

**Board of County Commissioners  
Leon County, Florida  
and  
City of Tallahassee Commission**

**Joint Workshop on the 2022 Cycle  
Comprehensive  
Plan Amendments**

**Tuesday  
March 22, 2022  
1:00 p.m.**

**Leon County Courthouse  
County Commission Chambers, 5<sup>th</sup> Floor  
301 S. Monroe St. Tallahassee, FL 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](#).

# Notes for Workshop

# Joint Workshop on the 2022 Cycle Comprehensive Plan Amendments

## Workshop Item

March 22, 2022

**Title:** Joint Workshop on 2022 Cycle Comprehensive Plan Amendments

**Category:** Workshop

**From:** Vincent S. Long, County Administrator  
Reese Goad, City Manager

**Lead Staff /** Alan Rosenzweig, Deputy County Administrator  
**Project Team:** Ken Morris, Assistant County Administrator  
Wayne Tedder, Assistant City Manager  
Benjamin H. Pingree, Director, Department of PLACE  
Artie White, Director, Tallahassee-Leon County Planning Department  
Mindy Mohrman, Administrator of Comprehensive Planning

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## STATEMENT OF ISSUE

This item provides information on the proposed 2022 Cycle amendments to the Tallahassee-Leon County Comprehensive Plan. The purpose of the Joint Workshop is to provide County and City Commissioners an opportunity to review the amendments and request any additional information. Information requested at the workshop will be provided in the materials for the public hearings scheduled for April 12 and June 14.

## FISCAL IMPACT

This item has no fiscal impact.

## RECOMMENDED ACTIONS

Option 1: Conduct the Joint Workshop on the 2022 Cycle Comprehensive Plan Amendments.

## EXECUTIVE SUMMARY

### 2022 Comprehensive Plan Amendment Cycle Workshop

The purpose of the Joint Workshop for the 2022 Cycle Comprehensive Plan Amendments is to review and consider the proposed amendments and request any additional information to be brought back as part of the public hearings. The Tallahassee-Leon County Comprehensive Plan is a joint document adopted by both the City of Tallahassee and Leon County. The Comprehensive Plan includes Goals, Objectives, and Policies intended to guide economic, social, physical, environmental, and fiscal development of the community over the next 20 to 30 years. It is a dynamic document that can be amended on an annual basis. The annual Comprehensive Plan amendment cycle format, with a second cycle utilized some years when necessary, has been used by the Board and City Commission to amend the Comprehensive Plan since its adoption in 1990. This approach is consistent with Policy 1.8.1 of the Intergovernmental Coordination Element which states, “To promote the efficient use of City and County resources, one Comprehensive Plan amendment cycle will be initiated annually. The Board of County Commissioners or City Commission may approve the initiation of additional Comprehensive Plan amendments outside of the annual cycle.” This annual Comprehensive Plan Amendment Cycle approach is intended to make it easier for citizens to monitor and participate in the public review process, and provides for efficient use of staff, outreach, and advertising resources. Included in this workshop item are staff reports and public comments received for all 2022 cycle amendments through March 10, 2022.

The 2022 Cycle includes seven proposed amendments. Three amendments are considered text amendments and address the text of goals, objectives, and policies and/or figures, tables, and maps that are not in the Future Land Use Map. Four of the amendments are proposed to amend the Future Land Use Map in the Land Use Element. Of these amendments to the Future Land Use Map (map amendments), two are located in unincorporated Leon County to support residential development, one is located within City limits to reflect private ownership of property designated Government Operational, and one has a parcel within the City limits and a parcel in the unincorporated portion of the County to support residential development. At the forthcoming public hearings, the three text amendments will require votes by both Commissions, map amendments within unincorporated Leon County will require a vote solely by the Board of County Commissioners, and map amendments in the City limits will require a vote solely by the City Commission.

The Commissions will meet for the first public hearing on the 2022 cycle amendments on April 12, 2022. This first public hearing will be for the transmittal of large-scale amendments (proposed text amendments and proposed map amendments that involve a use of greater than 50 acres) to the state land planning agency and review agencies. In prior years, large-scale amendments were map amendments involving the use of greater than 10 acres, but changes to State Statutes in 2021 increased the threshold from 10 acres to 50 acres. Following the review period by the State, the adoption public hearing for the 2022 amendments is scheduled for June 14, 2022.



Public notification for the Comprehensive Plan amendment cycle includes mailed direct notices, signage posted at the subject sites, notices printed in the Tallahassee Democrat and Capital Outlook, and the 2022 Amendment Cycle website. Staff held two public open houses on the amendments on December 15, 2021 with eight people in attendance, and January 11, 2022 with two people in attendance. Staff provided an overview of the proposed amendments and informed the public on the different meetings related to the cycle, and how citizens can provide comments and remain engaged throughout the process.

The Local Planning Agency (LPA) Public Hearing was held on March 1, 2022. The LPA voted unanimously to approve the seven proposed amendments included in the 2022 Amendment Cycle. Several citizens attended to speak about the following proposed amendments:

- LMA 202201 (April Road) had eight speakers, seven opposed and one representing the applicant.
- LMA 202202 (Woodville Highway) had one speaker who was representing the applicant.
- LMA 202203 (Southwood Plantation Road) had seven speakers, six opposed and one representing the applicant.
- TMA 2022001 (Urban Services Area) had one speaker who was the applicant.

In addition to the open house and public hearings, citizens can submit comments on proposed amendments through the [website](#), by returning the public comment section of the mailed notices, via email, or via fax. These written comments are included as Attachments 6, 8, and 10. The remaining amendments proposed for this cycle have received no public comments.

The overall schedule for the 2022 Comprehensive Plan Amendment Cycle is as follows:

Full 2022 Cycle Amendment Schedule:

Application Cycle	April 2021 – September 25, 2021
Public Open Houses	December 15, 2021; January 11, 2022
Local Planning Agency Workshop	January 4, 2022
Local Planning Agency Public Hearing	March 1, 2022
Joint City-County Workshop	March 22, 2022
First Joint City-County Public Hearing	April 12, 2022
Second Joint City-County Public Hearing	June 14, 2022

The purpose of the Joint Workshop for the 2022 Cycle Comprehensive Plan amendments is to review and consider the proposed amendments and request any additional information to be brought back as part of the public hearings. The Joint Workshop format facilitates a conversation between the Board of County Commissioners and the City Commission on amendments to the joint Tallahassee-Leon County Comprehensive Plan.

## SUPPLEMENTAL INFORMATION

The proposed 2022 Cycle Comprehensive Plan Amendments include:

- 3 Text Amendments
- 3 Large-Scale Map Amendments (greater than 50 acres)
  - 1 with 1 parcel within the City limits and 1 parcel in unincorporated Leon County
  - 2 in unincorporated Leon County
- 1 Small-Scale Map Amendment (50 acres or fewer)
  - 1 within City of Tallahassee limits

The 2022 Cycle Comprehensive Plan amendments are as follows:

### **Amendment 1 Name: TTA 2022 004 – Property Rights Element**

*Applicant: Tallahassee-Leon County Planning Department*

*Jurisdiction: Joint Leon County and City of Tallahassee*

*Staff: Jacob Fortunas*

**Synopsis:** During the 2021 session, the State Legislature passed a new requirement that local government comprehensive plans include a property rights element that respects judicially acknowledged and constitutionally protected private property rights. Because private property rights were already protected by law, the proposed new element does not impact the way private property is protected locally but meets the new statutory requirement.

**Text Amendment:** The Comprehensive Plan is currently comprised of eleven elements, each addressing certain aspects of the community. The Property Rights Element would add an additional element to the Comprehensive Plan. This is a text amendment that provides for the addition of the new element, entitled Property Rights Element. The State Legislature passed, and the Governor signed HB 59 (SB 496) during the 2021 legislative session. This new Element will reaffirm the property rights of property owners established by the US Constitution, the Florida Constitution, State Statutes (including the Bert Harris Act), and local ordinances. The Bert Harris Act determines that there is an important state interest in protecting private property owners from burdens resulting from laws, regulations and ordinances that restrict private property rights and provides for relief, or payment of compensation, when a new law, rule, regulation, or ordinance unfairly affects real property. Section 163.3177, Florida Statutes (s. 163.3177 F.S), now requires that the new Property Rights Element be adopted prior to any other proposed plan amendments.

The content of the proposed element reads as follows:

**Goal 1: [PR]**

**To recognize and respect judicially acknowledged or constitutionally protected private property rights.**

Objective 1.1: [PR]

Ensure that all rules, ordinances, regulations, and programs are developed, advertised, implemented, and applied with sensitivity for private property rights.

Policy 1.1.1: [PR]

To ensure that private property rights are considered in local decision-making, the following rights shall be considered:

1. The right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights, subject to state law and local ordinances.
2. The right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property, subject to state law and local ordinances.
4. The right of a property owner to dispose of their property through sale or gift, subject to state law and local ordinance.

Consistency with the Comprehensive Plan

The proposed amendment is required to be consistent with s. 163.3177 F.S.:

- Consistency with s. 163.3177 F.S. requiring comprehensive plans be amended to include a property rights element.
- Consistency with s. 163.3177 F.S. requiring comprehensive plans be amended to include a property rights element prior to other amendments.
- Consistency with s. 163.3161 F.S. requiring that all governmental agencies in the State of Florida recognize and respect judicially acknowledged or constitutionally protected private property rights.

Summary of TTA 2022 004:

- Local Planning Agency recommendation on proposed amendment: **Approve**
- Staff recommendation on proposed amendment: **Approve**
- The staff report for this text amendment is included as Attachment #1.
- No citizen comments have been received on this text amendment.

## **Amendment 2 Name: TTA 2022 003 – Future Right-of-Way Needs Map**

*Applicant: Tallahassee-Leon County Planning Department*

*Jurisdiction: Joint Leon County and City of Tallahassee*

*Staff: Julie Christesen*

**Synopsis:** The proposed amendment is procedural in nature and occurs at least every five years following the adoption of the Regional Mobility Plan by the Capital Region Transportation Planning Agency (CRTPA). The Future Right-of-Way Needs Map is included within the Mobility Element. Its purpose is to identify roadway corridors where public right-of-way is needed to implement identified transportation projects.

**Text Amendment:** This Text Amendment would update the Future Right-Of-Way Needs Map (Map 27) to reflect right-of-way that is needed to implement Blueprint 2020 projects and projects identified in the CRTPA's 2045 Regional Mobility Plan Cost Feasible Plan (the Long-Range Transportation Plan). The proposed amendment would also remove projects from the map that are completed or have the right-of-way needed to complete the project, and will remove the Leon County Cost Feasible Map (Map 28) and the corresponding tables (Tables 13-15) in the Mobility Element, as these figures are no longer reflective of the current Long-Range Transportation Plan. The projects from the Regional Mobility Plan will be found in the Capital Improvement Schedule, as updated annually.

### Consistency with Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan:

- Policy 1.6.5: [M] states: 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 1.6.3: [M] states: Future right-of-way needs for selected transportation corridors designated for improvement in the Tallahassee-Leon County Comprehensive Plan are generally depicted in the Future Right-of-Way Needs Map and the Long-Range Transportation Plan.
- Policy 1.6.1: [M] states: 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 1.6.4: [M] states: 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.

Summary of TTA 2022 003:

- Local Planning Agency recommendation on proposed amendment: **Approve**
- Staff recommendation on proposed amendment: **Approve**
- The staff report for this text amendment is included as Attachment #2.
- No citizen comments have been received on this text amendment.

**Amendment 3 Name: LTA 2022 01 – Urban Services Area**

*Applicant: D.R. Horton*

*Jurisdiction: Joint Leon County and City of Tallahassee*

*Staff: Oluwaseyi Akinrinde*

Synopsis: The Comprehensive Plan, in Objective 1.1 [L] directs the establishment and maintenance of an Urban Services Area (USA), which 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. Established in 1990, the USA boundary has been adjusted twelve times since 1997, at times bringing additional acreage into the USA, and at times removing acreage. The proposed amendments to the Urban Services Area are in locations where the current Urban Services Area boundary crosses through parcels and/or where the parcels are adjacent to the Urban Services Area boundary on multiple sides. The proposed amendments to the Urban Services Area are related to map amendments described below.

Text Amendment: This Text Amendment is a request to expand the Urban Services Area (USA) to include parcels related to the April Road Amendment (LMA202201), Woodville Highway Amendment (LMA202202), and Southwood Plantation Road Amendment (LMA202203). In each case, a portion of the property is currently within or adjacent to the Urban Services Area boundary. The proposed amendment would extend the USA to include:

- Approximately 134.90 acres of land at the northeast corner of Old St. Augustine Road and April Road.
- Approximately 62.01 acres of land southeast of the intersection at Capital Circle and Woodville Highway.
- Approximately 107.76 acres of land between Apalachee Parkway and Old St. Augustine Rd, east of Southwood Plantation.

Consistency with Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan:

- Objective 1.1 [L] of the Tallahassee-Leon County Comprehensive Plan directs 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. To accomplish this, Objective 1.1 [L] directs the establishment and maintenance of an Urban Service Area, which 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. The location and size of the USA shall be depicted on the Future Land Use Map (FLUM) and is based upon the area necessary to accommodate 90% of new residential dwelling units within the County; the ability to provide the 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] indicates that new development should be concentrated in the Urban Service Area, in order to discourage urban sprawl.
- Policy 1.1.11 [L] indicates that 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.
- Policy 2.1.1 [L] indicates that urban services are not planned or programmed for lands in the Rural land use category. There is currently access available for the subject sites. This fact supports redesignation of the subject sites, as Rural lands are not intended to have urban services.
- Policy 2.2.1 [L] indicates a special condition that 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. The subject sites are adjacent to or have portions currently inside the USA. Therefore, this special condition is satisfied.

While the expansion of the USA is a separate process from annexation, expanding the USA to properties on the southern portion of the community is congruent with the County Strategic Initiative to support updates to the Comprehensive Plan that encourage annexation of southside properties within the USA.

#### Summary of LTA 2022 01:

- Local Planning Agency recommendation on proposed amendment: **Approve**
- Staff recommendation on proposed amendment: **Approve**
- The staff report for this text amendment is included as Attachment #3.
- No citizen comments have been received on this text amendment.



#### **Amendment 4 Name: LMA 2022 02 – Woodville Highway**

*Applicant: D.R. Horton*

*Jurisdiction: Joint Leon County and City of Tallahassee*

*Staff: Oluwaseyi Akinrinde*

**Synopsis:** The proposed map amendment to Suburban, and concurrent rezoning to R-3, would allow low-density residential development at a density up to eight dwelling units per acre. The land use category and zoning district requested are the same as the land use and zoning on property directly across Woodville Highway. A portion of the subject site is currently zoned R-3, which allows residential development up to eight dwelling units per acre. The remainder of the site is zoned Rural. The proposed concurrent rezoning from Rural to R-3 would increase allowable densities from one dwelling unit per 10 acres to eight dwelling units per acre. This zoning district allows a range of single-family and two-family housing types including single-family detached, attached, and two-family attached dwellings. Multifamily dwellings are not a permitted use in this district.

**Large-Scale Map Amendment:** This Map Amendment is a request to change the Future Land Use Map (FLUM) designation from Planned Development (PD) and Rural (R) to Suburban (SUB) on approximately 154.09 acres. The subject area is located at the intersection of Woodville Highway and Capital Circle SE. The property consists of two parcels, one within City limits and one in unincorporated Leon County. This amendment is related to text amendment LTA202201 to adjust the Urban Service Area to include the subject site.

The Planned Development 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 these objectives and related policies. The Rural category prohibits higher density residential and nonresidential activities that are not functionally related to and supportive of agriculture, silviculture, and other natural resource-based activities.

