the site.

FLORIDA CAPITOL CENTER PLANNING DISTRICT: **(EFF. 8/17/92)** As defined by §272.12, Florida Statutes.

FLORIDA MASTER SITE FILE: **(EFF. 7/16/90)** A clearinghouse for information on archaeological sites, buildings and historic resource surveys. Inclusion in the Florida Master Site File does not necessarily mean that the resource possesses historic, architectural, archaeological or cultural significance, or is worthy of preservation.

FREEWAYS: **(EFF. 7/1/04)** Roadways that provide the highest level of mobility and are intended to carry the greatest amount of traffic at the highest speeds. Accordingly, freeway mainlanes provide no direct access to property and access to the freeway is provided only at interchanges and ramps.

FUNCTIONAL AREA OF AN INTERSECTION: **(EFF. 7/1/04)** The area beyond the physical intersection that comprises decision and maneuver distance, plus any required vehicle storage length, and is protected through corner clearance standards and connection spacing standards.

GREEN SPACE: **(EFF. 7/16/90)** Means that part of a lot open and unobstructed from its lowest level upward which is accessible to all residents on the lot, except as may be required for safety, and which is not used for off-street parking, streets, drives, refuse storage or other utility or building purposes.

GREEN INFRASTRUCTURE: Infrastructure that uses plants, soils, and other media to capture and treat stormwater. It relies on the natural processes of filtration, infiltration, and evapotranspiration to manage stormwater

GROSS DENSITY: **(EFF. 7/16/90)** Means the number of dwelling units per gross acre, an area of land containing forty three thousand, five hundred sixty (43,560) square feet including rights-of-way, common areas and the like. All residential densities referred to in the plan shall be gross densities unless otherwise noted.

GROUNDWATER RESOURCE PROTECTION: **(EFF. 7/16/90)** Areas determined to have high recharge to the aquifer and/or area where the potential for groundwater contamination is high.

GROUP HOME: **(EFF. 7/16/90)** Means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotel, residential treatment facilities, nursing homes, or emergency shelters.

HAZARD: **(EFF. 4/10/09)** Means a condition that exposes human life or property to harm from a man-made technological, or natural disaster.

HAZARD MITIGATION: **(EFF. 4/10/09)** Means any action taken to reduce or eliminate the exposure of human life or property to harm from a man-made or natural disaster.

HAZARDOUS WASTE: **(EFF. 7/16/90)** Means solid waste, or a combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness, or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed.

HEAVY INDUSTRIAL: **(EFF. 7/16/90; REV. EFF. 5/31/18)** 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.

HIGH QUALITY SUCCESSIONAL FOREST: **(REV. EFF. 12/10/91; REV. EFF. 7/19/13)** High quality successional forest shall mean a medium quality natural plant community that is a forest type described in the Florida Natural Areas Inventory publication "Guide to the Natural Communities of Florida." These forests typically show signs of past disturbances, but still retain a good distribution of high quality indicator species. A medium quality natural community generally possesses the following characteristics:

1) The floristic composition contains many of the more common species typical of the natural community type, although most rare species are absent;
2) The community may contain invasive exotic plants that could be controlled through management;
3) The community has likely had some past disturbance, but not to the extent that the potential for recovery or restoration to a high quality natural community is significantly impaired (unauthorized activities in high quality successional forest areas resulting in a violation of the ordinances will not be excluded from protection as such).

HISTORIC RESOURCE: **(EFF. 7/16/90)** Means all areas, districts, or sites containing properties listed on the Florida Master Site File, the National Register of Historical Places, or designated by a local government as historically, architecturally or archaeologically significant.

HYDRAULIC FRACTURING: **(EFF. 5/31/18)** 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.

INNOVATION DISTRICTS: **(EFF. 5/31/18)** 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.

INTEGRATED ACCESS: **(EFF. 12/10/91)** The permitting of ingress and egress to a parcel of land in a manner which will minimize disruptions of the traffic flow due to turning movements on the local, collector, or arterial street on which the parcel fronts. Integrated access may include the requirement of shared access or the use of frontage or rear access roads.

INTENSITY: **(EFF. 12/7/99)** A measurement of the extent of land development, including the consumption or use of the space above, on, or below ground; examples of intensity measurement may include: the measurement of the use of or demand on facilities or services, allowed square footage or a floor area ratio of non-residential development, or the number of dwelling units per acre of residential development.

INTERMODAL: The term intermodal generally describes facilities that are used to move freight and cargo, as well as their transfer stations. Such facilities may include ports, railroad freight yards, freight/commercial airports, and the highways and railways that connect these facilities.

INTERSECTION: **(EFF. 6/25/96)** The point where the centerlines of two or more roads meet or cross and where allowance is made for the interchange of vehicular traffic.

LAND DEVELOPMENT REGULATIONS: **(EFF. 7/16/90)** Ordinances enacted by governing bodies for the regulation of any aspect of development, and including any local government zoning, rezoning, subdivision, building construction, or sign regulations, or any other regulations controlling the development of the land.

LDN: **(EFF. 7/16/90)** Means that measure of noise known as the Average Day-Night Sound Level rating which is the yearly energy average of the A-weighted sound level (to approximately the frequency response of the ear) integrated over a 24-hour period.

LEVEL OF SERVICE: **(EFF. 7/16/90)** Means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on or related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each facility.

LEVELS OF SERVICE: (EFF. 7/16/90)

A Represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream.

B Is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable.

C Is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream.

D Represents high density, but stable flow. Speed and freedom to maneuver are severely restricted.

E Represents operating conditions at or near the capacity level. All speeds are reduced. Freedom to maneuver within the traffic stream is extremely difficult.

LIGHT INDUSTRIAL: **(EFF. 7/16/90, REV. EFF. 5/31/18)** 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.

LISTED SPECIES: **(EFF. 7/16/90)** Any plant or animal listed by the county, state or federal governments as an endangered or threatened species, or a species of special concern.

LIVE-WORK UNITS: **(EFF. 7/20/05)** Residential structures with their own lots, designed to accommodate and that include both living facilities and commercial/office components within the structure or on the same lot. The non-residential uses allowed in live-work units are “destination” businesses that do not rely on passerby and drive-by traffic, but more typically have visitation by appointment.

LOCALLY DESIGNATED HISTORIC RESOURCE: **(EFF. 7/16/90)** A resource that has been designated as historic under the Tallahassee-Leon County Zoning Code and that undergoes design review by the Tallahassee-Leon County Architectural Review Board.

LOCAL PARK: **(EFF. 7/16/90)** Means those park facilities that serve the population of the corporate city limits, including but not limited to neighborhood parks and passive recreation facilities.

LOCAL STREETS: **(REV. EFF. 7/1/04)** Local streets collect traffic from adjacent land uses and other minor streets (cul-de-sacs, loops, alleys, lanes) and channel it to the collector/arterial system. Local streets are intended to carry the lowest traffic volumes at the lowest speeds, discourage through traffic (usually do not carry traffic between two streets of a higher classification), and to provide access to abutting land.

LOW IMPACT DEVELOPMENT: **(EFF. 4/10/09)** A land planning and engineering design approach that focuses on minimizing adverse impacts of development on water quality. This approach is implemented by replicating the pre-development hydrologic regime of the development site through infiltrating, filtering, storing, evaporating, and detaining stormwater runoff close to its source.

MAJOR COLLECTOR: **(REV. EFF. 7/1/04)** Major collector roadways channel traffic between arterials, from other collector streets to the arterial system, and from a major activity center to the arterial street system. Major collectors may carry relatively high traffic volumes.

MAJOR DETERIORATION: **(EFF. 7/16/90)** Means a dwelling unit which has major defects requiring extensive repairs. The unit will not necessarily provide safe and decent shelter unless the repairs are made. These housing units usually have critical defects of a substantial nature, such as:

1) Holes, open cracks, rotted or missing materials over a large part of the foundation, walls, roof or chimney;
2) Substantial sagging of floors, walls or roof,
3) Extensive damage by storm, fire or flood.

MAKERSPACES: **(EFF. 5/31/18)** 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.

MASS TRANSIT: **(EFF. 7/16/90)** Means passenger transportation service, usually local in scope, that is available to any person who pays a prescribed fare. It operates on established schedules along designated routes or lines with specific stops and is designed to move relatively large number of people at one time.

MICROMOBILITY: The term micromobility is used to describe emerging transportation alternatives such as e-scooters, e-bikes, and electric skateboards. It is frequently used in describing bikeshare and e-scooter share schemes.

MINING: **(EFF. 5/31/18)** 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.

MINOR ARTERIAL: **(REV. EFF. 7/1/04)** Minor arterial roadways interconnect with and augment the principal arterial system. They are similar in function to principal arterials, but accommodate trips of more moderate length and distribute travel to geographic areas smaller than that of the principal arterial system. Therefore, they provide a somewhat higher degree of property access than principal arterials.

MINOR COLLECTOR: **(REV. EFF. 7/1/04)** Minor collector roadways channel traffic from minor streets to the major collector/arterial system, between other collectors, and from activity centers to a street of higher classification. Minor collectors provide access to adjoining properties and generally have lower volumes, shorter trip lengths, and fewer through trips than major collectors.

MISSING MIDDLE HOUSING: This type of housing is represented as house-scale buildings with multiple units, such as duplexes, fourplexes, cottage courts, and cluster housing types, that fit seamlessly into existing residential neighborhoods, offering more housing options and supporting walkability. These types are frequently "missing" from the typical Florida housing market.

MITIGATION: **(EFF. 7/16/90)** To lessen or eliminate the impact of development on a significant historic resource. Mitigation can include the modification of project plans to ensure preservation of the significant resource, landscape buffering, adaptive use of a historic building, archaeological salvage, or historic or photographic documentation or the resource.

MSTU/MSBU: **(EFF. 7/16/90)** Means municipal service taxing units or municipal service benefit units, as authorized and defined in Florida Statutes, Chapter 125.01 (1)(q).

MULTIMODAL: The term multimodal describes supporting the presence of a variety of transportation options including but not limited to walking, biking, rolling (wheelchair et al.), micromobility (e-scooters et al.), freight, trolly, bus, train, etc. The term is generally used to emphasize alternatives to vehicular modes of transportation.

NATIONAL REGISTER OF HISTORIC PLACES: **(EFF. 7/16/90)** A federal listing of culturally significant buildings, structures, objects, sites and districts in the United States. This program was established by Congress in 1935 and is maintained by the United States Department of the Interior.

NATIVE FOREST: **(EFF. 7/16/90; REV. EFF. 7/19/13)** Native forest shall mean a high quality natural plant community that is a forest type described in the Florida Natural Areas Inventory publication "Guide to the Natural Communities of Florida." A high quality natural community generally possesses the following characteristics:

1) The plant species composition is dominated by high quality indicator species which are typical of their natural community type;
2) The community may contain invasive exotic plants that could be controlled through management;
3) Evidence of historical disturbance may be present, but the disturbance has not destroyed or prevented the re-establishment of a high quality natural community type.

NATURAL ACCESS CONTROL: **(EFF. 12/10/02)** A design concept directed primarily at decreasing opportunities for criminal activities by denying access to crime targets and creating a perception of risk for potential offenders. Natural access control is developed by designing streets, parking areas, sidewalks, building entrances, and neighborhood gateways, which clearly indicate public routes and discourage access to private areas with structural elements.

NATURAL SURVEILLANCE: **(EFF. 12/10/02)** A design concept directed primarily at identifying potential undesired r criminal activities. Natural surveillance is promoted by features that provide day and night visibility from windows, doors, and porches that oversee parking areas, pedestrian areas, play areas, building entrances, and similar areas.

NATURAL VEGETATION: **(EFF. 7/16/90)** The trees and plants occurring on a site prior to development, alteration or clearing of that site.

NEIGHBORHOOD PARK: **(EFF. 7/16/90)** Means those parks that serve as the focus for neighborhood units with a population of up to 5,000 and have a service area of approximately one-half mile and are accessible primarily to pedestrian and bicyclists.

NET ACRE: **(EFF. 7/16/90)** The amount of usable land area, exclusive of impervious areas and areas subject to environmental constraints.

NEW DEVELOPMENT: **(EFF. 7/16/90)** Means all land development activity subject to a development order after the adoption of this Comprehensive Plan, except those that shall be granted vested rights pursuant to the Plan itself.

OFFICE: **(REV. EFF. 6/25/96)** Generally, a room, group of rooms, or building used primarily for conducting the affairs of a business, profession, service, industry or government. An office shall not include the sale of goods for a profit as its primary use. For purposes of this Plan, the following are categories of office intensity:

MINOR: **(REV. EFF. 6/28/95)** Converted residence at the existing size or newly constructed building less than 10,000 square feet and .25 floor area ratio or less. Maximum of 2,500 square feet if located on a local street.

MAJOR: **(REV. EFF. 6/28/95)** An office building or buildings with more than a .25 floor area ratio, or at least 10,000 square feet. This includes a series of buildings within a subdivision that when combined is equal to or exceeds these thresholds.

OFF-SITE MITIGATION: **(EFF. 7/1/04) CITY OF TALLAHASSEE ONLY**—To compensate for the impacts of development on significant environmental resources in areas deemed important for infill or related conversions of land use by preserving, restoring and enhancing the environmental functions of ecosystems elsewhere.

ON-SITE SYSTEM: **(EFF. 7/16/90)** Means any sanitary sewer system designed and built to serve a single parcel of land, i.e. septic tank or package treatment plant with capacity sized to:

a) Meet the demand for a single parcel of land and its intended use
b) Meet the projected demand for a single parcel of land after its subdivision

An on-site system may serve more than one parcel but only to correct an existing environmental problem.

OPEN SPACE: **(EFF. 7/1/04)** Means undeveloped lands suitable for passive recreation or conservation uses. In the context of Conservation Subdivisions, Open Space refers to lands subject to a required conservation easement. These lands may include Conservation and Preservation features defined in this Plan, or agricultural or silvicultural properties, that are managed to preserve or promote environmental and aesthetic resources.

PASSIVE RECREATION FACILITY: **(EFF. 7/16/90)** Means those recreation lands and improvements that are natural resource oriented, i.e. hiking trails, boat landings, neighborhood parks.

PEAK HOUR: **(REV. EFF. 8/17/92)** Means the period during which the maximum amount of travel occurs. The period when demand for transportation service is heaviest.

PLANT COMMUNITY: **(EFF. 7/16/90)** A natural association of plants that is dominated by one or more prominent species, or possesses a characteristic physical and discernible attribute.

~~**POLYGON CONNECTIVITY INDEX**: **(EFF. 4/10/09)** A measure of connections within a transportation network. A polygon is created when elements of the transportation network connect and create closed loops, thus allowing a traveler to make a loop on its perimeter. The more polygons there are within an area, the more route options exist for a traveler. More polygons equal a higher connectivity index and a higher degree of mobility.~~

POPULATION ACCOMMODATION RATIO (PAR): **(EFF. 4/18/02)** The Population Accommodation Ratio (PAR) is the relationship between the supply of land available for development and the expected population growth over a period of time. A PAR of 2.00 means that there is twice the supply of land available for development compared to the expected population growth over a period of time. A PAR of 1.50 means there is 50% more land available for development than is needed for the expected population growth over a period of time.

PRESERVATION: **(EFF. 7/16/90)** Establishing strict requirements for the maintenance of significant ecological resources in a natural state. Activities should be in strict compliance with an effort to perpetuate the ecological value of the site or surrounding areas, including maintenance of listed plant and animal species.

PRESERVE AREAS: **(EFF. 7/16/90)** Vegetative areas required to be preserved by law.

PRINCIPAL ARTERIAL: **(REV. EFF. 7/1/04)** Principal arterial roadways are designed to carry the next highest level of mobility and are intended to carry substantial traffic volumes over relatively long distances and at relatively high speeds. Direct property access may be provided but must be carefully managed to avoid creating unsafe and congested conditions and to preserve mobility.

PRIVATE RECREATIONAL FACILITIES: **(EFF. 7/1/04)** Recreational resources provided by the private sector.

COMMERCIAL RECREATIONAL FACILITIES: **(EFF. 7/1/04)** Facilities operated by the private sector as for profit or not-for profit.

RESIDENTIAL RECREATIONAL FACILITIES: **(EFF. 7/1/04)** Facilities located within and associated with residential developments.