The proposed Suburban category allows a mixture of office, commercial uses, and residential densities up to 20 units per acre. The Suburban land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low- to medium-density residential land uses.

**Rezoning Application:** A rezoning application is being processed concurrently with this amendment. A zoning change for the eastern (County) parcel from Rural (R) to Single-Family Detached, Attached Two-Family Residential (R-3) has been requested to implement the proposed amendment to the Future Land Use Map. This zoning allows up to eight dwelling units per acre. The western (City) parcel is currently zoned R-3 and will remain in the R-3 zoning. The rezoning would be quasi-judicial in nature; therefore, any ex parte communications shall be disclosed prior to the item being heard.

#### **Consistency with Comprehensive Plan**

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan:

- Policy 1.1.1 [L] requires that, in order to discourage urban sprawl, new development shall be concentrated in the Urban Services Area (USA) as designated on the future land use map. The subject site is made up of two parcels, one within the USA and one approximately 62.01-acre parcel outside the USA. A text amendment to expand the USA to include the eastern parcel was submitted by the applicant.
- Policy 2.2.5 [L] states the purpose of the Suburban land use is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible, within walking distance.
- Policy 2.2.5 [L] states that to complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby.

Summary of LMA 2022 02:

- Local Planning Agency recommendation on proposed amendment and rezoning: **Approve.**
- Staff recommendation on proposed amendment and rezoning: **Approve.**
- The staff report for this map amendment is included as Attachment #4.
- No citizen comments have been received on this map amendment.

**Amendment 5 Name: LMA 2022 01 – April Road**

*Applicant: D.R. Horton*

*Jurisdiction: Leon County*

*Staff: Oluwaseyi Akinrinde*

Synopsis: The proposed map amendment to Urban Residential-2 and concurrent rezoning to R-1 would allow low-density residential development at a density up to 3.63 dwelling units per acre. The land use category and zoning district requested are the same as the land use and zoning on property directly east of the site. The property to the west of the site is the Tallahassee National Cemetery and the higher density Hampton Creek subdivision. A portion of the subject site is currently zoned R-1 which allows a maximum of 3.63 dwelling units per acre. The portion of the site currently zoned Rural allows one dwelling unit per 10 acres, and the proposed R-1 zoning would be increased to 3.63 dwelling units per acre. The portion of the site currently designated Office Residential-2 (OR-2) currently allows between 8 and 16 dwelling units per acre and the R-1 zoning would decrease the allowable density to 3.63 dwelling units per acre. This zoning district allows single-family detached housing. Multifamily dwellings are not permitted in this district.

Large-Scale Map Amendment: This Map Amendment is a request to change the Future Land Use Map (FLUM) designation from Suburban (SUB), Rural (R), and Urban Residential 2 (UR-



2) to Urban Residential 2 on approximately 173.24 acres. The subject area is between Apalachee Parkway to the north and Old. St. Augustine Road to the south. This amendment is related to text amendment LTA202201 to adjust the Urban Service Area to include the entire parcels.

The Suburban category allows a mixture of office, commercial uses, and residential densities up to 20 units per acre. The Suburban land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low- to medium-density residential land uses. The Rural category prohibits higher density residential, and nonresidential activities that are not functionally related to and supportive of agriculture, silviculture, and other natural resource-based activities. The portion of the property east of April Road that is designated UR-2 will remain as it is currently designated.

The proposed Urban Residential 2 category allows townhouses, single family detached homes, two-family homes, and apartments as well as open space/recreation and community facilities related to residential use from 4-20 dwelling units per acre. The intent of the Urban Residential 2 category is to promote a range of residential densities, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure.

Rezoning Application: A rezoning application is being processed concurrently with this amendment. A zoning change from Rural (R) and Office Residential (OR-2) to Single Family Detached Residential (R-1) has been requested to implement the proposed amendment to the Future Land Use Map. The eastern portion of the property is currently zoned R-1. The rezoning would be quasi-judicial in nature; therefore, any ex parte communications shall be disclosed prior to the item being heard.

#### Consistency with Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan:

- Policy 2.1.1 [L] indicates that urban services are not planned or programmed for lands in the Rural land use category. There is currently access available for the subject site. This fact supports redesignation of the subject site, as Rural lands are not intended to have urban services.
- Policy 2.2.1 [L] indicates a special condition that 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. The subject site has the northern portion and parts to the east of April Road in the Urban Service Area. Therefore, this special condition is satisfied.
- Policy 2.2.24 [L] indicates that the Urban Residential 2 land use category is to be applied only within the Urban Service Area. Portions of the subject site is within the USA and there is a concurrent text amendment to expand the USA to the rest of the subject site.
- Policy 2.2.24 [L] indicates that 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 subject site is between Apalachee Parkway, a principal arterial and Old St. Augustine Road, a minor arterial. April Road, a minor collector, runs through the site and can support the increased residential densities which is consistent with Policy 2.2.24 [L].

Summary of LMA 2022 01:

- Local Planning Agency recommendation on proposed amendment and rezoning: **Approve.**
- Staff recommendation on proposed amendment and rezoning: **Approve.**
- The staff report for this map amendment is included as Attachment #5.
- Citizen comments on this map amendment are included as Attachment #6.

**Amendment 6 Name: LMA 2022 03 – Southwood Plantation Road**

*Applicant: D.R. Horton*

*Jurisdiction: Leon County*

*Staff: Oluwaseyi Akinrinde*

**Synopsis:** The proposed map amendment to Suburban and concurrent rezoning to R-3 would allow low density residential development at a density up to eight dwelling units per acre. The land use category and zoning district requested are the same as the property directly north of the site. The property to the east of the site is the Tallahassee National Cemetery. Other adjacent properties are Residential Preservation, Suburban with Medium Density Residential zoning, Planned Development (Southwood), and Rural. The rezoning from Rural to R-3 would increase the allowable residential density from one unit per 10 acres to eight dwelling units per acre. This zoning district allows a range of single-family and two-family housing types including single-family detached, attached, and two-family attached dwellings. Multifamily dwellings are not a permitted use in this district.

**Large-Scale Map Amendment:** This Map Amendment is a request to change the Future Land Use Map (FLUM) designation from Rural (R) and Suburban (SUB) to Suburban on approximately 129.8 acres. The subject area is located between Apalachee Parkway and Old St. Augustine Road with access from Southwood Plantation Road. This amendment is related to text amendment LTA202201 to adjust the Urban Service Area to include the entire parcel.

The Rural category prohibits higher density residential, and nonresidential activities that are not functionally related to and supportive of agriculture, silviculture, and other natural resource-based activities. The western portion of the property that is currently designated Suburban will remain as it is currently designated.

The proposed Suburban category allows a mixture of office, commercial uses, and residential densities up to 20 units per acre. The Suburban land use category is intended to create an

environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low- to medium-density residential land uses.

Rezoning Application: A rezoning application is being processed concurrently with this amendment. A zoning change from Rural (R) and Critical Planning Area (CPA) to Single-Family Detached, Attached Two-Family Residential (R-3) has been requested to implement the proposed amendment to the Future Land Use Map. The rezoning would be quasi-judicial in nature; therefore, any ex parte communications shall be disclosed prior to the item being heard.

#### Consistency with Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan:

- Policy 1.1.1 requires that, in order to discourage urban sprawl, new development shall be concentrated in the Urban Services Area (USA) as designated on the future land use map. The subject site is currently partially inside the USA boundary. A text amendment was submitted to expand the USA to encompass the parcel in its entirety.
- Policy 2.1.1 [L] indicates that urban services are not planned or programmed for lands in the Rural land use category. There is currently access available for the subject site. This fact supports redesignation of the subject site, as Rural lands are not intended to have urban services.
- Policy 2.2.1 [L] indicates a special condition that 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. The western portion of the subject site is currently in the Urban Service Area. Therefore, this special condition is satisfied.
- Policy 2.2.5 [L] states the purpose of the Suburban land use is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low- to medium-density residential land uses. Employment opportunities should be located near residential areas, if possible, within walking distance.
- Policy 2.2.5 [L] states that to complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby.

#### Summary of LMA 2022 03:

- Local Planning Agency recommendation on proposed amendment and rezoning: **Approve.**
- Staff recommendation on proposed amendment and rezoning: **Approve.**
- The staff report for this map amendment is included as Attachment #7.
- Citizen comments on this map amendment are included as Attachment #8.

### **Amendment 7 Name: TMA 2022 001 - Ananeo Trust**

*Applicant: Ananeo Trust LLC*

*Jurisdiction: City of Tallahassee*

*Staff: Stephen Hodges*

**Synopsis:** The Government Operational land use that is currently on the property is intended for “property owned or operated by local, state and federal government.” The requested Activity Center zoning district allows between 16 and 45 dwelling units per acre; however, allowable development on the subject site is constrained by existing utility easements. The proposed map amendment to Activity Center, and concurrent rezoning to the Activity Center district, would be consistent with the site being privately owned and allowing limited development subject to the provisions of the easements, and would be the same land use and zoning as all adjacent nongovernment operational properties.

**Small-Scale Map Amendment:** This Map Amendment is a request to change the Future Land Use Map (FLUM) designation from Governmental Operational (GO) to High Intensity Urban Activity Center (AC) on approximately 0.39 acres. The subject area is located at the northeast corner of the intersection of Maclay Commerce Drive and Financial Plaza.

The Government Operational category is intended for “property owned or operated by local, state and federal government.” Electric transmission lines cross the subject site from east to west and easements currently exists on the site; however, the site is privately owned, and limited development may still occur.

The High Intensity Urban Activity Center category is intended to provide community-wide or regional commercial activities located in proximity to multifamily housing and office employment centers. It is intended to provide large-scale commercial activities to serve retail needs of large portions of the population, promote efficiency of the transportation system by consolidating trips, and discourage 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 is permitted up to 45 dwelling units per acre.

**Rezoning Application:** A rezoning application is being processed concurrently with this amendment. A zoning change from Planned Unit Development (PUD) to High Intensity Urban Activity Center (AC) has been requested to implement the proposed amendment to the Future Land Use Map. The rezoning would be quasi-judicial in nature; therefore, any ex parte communications shall be disclosed prior to the item being heard.

### **Consistency with Comprehensive Plan**

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan:

- Policy 2.2.9: [L] which describes the High Intensity Urban Activity land use category. The subject site is vacant and is located in proximity to multifamily housing and office employment centers. Although the subject site is too small to provide large-scale commercial activities to serve the retail needs of large portions of the population, the use of the site under AC would promote the efficiency of the transportation system by consolidating trips and discouraging unabated sprawl of commercial activities.
- Policy 2.2.9: [L], the subject site is accessible via an integrated pedestrian mobility system designed to provide safe and accessible foot and bike travel between the land uses. Access to the site is provided by its location at the intersection of Maclay Commerce Drive and Financial Plaza, which is accessible via Maclay Boulevard and Village Square Boulevard. There are sidewalks along these streets, as well as bike lanes on Maclay Commerce Drive and Financial Plaza.
- Policy 2.2.16: [L] describes the Government Operational (GO) land use category. The GO category specifically allows facilities that provide for the operation of and provision of services on property owned or operated by government. The subject site is privately owned but also has a City of Tallahassee-owned utility easement covering the entirety of the subject site to accommodate electric utility facilities (i.e., aerial powerlines). With the exception of two temporary structures, the subject site is otherwise vacant. Although the subject site is consistent with GO based on its present use by the City's Electric and Gas department, this land use designation severely constrains the subject site which has no other development constraints except the transmission lines themselves.

#### Summary of TMA 2022 001:

- Local Planning Agency recommendation on proposed amendment and rezoning: **Approve.**
- Staff recommendation on proposed amendment and rezoning: **Approve.**
- The staff report for this map amendment is included as Attachment #9.
- Citizen comments on this map amendment are included as Attachment #10.

#### Next Steps

The Commissions will meet for the first public hearing on the 2022 cycle amendments on April 12, 2022. This first public hearing will be for the transmittal of text amendments and large-scale map amendments to the state land planning agency and review agencies. The adoption public hearing for the 2022 amendments is scheduled for June 14, 2022. The three text amendments will require votes by both Commissions, map amendments within unincorporated Leon County will require a vote solely by the Board of County Commissioners, and map amendments in the City limits will require a vote solely by the City Commission.

## OPTIONS

1. Conduct the Joint Workshop on the 2022 Cycle Comprehensive Plan Amendments.
2. Board/ City Commission direction.

## RECOMMENDED ACTIONS

### Option #1

#### Attachments:

1. Staff report for TTA 2022 004 (Property Rights Element)
2. Staff report for TTA 2022 003 (Future Right of Way Needs Map)
3. Staff report for LTA 2022 01 (Urban Services Area)
4. Staff report for LMA 2022 02 (Woodville Highway)
5. Staff report for LMA 2022 01 (April Road)
6. Citizen Comments on LMA 2022 01 (April Road)
7. Staff Report for LMA 2022 03 (Southwood Plantation Road)
8. Citizen Comments on LMA 2022 03 (Southwood Plantation Road)
9. Staff Report for TMA 2022 01 (Ananeo Trust)
10. Citizen Comments on TMA 2022 01 (Ananeo Trust)

PLANNING  
DEPARTMENT






**2022 Comprehensive Plan Amendment Cycle**

 TTA2022004  
 Property Rights

<b>SUMMARY</b>		
<b>Applicant:</b>	<b>Proposed Change</b>	<b>Staff Recommendation:</b>
Tallahassee-Leon County Planning Department	This is a text amendment to create a Property Rights Element.	<b>Approve</b>
<b>TLCDP Staff:</b>	<b>Comprehensive Plan Element</b>	<b>LPA Recommendation:</b>
Jacob Fortunas	Property Rights (Proposed)	<b>Approve</b>
<b>Contact Information:</b>	<b>Policy Number(s)</b>	
<a href="mailto:Jacob.Fortunas@talgov.com">Jacob.Fortunas@talgov.com</a> 850-891-6418	N/A	
Date: 11/02/2021	Updated: 03/03/2022	

**A. SUMMARY:**

This amendment proposes the creation of a property rights element within the Tallahassee-Leon County Comprehensive Plan.

**B. STAFF RECOMMENDATION:**

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

**C. LOCAL PLANNING AGENCY RECOMMENDATION**

Find that the proposed text amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and adopt the proposed amendment.

**D. PROPOSED POLICY CHANGE:**

This text amendment provides for the addition of an element to the Tallahassee-Leon County Comprehensive Plan, entitled Property Rights Element. The content of the proposed element reads as follows:

Goal 1: [PR]

To recognize and respect judicially acknowledged or constitutionally protected private property rights.

Objective 1.1: [PR]

Ensure that all rules, ordinances, regulations, and programs are developed, advertised, implemented, and applied with sensitivity for private property rights.

Policy 1.1.1: [PR]

To ensure that private property rights are considered in local decision-making, the following rights shall be considered:

1. The right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights, subject to state law and local ordinances.
2. The right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property, subject to state law and local ordinances.
4. The right of a property owner to dispose of their property through sale or gift, subject to state law and local ordinance.

**E. APPLICANT'S REASON FOR THE AMENDMENT:**

The Tallahassee-Leon County Planning Department is proposing this amendment to comply with section 163.3177(6) of Florida Statutes. This section was amended by House Bill 59 during the 2021 legislative session and now requires local comprehensive plans to include a Property Rights Element.

**F. STAFF ANALYSIS**

The State Legislature passed, and the Governor signed HB 59 (SB 496) during the 2021 legislative session. The bill includes a new requirement that local governments adopt a Property Rights Element into their comprehensive plans earlier than the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan. This new Element will reaffirm the property rights of property owners established by the US Constitution, the Florida Constitution, State Statutes (including the Bert Harris Act), and local ordinances. The bill requires that the new Property Rights Element be adopted prior to any proposed plan amendments.