PROOF OF CONCEPT CENTERS: **(EFF. 5/31/18)** 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.

PUBLIC FACILITY: **(EFF. 7/16/90)** Means capital facilities that are owned by a governmental entity.

RECREATIONAL:

PASSIVE: **(EFF. 7/16/90)** Natural resource oriented, (hiking trails, boat landings, neighborhood parks).

ACTIVE: **(EFF. 7/16/90)** Facility oriented, (swimming pools, ball fields, tennis courts).

REGIONAL PARK: **(EFF. 7/16/90)** Means a large resource based area which serves the entire county. Such a park should serve a minimum of 100,000 population and be within a 30 minute driving time of that population.

REGULATED CLOSED BASINS: **(EFF. 7/16/90)** A naturally depressed portion of the earth's surface, at least 10 acres in size, for which there is no natural outlet for runoff other than percolation, evaporation, or transpiration.

REHABILITATION: **(EFF. 7/16/90)** The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

RESEARCH AND DEVELOPMENT: **(EFF. 5/31/18)** 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.

RESIDENTIAL: **(REV. EFF. 6/25/96)** Land that is used for or proposed to be used for the principal purpose of providing dwelling unit(s) for human habitation.

LOW: **(EFF. 7/16/90)** 0-8 dwelling units per acre

MEDIUM: **(EFF. 7/16/90)** 8-16 dwelling units per acre

HIGH: **(EFF. 7/16/90)** 16-50 dwelling units per acre

URBAN: **(EFF. 1/19/02)** 51 units to 150 units

RESPONSIBLE MANAGEMENT ENTITY: **(EFF. 4/10/09)** A legal entity that has the technical, managerial, and financial capacity to ensure viable long-term, cost-effective, centralized management, operation, and maintenance of decentralized wastewater systems in accordance with appropriate regulations and generally accepted accounting principles. Viability is defined as the capacity of a responsible management entity to provide adequate technical, managerial, and financial resources to protect the public health and the environment consistently, in perpetuity, and at a minimal cost to taxpayers.

SANITARY SEWER FACILITIES: **(EFF. 7/16/90)** Means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

SANITARY SEWER SERVICE: **(EFF. 7/16/90)** Means sewer service provided by sanitary sewer designed to serve a large service area and usually more than one land use type. These facilities have the intent and potential for expansion of their service areas.

SCHOOLS: **(EFF. 6/26/98)** Facilities intended primarily for the education of children pre-kindergarten through twelfth grade, children identified as exceptional regardless of age or grade, or for the vocational or community education of high school age students and adults. Unless otherwise stated elsewhere in the Plan, this term refers to public and private schools.

SECTION 8 PROGRAM: **(EFF. 7/16/90)** Means those programs authorized under the renumbered Section 8 of the United States Housing Act of 1937. These programs allow the Department of Housing and Urban Development to contract directly with the owner of existing, new, or rehabilitated units for the payment of the difference between a contract rent not exceeding a fair market rate for the dwelling and a specified percentage of the tenant's gross income.

SEVERE GRADES: **(EFF. 7/16/90)** Slopes greater than 20%.

SILVICULTURE: **(EFF. 7/6/15) A** practice, operation, or process following accepted forest management principles whereby the crops constituting forests are tended, harvested, and reforested.

SOLID WASTE: **(EFF. 7/16/90)** Means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations (as defined by Section 9J-5.002(88), F.A.C.).

SPECIAL NEEDS HOUSING: **(EFF. 7/16/90)** Means that part of the housing provision system designed to fulfill the demand of a household or individual who needs assistance, either permanent or temporary, in obtaining basic shelter, including but not limited to very low and low income handicapped individuals, homeless persons, group homes for persons with physical, emotional or cognitive disabilities, shelters for battered victims, adult congregate living facilities, and halfway houses for the non-criminal or non-delinquent.

SPECIES OF SPECIAL CONCERN: **(EFF. 7/16/90)** Are defined based on the same criteria and analogous to the state and federal list: A species, subspecies or isolated population which warrants special protection, recognition or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbances, or substantial human exploitation which, in the foreseeable future may result in its becoming a threatened species; may already meet certain criteria for designation as a threatened species but for which conclusive data are limited or lacking; may occupy such an unusually vital and essential ecological niche that should it decline significantly in numbers or distribution, other species would be adversely affected to a significant degree, or has not significantly recovered from past population depletion.

STARTUP COMPANY: **(EFF. 5/31/18)** 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.

SUBSTANDARD HOUSING: **(EFF. 7/16/90)** Means any structure which falls within the structural conditions defined as “major deterioration” and “dilapidated.”

SUPERSTOPS: **(EFF. 4/10/09)** Transit stops that will serve as transfer stations for two or more routes, removing the need for riders to go to a single, centralized location to make transfers.

TERRITORIAL REINFORCEMENT DESIGNS: **(EFF. 12/10/02)** Create or extend the spheres of influence of legitimate users of designed environments. Properly designed environments allow legitimate users to develop a sense of territorial control, while potential offenders (perceiving the legitimate user control of the environment) are discouraged from attempting criminal activities. Territorial reinforcement is promoted by features that distinguish private spaces from public spaces with the use of fences, gateways, hedges, and similar design strategies.

THREATENED SPECIES: **(EFF. 7/16/90)** Are defined based on the same criteria and analogous to the state and federal list: Any species of fish, wildlife and plants naturally occurring in Florida which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modifications of its environment.

THROUGH TRIPS: **(EFF. 6/07/01)** A through trip is one that has neither a beginning point nor a destination point contained within the subject area or on a particular roadway segment.

TRAIL ORIENTED DEVELOPMENT (TrOD): Trail Oriented Development is designed to locate buildings in immediate proximity to multi-use path transportation corridors with the intention of connecting or relating residences and businesses to the nearby trail facilities. Generally TrOd is compact, walkable, pedestrian and bike-oriented, and mixed-use.

TRANSIT ORIENTED DEVELOPMENT (TOD): Transit Oriented Development is designed to be compact, walkable, pedestrian-oriented, and mixed-use development that is centered near and around transit. TOD supports vibrant communities with a mix of commercial, residential, office and entertainment uses.

TRANSPORTATION CORRIDOR: **(EFF. 7/16/90)** Means a broad geographical band that follows a general directional flow or connects major sources of trips. It may contain a number of streets and highways and transit lines or routes.

TRANSPORTATION SYSTEM: **(EFF. 7/16/90)** Means a coordinated system made up of one or several modes of transportation serving a common purpose of the movement of people, goods, or both.

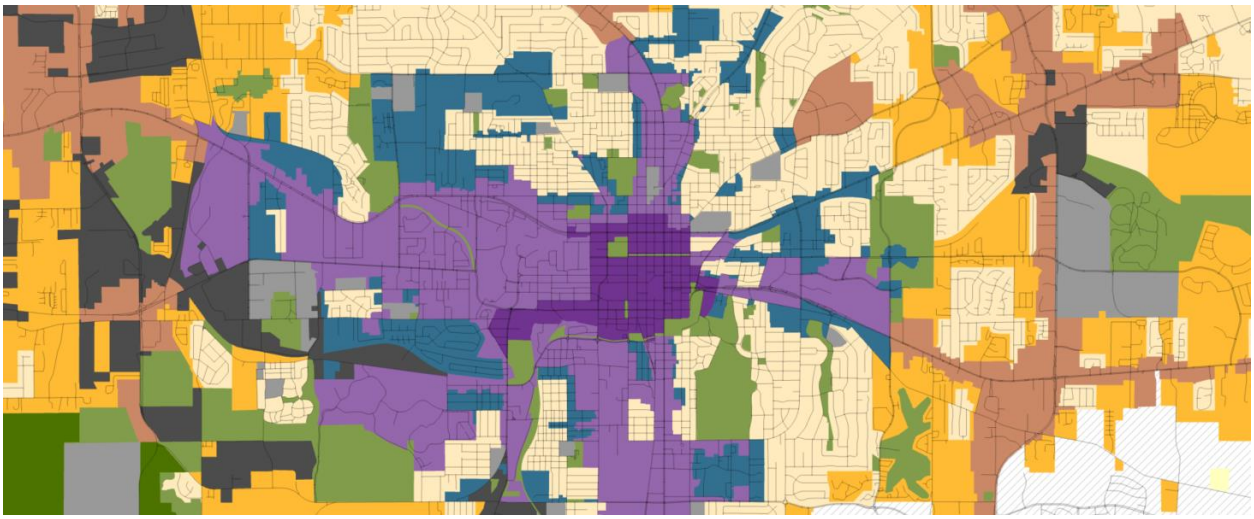
UNDEVELOPED FLOODWAY/FLOODPLAIN: **(EFF. 7/16/90)** A floodway/floodplain which has not been altered.

VULNERABLE ROAD USER: The term vulnerable road use describes transportation systems users outside of vehicles. It includes pedestrians, cyclists, wheelchair/powerchair users, micromobility users, et al

WATER BODY AND NATURAL WATER BODY: **(EFF. 7/16/90)** A water body is a depression in the ground that normally and continually contains surface water. This is opposed to a wet depression that holds water only intermittently. There are some types of wetlands that are examples of areas that hold water only certain times of the year. A natural water body is a depression in the ground existing in and produced by nature, not man-made, and occurring due to the operation of the ordinary course of nature that normally and continually contains surface water or has historically held surface water on a continuing basis.

WET LABORATORIES: **(EFF. 5/31/18)** 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).

WETLAND: **(REV. EFF. 6/28/02; REV. EFF. 7/19/13)** Wetlands mean those areas included within the landward extent of surface waters of the state, pursuant to applicable rules in the Florida Administrative Code, or any area which is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and which under normal circumstances does support a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligated hydrophytic macrophytes that are typically adapted to areas having soils conditions described in this definition. These species, due to morphological, physiological, or reproductive adaptations have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps and marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps, and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. The City of Tallahassee and Leon County intend to continue to protect isolated wetlands and wetlands on properties held by a single owner. Isolated wetlands and wetlands in one ownership must meet the State of Florida's definition for wetlands with regard to percent composition of wetland plant species, hydrologic indicators, and soils (Chapter 62-340, F.A.C.)



LAND USE COMPARISON

To address identification of changes, staff has provided an interactive GIS map to compare current and future land uses: Draft Future Land Use Map. The table below also summarizes the general change in land use categories. It identifies how the current future land use categories relate to the proposed future land use categories and the planned residential densities and intensities.

Current		Proposed	
Natural Areas, Conservation and Open Spaces			
Recreation/Open Space Open Space/Stormwater Facilities		Natural Areas Parks and Civic Spaces	
Rural			
Rural, Agriculture/Silviculture/Conservation and Rural with Residential Preservation Overlay	1 unit per 10 acres 2,000/acre and 10,000 per intersection	Rural	1 unit per 10 acres 2,000 sq ft per acre
Urban Fringe and with Residential Preservation Overlay	1 unit per 3 acres* N/A	Rural Residential	1 unit per 3 acres* 5,000 sq ft per acre

Rural Community Rural Community w/Residential Preservation Overlay Woodville Rural Community and w/Residential Preservation Overlay	4 units per acre* 50,000 sf/parcel	Rural Community	4 units per acre* 10,000 sq ft per acre
Sub-Urban			
Lake Protection	1 unit per 2 acres* 8 du/acre in Lake Protection Node	Lake Protection	1 unit per 2 acres* 10,000 sq ft per acre*
Residential Preservation	6 dwelling units per acre	Residential Preservation	6 units per acre N/A
Urban Residential, Urban Residential 2, and Neighborhood Boundary	UR: 4-8 units per acre UR2: 20 units per acre NBO: 18 units per acre/20,000 sf per acre	Sub-Urban Neighborhood	20 units per acre 20,000 sq ft per acre
Suburban/Activity Center/ Bradfordville Mixed Use/Mahan Gateway Node	Suburban: 20 units per acre/25,000 sf per acre Activity Center: 45 units per acre Bradfordville MU: 20 units per acre/25,000 sf per acre	Sub-Urban Mixed-Use Commercial	45 units per acre 25,000 sq ft per acre*

	Mahan GN: 16 units/acre and 12,000 sf/acre		
Urban			
Urban Residential and Urban Residential 2, and Neighborhood Boundary	UR: 4-8 units per acre UR2: 20 dwelling units per acre NBO: 18 dwelling units per acre/20,000 sf per acre	Urban Neighborhood	26 Units per acre 30,000 sq ft per acre*
Central Urban and University Transition	45 (CU) and 50 (UT) units per acre (100/acre on Gaines St); 200k/sf/acre	Urban General	50 units per acre 60,000 sq ft per acre
Central Core	150 units per acre N/A	Urban Center	150 units per acre 100% lot coverage with a max building height of 20 stories

Special Districts			
Recreation/Open Space Recreation Stormwater	Public/private lands with passive or active recreation	Parks and Civic Spaces	Public/private lands with recreation or resource conservation; 1000 sf/acre for park enhancements
Educational Facilities; Government Operational	Schools/public lands Facilities	Institutional	Community facilities and heavy infrastructure
Industrial and Industry and Mining	45K sf/acre	Manufacturing and Mining	30K sf/acre
Planned Development	Specialized	Planned Development	Specialized

*See each Future Land Use Category description for density and intensity bonuses

Land Use Compatibility

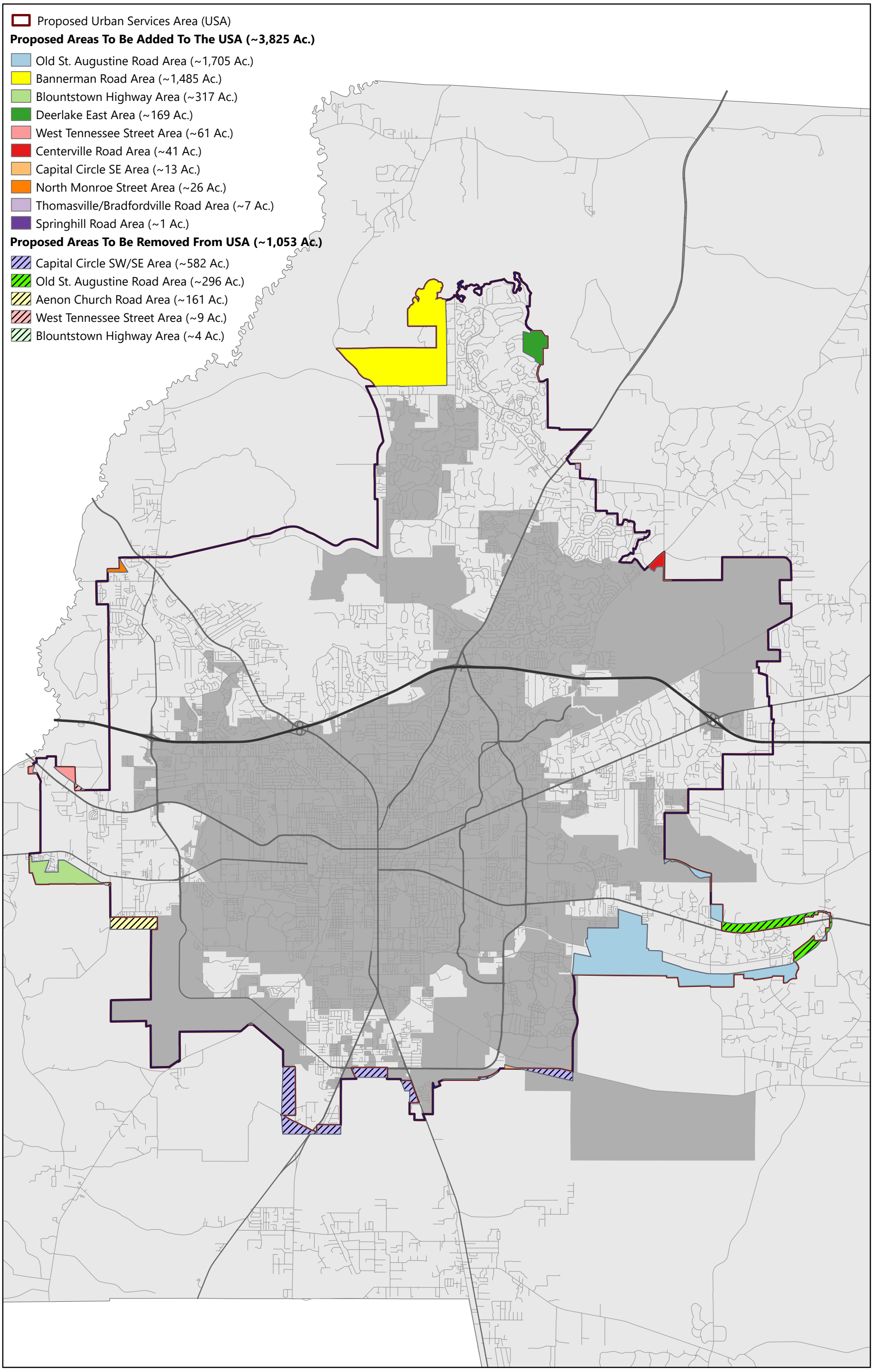
The compatibility of land uses in relation to one another is evaluated in a few different ways. The Future Land Use Map is the basis for establishing the rural, sub-urban, and urban contexts that help determine appropriate land use categories. Land use compatibility around the transition zones between contexts can be flexible, but the core areas of each context are limited to the land use categories prescribed for rural, sub-urban, and urban land uses. For example, urban land uses would not be located in the heart of sub-urban contexts and vice versa. In addition to the uses and densities, the future land use categories also identify special conditions for compatibility. Urban residential specifically includes compatibility provisions.

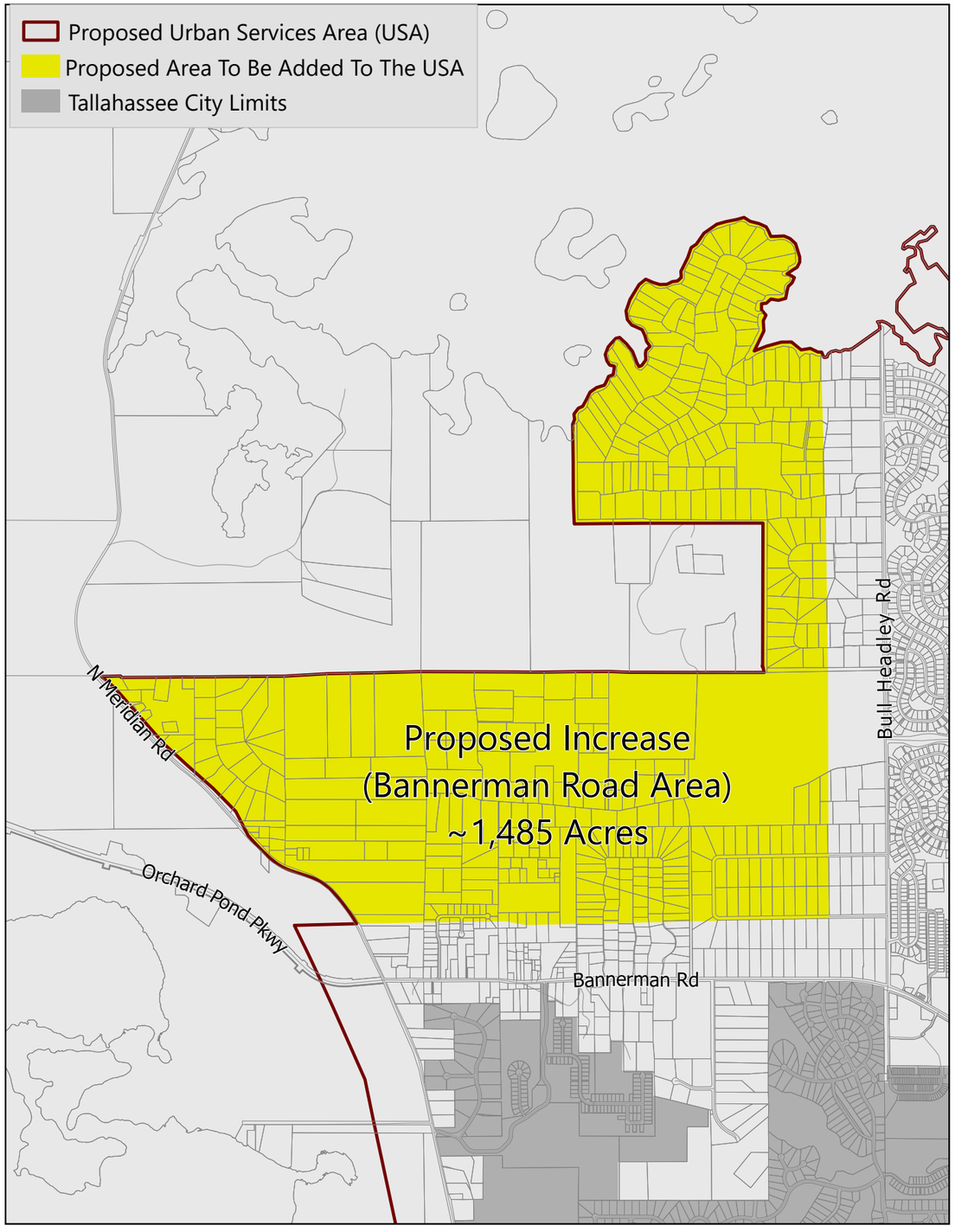
The current Comprehensive Plan includes a Land Use Compatibility Matrix that is intended to help assess compatibility. However, there are issues with the implementation of the matrix. The first is that a note on the matrix states that it is intended to be a pictorial representation of existing policies in the Comprehensive Plan. This means that the removal of the matrix does not impact the implementation of the policies described in the Comprehensive Plan. In addition, another note on the matrix states that it does not apply to

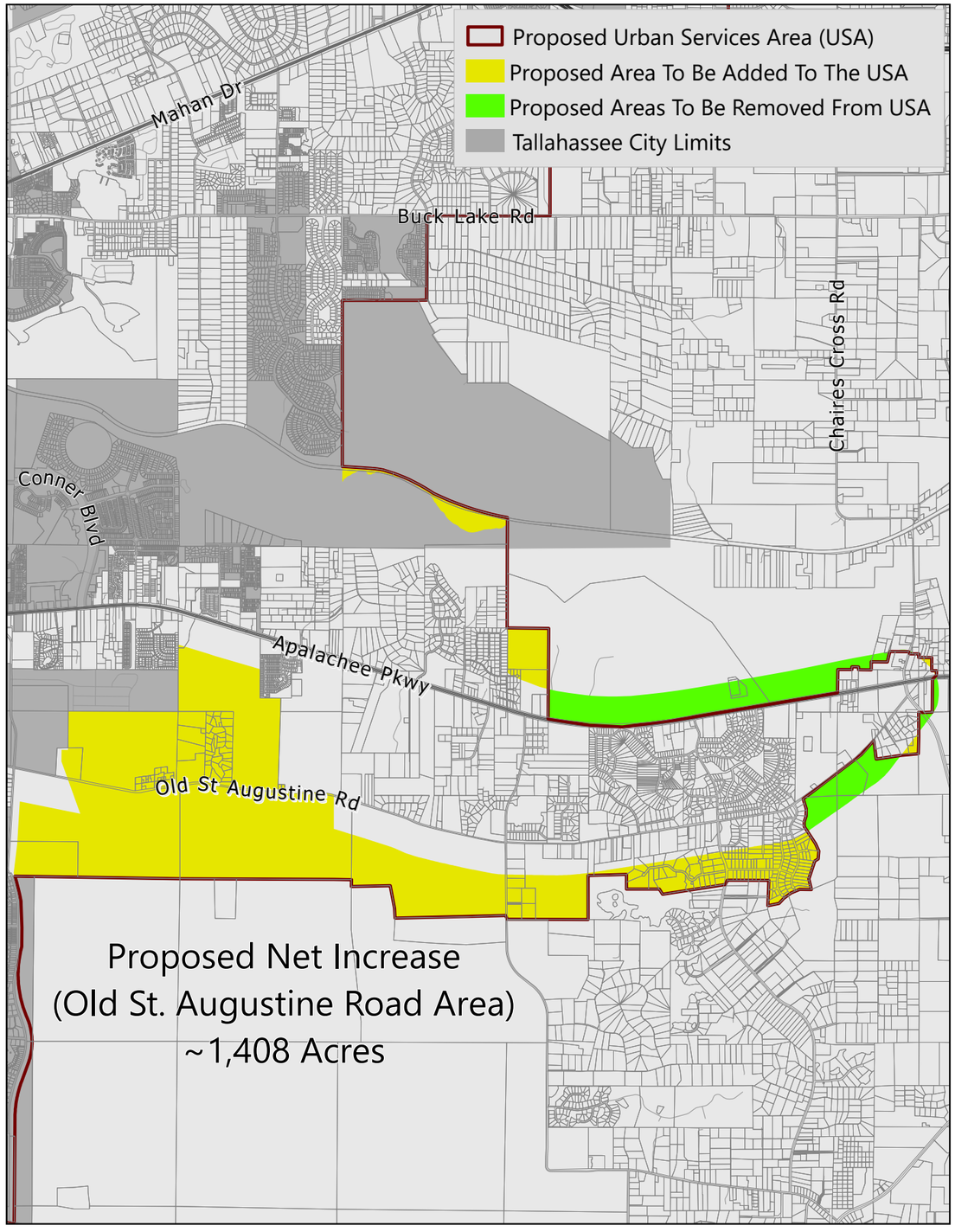
the Bradfordville Mixed Use, Suburban, Urban Residential 2, Village Mixed Use, Planned Development, University Transition, Downtown, Woodville Rural Community, Central Urban, Research/Innovation, and Industry/Mining land uses. This represents nearly half of the future land use categories in the current Comprehensive Plan. As a compatibility tool in the comprehensive, the matrix has been relatively ineffective as a consistent application and in producing consistent and quality development products.

While the proposed Comprehensive Plan policies continue to direct requirements for compatibility, the land development code regulations are a more appropriate avenue for development and land use details to ensure that land uses are compatible with one another. Proposed policies include general compatibility provisions in Policies 3.6.3 [site requirements], 3.6.6. [non-conforming uses], and 4.2.1 [coordination with transit], and prescriptions for the land development code for site plan requirements and buffering standards that are ultimately implemented at the project review and approval stage.

Additionally, the comprehensive plan continues to support the land development code provisions for "protected residential" including provisions in the proposed Urban Residential Preservation land use category that reflect compatibility standards. Protected residential standards in the land development code include buffering, lighting, signage, and building height setbacks and stepbacks, for compatibility. These standards apply to all development projects meeting the criteria next to low density residential. The comprehensive plan provisions do not pre-empt or preclude those continued applications.


Proposed Urban Services Area (USA)
Proposed Areas To Be Added To The USA (~3,825 Ac.)
Old St. Augustine Road Area (~1,705 Ac.)
Bannerman Road Area (~1,485 Ac.)
Blountstown Highway Area (~317 Ac.)
Deerlake East Area (~169 Ac.)
West Tennessee Street Area (~61 Ac.)
Centerville Road Area (~41 Ac.)
Capital Circle SE Area (~13 Ac.)
North Monroe Street Area (~26 Ac.)
Thomasville/Bradfordville Road Area (~7 Ac.)
Springhill Road Area (~1 Ac.)
Proposed Areas To Be Removed From USA (~1,053 Ac.)
Capital Circle SW/SE Area (~582 Ac.)
Old St. Augustine Road Area (~296 Ac.)
Aenon Church Road Area (~161 Ac.)
West Tennessee Street Area (~9 Ac.)
Blountstown Highway Area (~4 Ac.)


Proposed Urban Services Area (USA)
Proposed Area To Be Added To The USA
Tallahassee City Limits
Bull Headley Rd
N Meridian Rd
Orchard Pond Pkwy
Bannerman Rd
Proposed Increase
(Bannerman Road Area)
~1,485 Acres


Proposed Urban Services Area (USA)
Proposed Area To Be Added To The USA
Proposed Areas To Be Removed From USA
Tallahassee City Limits
Mahan Dr
Buck Lake Rd
Chaires Cross Rd
Conner Blvd
Apalachee Pkwy
Old St Augustine Rd
Proposed Net Increase
(Old St. Augustine Road Area)
~1,408 Acres

FLORIDACOMMERCE

Ron DeSantis GOVERNOR
J. Alex Kelly SECRETARY

October 24, 2025

The Honorable John E. Dailey
Mayor, City of Tallahassee
300 South Adams Street
Tallahassee, Florida 32301

Dear Mayor Dailey,

FloridaCommerce has reviewed the City of Tallahassee proposed comprehensive plan amendment (Amendment No. 25-02ESR), received on September 25, 2025, pursuant to the expedited state review process in Section 163.3184(2) and (3), Florida Statutes (F.S.). We have identified no comments related to adverse impacts to important state resources and facilities within FloridaCommerce's authorized scope of review.

We are, however, providing a technical assistance comment consistent with Section 163.3168(3), F.S. The technical assistance comment will not form the basis of a challenge. It is offered either as a suggestion which can strengthen the City's comprehensive plan in order to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comment is:

> Technical Assistance Comment: Planning Periods: The City should support the proposed updated planning periods of 2035 and 2050 with updated relevant and appropriate data and analysis of public facilities (potable water, potable water supply, sanitary sewer, solid waste, stormwater and recreation facilities).

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is

Caldwell Building | 107 E. Madison Street Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org | Twitter: @FLACommerce

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complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Scott Rogers, Regional Planning Administrator, by telephone at (850)-717-8510 or by email at Scott.Rogers@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/sr

Enclosure(s): Procedures for Adoption

cc: Susan Poplin, Administrator of Comprehensive Planning, Tallahassee-Leon County Planning Department
Chris Rietow, Executive Director, Apalachee Regional Planning Council

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SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://flcom.my.salesforce-sites.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ 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;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

October 24, 2025

Susan E. Poplin, Administrator of Comprehensive Planning
Tallahassee-Leon County Planning Department
300 South Adams Street
Tallahassee, FL 32301

Tallahassee-Leon County 25-02ESR Proposed Comprehensive Plan Amendment Expedited Review

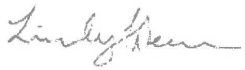
The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment in accordance with the provisions of Chapter 163, Florida Statutes (F.S.). The Department's review of the proposed policies focused on important state resources and facilities that would be adversely impacted if the amendment is adopted, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails and conservation easements; solid waste; and water and wastewater treatment; and the Everglades ecosystem restoration.

Based on our review of the submitted amendment package, the Department provides the following technical assistance comments in addition to the resubmittal of our original comment letter provided on June 16, 2025, for Tallahassee-Leon County 25-01ESR Proposed:

Department staff have reviewed the proposed revisions to the previously transmitted amendment package (25-01ESR) and acknowledge the text changes to the Lake Protection Future Land Use Category, including the removal of the previously proposed Lake Protection Node (LPN) at the Meridian Road and Orchard Pond Parkway/Bannerman Road intersection. The Department recognizes the efforts of the City and County to protect water quality through local regulations and compliance with state stormwater standards and appreciates the Planning Department's response to agency comments on Tallahassee-Leon County 25-01ESR within this proposed transmittal package. However, due to the uncertainty of the final version of the amendment to be adopted, the Department is including the previously submitted comment letter in our response to the proposed Tallahassee-Leon County 25-02ESR to remain in consideration as the amendment process moves forward.

The Department appreciates the opportunity to review and comment on the proposed comprehensive plan amendment and looks forward to receiving the official response to agency comments in the forthcoming adopted amendment transmittals. Should you have questions or require additional information, please contact me at (850) 717-9037 or Lindsay.Weaver@FloridaDEP.gov.

Sincerely,



Lindsay Weaver, Director
Office of Intergovernmental Programs

Enclosure: Tallahassee-Leon County 25-01ESR Proposed DEP Letter

CC: Donna Harris, Senior Plan Processor
Florida Department of Commerce

ENCLOSURE

FLORIDA DEPARTMENT OF
Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

June 16, 2025

Susan E. Poplin, Administrator of Comprehensive Planning
Tallahassee-Leon County Planning Department
300 South Adams Street
Tallahassee, FL 32301

Tallahassee-Leon County 25-01ESR Proposed Comprehensive Plan Amendment Expedited Review

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment in accordance with the provisions of Chapter 163, Florida Statutes (F.S.). The Department's review of the proposed policies focused on important state resources and facilities that would be adversely impacted if the amendment is adopted, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails and conservation easements; solid waste; and water and wastewater treatment; and the Everglades ecosystem restoration.