**G. STAFF REPORT UPDATE**

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

Cycle Meetings		Date Completed
X	Public Open House	December 15, 2021
X	Local Planning Agency Workshop	January 4, 2022
X	Local Planning Agency Public Hearing	March 1, 2022
	Joint City-County Commission Workshop	
	Joint City-County Transmittal Public Hearing	
	Joint City-County Adoption Public Hearing	

Email Noticing

Emails noticing this amendment, along with all amendments of the 2022 cycle, were distributed on November 17, 2021. To subscribe to the City of Tallahassee Digital Subscription Service, please visit the following webpage:

City of Tallahassee Digital Subscription Service:  
<https://www.talgov.com/cotnews/subscribe.aspx>

Online Availability

This staff report, along with reports for all amendments of the 2022 cycle, were posted on the Tallahassee-Leon County Planning Department’s webpage beginning the week of January 17, 2022. The Planning Department’s webpage is accessible through the following link:

<https://www.talgov.com/place/planning.aspx>

Public Open House

An open house was held on December 15, 2021 where staff provided an overview of the 2022 Cycle Amendments. There were no questions from the LPA that resulted in updates to this staff report.

#### Local Planning Agency Workshop

A workshop was held on January 4, 2022 where staff provided an overview of the 2022 Cycle Amendments. There were no questions from the LPA that resulted in updates to this staff report.

#### Local Planning Public Hearing

The public hearing was held on March 1, 2022 to vote on the proposed 2022 Cycle Amendments. The LPA found the proposed text amendment consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended ADOPTION of the proposed amendment. There were no public speakers on this item.

#### Joint City-County Commission Workshop

#### Joint City-County Transmittal Public Hearing

#### Joint City-County Adoption Public Hearing

### **H. CONCLUSION:**

Based on the above analysis, Planning Department staff recommends approval of the amendment request for the following reasons:

- Consistency with s. 163.3177 F.S. requiring comprehensive plans be amended to include a property rights element.
- Consistency with s. 163.3177 F.S. requiring comprehensive plans be amended to include a property rights element prior to other amendments.
- Consistency with s. 163.3161 F.S. requiring that all governmental agencies in the State of Florida recognize and respect judicially acknowledged or constitutionally protected private property rights.
- Consistency with the goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

### **I. APPENDICES:**

Draft Property Rights Element for the Tallahassee-Leon County Comprehensive Plan.

Property Rights

Goals, Objectives, and Policies

Goal 1: [PR]

To recognize and respect judicially acknowledged or constitutionally protected private property rights.

Objective 1.1: [PR]

Ensure that all rules, ordinances, regulations, and programs are developed, advertised, implemented, and applied with sensitivity for private property rights.

Policy 1.1.1: [PR]

To ensure that private property rights are considered in local decision-making, the following rights shall be considered:

1. The right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights, subject to state law and local ordinances.
2. The right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property, subject to state law and local ordinances.
4. The right of a property owner to dispose of their property through sale or gift, subject to state law and local ordinance.


**2022 Comprehensive Plan Amendment Cycle**

TTA2022003

Future Right of Way Needs Map

SUMMARY		
Applicant:	Proposed Change	Staff Recommendation:
Tallahassee-Leon County Planning Department	Update the Future Right of Way Needs Map	<b>Approve</b>
TLCDP Staff:	Comprehensive Plan Element	LPA Recommendation:
Julie Christesen	Mobility Element	<b>Approve</b>
Contact Information:	Policy Number(s)	
<a href="mailto:Julie.christesen@talgov.com">Julie.christesen@talgov.com</a> 850-891-6433	Map 27, Map 28, Tables 13-15, Mobility Element	
Date: 12/09/2021	Updated: 3/03/2022	

**A. SUMMARY:**

The Future Right-of-Way Needs Map is included within the Mobility Element of the Tallahassee-Leon County Comprehensive Plan. Its purpose is to identify roadway corridors where public right-of-way is needed to implement locally identified transportation projects.

The proposed amendment would update the Future Right-Of-Way Needs Map (Map 27) to reflect right-of-way that is needed to implement Blueprint 2020 projects and projects identified in the Capital Region Transportation Planning Agency's (CRTPA's) 2045 Regional Mobility Plan Cost Feasible Plan (the Long Range Transportation Plan). The proposed amendment would also remove projects from the map that are completed or have the right-of-way needed to complete the project, and will remove the Leon County Cost Feasible Map (Map 28) and the corresponding tables (Tables 13-15) in the Mobility Element, as these figures are no longer reflective of the current Long Range Transportation Plan. The projects from the Regional Mobility Plan will be found in the Capital Improvement Schedule, as updated annually.

**B. STAFF RECOMMENDATION:**

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

### **C. LOCAL PLANNING AGENCY RECOMMENDATION**

Find that the proposed text amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and **ADOPT** the proposed amendment.

### **D. PROPOSED POLICY CHANGE:**

1. The proposed amendment is consistent with Comprehensive Plan Policy 1.6.1(a): [M], Policy 1.6.3: [M], Policy 1.6.4: [M], and Policy 1.6.5: [M]
2. The proposed amendment is consistent with previous Blueprint Intergovernmental Agency actions, including the adoption of the Leon County Sales Tax Extension Final Report
3. The proposed amendment is consistent with previous CRTPA Board actions, including the adoption of the 2045 Regional Mobility Plan and Cost Feasible Plan.
3. The proposed amendment is consistent with the CRTPA's 2045 Regional Mobility Plan Cost Feasible Plan and Blueprint 2020 projects by showing the projects that need right-of-way for implementation.
4. The proposed amendment will remove Map 28 and Tables 13-15, as those are no longer reflective of the current Long Range Transportation Plan, and projects from the Regional Mobility Plan will be found in the Capital Improvement Schedule.

### **E. APPLICANT'S REASON FOR THE AMENDMENT:**

The Future Right of Way Needs Map shall be reviewed, and updated if necessary, every five years concurrent with the Long Range Transportation Plan, currently the CRTPA's 2045 Regional Mobility Plan update, or more frequently as necessary to address the growth and mobility needs of the local government in accordance with Policy 1.6.5 of the Mobility Element of the Tallahassee-Leon County Comprehensive Plan. This map was last updated in the 2016 Comprehensive Plan amendment cycle. Since that time, Blueprint 2020 projects have begun planning and implementation, and the Capital Region Transportation Planning Agency's (CRTPA) Long Range Transportation Plan (Regional Mobility Plan) was completed for the 2045 planning horizon.

### **F. STAFF ANALYSIS**

#### History and Background

Blueprint 2020 projects and projects from the Regional Mobility Plan Cost Feasible Plan that will need right-of-way prior to construction are included on the proposed Future Right-of-Way Needs Map (Attachment #1). The proposed Future Right-of-Way Needs Map also removes projects that were on the adopted Future Right-of-Way Needs Map that are completed or have the right-of-way needed to complete the project. Corridors proposed for removal from the Future Right-of-Way Needs Map are shown on Attachment #2.

Attachment #2 is for illustrative purposes only and is not intended to be adopted into the Mobility Element of the Comprehensive Plan.

Transportation Corridors being removed from the Future Right-of-Way Needs Map include:

- The Northeast Gateway Route has been updated to reflect the current proposed alignment

Transportation System Management Projects removed from the Future Right-of-Way Needs Map include:

- Thomasville Road, Meridian Road, and 7<sup>th</sup> Avenue
- Woodville Highway and Natural Bridge Road

This amendment is consistent with various policies in the Comprehensive Plan, including those listed below.

Policy 1.6.5: [M] states: 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 1.6.3: [M] states: 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.

Policy 1.6.1: [M] states: 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 1.6.4: [M] states: 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.

#### Previous Commission Consideration

The CRTPA Board adopted the 2045 Regional Mobility Plan (Long Range Transportation Plan) on November 23, 2020.

This map was last updated in 2016 to incorporate Leon County Sales Tax Extension projects, Blueprint 2000 projects, and projects identified in the 2040 Regional Mobility Plan Cost Feasible Plan.

**G. STAFF REPORT UPDATE**

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

Cycle Meetings		Date Completed
X	Public Open House	December 15, 2021
X	Local Planning Agency Workshop	January 4, 2022
X	Local Planning Agency Public Hearing	March 1, 2022
	Joint City-County Commission Workshop	
	Joint City-County Transmittal Public Hearing	
	Joint City-County Adoption Public Hearing	

Staff reports were posted online the week of January 17-21, 2022.

The first email subscription notice was sent on November 17, 2021.

Public Open House

There were no questions or comments on this amendment.

Local Planning Agency Workshop

There were no questions or comments on this amendment.

Local Planning Public Hearing

The public hearing was held on March 1, 2022 to vote on the proposed 2022 Cycle Amendments. The LPA found the proposed text amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended ADOPTION of the proposed amendment.

Joint City-County Commission Workshop

Joint City-County Transmittal Public Hearing

Joint City-County Adoption Public Hearing

**H. CONCLUSION:**

Based on the above analysis, Planning Department staff recommends approval of the amendment request for the following reasons:

- The proposed amendment is consistent with policies throughout the Mobility Element of the Comprehensive Plan, specifically, Policy 1.6.5: [M].

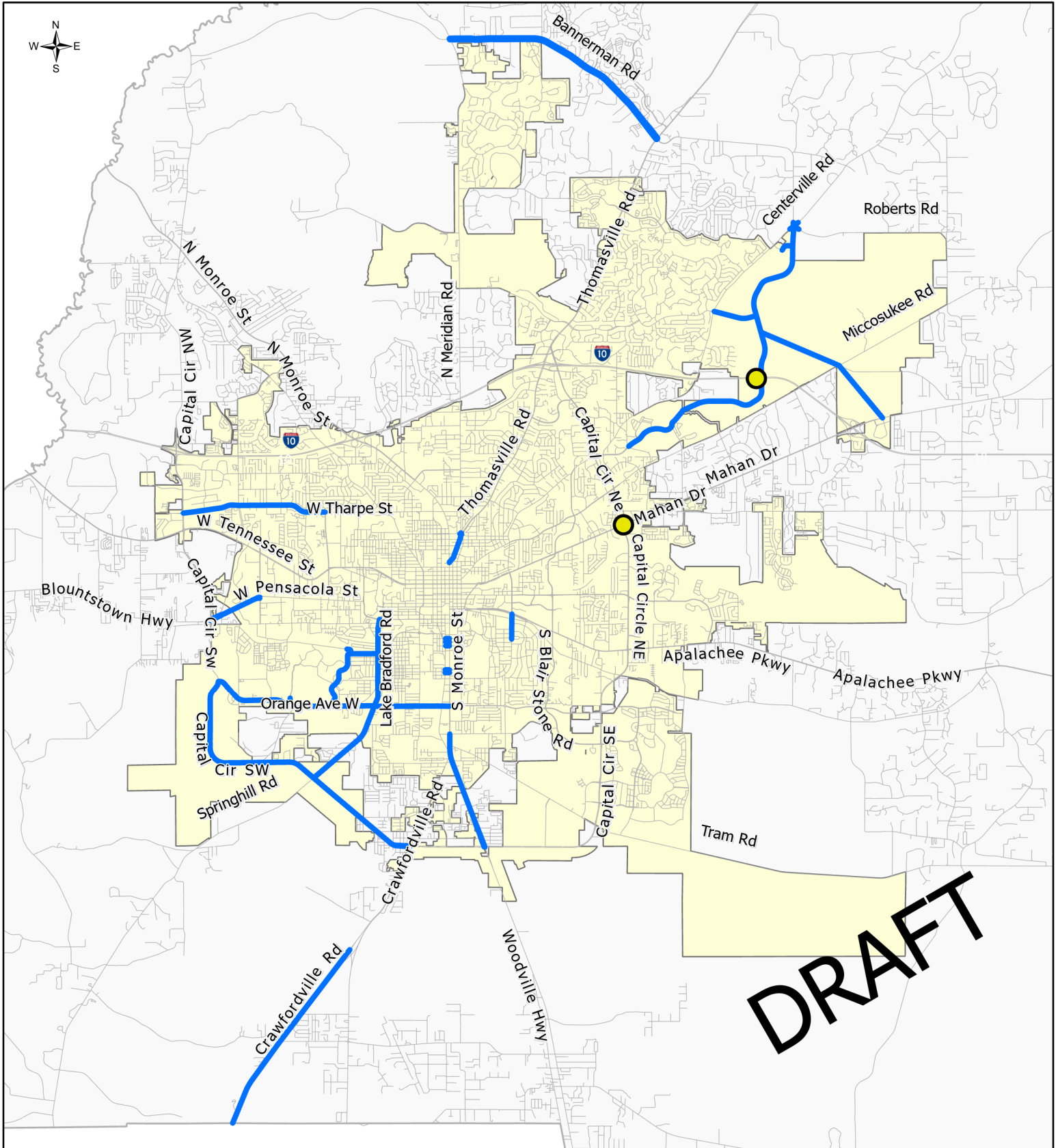
**I. APPENDICES:**

Attachment #1 – Proposed Future Right of Way Needs Map

Attachment #2 – Future Right of Way Needs Map Modifications






# Future Right-of-Way Needs Map

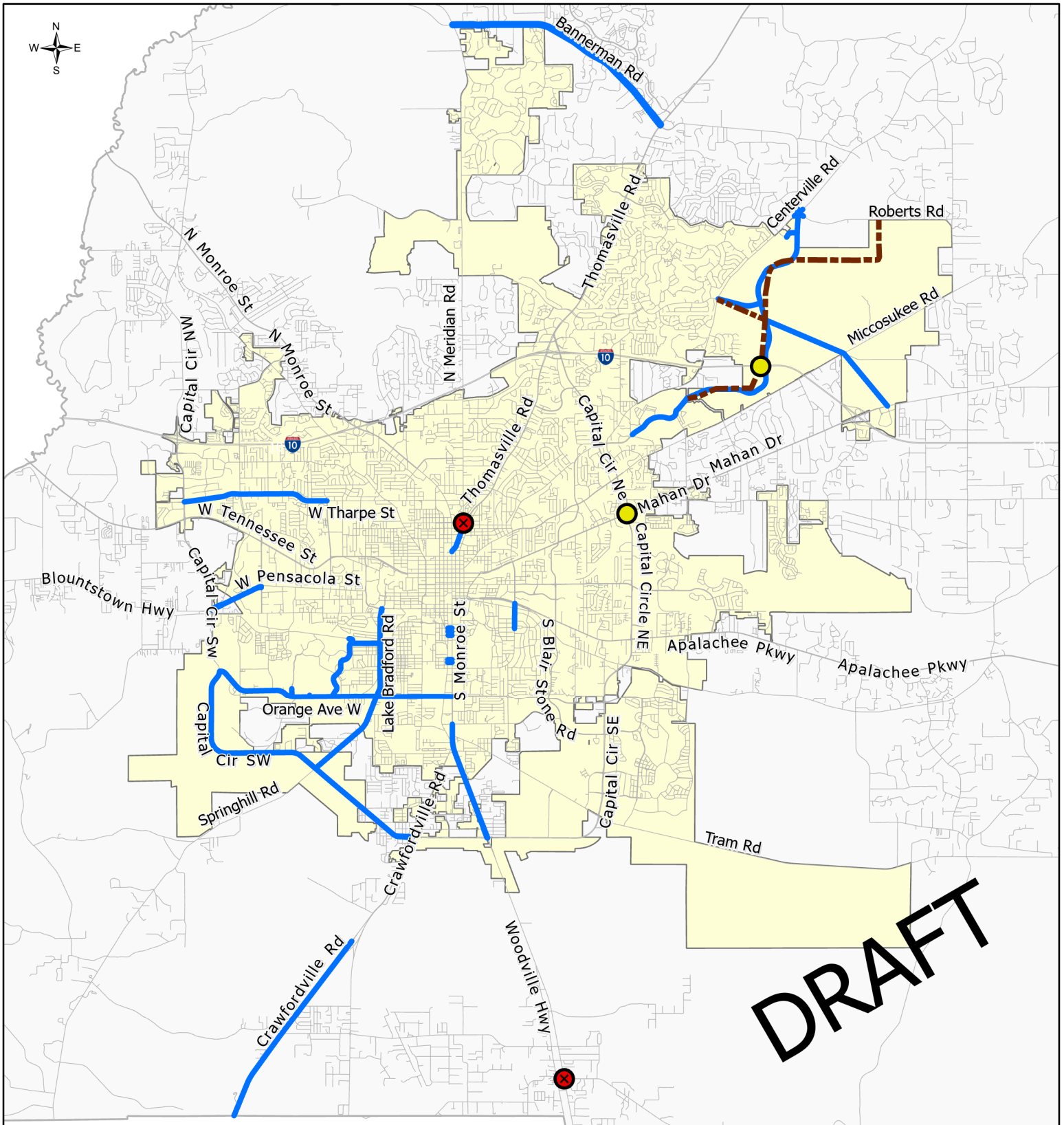


**DRAFT**






## Legend

-  Transportation Systems Management Projects
-  Roadway Projects
-  City of Tallahassee Limits