PROPOSED AMENDMENTS

The proposed amendment replaces the City-County Future Land Use Element and Mobility Element with a new, consolidated Future Land Use and Mobility Element and replaces the existing Future Land Use Map with modifications to future land use categories that generally increase densities and intensities throughout the Urban Service Area (USA). The proposed amendment includes changes to future land use categories, development densities, and the USA boundary. The Department's comments focus on revisions specifically in the Lake Jackson Aquatic Preserve (LJAP) watershed (see Policy 2.8.7, p. 20 and Future Land Use Map). These revisions include 1) Land use categories changing from Rural to Lake Protection (LP) over a substantial acreage within the watershed, 2) Establishment of a new Lake Protection Node (LPN) at Meridian Road and Orchard Pond Parkway/Bannerman Road, and 3) Significant density bonuses for residential and commercial development within future LP and LPN locations.

The proposed Future Land Use Map changes the designation on approximately 1,755 acres adjacent to LJAP from Rural, with a maximum of 1 unit per 10 acres, to LP. The existing LP category limits densities to 1 unit per 2 acres with density bonuses up to 2 units per acre available to conservation subdivisions and identifies intersections where the LPN zoning district would allow bonuses up to 8 units per acre and 12,500 square feet of non-residential uses. The proposed amendments to the LP category would increase the maximum density and intensity bonuses up to 20 units per acre and 20,000 square feet

of non-residential uses per acre. Of particular concern to the amendment area surrounding LJAP, the revisions to the Lake Protection Policy 2.8.7 include the following provision:

Development of areas over 100 acres may be treated as a Planned Development Special District with the allowable densities, intensities, and uses of the Suburban Neighborhood land use category as long as the planned unit development for the development demonstrates adherence to the Lake Protection stormwater standards, meets design standards, and includes measures for protecting the water quality of Lake Jackson from impacts of the development. (Policy 2.8.7, p. 21)

The Department supports the existing LP land use category and use of LPNs as attempts to address documented and historic scientific concerns regarding degradation and pollution of LJAP. However, the proposed LP category allows for much higher densities in these areas, some directly adjacent to the lake edges. These proposed changes have the potential to add tens of thousands of new housing units and millions of square feet of non-residential uses (commercial, office, community services) adjacent to LJAP, leading to potential degradation of upland habitat, isolated wetlands, and the closed basin lakes through nonpoint source pollution.

IMPORTANT STATE RESOURCES

The Lake Jackson Aquatic Preserve was designated in 1973 to preserve its biologic, aesthetic and scientific value of the natural resource for generations to come. The LJAP encompasses Lake Jackson, Carr Lake and Mallard Pond, totaling 5,100 acres in Leon County. It is the only freshwater lake system designated a State Aquatic Preserve and Outstanding Florida Water (OFW). Currently, the north end of Lake Jackson, Carr Lake and Mallard Pond have good water quality. The South end of Lake Jackson generally has poorer water quality due to the impacts of historic development.

While Lake Jackson is not listed as impaired for nutrients or chlorophyll at this time, during the Department's next assessment for the data period of 2012-2024, Lake Jackson will likely be listed as impaired for chlorophyll-a, Total Nitrogen (TN), and Total Phosphorus (TP). In addition to the impacts of development, the lake is nearing a water quality tipping point due to the drought conditions from the "dry down" since 2020. Normally, natural dry downs are not detrimental to water quality. However, during continued low water conditions, nutrients and eutrophication tend to accumulate under lower volume of water, especially from the southern end of the lake.

DEPARTMENT COMMENTS

Although the proposed LP land use would require new development or redevelopment to be on central water and sewer within the USA (where available) and meet the highest of stormwater treatment standards, the Department is concerned that these proposed updates may conflict with the original intent of the LP category and could negatively impact the upland and wetland habitat corridors of the lakes, and ultimately water quality:

- Any dense development within the sub-basins would affect the water quality of LJAP through increases in traffic and expansion of infrastructure necessary to support the increased development.

- Further intensive development in the sub-basins could alter their ability to absorb runoff, resulting in more frequent discharges into the lakes.
- The Lake Protection land use category was established in 1990, and the provisions of Sec. 10-6.616 of the Land Development Code were enacted in 1991 for the protection of Lake Jackson. Removing the low-density components of the Lake Protection category and adding a new LPN in proximity to the LJAP when the lake system is under stress and still recovering from cyclical and natural dry downs for the last 25 years is presumably not prudent.
- The establishment of a new LPN location at the intersection of Orchard Pond Parkway/Bannerman Road and Meridian Road with higher density bonuses does not appear to be compatible with lake protection being in such proximity to Mallard Pond and Carr Lake (part of LJAP) and Special Development Zones A and B.

In addition to concerns regarding potential high-density development in the LP category, the overall changes to the existing future land use categories and Future Land Use Map have the potential to adversely impact water quality within the boundaries of the Upper Wakulla River and Wakulla Springs BMAP, which has been identified as an impaired Outstanding Florida Spring (OFS). The Florida Springs and Aquifer Protection Act (Sections 373.801-.813, F.S.) identifies and outlines actions the Department must take to address and restore impaired OFS and provides special protection by prohibiting certain activities in their vicinity.

With the proposed increases in density and intensity of existing land uses throughout the amendment area, appropriate measures should be taken to minimize any additional nutrient loading to the springshed. These measures include the proper treatment and disposal of wastewater in accordance with BMAP requirements, implementation of current and future onsite sewage treatment and disposal system (OSTDS) prohibitions, stormwater controls, and the implementation of adequate sediment and erosion control practices to mitigate any groundwater or surface water impacts. The Department also recommends implementing actions for conservation of green space and/or pervious area as much as practicable to assist with stormwater conveyance, groundwater recharge, and water quality integrity.

CONCLUSION

The Department has concerns that proposed changes in land use in the comprehensive plan would lead to adverse impacts on water quality and habitat in Lake Jackson Aquatic Preserve. According to the LJAP Management Plan (2020):

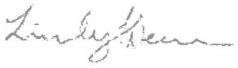
> *"The north end of the lake is currently minimally developed but is facing pressure from a growing Leon County population. The water quality in this portion of the lake is considered good, but if development increases at the same density seen in the south end of Lake Jackson watershed, water quality is likely to be negatively impacted. Local growth patterns and expected population increase for the county are important factors when developing a comprehensive lake management plan for the aquatic preserve. Cooperation and partnership between residents,*

developers, and governmental agencies will help facilitate responsible growth practices that will help restore the environment within the aquatic preserve." (p. 17).

The Department recommends exploring alternate proposals for the areas of concern, including options such as conserving Rural acreage in the drainage basin, preserving original LP and LPN provisions, and decreasing proximity of new LPNs to the aquatic preserve.

The Department appreciates the opportunity to provide comments on the proposed comprehensive plan and requests that the County address these concerns prior to adoption. Should you have questions or require additional information, please contact me at (850) 717-9037 or Lindsay.Weaver@FloridaDEP.gov.

Sincerely,



Lindsay Weaver, Environmental Specialist II
Office of Intergovernmental Programs

cc: Donna Harris, Florida Department of Commerce

From: DiGruttolo, Laura <Laura.DiGruttolo@MyFWC.com>
Sent: Tuesday, October 21, 2025 4:08 PM
To: Poplin, Susan <Susan.Poplin@talgov.com>
Cc: dcpexter@commerce.fl.gov; Conservation Planning Services <conservationplanningservices@MyFWC.com>; Paredes, Jennifer <Jennifer.Paredes@MyFWC.com>; Gruver, Pamela <Pamela.Gruver@MyFWC.com>
Subject: FWC's Comments on Leon County 25-02ESR (Future Land Use and Mobility Elements 2025 Update)

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

Dear Ms. Poplin:
Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.
FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.
Sincerely,

Laura DiGruttolo
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
(850) 728-5147

Leon County County 25-02ESR_64015

Office of General Counsel
(850) 245-1000
(850) 245-1001 Fax

The Mayo Building
407 South Calhoun Street
Tallahassee, Florida 32399-0800

Florida Department of Agriculture and Consumer Services
Commissioner Wilton Simpson

October 10, 2025

VIA EMAIL (Susan.Poplin@talgov.com)

Leon County
Susan Poplin
300 South Adams Street
Tallahassee, FL 32301

Re: Amendment Package Reference Number: Leon County – Tallahassee 25-02ESR

Dear Ms. Poplin,

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of the amendment(s) submitted by your county, the Department has the following comments regarding the proposed changes:

State forests are managed by the Florida Forest Service in accordance with their respective 10-year Land Management Plans (F.S.253.034), which define land uses and outline major concepts that will guide management activities.

Most of the Natural Areas defined in this category are managed with frequent prescribed fire to meet objectives such as; ecological restoration and maintenance, wildlife habitat improvement, forest pest prevention and control, public access and aesthetics, and hazardous fuel reduction to protect communities and forest resources from catastrophic wildfires.

Please contact me at CompPlans@FDACS.gov if you have any questions.

Sincerely,

Thomas Poucher
Deputy Commissioner

cc: Florida Department of Economic Opportunity
(SLPA #: Leon County – Tallahassee 25-02ESR)

FLORIDACOMMERCE

Ron DeSantis GOVERNOR
J. Alex Kelly SECRETARY

June 18, 2025

The Honorable Brian Welch
Chair, Leon County
Board of County Commissioners
301 South Monroe Street
Tallahassee, Florida 32301

Dear Chairman Welch,

FloridaCommerce has reviewed the Leon County proposed comprehensive plan amendment (Amendment No. 25-01ESR), received on May 19, 2025, pursuant to the expedited state review process in Section 163.3184(2) and (3), Florida Statutes (F.S.). We have identified no comments related to adverse impacts to important state resources and facilities within FloridaCommerce's authorized scope of review.

We are, however, providing three technical assistance comments consistent with Section 163.3168(3), F.S. The technical assistance comments will not form the basis of a challenge. They are offered either as suggestions which can strengthen the County's comprehensive plan in order to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comments are:

Technical Assistance Comment: Planning Periods: The County should consider revising the proposed Policy 2.1.1 to: (1) state a meaningful and predictable period of time that identifies the specific years that are covered by the short-term 10-year planning period, and (2) clarify that both the short-term and long-term planning periods should be considered for amendment during the Evaluation and Appraisal Review process. In addition, the County should support the proposed updated planning periods with updated relevant and appropriate data and analysis of public facilities (transportation, potable water, potable water supply, sanitary sewer, solid waste, stormwater and recreation).

Technical Assistance Comment: Land Use Density and Intensity Standards: The County should consider revising the proposed Policy 3.6.4 to establish meaningful and predictable maximum residential density and non-residential intensity of use standards for the density and intensity incentives (bonuses) to meet the requirements of section 163.3177(1) and (6)(a)1., F.S.

Technical Assistance Comment: Future Transportation Maps: The County should consider revising the proposed Future Transportation Map series (Mobility Maps) to depict the proposed transportation system features regarding the functional classification and number of lanes for each roadway as required by section 163.3177(6)(b)1., F.S., and include the Context Classification Map that is referenced in proposed Policy 6..3.3.

Caldwell Building | 107 E. Madison Street Tallahassee, FL 32399
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Relay Service at 711.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Scott Rogers, Regional Planning Administrator, by telephone at (850)-717-8510 or by email at Scott.Rogers@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/sr

Enclosure(s): Procedures for Adoption

cc: Susan Poplin, Administrator of Comprehensive Planning, Tallahassee-Leon County Planning Department
Chris Rietow, Executive Director, Apalachee Regional Planning Council

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SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://flcom.my.salesforce-sites.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ 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;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



Office of General Counsel
(850) 245-1000
(850) 245-1001 Fax

The Mayo Building
407 South Calhoun Street
Tallahassee, Florida 32399-0800

Florida Department of Agriculture and Consumer Services
Commissioner Wilton Simpson

May 13, 2024

VIA EMAIL (susan.poplin@talgov.com)

Leon County
Susan Poplin
300 South Adams Street
Tallahassee, Florida 32301

Re: Amendment Package Reference Number: Leon County 24-01ESR

Dear Susan Poplin,

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on April 11, 2024. The Department has reviewed the proposed amendment pursuant to Section 163.3184, Florida Statutes, for any adverse impacts to important state resources or facilities related to agriculture, forestry, and aquaculture issues.

The Department has no comments on the above-referenced proposed comprehensive plan amendment as presented.

Please contact me at CompPlans@FDACS.gov if you have any questions.

Sincerely,
Steven Hall
Steven Hall
Assistant Deputy Commissioner

cc: Florida Department of Economic Opportunity
(SLPA #: Leon County 24-01ESR)

Leon County
Board of County Commissioners

Notes for Agenda Item #26

Leon County Board of County Commissioners

Agenda Item #26

December 9, 2025

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: First and Only Public Hearing to Consider Adopting a Resolution of Intent to Utilize the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments for the Purpose of Collecting the Full Amount of all Charges Related to Sewer Service Imposed on Certain Real Property Located in Woodville Septic-to-Sewer System Phase 1 Project Area

Review and Approval:	Vincent S. Long, County Administrator
Department / Division Review:	Ken Morris, Assistant County Administrator Nawfal Ezzagaghi, Assistant County Administrator Brent Pell, Director, Public Works Charles Wu, Director, Engineering Services
Lead Staff / Project Team:	Anna Padilla, Stormwater Management Coordinator

Statement of Issue:

This item requests the Board conduct the first and only public hearing to consider adopting the proposed Resolution of Intent to utilize the uniform method of collection for the levy, collection, and enforcement of non-ad valorem assessments for the purpose of collecting the full amount of all charges related to sewer service imposed on certain real property located in the Woodville Septic-to-Sewer System Phase 1 Project Area.

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Option #1: Conduct the first and only public hearing and adopt the Resolution of Intent to Utilize the Uniform Method of Collection for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments for the purposes of collecting the full amount of all charges related to sewer service imposed on certain real property located in the Woodville Septic-to-Sewer System Phase 1 Project Area.

Report and Discussion

Background:

This item requests the Board conduct the first and only public hearing to consider adopting the proposed Resolution of Intent (Attachment #1) to utilize the uniform method for the levy, collection, and enforcement of non-ad valorem assessments for the purpose of collecting the full amount of all charges related to sewer service imposed on certain real property located in the Woodville Septic-to-Sewer System Phase 1 Project Area. The completion of Phase 1 of the Woodville Septic-to-Sewer project marks a major milestone in advancing the Board's strategic initiatives in southern Leon County and protecting water quality in the region.

The project area consists of 175 properties, including 152 developed parcels and 23 vacant parcels, all of which will have centralized sewer service available. Of the developed properties, 101 property owners requested and received a connection to the new sewer system during construction, while other developed parcels elected to remain on their existing septic systems. The non-ad valorem assessment will apply to parcels within the project area that are not currently served by City Utilities—that is, properties without a metered City utility account for water, gas, or electric service. In the spring, the City will provide the official list of parcels that will be subject to the assessment, including identification of properties with existing metered City utility accounts and the associated assessment amounts. This information will be included in the July 2026 assessment roll adoption agenda item. The assessment will be used to collect both a readiness-to-serve charge, which supports the City's ongoing costs to operate and maintain the sewer system and ensure its availability for future connections, and a sewer service charge, which applies only to properties actively connected to the system without a City utility account (*details further discussed in the Analysis section below*).

The Woodville Sewer System Project is the County's fourth septic-to-sewer project in southern Leon County, undertaken in coordination with the Florida Department of Environmental Protection (FDEP) and the City of Tallahassee. This substantial investment provides significant public benefits, including protection of local waterbodies, while minimizing costs for property owners. As referenced earlier, property owners were able to connect to the sanitary sewer system at no cost, up to three months before project completion, representing a savings of over $10,000 per connection. A total of 101 property owners took advantage of this opportunity, receiving the full benefit of the County-funded connection. This work included installation of a lateral line from the sewer main line to the structure, connection to the sewer system, and abandonment of the septic system. For properties still served by well water, a connection from the water system was made and the well was abandoned. After project completion and transfer of the system to the City of Tallahassee, property owners will be responsible for all sewer service fees for ongoing use and maintenance.