# Future Right-of-Way Needs Map



### Legend

-  Transportation Systems Management Projects
-  Transportation Systems Management Projects Proposed For Removal
-  Roadway Projects
-  Roadway Projects Proposed For Removal
-  City of Tallahassee Limits


**2022 Comprehensive Plan Amendment Cycle**

LTA202201

 April Rd., Woodville Hwy and Southwood  
 Plantation/USA Modification

SUMMARY		
Applicant:	Proposed Change	Staff Recommendation:
D. R. Horton Inc.	Extending the Tallahassee-Leon County Urban Services Boundary	<b>Approve</b>
TLCDP Staff:	Comprehensive Plan Element	LPA Recommendation:
Oluwaseyi Akinrinde	Land Use	<b>Approve</b>
Contact Information:	Policy Number(s)	
Oluwaseyi.akinrinde@talgov.com (850) 891-6412	Urban Service Area as shown on Map 2 and 3	
Date: 12/15/2021	Updated: 3/1/2022	

**A. SUMMARY:**

The proposed amendment to the Land Use Element of the Tallahassee-Leon County Comprehensive Plan would extend the Urban Services Area (USA) to include:

- approximately 134.90 acres of land at the northeast corner of Old St. Augustine Road and April Road
- approximately 62.01 acres of land southeast of the intersection at Capital Circle and Woodville Highway
- approximately 107.76 acres of land between Apalachee Parkway and Old St. Augustine Rd, east of Southwood Plantation.

The properties within the area that would be included in the Urban Services Area (Subject Site) are owned by The St. Joe Company LLC and are the subject of a concurrent application to change their designation on the Future Land Use Map.

**B. STAFF RECOMMENDATION:**

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

**C. LOCAL PLANNING AGENCY RECOMMENDATION**

Find that the proposed text amendment is **consistent** with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and **ADOPT** the proposed amendment.

**D. PROPOSED POLICY CHANGE:**

See attached new map of the Tallahassee-Leon County Urban Services Area that would replace map 2 and Map 3 in the Land Use Element of the Tallahassee-Leon County Comprehensive Plan.

**E. APPLICANT’S REASON FOR THE AMENDMENT:**

The applicant proposes that this Urban Services Area expansion will allow limited development to occur on the constrained portions of the parcel, where existing road and infrastructure already exist. The USA expansion, they reason, will serve the broader area of the community in the most efficient manner.

**F. STAFF ANALYSIS**

History and Background

The original Urban Services Area was established in 1990. Since 1997, it has been adjusted 12 times. This proposed amendment would expand the Urban Services Area to include the parcels on Woodville Highway, April Road, and Southwood Plantation Road.

***Amendments to the Urban Services Area Boundary Since 1997***

<b>Cycle</b>	<b>Area</b>	<b>Acreage Added</b>	<b>Acreage Deleted</b>
1997-1	Thomasville Road	13.55	
1997-1	Bradfordville Road		-1,600.80
1997-1	Capital Circle SE	250.94	
1999-1	Buck Lake Road		-294.37
2000-1	Centerville Road	39.78	-34.52
2000-2	Blountstown Highway	2.48	
2003-2	Meridian Road	28.90	
2004-2	Tower Road	78.02	
2005-2	Woodville Highway	17.59	
2010-2	TLH Airport	858.89	
2020	Pine Cone Woods	182	
2020	Welaunee Arch	4778	
	<b>Totals</b>	<b>6250.15</b>	<b>-1,929.69</b>

Objective 1.1 [L] of the Tallahassee-Leon County Comprehensive Plan directs 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. To accomplish this, Objective 1.1 [L] directs the establishment and maintenance of an Urban Service Area, which 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. The location and size of the USA shall be depicted on the Future Land Use Map (FLUM) and is based upon the area necessary to accommodate 90% of new residential dwelling units within the County; the ability to provide the 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] indicates that new development should be concentrated in the Urban Service Area, in order to discourage urban sprawl.

Policy 1.1.11 [L] indicates that 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.

Policy 2.1.1 [L] indicates that urban services are not planned or programmed for lands in the Rural land use category. There is currently access available for the subject sites. This fact supports redesignation of the subject sites, as Rural lands are not intended to have urban services.

Policy 2.2.1 [L] indicates a special condition that 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. The subject sites are adjacent to or have portions currently inside the USA. Therefore, this special condition is satisfied.

The Objective and Policies listed above indicate, in summary:

- 1) A significant majority of development in Tallahassee and Leon County should be directed to areas within the Urban Services Area.
- 2) The Urban Services Area should contain areas which have in place, or have agreements to provide, land and water resources and other service capacities to accommodate growth in an environmentally acceptable manner.
- 3) The Urban Services Area is intended to coordinate development with the availability of capital infrastructure, and to discourage urban sprawl.

As highlighted by the applicant, the areas near to the subject sites have been developed to a significantly higher degree than they were at the inception of the Tallahassee-Leon County

Comprehensive Plan. There is a larger presence of both residential and non-residential development in the area. In other words, the area has become more urbanized.

As indicated above, the Urban Services Area is designed to prevent the premature conversion of land to urbanized development and to constrain the areas to which urban services are extended.

The subject site on April Road contains two parcels between Apalachee Parkway and Old St. Augustine Road. The north parcel, 3101202070000 is partially inside the current USA boundary. The south parcel, 3112200010000 is currently in the City of Tallahassee area for water, sewer and is served by water and sanitary sewer provided by the City of Tallahassee. The subject site on Woodville Highway also contains two parcels. The west parcel, 3130200010000 is inside the City limits, is inside the current USA boundary, and is currently in the City of Tallahassee area for water and is served by water provided by the City of Tallahassee. The east parcel, 3130200020000 is outside the City limits and outside the current USA boundary. Central sewer utilities are currently unavailable to the east parcel. The subject site on April Road has access to the principal arterial Apalachee Parkway and the Woodville Highway subject site has access to the principal arterial Capital Circle SE. The subject site on Southwood Plantation Road with parcel number 3102204130000 has approximately 22.01 acres inside the current USA boundary. The City of Tallahassee has no central water or sewer utilities available to the subject site. The subject site on April Road has access to the principal arterial Apalachee Parkway, the Woodville Highway subject site has access to the principal arterial Capital Circle SE and the subject site on Southwood Plantation Road has access to the minor collector Southwood Plantation Road

As there is existing capital infrastructure available on the subject sites, a purpose of the Urban Service Area (directing development away from areas without or not intended to have urban services, and to areas that do) would be furthered by expanding the USA to include the subject sites.

#### Previous Commission Consideration

The Urban Services Area has been altered 12 times since 1997; at times additional lands were brought into the USA, and at times additional lands were removed. There is no previous extension of the USA in the subject sites.

**G. STAFF REPORT UPDATE**

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

Cycle Meetings		Date Completed
X	Public Open House	12/15/2021
X	Local Planning Agency Workshop	1/4/2022
X	Local Planning Agency Public Hearing	3/1/2022
	Joint City-County Commission Workshop	
	Joint City-County Transmittal Public Hearing	
	Joint City-County Adoption Public Hearing	

**H. CONCLUSION:**

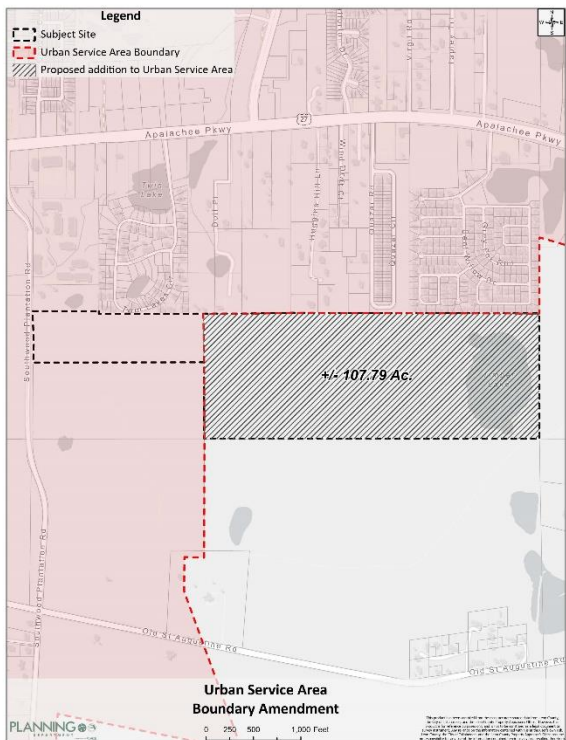
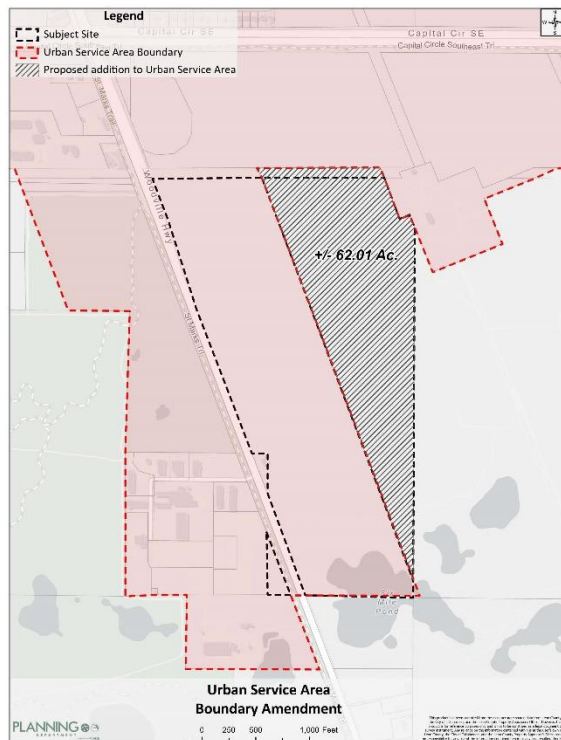
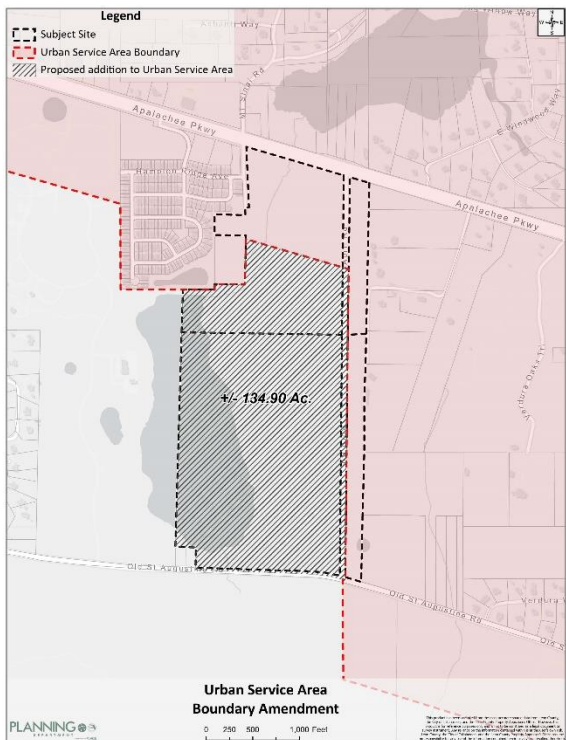
Based on the above analysis, Planning Department staff recommends approval of the amendment request for the following reasons:

- Amending the Future Land Use Map (Map 2 and Map 3) of the Tallahassee-Leon County Comprehensive Plan to extend the Urban Services Area to include the subject sites would be consistent with Objective 1.1 [L], Policy 1.1.1 [L], and Policy 1.1.11 [L] of the Tallahassee Leon County Comprehensive Plan.

**I. APPENDICES:**



**APPENDIX #1: USA BOUNDARY AMENDMENT MAPS**





## **APPENDIX #2: COMPREHENSIVE PLAN POLICIES**

### **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 1.1.11: [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)
- 4) **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 on specific sites.
- 5) 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)
- 6) 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)
- 7) **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.



2022 Comprehensive Plan Amendment Cycle  
LMA202202  
Woodville Highway



**SUMMARY**

<b>Property Owners:</b>	<b>Property Location:</b>	<b>Amendment Type:</b>
The St. Joe Company LLC	Intersection of Capital Circle SE and Woodville Highway	<b>City and County Large Scale Map Amendment</b>
<b>Applicant:</b>		
D. R. Horton, Inc.		
<b>TLCPD Staff:</b>	<b>Current Future Land Use &amp; Zoning:</b>	<b>LPA Recommendation:</b>
Oluwaseyi Akinrinde	<u>Future Land Use:</u> Planned Development (PD) & Rural (R) <u>Zoning:</u> Rural (R) & Single Detached, Attached Two Family Residential (R-3)	<b>Approve</b>
<b>Contact Information:</b>	<b>Proposed Future Land Use &amp; Zoning:</b>	<b>Staff Recommendation:</b>
oluwaseyi.akinrinde@talgov.com 850-891-6412	<u>Future Land Use:</u> Suburban (SUB) <u>Zoning:</u> Single Detached, Attached and Two Family Residential (R-3)	<b>Approve</b>
Date: 10/06/2021	Updated: 03/02/2022	

## A. REASON FOR REQUESTED CHANGE

The subject site includes two parcels on the southeast corner of the intersection of Capital Circle SE and Woodville Highway. The applicant, D. R. Horton Inc., stated that they seek this land use change to meet the need for diverse housing supply by developing new communities. The current FLUM designations on the subject site are Planned Development and Rural. The Planned Development 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 these objectives and related policies. The Rural category prohibits higher density residential and non-residential activities that are not functionally related to and supportive of agriculture, silviculture, and other natural resource-based activities.

The proposed Suburban category allows a mixture of office, commercial uses, and residential densities up to 20 units per acre. The Suburban land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses.

A rezoning application will be processed concurrently with this amendment. A zoning change for the eastern parcel from Rural (R) to Single Family Detached, Attached Two-Family Residential (R-3) has been requested to implement the proposed amendment to the Future Land Use Map. The western parcel is currently zoned R-3 and will remain in the R-3 zoning.