The Woodville Septic-to-Sewer System Project advances the following FY 2022 – FY 2026 Strategic Initiative and Bold Goal:

- *Ensure County's water quality and stormwater regulations, programs and projects are evaluated and implemented holistically to advance the County's adopted strategic priority: to protect the quality and supply of our water. (2022-16)*
- *Upgrade or Eliminate 500 Septic Tanks in the Primary Springs Protection Zone. (BG2)*

This Strategic Initiative aligns with the Board's Environmental Strategic Priorities:

- *(EN1) Protect the quality and supply of our water.*
- *(EN2) Conserve and protect environmentally sensitive lands and our natural ecosystems.*

On October 20, 2020, the County and City entered into an Interlocal Agreement for the Provision of Sewer Service to the Woodville Rural Community (the "Interlocal Agreement") (Attachment #2), which defines each party's roles and responsibilities. Under this Agreement, the County committed to complete the design, engineering, permitting, property acquisition, and construction of the sewer system, funded in part through a Springs Restoration Grant from the Florida Department of Environmental Protection (FDEP). Upon completion, the City will assume ownership, operation, maintenance, repair, and replacement of the system.

Per Section 5 of the Interlocal Agreement, properties with a metered City utility account (e.g., an account with the City for water, gas, or electrical service) will have recurring sewer service charges billed through that account. If a property does not have a metered City utility account, the County will collect and remit the full amount of all sewer service charges to the City annually through a non-ad valorem assessment on the property owner's annual property tax bill.

In accordance with Section 197.3632, Florida Statutes, a non-ad valorem assessment—appearing on the annual property tax bill—will be used to collect sewer service charges from properties within the service area that do not have a metered City utility account.

Analysis:

In accordance with Section 197.3632, Florida Statutes, a Resolution of Intent to utilize the uniform method for the levy, collection, and enforcement of non-ad valorem assessments must be adopted at a public hearing prior to January 1 of the year in which a local government intends to use this method. This assessment will collect sanitary sewer service charges for properties in the Woodville Sewer System Phase 1 Project area without a metered City utility account. The assessments will be payable to the Tax Collector, with the County remitting the full amount to the City as outlined in the Interlocal Agreement.

The Woodville Septic-to-Sewer Phase 1 collection system provides service to 175 parcels (152 developed and 23 vacant properties) along Woodville Highway from Rhodes Cemetery Road to Natural Bridge Road including areas along Oak Ridge Road West and Page Road west of Woodville Highway.

Construction of the Woodville Septic-to-Sewer Phase 1 collection system was completed in Fiscal Year 2025. Two remaining sewer lateral service connections on one private property are pending for grinder pump delivery and anticipated to be completed next month.

On November 18, 2025, the Board approved the final easement transfer, completing the process necessary for the City to assume responsibility for the Woodville Sewer Phase 1 system. The City of Tallahassee is assuming ownership, operation, and maintenance of the sewer collection system.

Once the system is accepted, property owners will be responsible for sewer service charges, which include readiness-to-serve charges for all properties and usage charges for those connected to the system. For properties without a metered City utility account, these charges will be assessed on the property's annual tax bill and determined by the property's connection status. The annual assessment amounts are set by the City based on the current rate structure and may increase each year in accordance with the consumer price index. For reference, the November 2025 tax bills for properties where the County completed septic-to-sewer projects included an annual sewer charge assessment of $1,093.83 for properties connected to sewer and $454.80 for properties without sewer service. Sewer service charges are set by the City in accordance with City ordinances and policies, subject to annual adjustment based on the consumer price index, and are calculated as follows:

- *Readiness-to-Serve Charge*: The readiness-to-serve charge is a fixed charge imposed on all properties in the service area, pursuant to Section 21-402(b), Tallahassee Code of Ordinances. The charge is intended to cover a portion of the City's costs of operating and maintaining the sewer system and other costs incurred to ensure the sewer system is ready and available to customers.
- *Usage Charges*: Sewer usage charges are only applicable to properties connected to the sanitary sewer system. Usage charges are generally based on the amount of wastewater generated by a property and are calculated based on the amount of potable water the property uses. However, for properties that do not receive City potable water, they are instead charged with a flat sewer service usage rate pursuant to Section 21-402(c), Tallahassee Code of Ordinances. This flat usage charge is calculated by multiplying the prior year average annual sewer volume for a single-family residential City utility customer in Leon County by the City usage charge billing rate.
- *City Surcharge*: Additional fees for service outside the City limits, as authorized by Section 21-127 of the Tallahassee Code of Ordinances, the County/City Water and Sewer Agreement, and the County/City Parks and Recreation Agreement.

For the Woodville Septic-to-Sewer System Phase 1 Project Area, the first assessment will cover the period beginning upon City acceptance and the first full fiscal year of service. The County will consider adoption of the assessment roll at a public hearing prior to September 15, 2026, with property owners first seeing the assessment on their November 2026 tax bills. In the spring, the City will provide the list of properties to be assessed and the associated amounts, which will be included in the July 2026 assessment roll adoption agenda item.

This item seeks Board approval to conduct the first and only public hearing for the adoption of the Resolution of Intent for certain real property located in the Woodville Septic-to-Sewer System Phase 1 Project Area. The Notice of Public Hearing has been published in the local paper for four consecutive weeks, as required by Section 197.3632, Florida Statutes (Attachment #3).

Options:

1. Conduct the first and only public hearing and adopt the Resolution of Intent to Utilize the Uniform Method of Collection for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments for the purposes of collecting the full amount of all charges related to sewer service imposed on certain real property located in the Woodville Septic-to-Sewer System Phase 1 Project Area.
2. Conduct the first and only public hearing and do not adopt the Resolution of Intent to Utilize the Uniform Method of Collection for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments for the purposes of collecting the full amount of all charges related to sewer service imposed on certain real property located in the Woodville Septic-to-Sewer System Phase 1 Project Area.
3. Board direction.

Recommendation:

Option #1

Attachments:

1. Resolution of Intent to Utilize the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments for the purposes of collecting the full amount of all charges related to sewer service imposed on certain real property located in the Woodville Septic-to-Sewer System Phase 1 Project Area
2. Interlocal Agreement for the Provision of Sewer Service to Woodville Rural Community
3. Notice of Public Hearing

LEON COUNTY RESOLUTION NO. 25-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, STATING THE INTENT TO UTILIZE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS FOR THE PURPOSE OF COLLECTING THE FULL AMOUNT OF ALL CHARGES RELATED TO SEWER SERVICE IMPOSED ON CERTAIN REAL PROPERTY LOCATED IN WOODVILLE SEPTIC-TO-SEWER SYSTEM PHASE 1 PROJECT AREA; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on October 20, 2020, Leon County, Florida ("County") and the City of Tallahassee ("City") entered into that certain Interlocal Agreement for the Provision of Sewer Service to Woodvill Rul Community ("Interlocal Agreement"), outlining the roles and responsibilities of the County and the City to support the construction and operation of a central sewage collection system ("Sewer System") to serve real property in certain areas located within the Wakulla Springs Primary Springs Protection Zone depicted in the Interlocal Agreement as "Woodville Septic-to-Sewer System Phase 1 Project Area," which includes the following parcels of real property:

A portion of land lying in Sections 8, 9, 16 and 17, Township 2 South, Range 1 East, Leon County, Florida, being more particularly described as follows:

Commence at the southwest corner of Section 8, Township 2 South, Range 1 East and run thence North 00 degrees 03 minutes 42 seconds East 726.55 feet along the westerly boundary of said Section 8 to the POINT OF BEGINNING. From said POINT OF BEGINNING leaving said westerly boundary of Section 8 run North 89 degrees 45 minutes 58 seconds West 4.81 feet; thence North 00 degrees 19 minutes 22 seconds East 1014.80 feet; thence North 89 degrees 15 minutes 57 seconds East 199.99 feet; thence South 00 degrees 10 minutes 03 seconds East 181.99 feet; thence North 89 degrees 15 minutes 57 seconds East 195.99 feet; thence North 00 degrees 10 minutes 03 seconds West 181.99 feet; thence North 14 degrees 16 minutes 08 seconds West 51.31 feet; thence North 89 degrees 57 minutes 44 seconds East 233.47 feet; thence South 00 degrees 00 minutes 45 seconds East 277.34 feet; thence South 89 degrees 32 minutes 48 seconds East 158.63 feet; thence North 00 degrees 12 minutes 45 seconds East 697.32 feet; thence North 89 degrees 41 minutes 40 seconds East 480.24 feet; thence South 00 degrees 03 minutes 38 seconds West 673.42 feet; thence North 89 degrees 30 minutes 33 seconds East 148.30 feet; thence North 00 degrees 12 minutes 02 seconds East 233.45 feet; thence North 89 degrees 48 minutes 55 seconds East 1242.87 feet; thence South 00 degrees 11 minutes 35 seconds East 280.68 feet; thence North 89 degrees 37 minutes 37 seconds East 278.75 feet; thence North 10 degrees 53 minutes 15 seconds West 4632.71 feet; thence North 87 degrees 57 minutes 00 seconds East 93.03 feet; thence South 16 degrees 39 minutes 57 seconds

East 203.05 feet; thence South 20 degrees 49 minutes 11 seconds East 224.08 feet; thence South 26 degrees 42 minutes 08 seconds East 154.10 feet; thence South 32 degrees 08 minutes 31 seconds East 141.54 feet; thence South 30 degrees 59 minutes 44 seconds East 382.27 feet; thence South 30 degrees 38 minutes 31 seconds East 231.51 feet; thence South 12 degrees 47 minutes 51 seconds East 174.82 feet; thence North 74 degrees 42 minutes 53 seconds East 55.15 feet; thence North 89 degrees 16 minutes 21 seconds East 344.49 feet; thence South 86 degrees 19 minutes 26 seconds East 39.68 feet; thence South 83 degrees 03 minutes 28 seconds East 39.68 feet; thence South 79 degrees 47 minutes 29 seconds East 39.68 feet; thence South 76 degrees 31 minutes 29 seconds East 39.68 feet; thence South 00 degrees 59 minutes 09 seconds West 61.78 feet; thence South 10 degrees 21 minutes 47 seconds East 531.37 feet; thence North 79 degrees 05 minutes 51 seconds East 385.28 feet; thence North 10 degrees 12 minutes 00 seconds West 281.28 feet; thence South 67 degrees 23 minutes 05 seconds East 515.61 feet; thence South 60 degrees 32 minutes 48 seconds East 1226.96 feet; thence South 00 degrees 05 minutes 44 seconds West 930.14 feet; thence North 89 degrees 47 minutes 03 seconds East 293.46 feet; thence South 10 degrees 50 minutes 26 seconds East 520.50 feet; thence North 87 degrees 55 minutes 53 seconds East 275.42 feet; thence South 00 degrees 13 minutes 22 seconds East 206.82 feet; thence North 89 degrees 48 minutes 56 seconds East 213.75 feet; thence South 89 degrees 06 minutes 39 seconds East 244.83 feet; thence South 00 degrees 11 minutes 56 seconds East 29.98 feet; thence South 88 degrees 28 minutes 18 seconds West 210.11 feet; thence South 00 degrees 21 minutes 36 seconds East 194.47 feet; thence South 89 degrees 27 minutes 50 seconds East 209.52 feet; thence South 00 degrees 35 minutes 51 seconds East 77.44 feet; thence North 89 degrees 49 minutes 57 seconds East 209.99 feet; thence South 00 degrees 10 minutes 03 seconds East 310.09 feet; thence North 89 degrees 49 minutes 57 seconds East 165.41 feet; thence South 00 degrees 06 minutes 14 seconds West 535.53 feet; thence South 89 degrees 27 minutes 28 seconds West 943.26 feet; thence North 10 degrees 01 minutes 36 seconds West 242.83 feet; thence South 89 degrees 42 minutes 00 seconds West 1406.91 feet; thence South 00 degrees 15 minutes 41 seconds West 262.74 feet; thence South 89 degrees 49 minutes 24 seconds West 236.68 feet; thence South 00 degrees 33 minutes 12 seconds West 263.14 feet; thence South 89 degrees 49 minutes 34 seconds East 85.92 feet; thence South 00 degrees 16 minutes 03 seconds West 262.52 feet; thence South 89 degrees 51 minutes 22 seconds West 53.12 feet; thence South 00 degrees 20 minutes 50 seconds West 236.50 feet; thence South 06 degrees 56 minutes 33 seconds East 73.19 feet; thence North 89 degrees 42 minutes 02 seconds East 13.11 feet; thence South 00 degrees 08 minutes 20 seconds East 90.33 feet; thence South 13 degrees 42 minutes 46 seconds East 249.72 feet; thence South 00 degrees 17 minutes 41 seconds East 137.41 feet; thence North 89 degrees 22 minutes 07 seconds East 30.87 feet; thence South 00 degrees 40 minutes 50 seconds West 154.69 feet; thence South 89 degrees 48 minutes 04 seconds East 137.79 feet; thence South 03 degrees 06 minutes 36 seconds East 187.49 feet; thence South 08 degrees 59 minutes 15 seconds East 202.99 feet; thence South 89 degrees 52 minutes 08 seconds East 150.00 feet; thence North 00 degrees 19 minutes 58 seconds East 387.37 feet; thence South 89

degrees 47 minutes 06 seconds East 657.38 feet; thence South 00 degrees 03 minutes 32 seconds East 160.93 feet; thence North 89 degrees 56 minutes 54 seconds East 836.93 feet; thence South 00 degrees 02 minutes 23 seconds East 895.40 feet; thence South 89 degrees 40 minutes 19 seconds West 837.25 feet; thence South 89 degrees 56 minutes 53 seconds West 951.12 feet; thence North 89 degrees 47 minutes 41 seconds West 717.59 feet; thence North 83 degrees12 minutes 29 seconds West 77.69 feet; thence North 10 degrees 51 minutes 02 seconds West 394.21 feet; thence North 89 degrees 59 minutes 41 seconds West 184.88 feet; thence North 00 degrees 44 minutes 49 seconds West 210.07 feet; thence South 89 degrees 52 minutes 25 seconds East 144.42; thence North 11 degrees 38 minutes 17 seconds West 618.03 feet; thence South 73 degrees 16 minutes 59 seconds West 201.05 feet; thence North 10 degrees 46 minutes 57 seconds West 468.89 feet; thence North 79 degrees 11 minutes 46 seconds East 193.28 feet; thence North 11 degrees 29 minutes 01 seconds West 91.48 feet; thence South 89 degrees 58 minutes 00 seconds West 109.01 feet; thence North 10 degrees 47 minutes 04 seconds West 570.23 feet; thence South 79 degrees 17 minutes 54 seconds West 120.77 feet; thence North 11 degrees 51 minutes 33 seconds West 189.99 feet; thence South 78 degrees 08 minutes 28 seconds West 158.00 feet; thence North 89 degrees 02 minutes 31 seconds West 375.15 feet; thence South 01 degrees 13 minutes 52 seconds West 717.52 feet; thence South 89 degrees 23 minutes 27 seconds West 965.47 feet; thence North 00 degrees 02 minutes 52 seconds West 758.49 feet; thence South 89 degrees 50 minutes 28 seconds West 211.58 feet; thence South 00 degrees 09 minutes 59 seconds East 46.15 feet; thence North 89 degrees 45 minutes 58 seconds West 1115.00 feet to the POINT OF BEGINNING, containing 437.06 acres, more or less.

Less and Except

Commence at the southwest corner of Section 8, Township 2 South, Range 1 East and run thence North 89 degrees 29 minutes 16 seconds East 3941.26 feet along the southerly boundary of said Section 8 to a point on the westerly right-of-way boundary of Woodville Highway; thence leaving said southerly boundary of Section 8 run along said westerly right-of-way boundary South 10 degrees 46 minutes 14 seconds East 346.82 feet; thence South 79 degrees 13 minutes 47 seconds West 5.00 feet; thence South 10 degrees 46 minutes 14 seconds East 719.19 feet; thence South 34 degrees 32 minutes 25 seconds West 48.07 feet; thence South 65 degrees 42 minutes 21 seconds East 41.76 feet; thence South 10 degrees 46 minutes 14 seconds East 49.99 feet; thence North 79 degrees 13 minutes 47 seconds East 5.00 feet; thence South 10 degrees 46 minutes 14 seconds East 193.94 feet; thence leaving said westerly right-of-way boundary run South 89 degrees 55 minutes 32 seconds West 124.28 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 06 degrees 56 minutes 46 seconds East 2.51 feet; thence South 89 degrees 46 minutes 32 seconds West 94.49 feet; thence South 00 degrees 13 minutes 52 seconds East 187.16 feet; thence South 89 degrees 55 minutes 32 seconds West 200.00 feet; thence North 00 degrees 11 minutes 43 seconds West 84.99 feet; thence South 89 degrees 49 minutes 38 seconds West

18.91 feet; thence North 00 degrees 31 minutes 40 seconds West 100.93 feet; thence South 89 degrees 48 minutes 20 seconds West 56.11 feet; thence North 00 degrees 15 minutes 36 seconds East 138.53 feet; thence North 89 degrees 49 minutes 31 seconds East 352.61 feet; thence South 06 degrees 56 minutes 46 seconds East 135.99 feet to the POINT OF BEGINNING, containing 2.05 acres, more or less.

These properties being in Leon County, Florida and hereinafter referred to as "Woodville Septic-to-Sewer System Phase 1 Project Area"; and

WHEREAS, in the Interlocal Agreement the County agreed to design, permit, and construct the Sewer System to serve Woodville Septic-to-Sewer System Phase 1 Project Area, and the City agreed to accept the Sewer System and all property and easements necessary for ownership, operation, maintenance, repair, and replacement of the Sewer System; and

WHEREAS, in the Interlocal Agreement the County agreed to use its best efforts to have property owners agree to connect to the Sewer System, but only the City and Florida Department of Health have authority to require property owners to connect to the Sewer System; and

WHEREAS, the Interlocal Agreement outlines the terms for charges, billing and collection, and requires that if a benefited property does not have a City utility account for metered service, the County will collect and remit to the City, on a recurring annual basis, the full amount of all applicable charges related to sewer service through a non-ad valorem assessment on the property owner's annual property tax bill; and

WHEREAS, Section 197.3632, Florida Statutes, establishes the uniform method for the levy, collection and enforcement of non-ad valorem assessments (the "Uniform Method") and authorizes the County to elect to utilize the Uniform Method; and

WHEREAS, the County desires to utilize the Uniform Method for the purpose of collecting the full amount of all applicable charges related to sewer services provided to the Woodville Septic-to-Sewer System Phase 1 Project Area, for those properties that do not have a City utility account for metered service; and

WHEREAS, in accordance with section 197.3632(3)(a), Florida Statutes, the County has published notice of its intent to use the Uniform Method for levying, collecting, and enforcing such non-ad valorem assessments within the boundaries of Woodville Septic-to-Sewer System Phase 1 Project Area.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

Section 1. Intent to Utilize the Uniform Method.

(a) Pursuant to section 197.3632(3)(a), Florida Statutes, the Board hereby states its intent to utilize the Uniform Method of levying, collecting, and enforcing any and all non-ad valorem assessments for the provision of sewer services to the Woodville Septic-to-Sewer

System Phase 1 Project Area, the legal description of which is listed in detail above and made a part hereof.

(b) The non-ad valorem assessment will be imposed only within the Woodville Septic-to-Sewer System Phase 1 Project Area as follows: (i) the property owner has connected to the Sewer System but does not have a City utility account for metered City utility service, in which event the property shall be assessed the full amount of all charges related to sewer service; or (ii) the property owner has not connected to the Sewer System when available for connection in which event the property shall be assessed the applicable readiness-to-serve charge in accordance with Section 21-324, City of Tallahassee Code.

(c) The Board hereby determines that the levy, collection, and enforcement of all such non-ad valorem assessments is needed to pay or fund the cost of providing sewer services to the Woodville Septic-to-Sewer System Phase 1 Project Area and is in the best interest of the County.

Section 2. Effective Date.

This resolution shall become effective immediately upon its adoption.

DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County, Florida, this 9th day of December, 2025.

LEON COUNTY, FLORIDA

By: _____
Christian Caban, Chair
Board of County Commissioners

ATTESTED BY:
Gwendolyn Marshall Knight, Clerk of Court
& Comptroller, Leon County, Florida

By:_____

APPROVED AS TO FORM:
Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

By:_____

INTERLOCAL AGREEMENT FOR THE PROVISION OF WATER AND SEWER SERVICE TO WOODVILLE RURAL COMMUNITY

THIS AGREEMENT, made and entered into this 20 day of October, 2020, by the CITY OF TALLAHASSEE, a Florida municipal corporation (hereinafter referred to as "City"), and LEON COUNTY, FLORIDA, a charter county and a political subdivision of the State of Florida (hereinafter referred to as "County").

WITNESSETH

WHEREAS, the County is the sole local governmental entity to authorize the planning, construction and operation of central water systems and sewage disposal systems within the unincorporated area of the County and will provide such services when it deems it appropriate; and,

WHEREAS, the County has recognized a long-standing problem in the Woodville Rural Community: onsite sewage treatment and disposal systems "(OSTDS") currently in use do not function properly due to soil and groundwater conditions; and,

WHEREAS, the County, having recognized the nitrate loads associated with OSTDS and the impact of nitrate loads on Wakulla Springs, has identified areas in the Wakulla Springs Primary Springs Protection Zone where elimination or retrofit of existing OSTDS will be required as part of the Wakulla Springs Basin Management Action Plan; and,

WHEREAS, the County was awarded Florida Department of Environmental Protection Springs Restoration Grants to joint-fund the design of a central sewage collection system to serve the Woodville Rural Community in those areas as identified in Exhibit "A" attached hereto and incorporated herein by this reference (the "Woodville Project Area"); and

WHEREAS, the Woodville Project Area is located within the Wakulla Springs Primary Springs Protection Zone; and,

WHEREAS, the County has received indications from the Florida Department of Environmental Protection that funding will be provided for the County to construct the sewage collection system after completion of design;

WHEREAS, the County has determined that it is in the best interests of the citizens of the Woodville Project Area that sewer service be provided to the properties in that area by the City of Tallahassee; and,

WHEREAS, the Woodville Project Area lies within the City water and sewer franchise areas; and,

WHEREAS, the Woodville Project Area is within the Woodville Target Area identified in the City Master Sewer Plan adopted in February 2016;

NOW, THEREFORE, in consideration of the following mutual promises and covenants, and other good and valuable consideration the sufficiency of which is being acknowledged, the City and County hereby agree as follows:

Section 1. Recitals; Effective Date.

1. The foregoing recitals are true and correct and are incorporated herein by reference.

2. This Agreement shall commence upon full execution hereof by both parties. Funding is available only for design services, and the parties shall proceed with undertaking their respective responsibilities in that regard pursuant to the terms, and subject to the conditions, set forth in this Agreement. The construction provisions of this Agreement will only be applicable if and when the County receives sufficient funding for construction.

Section 2. Responsibilities of County.

1. The County shall design, permit, and construct a new central sewage collection system to serve the Woodville Project Area ("Sewer System"). The County will, at the County's expense, be responsible for acquiring all necessary property or property rights required for the construction, operation, maintenance, and replacement of the Sewer System. Such property or property rights shall be in form(s) acceptable to the City. The Sewer System's sewage collection piping shall use gravity flow to convey sewage first to conventional central pumping stations and then to a connection point in the Marpan Sewer Collection System, as identified on Exhibit "A," on the existing City central sewage collection system.

2. The Sewer System design shall comply with the City's Engineering Design Manual for Water and Sewer Facilities and construction shall comply with the City's Technical Specifications for Water and Sewer Construction. The City's determination regarding compliance with such design and construction requirements shall be final. The County or its agent shall submit design plans to the City for review and approval. The County may submit to the City for review and approval alternative design and construction requirements that meet State of Florida requirements and meet the intent and function needed in the City central sewage collection system; however, the City shall have sole discretion to approve or disapprove the County's alternative design and construction submittals. Construction shall not start until plans have been approved by the City. The City shall be timely in its review and approval, or disapproval, of plans submitted by the County in recognition of the County commitment to have service available as soon as possible. The County may propose to phase construction of the Sewer System to meet funding schedules. Any proposed phasing will be subject to the limitations presented by physical requirements for adequate flow, odor control, and operational constraints. The County shall obtain City approval for any proposed phasing prior to completing design of the proposed first phase and before completing design of any subsequent phase where a later phase is proposed.

3. The City is intended to be a third-party beneficiary of the contracts for construction of the Sewer System, and the County shall ensure that those contracts reflect such status for the City. As such, the contractor shall be directly liable to the County and the City for the proper and

timely performance of all obligations under the respective contract including without limitation all warranty provisions. The County shall ensure that all guarantees and warranties related to construction, materials and equipment are assigned to the City. Upon completion of the Sewer System, or agreed portion thereof, and acceptance by the City for ownership, the County shall transfer ownership of the Sewer System, or agreed portion thereof, to the City along with all property and easements necessary for the operation, maintenance, repair, and replacement of the Sewer System or agreed portion thereof. It is agreed that the Sewer System does not include service lateral pipes between a customer and the right of way line and that easements for such piping are not required and will not be accepted.

4. For each parcel located within the Woodville Project Area, regardless of whether the parcel will be connected to the Sewer System while it is under construction, the County will install, sewer taps and will construct, to the property line, the associated gravity sewer service laterals for each such parcel. The County will use its best efforts to have property owners in the Woodville Project Area agree to connect to the Sewer System while it is under construction. The County will extend the sewer lateral or grinder pumping system as necessary to complete the connection to the Sewer System, from the property line to the residence or other structure, for any parcels where the owner agrees to connect to the Sewer System while it is under construction. The City will not own or be responsible for maintenance activities for grinder pumping systems installed by the County.

5. For any parcel located within the Woodville Project Area that (i) is not currently connected to the central water system serving the Woodville Project Area ("Water System"), (ii) has an adjacent water main available for connection to the Water System, and (iii) has an agreement to be connected to the Sewer System and Water System while the Sewer System is under construction, the County, or its Contractor, will, at no cost to the City, install water taps to the water main and will construct, to the property line, the associated water service lines for each such parcel meeting these three criteria. The County will use its best efforts to have property owners in the Woodville Project Area agree to connect to the Water System while the Sewer System is under construction. For any such parcels, the County will extend the water service line as necessary to complete the connection to the Water System, from the property line to the residence or other structure.

Section 3. Responsibilities of City.

1. Upon completion of the Sewer System, or approved phase thereof, and compliance with City specifications and requirements, the City shall accept the Sewer System and all property and easements necessary for ownership, operation, maintenance, repair, and replacement. The City shall utilize the completed Sewer System and its existing City sewage collection and treatment facilities to provide sewer service to the Woodville Project Area. The City shall not be responsible for carrying out any of its responsibilities or obligations under this Agreement to provide sewer service until the City has accepted the Sewer System or Phase thereof, as applicable, for ownership, operation, and maintenance. The City will not unreasonably withhold acceptance of the completed Sewer System or Phase thereof, for ownership, operation, and maintenance.

2. Upon completion of any water service connections to the Water System by the County, and compliance with City specifications and requirements, the City shall accept the water service connection from the main to the meter of the connecting property owner, including any easements necessary for ownership, operation, maintenance, repair, and replacement of the water service. In cases where there will be remote metering, the City shall accept the water service connection from the main to the property line. Any back flow devices required for remote metering will not be owned or maintained by the City.

3. The City shall inspect construction of the Sewer System to ensure compliance with the previously approved City specifications and requirements. The County shall pay the City all costs incurred by the City for inspection and construction-related testing within forty-five (45) days following receipt of an invoice from the City for such inspection and testing.

4. Nothing in this Agreement shall prevent the City or County from using its general revenues to provide any of its services or financial assistance to any citizen or property owner inside the Woodville Project Area.

5. Nothing herein shall be interpreted to require the City to assume responsibility for individual grinder pumps or discharge piping to the point of connection with the Sewer System.

Section 4. Terms of Service.

1. Sewer System service under this Agreement will be provided consistent with applicable City ordinances and policies, standards, procedures, regulations, rates, fees, loan programs and charges.

2. Any property owner desiring to connect to the Sewer System may do so at any time that service is available. Owners whose property is within the City water and sewer franchise area who connect to the Sewer System must also connect to the Water System, if the Water System is available. Sewer service is considered available if the property owner's parcel is adjacent to a right-of-way or easement where sewer service is present and accessible via gravity; .the system has been accepted by the City; and the property owner has been notified by the City that sewer service is available.

3. Any property owner that does not connect to the Sewer System will be charged the applicable readiness-to-serve charge in accordance with Sec 21-324, City of Tallahassee Code.

4. The County shall not issue any building permits for new construction within the Woodville Project Area if the completed Sewer System, or phase thereof, available to serve the new construction area has been accepted by the City unless the new construction is proposed to be connected to the completed Sewer System.

5. Should the County become aware of a failing septic system in the Woodville Project Area, the County agrees to notify the City and the Health Department.

Section 5. Charges, Billing and Collection

1. All charges for sewer service, readiness-to-serve, late payment, connect, disconnect and similar administrative charges shall be levied consistent with Chapter 21, City of Tallahassee Code.

2. Upon completion of construction and acceptance for ownership by the City of any phase of the Sewer System, the County will pay to City the sewer System Charges for each parcel for which a tap was installed within that phase, regardless of whether the owners of such parcels agree to connect to the Sewer System. In recognition of County's payment of System Charges in this manner, the City will reduce the System Charge applicable to the Woodville Project Area parcels by one third. The City shall invoice the County for all System Charges following City acceptance of the Sewer System for ownership and the County shall pay these charges within forty-five (45) days following receipt of the invoice.

3. No tap fees will be required at the time of customer connection for any parcel where the tap and lateral extension were installed by the County during original construction of the Sewer System.

4. The City will bill recurring sewer service charges in the Woodville Project Area through a metered City water or electric utility account if an account exists for a metered City utility service. If a property owner does not have a metered City water or electric utility account, the County will collect and remit to the City, on a recurring annual basis, the full amount of all charges related to sewer service through a non-ad valorem assessment on the owner's annual property tax bill. The County agrees to make all necessary arrangements and defray any associated administrative expenses associated with imposing said non-ad valorem assessment pursuant to Section 125.01, Florida Statutes, and in accordance with Section 197.3632, Florida Statutes.

5. The County will make said arrangements for the non-ad valorem assessment in a manner such that the first assessment is collected in the first calendar year subsequent to City acceptance of the Sewer System, or as soon thereafter as reasonably possible consistent with the notice and public hearing requirements provided in Section 197.3632, Florida Statutes. If the timing of the first assessment is such that only a partial year of service or a partial year of readiness-to-serve charges is to be assessed, then the assessed charges shall be pro-rated based on the date of City notification of sewer availability, or the date of connection, as applicable. Assessments in subsequent years shall be for any past sewer service or readiness-to-serve charges not previously assessed or collected. The sewer service charge and readiness-to-serve charges shall be pro-rated based upon the date of connection, if such connection is made. The County will ensure that all charges related to sewer service or readiness to serve will be assessed within two years of following the date on which each customer is connected to the Sewer System.

6. Each year the City shall provide the County information specifying the applicable sewer service related charges for each parcel served within the Woodville Project Area. The City is responsible for ensuring such information is accurate, including but not limited to the dates of

connection and the rates for each parcel. The County shall set a uniform recurring date by which this information must be provided.

7. If after timely receipt from the City of the applicable charges for each parcel within the Woodville Project Area, the County fails to make arrangements for the non-ad valorem assessment for those charges, the County will remit to the City the full amount of the charges that should have been assessed.

8. The County agrees to use all the collection procedures available to it pursuant to Section 125.01, Florida Statutes, and Section 197.3632, Florida Statutes, to collect and remit to the City the assessed sewer charges from each property within the Woodville Project Area.

Section 6. Dispute Resolution.

1. The Parties shall attempt to resolve any disputes that arise under this Agreement in good faith and in accordance with this section. The provision of the "Florida Governmental Conflict Resolution Act" shall not apply to disputes under this Agreement, as an alternative dispute resolution process is hereby set forth in this section.

2. The aggrieved Party shall give written notice to the other Party in writing, setting forth the nature of the dispute, date of occurrence (if known), and proposed resolution, hereinafter referred to as the "Dispute Notice."