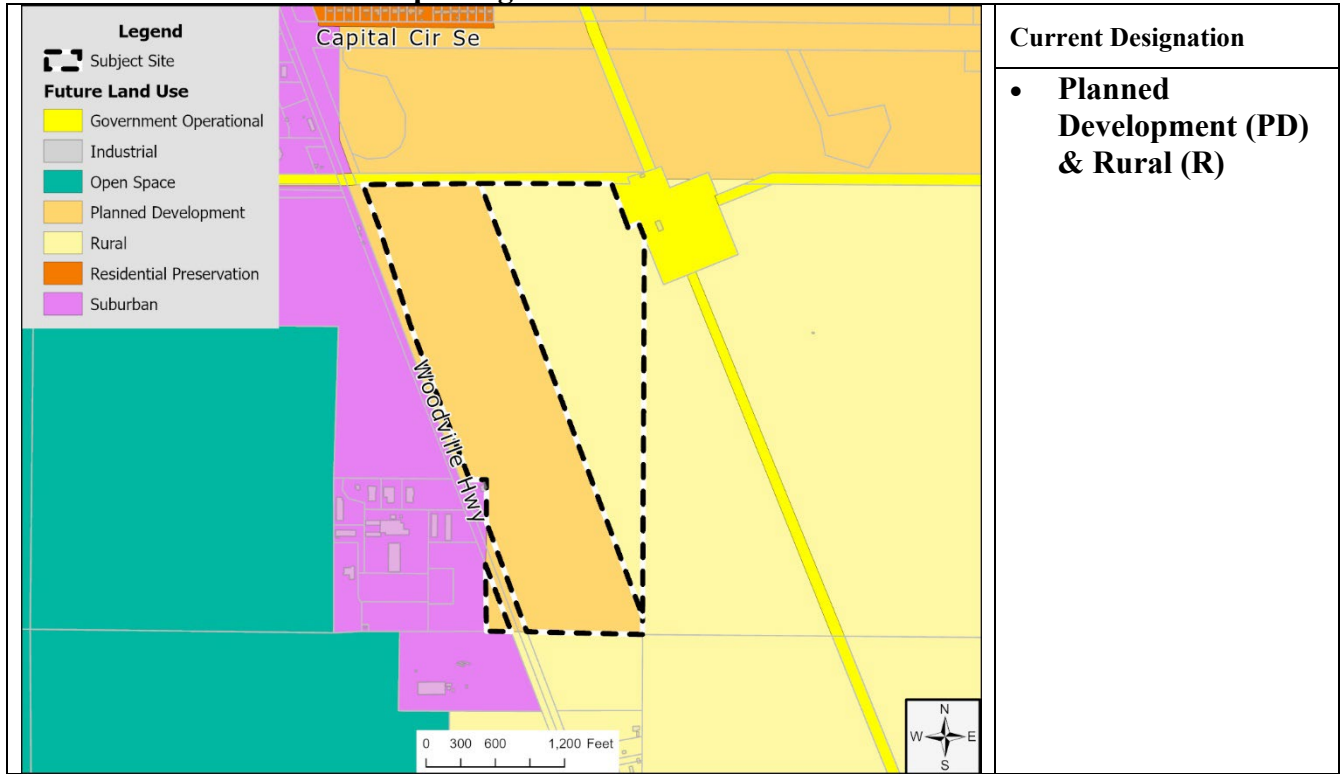
## B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

The Subject Area is currently designated **Rural** on the FLUM. The proposed amendment would change the FLUM designation of the area to **Suburban**.

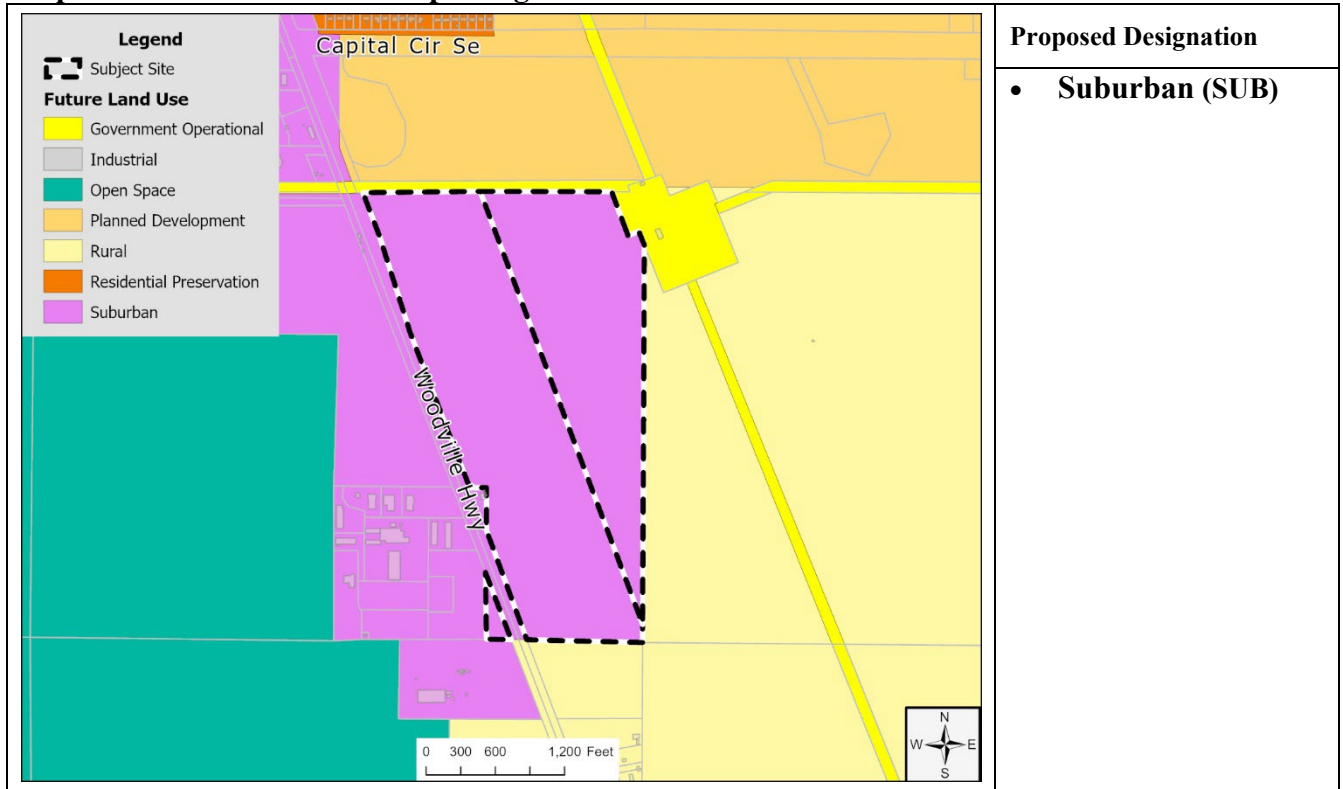
The following maps illustrate the current and proposed FLUM designations for the Subject Area.



**Current Future Land Use Map Designation**



**Proposed Future Land Use Map Designation**



### C. STAFF RECOMMENDATION

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

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

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

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

Find that the proposed rezoning is [**consistent/inconsistent**] with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and **APPROVE** the proposed rezoning.

### E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. Policy 1.1.11 [L] (6) states that the Planned Development Future Land Use category applies to large land holdings that will be developed for a mix of land uses.
2. Policy 2.2.5 [L] states the purpose of the suburban land use is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible, within walking distance
3. Policy 2.2.5 [L] states that to complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby.

The proposed housing units would be located near commercial services and would provide convenient access for residents of the dwelling units. The subject parcels are located across Woodville Highway from parcels designated as Suburban on the FLUM.

4. Section 10-246, R-3 Single and Two-Family Residential District, specifically states that R-3 district is intended to be located in areas designated as Suburban on the Future Land Use Map of the comprehensive plan which contain or are anticipated to contain a wide use range of single-family and two-family housing types.

## F. STAFF ANALYSIS

### History and Background

This area along Capital Circle SE and Woodville Highway is characterized by low intensity non-residential and medium density residential development. While the FLUM does identify much of the area surrounding the subject sites as Rural, it should be noted that the actual surrounding uses are more consistent with the proposed change.

The subject site is approximately 154.09 acres in size and is currently vacant. Medium density residential is located west of the subject site, with a gas station and propane supplier located to the northwest of the site. Directly to the west of the site is a large, mostly forest parcel with Suburban FLU and Single Detached, Attached and Two-Family Residential zoning, which is the same land use and zoning requested for the subject site.

The northern portion of the parcel on the subject site is zoned Critical Planning Area and this will not be adjusted.

### Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for **Planned Development (6.1.1 [L])**, **Rural (2.2.1 [L])** and **Suburban (2.2.5 [L])** are included as Appendix #1.

### *Planned Development and Rural (Current)*

Planned Development 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 these objectives and the related policies. Developments in this category are intended to have a mix of uses that result in greater internal capture of automotive trips and a net fiscal benefit for local governments. Each Planned Development shall include a mix of residential unit types and complementary nonresidential 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.

The intent of the Rural/Agriculture 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.

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.

***Suburban (Proposed)***

The proposed Suburban land use category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The intent of the suburban land use category is to create an environment for economic investment and reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses.

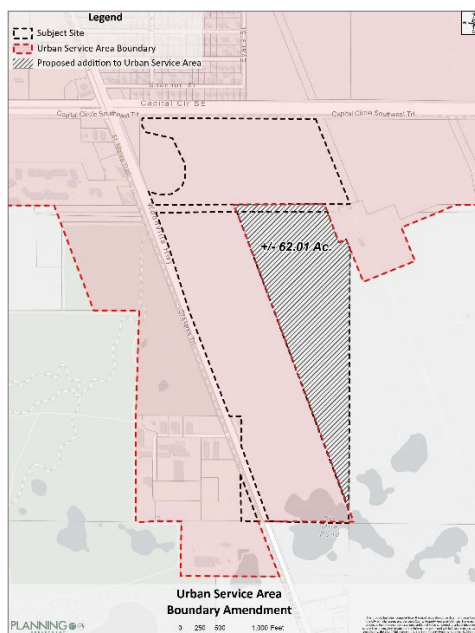
To complement the residential aspect of this developmental pattern, recreational opportunities, cultural activities, commercial goods, and services should be located nearby.

The subject site is located directly adjacent to medium density residential neighborhood, and near a gas station, and recreational opportunities.

**Consistency with Comprehensive Plan**

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

- Policy 1.1.1 [L] requires that, in order to discourage urban sprawl, new development shall be concentrated in the urban services area (USA) as designated on the future land use map. The subject site is made up of two parcels, one within the USA and one approximately 62.01-acre parcel outside the USA. A text amendment to expand the USA to include the eastern parcel was submitted by the applicant. This can be seen on the map of the subject site, below:



- Policy 2.2.5 [L] states the purpose of the Suburban land use is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible, within walking distance.



- Policy 2.2.5 [L] states that to complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby.
- The proposed housing would be located adjacent to a recreational facility and would provide recreational opportunities with convenient access to these homes. The subject site parcels are located directly across Woodville Highway from parcels designated as Suburban on the FLUM.

### Zoning

The Land Development Code sections for **Rural (Sec. 10-6.612)** and **Single Detached, Attached and Two-Family Residential (Sec. 10-6.637)** zoning is included as Appendix #2.

#### *Rural (Current)*

The current zoning for the subject site, Rural, is intended to maintain and promote agriculture, silviculture, and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. Allowable land uses within this district include agriculture, silviculture, ecotourism-based activities, very low density residential, and community and passive recreational facilities. Non-residential uses, with the exception of community and passive recreational facilities, that are not functionally related to and supportive of agriculture, silviculture and other natural resource-based activities shall be prohibited within the Rural zoning district. This district is not intended to accommodate commercial activities designed to service basic household needs of area residents. Rural commercial uses, as well as restricted uses, may be allowed in this district but shall be limited to the locational and design standards as noted herein. Due to the need to protect and preserve existing Rural lands from fragmentation and to promote infill and redevelopment within the Urban Services Area and Rural Communities, urban services are not planned or programmed for this area.

Although some of the parcels adjacent to the subject site are also categorized as rural, it should be noted that the actual uses are more consistent with the proposed zoning of R-3. The parcels across Woodville Highway share the proposed R-3, Single Detached, Attached and Two-Family Residential zoning.

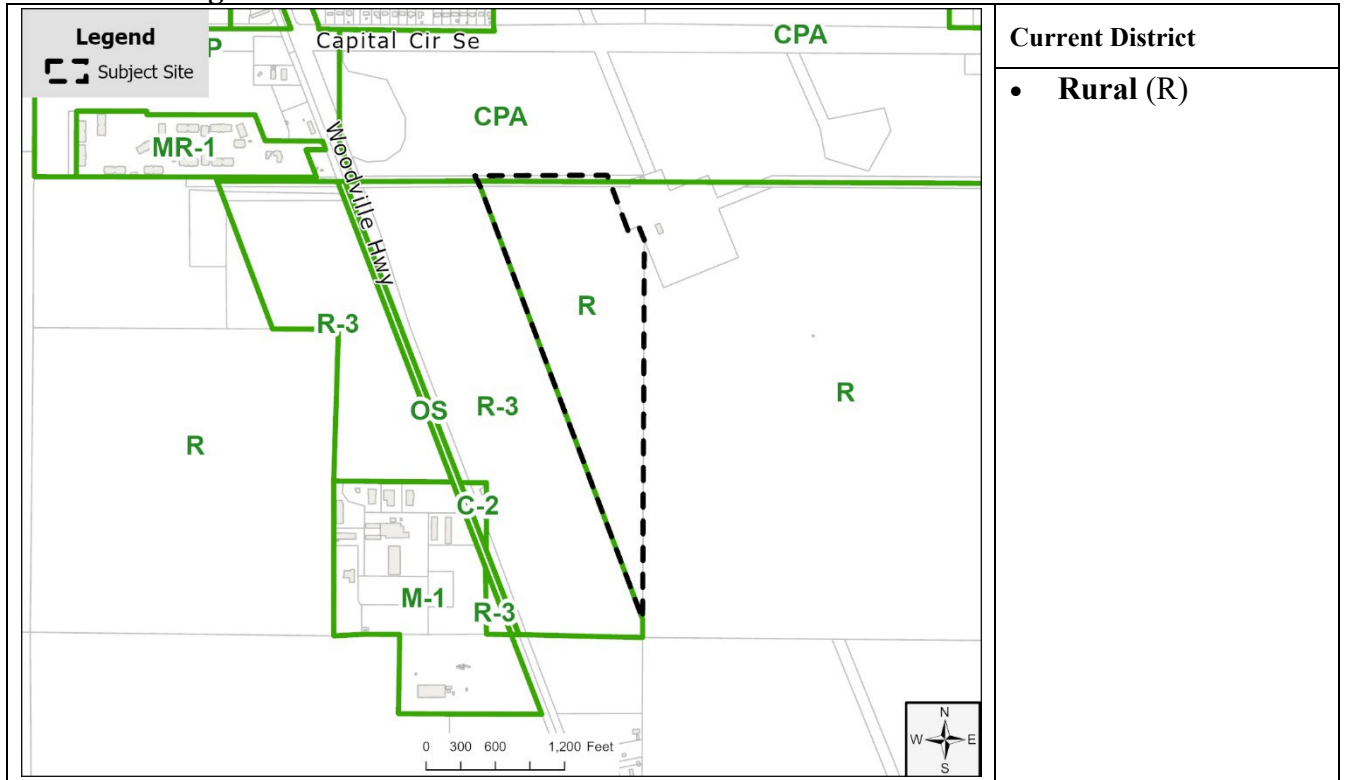
#### *Single Detached, Attached and Two-Family Residential (R-3) (Proposed)*

The proposed zoning for the subject site, Single Detached, Attached and Two-Family Residential, is intended to be located in areas designated urban residential, urban residential 2, or suburban on the future land use map of the comprehensive plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. The maximum gross density allowed for new residential development in the R-3 district is 8 dwelling units per acre, with a minimum gross density of four dwelling units per acre when applied to the urban residential future land use category unless constraints of public easements, concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses are also permitted.