3. Should the Parties be unable to reconcile any dispute, the City Manager and County Administrator, or their designees, shall meet at the earliest opportunity, but in any event within ten (10) days from the date that the Dispute Notice is received, to discuss and resolve the dispute. If the dispute is resolved to the mutual satisfaction of the Parties, they shall report their decision, in writing, to the City Commission and Board of County Commissioners. If the City Manager and County Administrator, or their designees, are unable to reconcile the dispute, they shall report their impasse to the City Commission and Board of County Commissioners.

4. If a dispute is not resolved by the foregoing step, within forty-five (45) days after receipt of the Dispute Notice, unless such time is extended by mutual agreement of the Parties, then either Party may require the dispute to be submitted to mediation by delivering written notice thereof (the "Mediation Notice") to the other Party. The Mayor shall represent the City and the Chair shall represent the County. The mediator shall meet the qualifications set forth in Rule 10.100(d), Florida Rules for Mediators, and shall be selected by the Parties within ten (10) days following receipt of the Mediation Notice. The mediator shall also have sufficient knowledge and experience in the subject of the dispute. If agreement on a mediator cannot be reached in that ten (10) day period, then either Party can request that a mediator be selected by an independent conflict resolution organization, and such selection shall be binding on the Parties. The costs of the mediator shall be borne equally by the Parties.

5. If an amicable resolution of a dispute has not been reached within sixty (60) calendar days following selection of the mediator, or by such later date as may be mutually agreed

upon by the Parties, then, upon the agreement of both Parties, such dispute may be referred to binding arbitration; otherwise, each Party may pursue whatever remedies may be available at law, in equity, or otherwise. If the dispute is so referred, such arbitration shall be conducted in accordance with the Florida Arbitration Code (Chapter 682, Florida Statutes).

a) Such arbitration shall be initiated by delivery, from one Party (the "Petitioner") to the other (the "Respondent"), of a written Arbitration Notice therefore containing a statement of the nature of the dispute involved. The Respondent, within ten (10) days following its receipt of such Arbitration Notice, shall deliver an answering statement to the Petitioner. After the delivery of such statements, either Party may make new or different claims by providing the other with written notice thereof specifying the nature of such claims involved.

b) Within ten (10) days following the delivery of such Arbitration Notice, each Party shall select an arbitrator and shall deliver written notice of that selection to the other. If either Party fails to select an arbitrator within such time, the other Party may make application to the court for such appointment in accordance with the Florida Arbitration Code. Within ten (10) days following delivery of the last of such written notices, the two arbitrators so selected shall confer and shall select a third arbitrator.

c) The arbitration hearing shall be commenced in Leon County, Florida within sixty (60) days following selection of the third arbitrator. Except as may be specifically provided herein, the arbitration shall be conducted in accordance with Rules R-23 - R-48 of the Commercial Arbitration Rules of the American Arbitration Association.

Section 7. General Provisions.

1. Governing Law and Venue. This Agreement shall govern by and construed in accordance with the laws of the State of Florida. Any action to enforce any of the provisions of this Agreement must be maintained in Tallahassee, Leon County, Florida.

2. Waiver. Failure to insist upon strict compliance with any term, covenant or condition of this Agreement shall not be deemed a waiver of it. No waiver or relinquishment of a right or power under this Agreement shall be deemed a waiver of that right or power at any other time.

3. Modification. This Agreement shall not be extended, changed or modified, except in writing duly executed by the Parties hereto.

4. Binding Effect. This Agreement shall be binding upon the successors and, subject to below, assigns of the Parties hereto.

5. Assignment. Because of the unique nature of the relationship between the Parties and the terms of this Agreement, neither Party hereto shall have the right to assign this Agreement

or any of its rights or responsibilities hereunder to any third Party without the express written consent of the other Party to this Agreement, which consent shall not unreasonably be withheld.

6. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the matters contained herein, and all prior agreements or arrangements between them with respect to such matters are superseded by this Agreement.

7. Headings. Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

8. Ambiguity. This Agreement has been negotiated by the Parties with the advice of counsel and, in the event of an ambiguity herein, such ambiguity shall not be construed against any Party as the author hereof.

9. Public Bodies. It is expressly understood between the Parties that the City is a duly incorporated municipal corporation of the State of Florida and that the County is a charter county and a political subdivision of the State of Florida. Nothing contained herein shall be construed as a waiver or relinquishment by either of the Parties to claim such exemptions, privileges or immunities as may be provided to that Party by law.

10. Force Majeure. A Party shall be excused from performance of an obligation under this Agreement to the extent, and only to the extent, that such performance is affected by a "Force Majeure Event" which term shall mean any cause beyond the reasonable control of the Party affected, except where such Party could have reasonably foreseen and reasonably avoided the occurrence, which materially and adversely affects the performance by such Party of its obligation under this Agreement. Such events shall include, but not be limited to, an act of God, disturbance, hostility, war, or revolution; strike or lockout; epidemic; accident; fire; storm, flood, or other unusually severe weather or act of nature; or any requirements of law.

11. Cost(s) and Attorney Fees. In the event of litigation between the Parties to construe or enforce the terms of this Agreement or otherwise arising out of this Agreement, the prevailing Party in such litigation shall be entitled to recover from the other Party its reasonable costs and attorney's fees incurred in maintaining or defending subject litigation. The term litigation shall include appellate proceedings.

12. Severability. It is intended that each Section of this Agreement shall be viewed as separate and divisible, and in the event that any Section, or Party thereof, shall be held to be invalid, the remaining Sections and parts shall continue to be in full force and effect.

13. Subject to Appropriation. All payment obligations of the Parties as set forth herein shall be subject to appropriation of funding therefore by the applicable legislative bodies; however, failure to appropriate funding adequate to meet such payment obligations shall be deemed a default under this Agreement.

IN WITNESS WHEREOF, the Parties hereto, through their duly authorized representative, have executed this Interlocal Agreement for the Provision of Water and Sewer Service to Woodville Rural Community as of the date written above.

LEON COUNTY, FLORIDA

By: Vincent S. Long
Vincent S. Long
County Administrator

CITY OF TALLAHASSEE, FLORIDA RCM
RCM

By: Raoul Lavin (Oct 20, 2020 13:03 EDT)
Reese Goad
City Manager

ATTEST:
Gwendolyn Marshall, Clerk of Court &
Comptroller, Leon County, Florida

By: Gwendolyn Marshall

ATTEST:

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

APPROVED AS TO LEGAL SUFFICIENCY:
Chasity H. O'Steen, County Attorney
Leon County Attorney's Office

By: Kyle Kemper
Digitally signed by Kyle L. Kemper
DN: cn=Kyle L. Kemper, o=Leon County, ou, email=KemperK@leoncountyfl.gov, c=US
Date: 2020.10.06 16:05:58 -04'00'
Kyle L. Kemper, Assistant County Attorney

APPROVED AS TO FORM:
City Attorney's Office

By: Patrick E Hurley for
City Attorney

SEAL OF THE CITY OF TALLAHASSEE INCORPORATED A.D. 1840

Exhibit "A"
Woodville Project Area

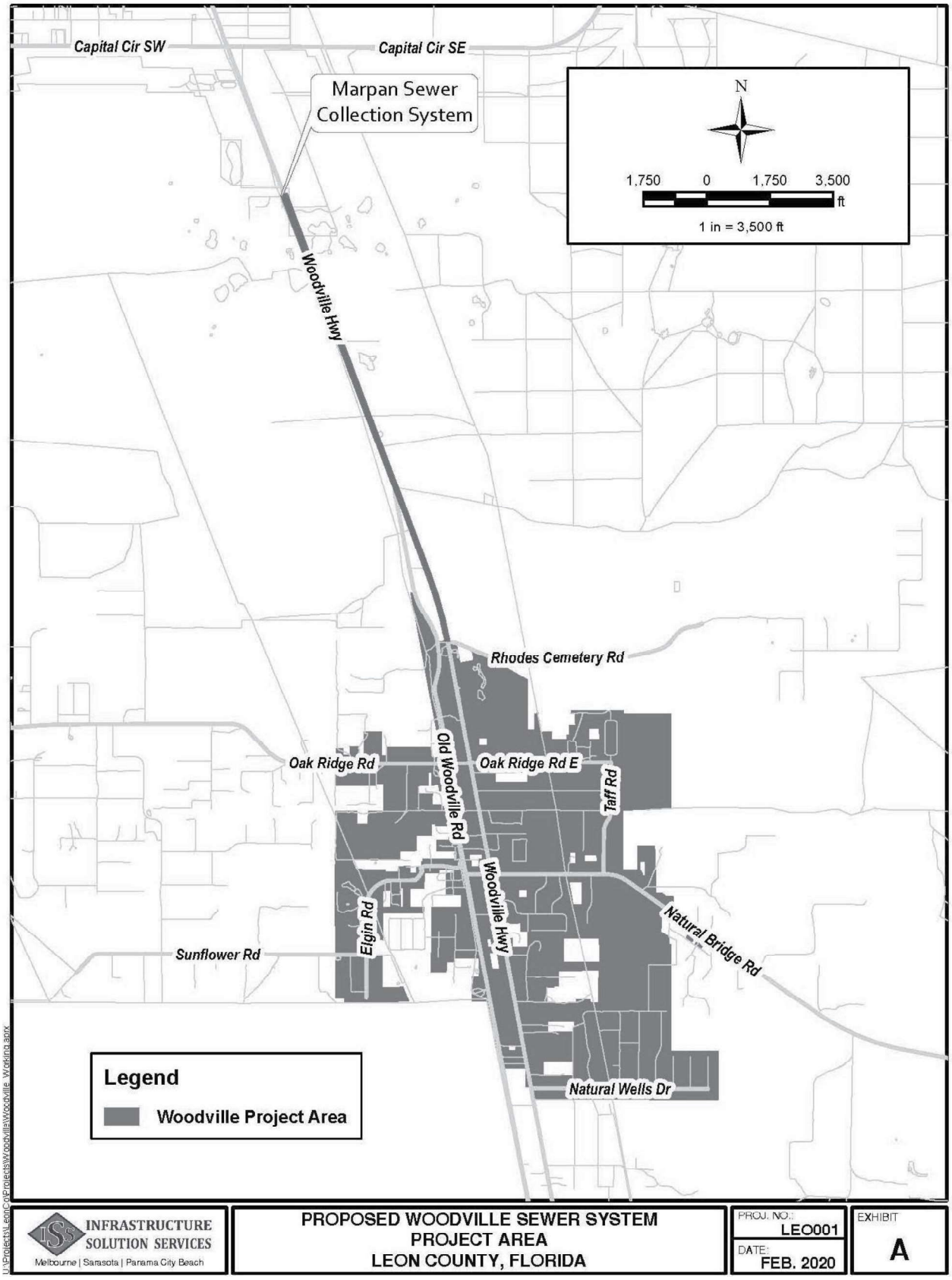


Exhibit "A"
*Page **1** of **1***

LEON COUNTY
CONTRACT ROUTING FORM

x Original
Renewal
Amendment #

County Contract No. B-21-031

Contract Manager:	**Theresa Heiker, P.E.**	Phone #:	**(850) 606- 1526**
Division:	**Engineering Services**	Email:	**heikert@leoncountyfl.gov**
Department Contact:	**Patrick Hurley, Esq.**	Phone #:	**(850) 891- 8554**
Department:	**City Attorney's Office**	Email:	**patrick.hurley@talgov.com**
Vendor/Contractor Name:		Contact:	
Address:		Phone#:	
City, State, Zip:		Email:	

Contract Period: From Agreement shall commence upon full execution by both parties To

Renewal Periods: Number Term

Contract Total $ Amount: or check if Unit Price Agreement

Contract Type:
- Easement
- Construction
- Continuing Supply
- Deed
- x Interlocal Agreement
- Grant
- Lease
- Other Services
- Performance Agreement
- Professional Services
- Purchase
- Other (Explain below)

Forms Required:
- Public Entity Crimes Statement
- Performance Bond
- Materials & Payment Bond
- Warranty Bond
- Certification Regarding Debarment

Insurance Certificates
- General Liability
- Professional Liability
- Workers' Compensation
- Errors & Omissions
- Automobile Coverage

Procurement Method
- ITB #
- RFP #
- ITN #
- Sole Source
- Gov't Entity
- Other (Explain below)

Award Authority:
- Purchasing Director
- County Administrator
- Board of County Commissioners
- x Agenda Date **9/29/2020** Item # **9**
- Pursuant to Board Policy #

Title/Description: Interlocal Agreement for the Provision of Water and Sewer Service to Woodville Rural Community

Comments: Interlocal Agreement between County and the City for the Provision of Water and Sewer Service to Woodville Rural Community

Routing:

Required	Initials	Date	
X	**TH**	**10/2/2020**	Originating Division
X			Department Director
			Purchasing
X		10/6/2020	County Attorney's Office
			Deputy or Assistant County Administrator
X	vsl	10/9/20	County Administrator
			Chairman, BCC
X	gmm	10/9/2020	Clerk's Office (Finance)

Return completed documents to: **Theresa Heiker, P.E. at 606-1500**

Leon County
Government

Notice of Public Hearing to Utilize the Uniform Method

NOTICE

Notice is hereby given, pursuant to Section 197.3632(3), Florida Statutes, that the Board of County Commissioners of Leon County, Florida, intends to utilize the Uniform Method for the levy, collection, and enforcement of non-ad valorem assessments for the purpose of collecting sewer service usage charges and readiness-to-serve charges on the following real properties:

A portion of land lying in Sections 8, 9, 16 and 17, Township 2 South, Range 1 East, Leon County, Florida, being more particularly described as follows:

Commence at the southwest corner of Section 8, Township 2 South, Range 1 East and run thence North 00 degrees 03 minutes 42 seconds East 726.55 feet along the westerly boundary of said Section 8 to the POINT OF BEGINNING. From said POINT OF BEGINNING leaving said westerly boundary of Section 8 run North 89 degrees 45 minutes 58 seconds West 4.81 feet; thence North 00 degrees 19 minutes 22 seconds East 1014.80 feet; thence North 89 degrees 15 minutes 57 seconds East 199.99 feet; thence South 00 degrees 10 minutes 03 seconds East 181.99 feet; thence North 89 degrees 15 minutes 57 seconds East 195.99 feet; thence North 00 degrees 10 minutes 03 seconds West 181.99 feet; thence North 14 degrees 16 minutes 08 seconds West 51.31 feet; thence North 89 degrees 57 minutes 44 seconds East 233.47 feet; thence South 00 degrees 00 minutes 45 seconds East 277.34 feet; thence South 89 degrees 32 minutes 48 seconds East 158.63 feet; thence North 00 degrees 12 minutes 45 seconds East 697.32 feet; thence North 89 degrees 41 minutes 40 seconds East 480.24 feet; thence South 00 degrees 03 minutes 38 seconds West 673.42 feet; thence North 89 degrees 30 minutes 33 seconds East 148.30 feet; thence North 00 degrees 12 minutes 02 seconds East 233.45 feet; thence North 89 degrees 48 minutes 55 seconds East 1242.87 feet; thence South 00 degrees 11 minutes 35 seconds East 280.68 feet; thence North 89 degrees 37 minutes 37 seconds East

278.75 feet; thence North 10 degrees 53 minutes 15 seconds West 4632.71 feet; thence North 87 degrees 57 minutes 00 seconds East 93.03 feet; thence South 16 degrees 39 minutes 57 seconds East 203.05 feet; thence South 20 degrees 49 minutes 11 seconds East 224.08 feet; thence South 26 degrees 42 minutes 08 seconds East 154.10 feet; thence South 32 degrees 08 minutes 31 seconds East 141.54 feet; thence South 30 degrees 59 minutes 44 seconds East 382.27 feet; thence South 30 degrees 38 minutes 31 seconds East 231.51 feet; thence South 12 degrees 47 minutes 51 seconds East 174.82 feet; thence North 74 degrees 42 minutes 53 seconds East 55.15 feet; thence North 89 degrees 16 minutes 21 seconds East 344.49 feet; thence South 86 degrees 19 minutes 26 seconds East 39.68 feet; thence South 83 degrees 03 minutes 28 seconds East 39.68 feet; thence South 79 degrees 47 minutes 29 seconds East 39.68 feet; thence South 76 degrees 31 minutes 29 seconds East 39.68 feet; thence South 00 degrees 59 minutes 09 seconds West 61.78 feet; thence South 10 degrees 21 minutes 47 seconds East 531.37 feet; thence North 79 degrees 05 minutes 51 seconds East 385.28 feet; thence North 10 degrees 12 minutes 00 seconds West 281.28 feet; thence South 67 degrees 23 minutes 05 seconds East 515.61 feet; thence South 60 degrees 32 minutes 48 seconds East 1226.96 feet; thence South 00 degrees 05 minutes 44 seconds West 930.14 feet; thence North 89 degrees 47 minutes 03 seconds East 293.46 feet; thence South 10 degrees 50 minutes 26 seconds East 520.50 feet; thence North 87 degrees 55 minutes 53 seconds East 275.42 feet; thence South 00 degrees 13 minutes 22 seconds East 206.82 feet; thence North 89 degrees 48 minutes 56 seconds East 213.75 feet; thence South 89 degrees 06 minutes 39 seconds East 244.83 feet; thence South 00 degrees 11 minutes 56 seconds East 29.98 feet; thence South 88 degrees 28 minutes 18 seconds West 210.11 feet; thence South 00 degrees 21 minutes 36 seconds East 194.47 feet; thence South 89 degrees 27 minutes 50 seconds East 209.52 feet; thence South 00 degrees 35 minutes 51 seconds East 77.44 feet; thence North 89 degrees 49 minutes 57 seconds East 209.99 feet; thence South 00 degrees 10 minutes 03 seconds East 310.09 feet; thence North 89 degrees 49 minutes 57 seconds East 165.41 feet; thence South 00 degrees 06 minutes 14 seconds West 535.53 feet; thence South 89 degrees 27 minutes 28 seconds West 943.26 feet; thence North 10 degrees 01 minutes 36 seconds West 242.83 feet; thence South 89 degrees 42 minutes 00 seconds West 1406.91 feet; thence South 00 degrees 15 minutes 41 seconds West 262.74 feet; thence South 89 degrees 49 minutes 24 seconds West 236.68 feet; thence South 00 degrees 33 minutes 12 seconds West 263.14 feet; thence South 89 degrees 49 minutes 34 seconds East 85.92 feet; thence South 00 degrees 16 minutes 03 seconds West 262.52 feet; thence South 89 degrees 51 minutes 22 seconds West 53.12 feet; thence South 00 degrees 20 minutes 50 seconds West 236.50 feet; thence South 06 degrees 56 minutes 33 seconds East 73.19 feet; thence North 89 degrees 42 minutes 02 seconds East 13.11 feet; thence South 00 degrees 08 minutes 20 seconds East 90.33 feet; thence South 13 degrees 42 minutes 46 seconds East 249.72 feet; thence South 00 degrees 17 minutes 41 seconds East 137.41 feet; thence North 89

degrees 22 minutes 07 seconds East 30.87 feet; thence South 00 degrees 40 minutes 50 seconds West 154.69 feet; thence South 89 degrees 48 minutes 04 seconds East 137.79 feet; thence South 03 degrees 06 minutes 36 seconds East 187.49 feet; thence South 08 degrees 59 minutes 15 seconds East 202.99 feet; thence South 89 degrees 52 minutes 08 seconds East 150.00 feet; thence North 00 degrees 19 minutes 58 seconds East 387.37 feet; thence South 89 degrees 47 minutes 06 seconds East 657.38 feet; thence South 00 degrees 03 minutes 32 seconds East 160.93 feet; thence North 89 degrees 56 minutes 54 seconds East 836.93 feet; thence South 00 degrees 02 minutes 23 seconds East 895.40 feet; thence South 89 degrees 40 minutes 19 seconds West 837.25 feet; thence South 89 degrees 56 minutes 53 seconds West 951.12 feet; thence North 89 degrees 47 minutes 41 seconds West 717.59 feet; thence North 83 degrees12 minutes 29 seconds West 77.69 feet; thence North 10 degrees 51 minutes 02 seconds West 394.21 feet; thence North 89 degrees 59 minutes 41 seconds West 184.88 feet; thence North 00 degrees 44 minutes 49 seconds West 210.07 feet; thence South 89 degrees 52 minutes 25 seconds East 144.42; thence North 11 degrees 38 minutes 17 seconds West 618.03 feet; thence South 73 degrees 16 minutes 59 seconds West 201.05 feet; thence North 10 degrees 46 minutes 57 seconds West 468.89 feet; thence North 79 degrees 11 minutes 46 seconds East 193.28 feet; thence North 11 degrees 29 minutes 01 seconds West 91.48 feet; thence South 89 degrees 58 minutes 00 seconds West 109.01 feet; thence North 10 degrees 47 minutes 04 seconds West 570.23 feet; thence South 79 degrees 17 minutes 54 seconds West 120.77 feet; thence North 11 degrees 51 minutes 33 seconds West 189.99 feet; thence South 78 degrees 08 minutes 28 seconds West 158.00 feet; thence North 89 degrees 02 minutes 31 seconds West 375.15 feet; thence South 01 degrees 13 minutes 52 seconds West 717.52 feet; thence South 89 degrees 23 minutes 27 seconds West 965.47 feet; thence North 00 degrees 02 minutes 52 seconds West 758.49 feet; thence South 89 degrees 50 minutes 28 seconds West 211.58 feet; thence South 00 degrees 09 minutes 59 seconds East 46.15 feet; thence North 89 degrees 45 minutes 58 seconds West 1115.00 feet to the POINT OF BEGINNING, containing 437.06 acres, more or less.

Less and Except

Commence at the southwest corner of Section 8, Township 2 South, Range 1 East and run thence North 89 degrees 29 minutes 16 seconds East 3941.26 feet along the southerly boundary of said Section 8 to a point on the westerly right-of-way boundary of Woodville Highway; thence leaving said southerly boundary of Section 8 run along said westerly right-of-way boundary South 10 degrees 46 minutes 14 seconds East 346.82 feet; thence South 79 degrees 13 minutes 47 seconds West 5.00 feet; thence South 10 degrees 46 minutes 14 seconds East 719.19 feet; thence South 34 degrees 32 minutes 25 seconds West 48.07 feet; thence South 65 degrees 42 minutes 21 seconds East 41.76 feet; thence South 10 degrees 46 minutes 14 seconds East 49.99 feet; thence North 79 degrees 13

minutes 47 seconds East 5.00 feet; thence South 10 degrees 46 minutes 14 seconds East 193.94 feet; thence leaving said westerly right-of-way boundary run South 89 degrees 55 minutes 32 seconds West 124.28 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 06 degrees 56 minutes 46 seconds East 2.51 feet; thence South 89 degrees 46 minutes 32 seconds West 94.49 feet; thence South 00 degrees 13 minutes 52 seconds East 187.16 feet; thence South 89 degrees 55 minutes 32 seconds West 200.00 feet; thence North 00 degrees 11 minutes 43 seconds West 84.99 feet; thence South 89 degrees 49 minutes 38 seconds West 18.91 feet; thence North 00 degrees 31 minutes 40 seconds West 100.93 feet; thence South 89 degrees 48 minutes 20 seconds West 56.11 feet; thence North 00 degrees 15 minutes 36 seconds East 138.53 feet; thence North 89 degrees 49 minutes 31 seconds East 352.61 feet; thence South 06 degrees 56 minutes 46 seconds East 135.99 feet to the POINT OF BEGINNING, containing 2.05 acres, more or less.

These properties being in Leon County, Florida.

The assessment is intended to recover all charges related to sewer service, including readiness-to-serve charges, for such real property where the property owners do not have a City of Tallahassee metered utility account.

Notice is also hereby given that the Board of County Commissioners of Leon County, Florida, will conduct a public hearing on Tuesday, December 9, 2025, at 6:00 p.m., or as soon thereafter as such matter may be heard, at the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider utilizing the Uniform Method of levy, collection, and enforcement of non-ad valorem assessments for the purpose of collecting sewer service usage charges and readiness-to-serve charges on the real property located as described above.

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

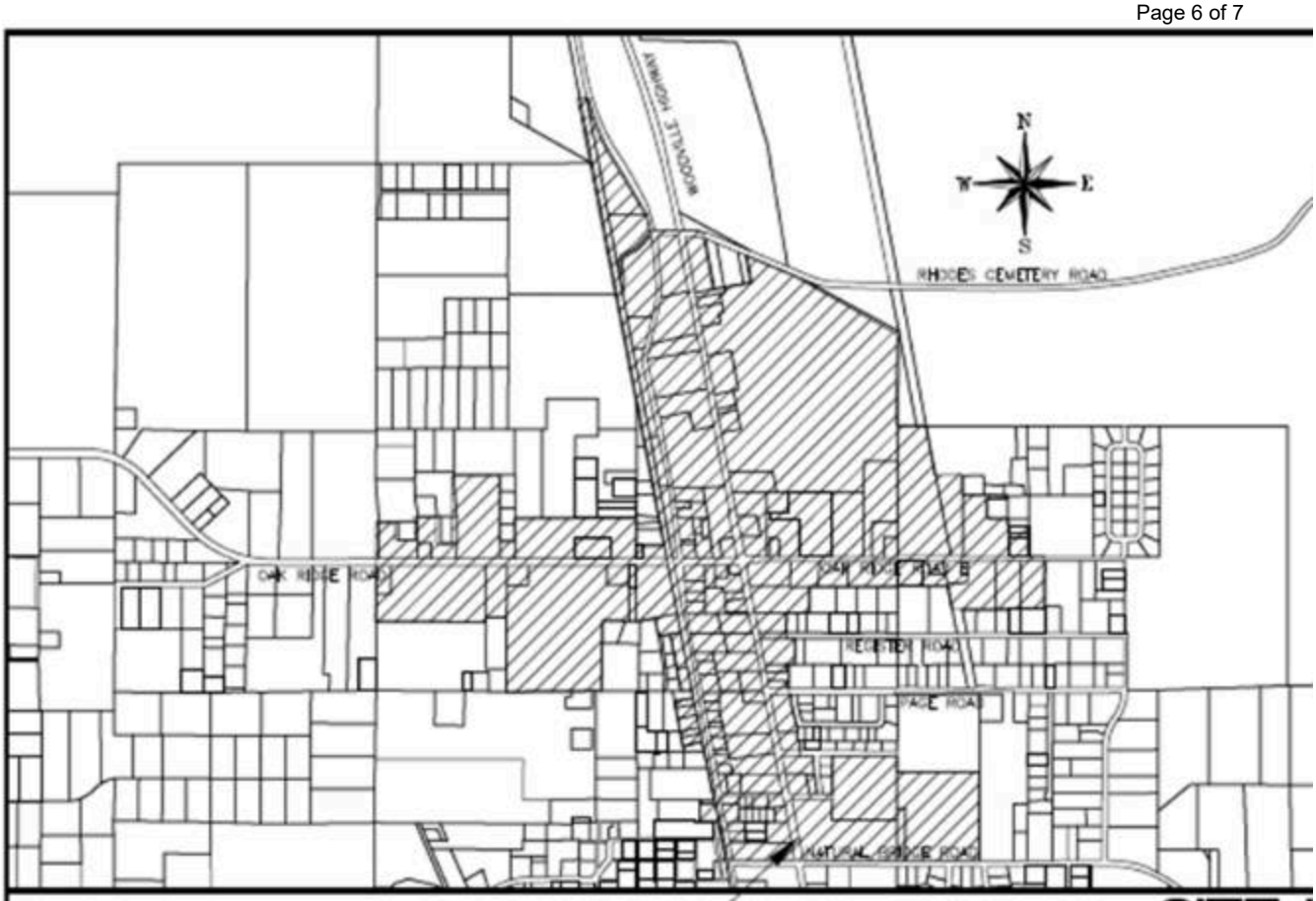
Interested parties may also provide virtual real-time public comments during the public hearing. Interested parties wishing to provide virtual real-time public comments must complete and submit the registration form provided at https://www2.leoncountyfl.gov/coadmin/agenda/ by 8:00 p.m. on Monday, December 8, 2025. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX., Section E.,

entitled “Addressing the Commission”, and Article IX., Section F., entitled “Decorum”, shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes.

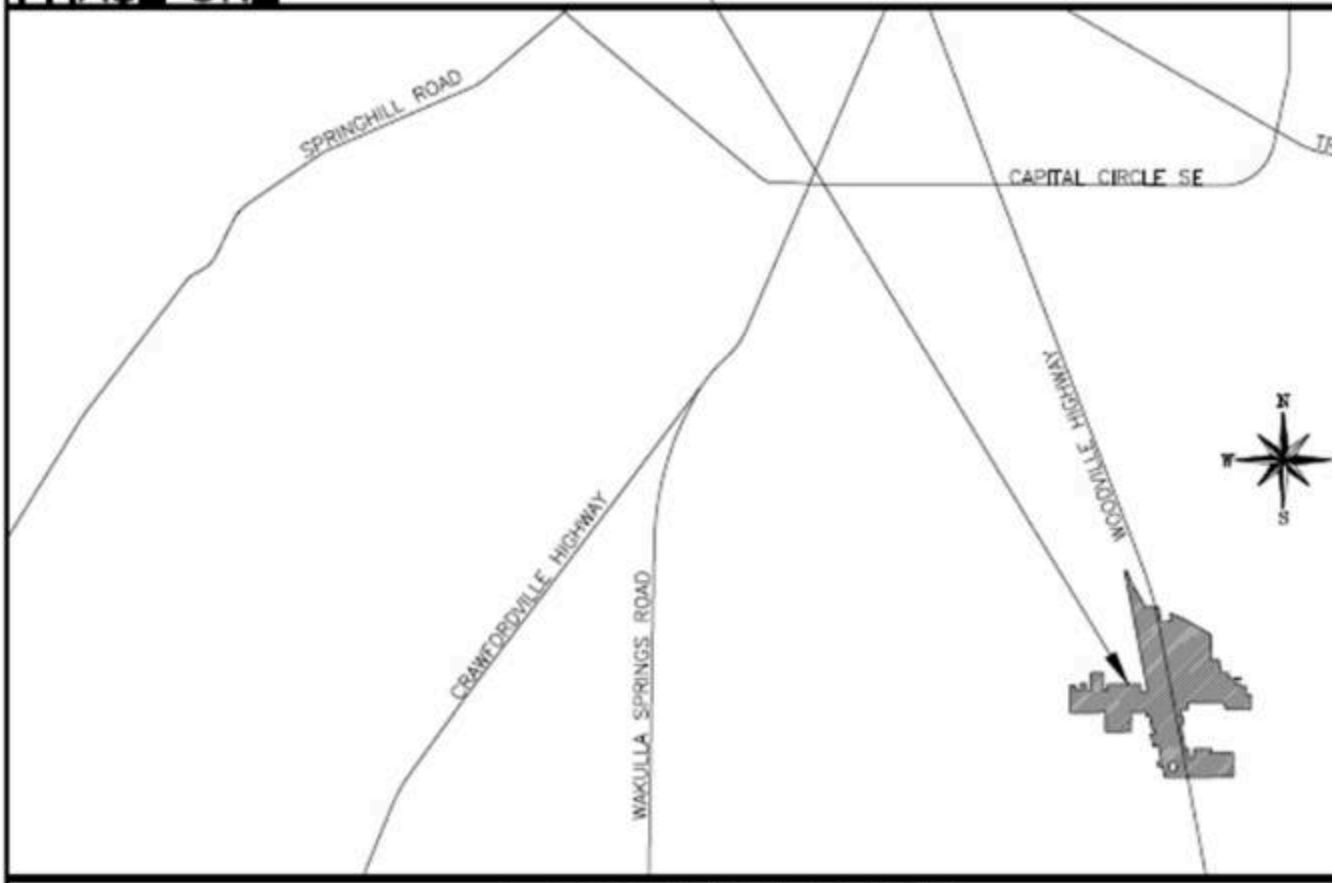
In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

Publish: November 10, 17 & 24, 2025; December 1, 2025.



WOODVILLE SEWER PROJECT
PHASE ONE

SITE
SCALE 1" =



LOCATION MAP
SCALE 1" = 7500'

Publication Dates:
11/24/2025 01:00 AM
11/17/2025 01:00 AM
11/10/2025 01:00 AM