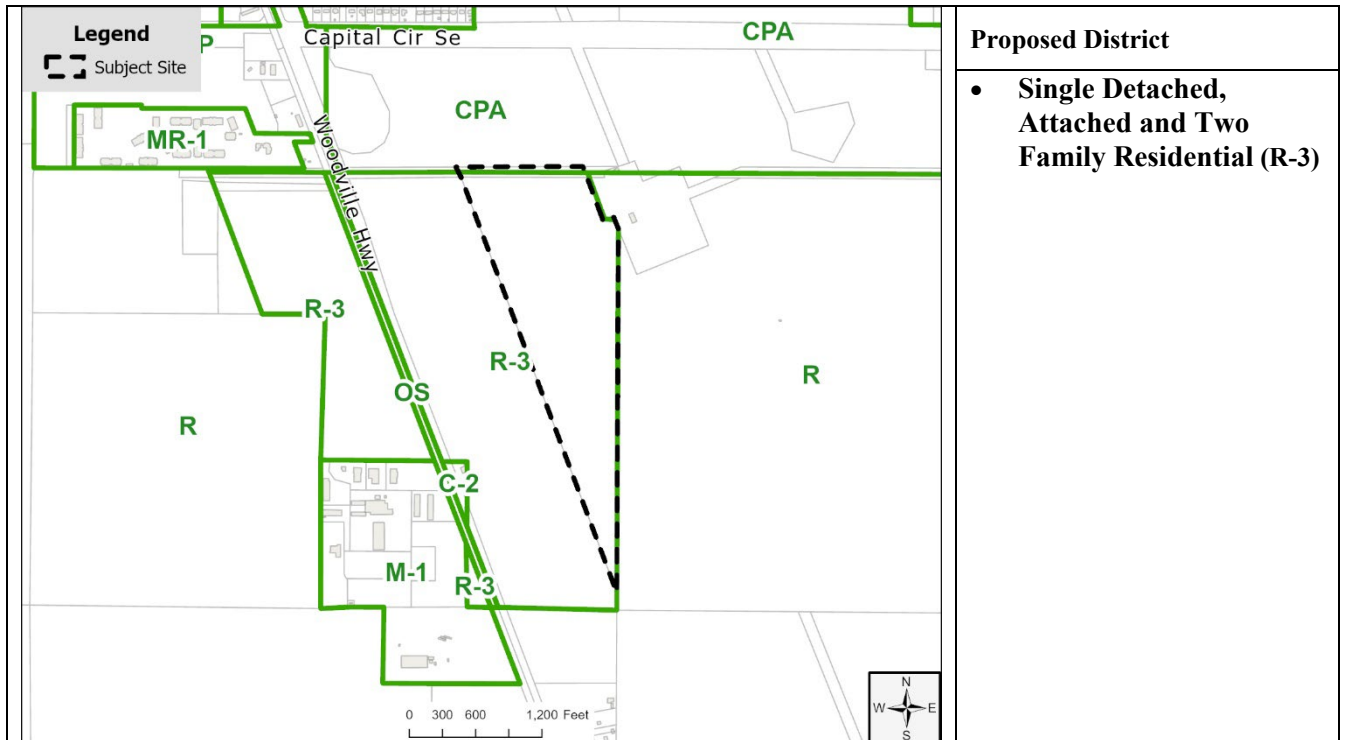
The proposed zoning district allows for residential development, such is proposed on these subject sites. The proposed zoning for the subject site is consistent with adjacent zoning.

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

**Current Zoning**



**Proposed Zoning**



Existing Land Uses

**Discussion of existing uses surrounding the subject site**

The subject site is comprised of two parcels and is approximately 154.09 acres in size and is currently vacant. Open Space State and National Forest is located west of the subject site, with Medium density residential, a gas station and propane supplier located to the northwest of the site. A parcel with utilities is located on the northeast corner of the subject site. There is retail and warehouse to the west of the subject site.

**Existing Land Use Map**



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Infrastructure Analysis*Water/Sewer*

There is water available to parcel 32130200010000. The City of Tallahassee owns and maintains the system which is in SR 363. There are no central sewer utilities available for the parcel. The City of Tallahassee has no central water or sewer utilities to serve the parcel 3130200020000.

*Schools*

The Subject Area is zoned for Woodville Elementary School, Nims Middle School, and Rickards High School.

Nims Middle School and Rickards High School attendance zones have capacity for this project. Woodville Elementary does not have a post development capacity for this project. Currently, Woodville Elementary has a capacity of 220, with a post development capacity of -37. Currently, Nims Middle School has a capacity of 564, with a post development capacity of 462. Currently, Rickards High School has a capacity of 465, with a post development capacity of 359.

*Roadway Network*

The subject site is not within the MMTD. The subject site fronts Capital Circle SE, A Principal Arterial, to the north and Woodville Highway, a Principal Arterial, to the west. The intersection of Capital Circle SE and Woodville Highway is signalized. There is a proposed roadway (proposed major collector) to run through the site. The proposed roadway is to start from Orange Avenue and connect to Woodville Highway.

## Site Impact Analysis:

Acres	Buildout Type	Maximum Buildout Intensity	Maximum Buildout	Trip Generation Rate	% Enter	% Exit	Trips Enter	Trips Exit	Total Trips
154.09	Residential	8 DU/Acre	1233 DU	0.55	67	33	454	224	678

The table above depicts preliminary calculations based on the maximum residential development allowed under the requested land use category and associated rezoning. Trip generation rates and entering/exiting trip percentages for residential and commercial buildouts are based on Multifamily Housing Low-Rise (221) as determined by the Institute of Transportation Engineers' Trip Generation Manual, 10th Edition, to estimate maximum buildout possible for the subject site. Final transportation concurrency calculations will be conducted in the future when a site plan for proposed development is submitted.

Based on maximum residential and commercial development allowed under the requested land use category, this amendment could result in 678 new trips. Note that the total trips noted in this analysis are substantially higher than will be allowed due to requirements such as stormwater mitigation and other restrictions. The actual traffic impacts and concurrency will be calculated at the time of site plan.

*Pedestrian and Bicycle Network*

The site is accessible via trail and bike lanes on the north. There is a paved multi-use trail on Capital Circle SE (Capital Circle Southeast Trail) and Woodville Highway (St. Marks Trail). There is an on-

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street bike lane on Capital Circle SE and a paved shoulder on Woodville Highway that provides access to the site. The site is not accessible via sidewalks.

*Transit Network*

The site is not serviced by transit.

Environmental Analysis

The subject site is somewhat constrained by environmental features. The south of parcel 3130200010000 is significantly constrained by wetlands, a waterbody and is in the 100-year flood plain. The subject site has approximately 21.79 acres constrained by environmental features and this is about 14% of the subject site. There is a potential archeological site regarded as Camp Leon on the subject site. The applicant will be subject to go through a Natural Features Inventory process and Environmental Management Permit process. These processes would verify the presence of the archeological feature, evaluate, and protect the feature by placing a Conservation Easement on this part of the site.

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**F. PUBLIC OUTREACH AND NOTIFICATION**

An initial mailing was sent to [enter number of notices] property owners within 1,000 feet of Subject Site.

Public Outreach		Date Completed
X	Notices Mailed to Property Owners within 1000 feet	11/19/2021
X	Signs providing details of proposed land use posted on subject site	12/20/2021
X	Public Open House	12/15/2021
X	Staff Reports Available Online	01/17/2022
	Email Subscription Notice sent to all users of service	

**Public Open House** – The Public Open House was held on December 15, 2021 at the Renaissance Building. There were 8 people in attendance. Staff provided overview of the application received and the amendment (and current rezoning) being requested. There were no questions or concerns on this amendment.

**G. STAFF REPORT UPDATE**

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

Cycle Meetings		Date Completed
X	Local Planning Agency Workshop	01/04/2022
X	Local Planning Agency Public Hearing	03/01/2022
	Joint City-County Commission Workshop	
	Transmittal Public Hearing [If Applicable]	
	Adoption Public Hearing	

**Local Planning Agency Workshop:** A workshop was held on January 4, 2022 where staff provided an overview of the 2022 Cycle Amendments. There were no questions from the LPA that resulted in updates to this staff report.

**Local Planning Agency Public Hearing** – The public hearing was held on March 1, 2022 to vote on the proposed 2022 Cycle Amendments. The LPA found the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended **ADOPTION** of the proposed amendment. They also found that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended **APPROVAL** of the proposed rezoning. There was one public speaker on this item, who was seeking information and a representative of the applicant, attended to answer questions and speak in favor.

## H. APPENDICES

- Appendix #1: Comprehensive Plan Policies for Planned Development (6.1.1 [L]), Rural (2.2.1 [L]) and Suburban (2.2.5 [L]) Land Use Categories
- Appendix #2: Rural (Sec. 10-6.612) and Single Detached, Attached and Two-Family Residential (Sec. 10-6.637) Zoning Codes
- Appendix #3: Photo of signs providing details of proposed land use and zoning changes posted on subject site



**APPENDIX 1****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 2.2.5: [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 <sup>(4)</sup>	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE <sup>(4)</sup>	10,000 SQ FT/ACRE <sup>(5)</sup>	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ACRE	20,000 SQ FT/ACRE	
Medium Density Residential Office	Residential, Office, Ancillary 1 <sup>st</sup> Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ACRE	20,000 SQ FT/ACRE <sup>(6)</sup>	
Village Center	Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.	8 to 16 UNITS/ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less <sup>(7)</sup>	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ACRE <sup>(3)</sup>	Up to 20,000 SQ FT/ACRE <sup>(3)</sup>	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ACRE	Up to 25,000 SQ FT/ACRE <sup>(8)</sup>	

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 <sup>(1)</sup>	80,000 SQ FT/ACRE <sup>(2)</sup>	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ACRE	20,000 SQ FT/ACRE	5-10%

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**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 mixeduse 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

**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.

**APPENDIX 2**

Land Development Code sections

**Sec. 10-6.612 Rural Zoning District**

<b>1. District Intent</b>	<b>2. Allowable District Location</b>
<p>The intent of the rural zoning district is to maintain and promote agriculture, silviculture and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify the county's rural areas.</p> <p>Allowable land uses within this district include agriculture, silviculture, ecotourism-based activities, very low density residential, and community and passive recreational facilities, and some forms of active recreation as a restricted use.</p> <p>Non-residential uses, with the exception of community and passive recreational facilities that are not functionally related to and supportive of agriculture, silviculture and other natural resource-based activities shall be prohibited within the rural zoning district. This district is not intended to accommodate commercial activities designed to service basic household needs of area residents.</p> <p>Rural commercial uses, as well as restricted uses, may be allowed in this district but shall be limited to the locational and design standards as noted herein. Due to the need to protect and preserve existing rural lands from fragmentation and to promote infill and redevelopment within the urban services area and rural communities, urban services are not planned or programmed for this area.</p> <p>Design standards and development standards for non-residential development and restricted uses, as noted herein, shall be required to prevent encroachment and fragmentation of agricultural uses as well as to ensure compatibility with adjacent uses.</p>	<p>The district may only be located within areas designated rural on the future land use map.</p>

<b>Permitted, Prohibited, and Restricted Uses</b>			
<b>3. Principal Uses</b>	<b>4. Prohibited Uses</b>	<b>5. Restricted Uses</b>	<b>6. Rural Accessory Uses Functionally Related to Bona Fide Agriculture, Silviculture or Natural Resource-Based Activities</b>
<p>(1) Agricultural.            (2) Silviculture.            (3) Wholesale trade: Farm-product raw materials.            (4) Wholesale nursery products.            (5) Rural commercial.            (6) Community services.            (7) Low-density residential (single-, two-family, or manufactured home).            (8) Passive recreation.            (9) Light infrastructure.            (10) Cemeteries.</p>	<p>(1) Manufacturing.            (2) Extraction and bottling of mineral or springwater—wholesale.            (3) High pressure well stimulation/acid fracturing and/or hydraulic fracturing.            (4) Gas stations, fuel oil and liquefied petroleum products.            (5) Convenience stores.            (6) Grocery stores.            (7) General merchandise sales.            (8) Drug stores.            (9) Automotive repair.            (10) Motor vehicle racing tracks/amusement.            (11) Heavy infrastructure (with the exception of those listed under restricted uses).            (12) Active recreation (with the exception of those listed under restricted uses).            (13) Other uses which are not functionally supportive of and accessory to established agricultural, silvicultural or natural resource-based activities within the rural zoning district.</p>	<p>(1) Mining.            (2) Landscape counseling and planning.            (3) Airports, flying fields and services.            (4) Camps and recreational vehicle parks.            (5) Botanical and zoological gardens.            (6) Archaeological historical sites.            (7) Commercial kennels.            (8) Veterinary clinics.            (9) Riding academies/livery or boarding stables.            (10) Outdoor sport shooting ranges.</p>	<p>Pursuant to F.S. § 823.14, a bona fide farm operation shall be exempt from local regulation, ordinance, rule or policy that prohibits, restricts, regulates or otherwise limits activities of a bona fide farm operation on land classified as agricultural land pursuant to F.S. § 193.461.</p> <p>Pursuant to F.S. § 823.14(3)(b), the term "farm operation" means all conditions or activities which occur on a farm in connection with that farm's products.</p>



<b>7. Development Standards</b>									
<b>Use Category</b>	<b>a. Lot area (acres)</b>	<b>b. Minimum lot frontage</b>	<b>c. Front yard setback</b>	<b>d. Corner yard setback</b>	<b>e. Side yard setback</b>	<b>f. Rear Yard setback</b>	<b>g. Maximum height at building envelope perimeter</b>	<b>h. Maximum height per additional setback</b>	<b>i. Total maximum height</b>
Low density residential	10 acres minimum	15 feet	30 feet	30 feet	20 feet	50 feet	35 feet	1'1'	Not applicable
Rural commercial	3.0 acres minimum, 5.0 acres maximum *	40 feet	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	35 feet	1'1'	45 feet
Community services	See Development Standards for Community Services in Section 8	40 feet	50 feet building, 50 feet parking  100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	50 feet building, 50 feet parking  100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	50 feet building, 50 feet parking  100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	50 feet building, 50 feet parking  100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	35 feet	1'1'	45 feet
Restricted uses; passive recreation facilities	3.0 acres minimum	Not applicable	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	35 feet	1'1'	45 feet

Comp. Plan Policy 2.1.9 subdivision	0.5 acres minimum	15 feet	25 feet	25 feet	15 feet	50 feet	35 feet	1'1'	Not applicable
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**8. Development Standards for Community Service Uses:**

(1) The maximum single structure size and site area shall be limited by the overall acreage of the parcel to preserve the rural character through proper scale and massing. Community service uses shall also be subject to the site design criteria of subsection 11 of this section.

Parcel size	Less than or equal to 10 acres	>10 to 49 acres	50 acres +
Maximum single structure size (gross building floor area)	5,000 square feet	10,000 square feet	15,000 square feet
Site area	Min: 3 ac Max: 5 ac	Min: 3 ac Max: 10 ac	Min: 3 ac Max: 15 ac

Existing, lawfully established non-conforming community services uses will be afforded flexibility with the required development standards, to the extent practical, when improvements are necessary to meet minimum health and safety standards according to the Florida Building Code (FBC), including, but not limited to ADA accessibility requirements.

**9. Rural Commercial Intersection Location Standards:** The intersection location standard is intended to group rural commercial activities toward intersections to provide access and to prevent fragmentation of agricultural uses.

- (1) Major function: Provide sales and services functionally related to and supportive of agriculture, silviculture and natural resource-based activities.
- (2) Location: On or near the intersection (access within 330 feet of the centerline of the intersection) of an arterial/arterial or arterial/major collector roadway.
- (3) Site area: 3.0 acres minimum with a maximum of 5.0 acres per quadrant.
- (4) Allowable building square footage: Maximum of 10,000 gross square feet per intersection (only 2 quadrants per intersection may be developed for rural commercial). Single structure limited to a maximum of 5,000 gross square feet.

**10. Development Standards for Restricted Uses:** All proposed restricted uses shall meet the applicable provisions of section 10-6.611; the applicable design standards noted in subsection 11 of this section; the buffer zone standards (section 10-7.522); and the parking and loading requirements (subdivision 3, division 5, article VII of this chapter). All restricted uses shall be limited to a maximum building area of 2,000 gross square feet per acre with no more than 5,000 gross square feet of retail commercial or office space. The following restricted uses require satisfaction of additional criteria:

(1) Mining activities.

a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes NAICS items 212321 and 212324.

b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:

1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property owner prior to site plan approval or if the adjacent property is also used as a mining activity.

2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.

3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.

4. Fencing requirement: All areas proposed for use in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined by the County Administrator or designee to be a reclaimed open-pit mine. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters, "Danger," "Keep Out," "No Trespassing," or similar language indicate that there may be hazardous conditions on the premises.

(2) Camps and recreational vehicle parks (NAICS 721211 and 721214).

a. All camps and recreational vehicle parks must meet the specific development standards, as follows upon review and approval by the

Board of County Commissioners following a duly noticed public hearing. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:

1. Sanitary facilities shall be provided.
2. Not more than 5 campsites per gross acre shall be provided.
3. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.

(3) Airports, flying fields and services.

a. All airports, flying fields and services must meet the specific development standards as noted in this section and as required by state or federal law, and shall require review and approval by the Board of County Commissioners following a duly noticed public hearing.

(4) Outdoor sport shooting ranges.

a. This subsection shall not apply to personal firearm use on private property or to businesses that operate an outdoor sport shooting range as an ancillary use to a legal, principal use, such as, but not limited to, a hunting plantation, timber plantation, or special event venue.

b. All outdoor sport shooting ranges must meet the specific development standards as noted in this section, and shall require a Type C review and approval by the Board of County Commissioners following a duly noticed public hearing.

c. All outdoor sport shooting ranges must demonstrate protection of adjacent properties and the public interest which shall include, but not limited to the following:

1. An outdoor sport shooting range shall not be located within an unrecorded or recorded subdivision or in the residential preservation overlay district.
2. No outdoor sport shooting range shall be permitted within 500 feet of the property line.
3. The firing lines shall be oriented to minimize off-site impacts, including, but not limited to, noise and safety of existing structures and roadways.
4. Access to Canopy Road shall be subject to division 7, article VI of this chapter.
5. A minimum of a Type D buffer and a 15-foot high berm behind the line of fire/targets shall be constructed.
6. The county encourages the use of the National Rifle Association's Range Source Book for best practices.
7. The county encourages compliance with the state department of environmental protection's best management practices for environmental stewardship of state shooting ranges.
8. The county encourages outdoor sport shooting ranges to have range safety officers on the premises during the hours of operation.

9. To ensure compatibility with the surrounding area, additional site specific conditions may be imposed, such as, but not limited to, conditions related to noise reduction and safety.

**11. Site Design Criteria:** Rural commercial uses, community service uses and restricted uses shall be subject to the locational and design standards as noted herein. A plan and supporting narrative must be submitted pursuant to the applicable site and development plan process outlined in article VII of this chapter that demonstrates compliance, as applicable, with the following:

(1.) Signs: Freestanding on-site signs shall be limited to monument-style signs and the sign base shall be consistent with the materials and design context of the primary on-site building. Signs shall be illuminated with externally mounted lighting focused on the sign in a manner that limits off-site illumination. Internally illuminated signs and pole signs are prohibited. For sites not located at intersections, on-site ground signs shall be limited to no more than 32 square feet in area and limited to no more than 10 feet in height.

(2.) Building and Site Design Standards: All primary buildings and accessory structures shall reflect or compliment the local vernacular architectural style. Building facade treatments and materials shall provide architectural interest through, but not limited to: the utilization of fenestration that allows for natural surveillance and gabled or parapet roof treatments.

(3.) Lighting: On-site lighting including 24-hour security lighting shall be wall mounted with illumination focused on the building in a manner that limits off-site illumination, consistent with the "Dark Sky Friendly" guidelines. All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. Security lighting is permitted; however, wall or roof mounted flood or spot lights used as general grounds lighting are prohibited. Lighting at the property line (six feet above ground) adjacent to residential uses shall not exceed 0.1 footcandles. Lighting for parking areas shall not exceed 15 feet in height as measured from average grade to the light fixture.

(4.) Perimeter Buffering and Fencing: If the adjacent residential density is 0.5 dwelling units per acre or greater, a Type C buffer shall be required. A wooden buffer fence may be utilized on sites where the required vegetative buffer cannot be established based on-site limitations or constraints.

(5.) Fencing and Screening of Outdoor Service Areas and Equipment:

a. Refuse collection areas shall be located in the side or rear yard and shall be fenced with a material and design treatment consistent with the building facade of the principal building and screened with vegetation.

b. All appurtenant mechanical and electrical equipment, outside collection/drop-off/storage areas, and other accessory or ancillary structures shall be screened from public view. The screening material shall be consistent with the materials and design context of the primary on-site building.

(6.) Hours of Operation: The hours of operation shall be limited to 6:00 a.m. to 8:00 p.m. Community service uses shall not be limited in hours of operation; however, typical hours of operation for the facility shall be identified on final development plans.

\*If subdivision is proposed to create the rural commercial parcel, then the remaining portion of the property shall meet the minimum lot size standards noted herein.

**General notes:**

- (1) If central sanitary sewer is not available, residential development shall provide no less than 0.50 acre of buildable area. Non-residential development and community service facilities located within the USA are limited to a maximum of 900 gallons of wastewater flow per day. Refer to Sanitary Sewer Policy 2.1.2 of the Comprehensive Plan for additional requirements.
- (2) Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
- (3) Refer to the concurrency management ordinance for information pertaining to the availability of capacity for certain public facilities (roads, schools, parks, etc.)

Section 10-6.637. R-3 Single- and Two-Family Residential District.

1. District Intent	PERMITTED USES								
	2. Principal Uses				3. Accessory Uses				
The R-3 district is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential, Urban Residential 2, or Suburban on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. The maximum gross density allowed for new residential development in the R-3 district is 8 dwelling units per acre; a minimum density of 4 dwelling units per acre is required when applied to the Urban Residential future land use category. The minimum density is not applicable if constraints of public easements, concurrency, or preservation an/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses are also permitted.	(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family attached dwellings. (5) Single-family detached dwellings. (6) Two-Family dwellings. (7) Zero-lot line single-family detached dwellings.				(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.				
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	not applicable	15 feet	25 feet	maximum length: 8 units	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	8,000 square feet	60 feet	100 feet	20 feet	same as for single-family detached dwellings	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	25 feet	same as for single-family detached dwellings	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

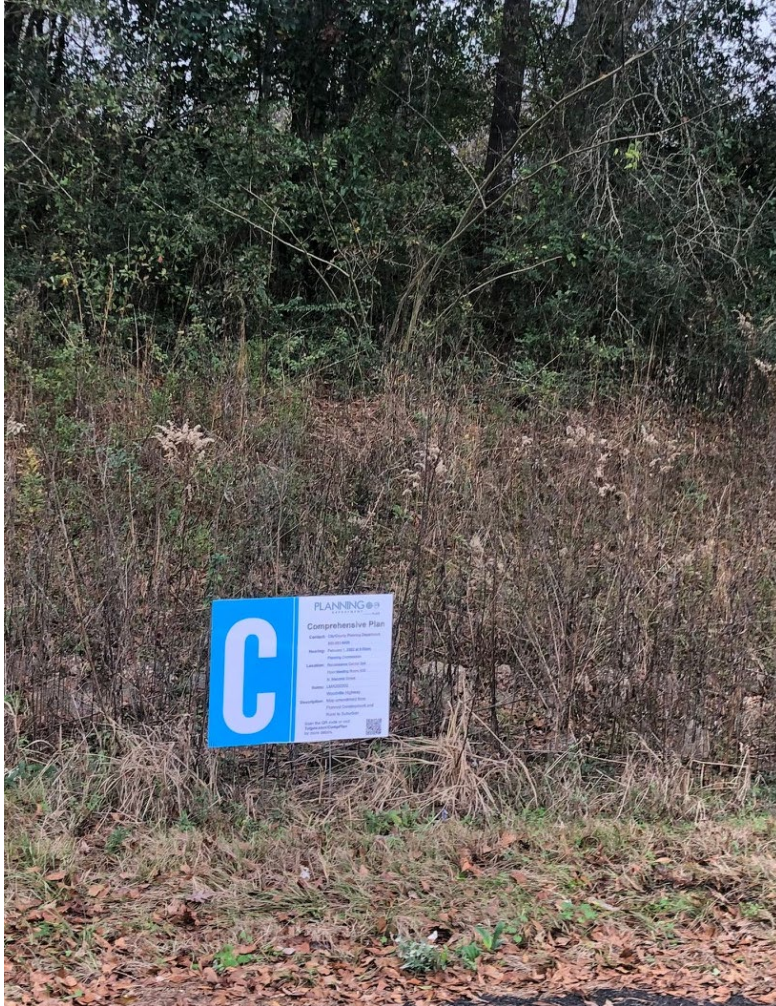
**GENERAL NOTES:**

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



### APPENDIX 3

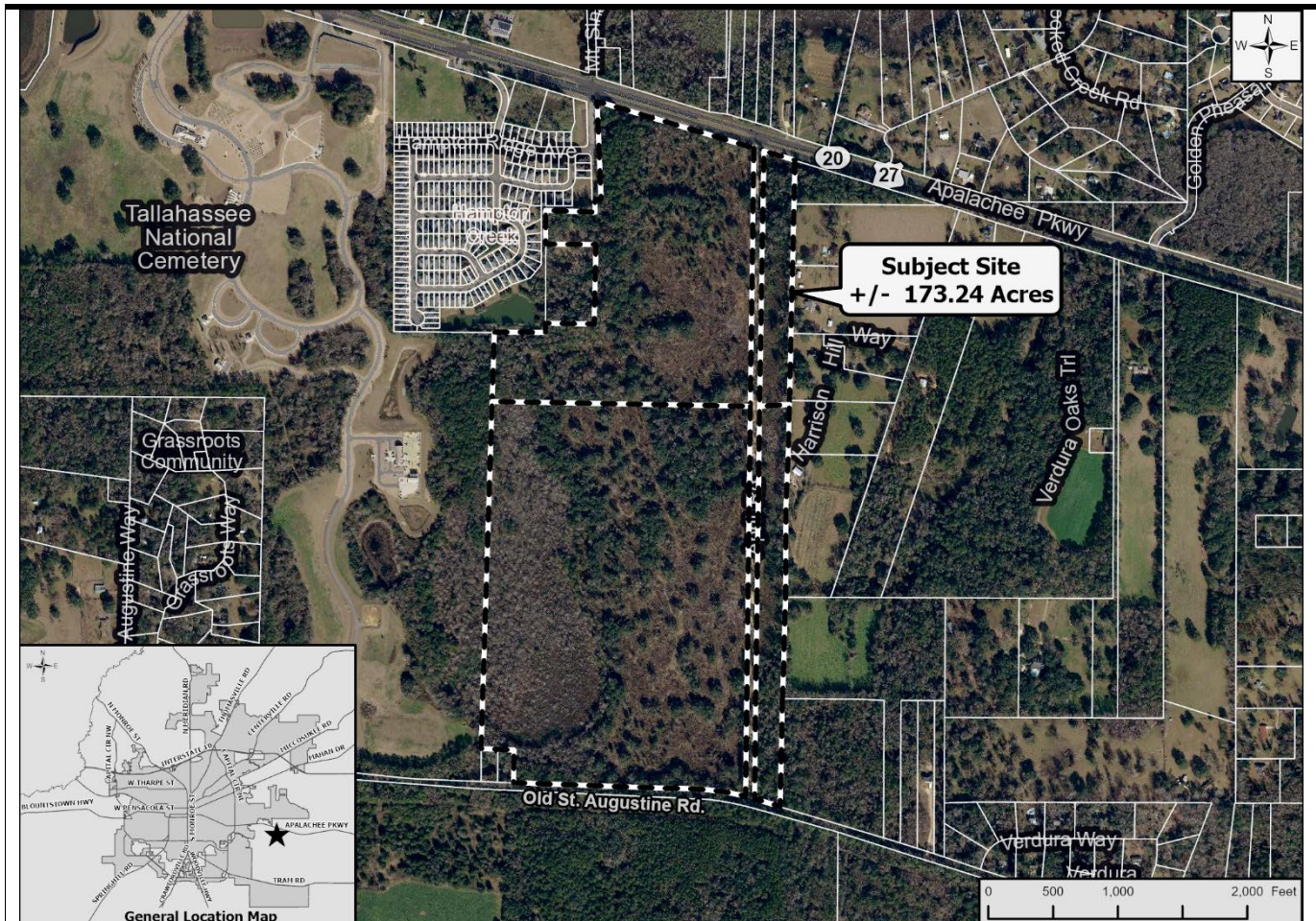
Photos of public notice signage







2022 Comprehensive Plan Amendment Cycle  
LMA202201  
April Road



**SUMMARY**

Property Owners:	Property Location:	Amendment Type:
The St. Joe Company LLC	Between Apalachee Parkway and Old St. Augustine Rd	<b>County Large Scale Map Amendment</b>
<b>Applicant:</b> D. R. Horton, Inc.		
<b>TLCDP Staff:</b>	<b>Current Future Land Use &amp; Zoning:</b>	<b>LPA Recommendation:</b>
<b>Oluwaseyi Akinrinde</b>	<u>Future Land Use:</u> Rural (R), Suburban & Urban Residential 2 (UR-2) <u>Zoning:</u> Rural (R), Office Residential (OR-2), & Single Family Detached Residential (R-1)	<b>Approve</b>
<b>Contact Information:</b>	<b>Proposed Future Land Use &amp; Zoning:</b>	<b>Staff Recommendation:</b>
oluwaseyi.akinrinde@talgov.com 850-891-6412	<u>Future Land Use:</u> Urban Residential 2 (UR-2) <u>Zoning:</u> Single Family Detached Residential (R-1)	<b>Approve</b>
Date: 10/06/2021	Updated: 03/02/2022	

**LMA202201: April Road**

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**A. REASON FOR REQUESTED CHANGE**

The subject site includes two parcels between Apalachee Parkway and Old St. Augustine Road with April Road running through the northeast and southeast end of the two parcels. The applicant, D. R. Horton Inc., stated that they seek this land use change to meet the need for diverse housing supply by developing new communities. The current FLUM designation on the subject site is Urban Residential 2, Suburban, and Rural. The Rural category prohibits higher density residential, and non-residential activities that are not functionally related to and supportive of agriculture, silviculture, and other natural resource-based activities. Therefore, a change to a different FLUM designation is necessary to accommodate the proposed development. The portion of the property east of April Road that is designated UR-2 will remain as it is currently designated. The Suburban category allows a mixture of office, commercial uses, and residential densities up to 20 units per acre. The Suburban land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses.

The proposed Urban Residential 2 category allows townhouses, single family detached homes, two-family homes, and apartments as well as open space/recreation and community facilities related to residential use from 4-20 dwelling units per acre. The intent of the Urban Residential 2 category is to promote a range of residential densities, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure.

A rezoning application will be processed concurrently with this amendment. A zoning change from Rural (R) and Office Residential (OR-2) to Single Family Detached Residential (R-1) has been requested to implement the proposed amendment to the Future Land Use Map.

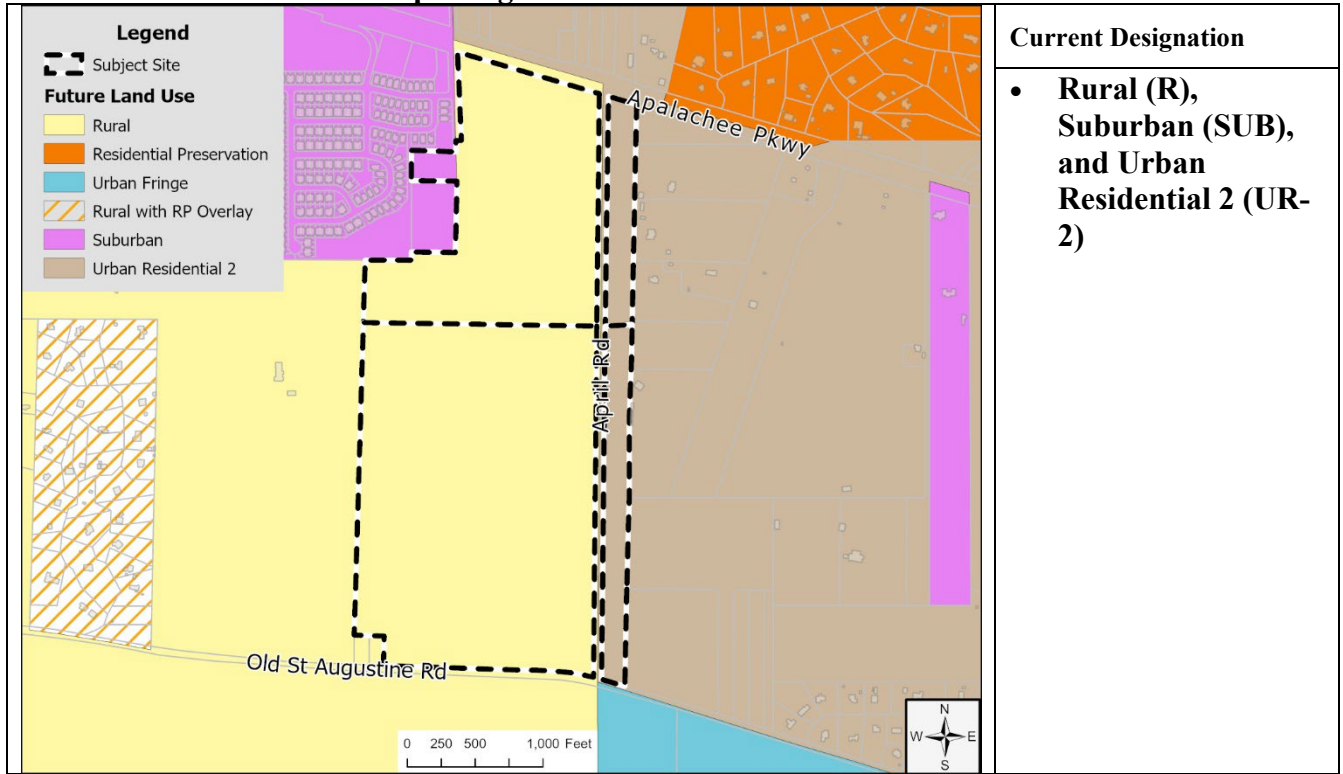
**B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION**

The Subject Area is currently designated **Rural, Suburban, and Urban Residential 2** on the FLUM. The proposed amendment would change the Rural FLUM designation of the area to **Urban Residential 2**.

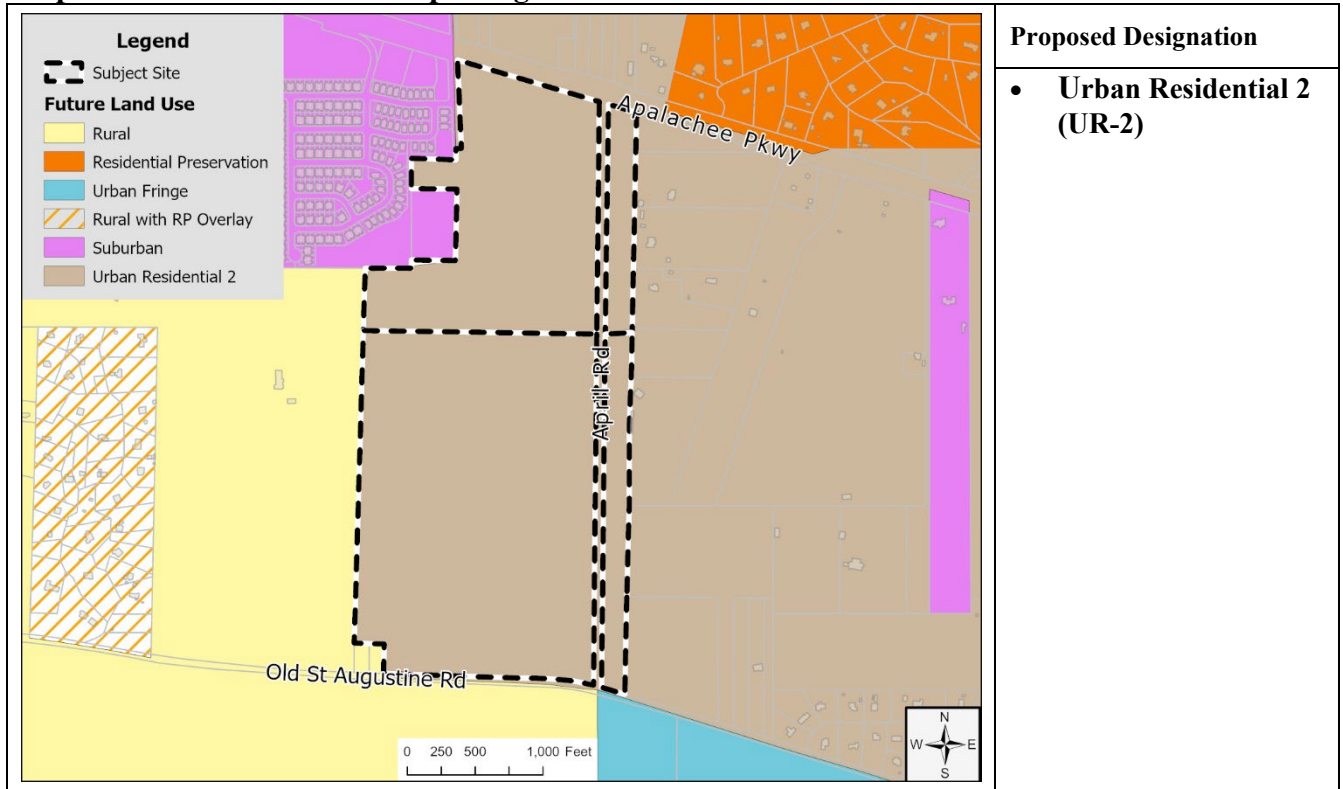
The following maps illustrate the current and proposed FLUM designations for the Subject Area.



**Current Future Land Use Map Designation**



**Proposed Future Land Use Map Designation**



### C. STAFF RECOMMENDATION

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

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

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

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

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

### E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. Policy 2.2.1 [L] indicates that urban services are not planned or programmed for lands in the Rural land use category. There is sufficient access and urban services available to the subject site. Therefore, as these lands have urban services planned/in place, they are currently not consistent with Policy 2.2.1 [L].
2. Policy 2.2.1 [L] indicates a special condition that property within the Rural category shall not be converted to a more intense land use category unless the subject area adjoins the Urban Service Area or a designated Rural Community. The subject site has portions within the USA, the north of the subject site and east of April Road is in the USA. Therefore, this special condition is satisfied.
3. Policy 2.2.24 [L] indicates that the Urban Residential 2 Land Use Category is intended to be applied only within the Urban Services Area. Therefore, the subject site should be in the USA boundary to be consistent with Policy 2.2.24 [L].
4. Policy 2.2.24 [L] indicates that 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 applicant has indicated that they wish to develop further residential land uses similar to those of other developments in the surrounding area by developing new communities. These uses are consistent with the uses intended for the Urban Residential 2 land use category as described in Policy 2.2.24 [L].

## F. STAFF ANALYSIS

### History and Background

This area between Apalachee Parkway and Old St. Augustine Road is characterized by low intensity non-residential and medium density residential development. While the FLUM does identify much of the area surrounding the subject sites as Rural, it should be noted that the actual surrounding uses are more consistent with the proposed change.

The subject site is comprised of two parcels approximately 173.24 acres in size and is currently vacant. Medium density residential is located northwest of the site. Directly to the west of the site is the Tallahassee National Cemetery. To the east of the site are low density residential and mostly vacant parcels with Urban Residential 2 FLU and Single Family Detached zoning, which is the same land use and zoning requested for the subject site.

### Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for **Rural (2.2.1 [L])** and **Urban Residential 2 (2.2.24 [L])** are included as Appendix #1.

#### *Rural and Suburban (Current)*

The subject site is currently designated as Rural, Suburban, and Urban Residential 2 on the Tallahassee-Leon County Future Land Use Map (FLUM). 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 Suburban category allows a mixture of office, commercial uses, and residential densities up to 20 units per acre. The Suburban land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses.

#### *Urban Residential 2 (Proposed)*

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.

### Consistency with Comprehensive Plan

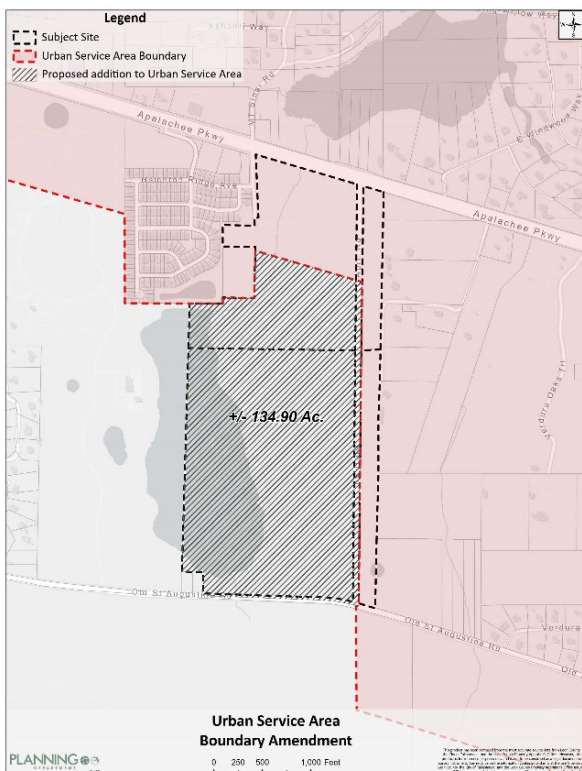
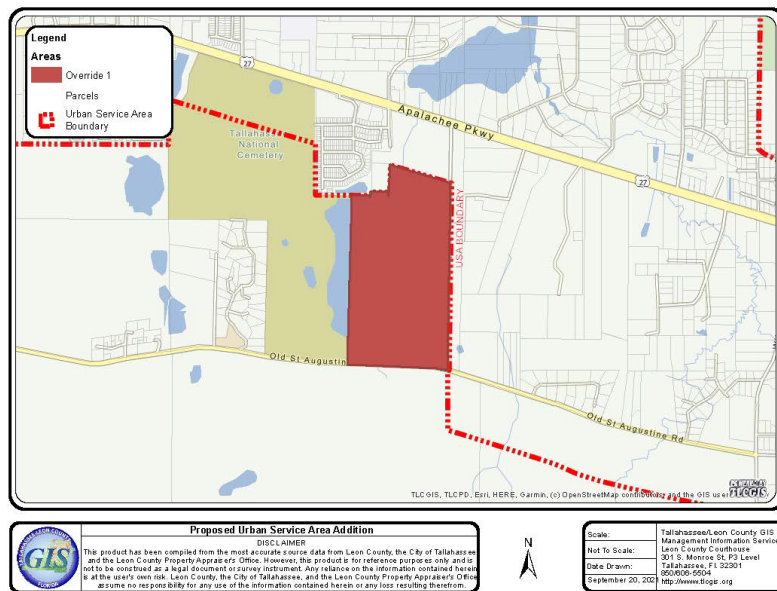
The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 2.1.1 [L] indicates that urban services are not planned or programmed for lands in the Rural land use category. There is currently access available for the subject site. This fact supports redesignation of the subject site, as Rural lands are not intended to have urban services.

# LMA202201: April Road

Policy 2.2.1 [L] indicates a special condition that 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. The subject site has the northern portion and parts to the east of April Road in the Urban Service Area. Therefore, this special condition is satisfied.

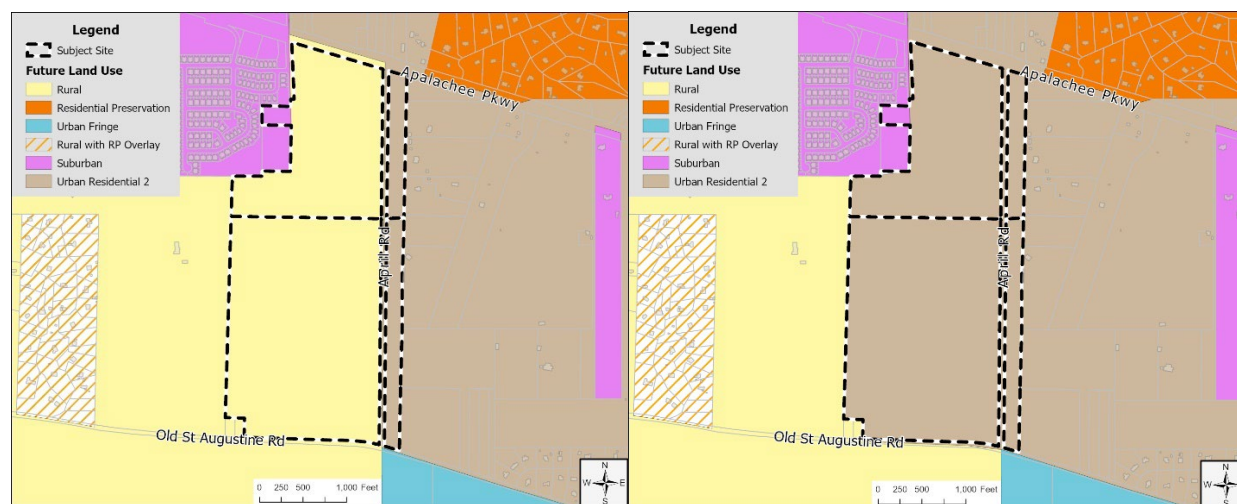
Policy 2.2.24 [L] indicates that the Urban Residential 2 land use category is to be applied only within the Urban Service Area. Portions of the subject site is within the USA and there is a concurrent text amendment to expand the USA to the rest of the subject site.



## LMA202201: April Road

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Policy 2.2.24 [L] indicates that 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 subject site is between Apalachee Parkway, a principal arterial and Old St. Augustine Road, a minor arterial. April Road, a minor collector, runs through the site and can support the increased residential densities which is consistent with Policy 2.2.24 [L].



### Zoning

The Land Development Code sections for **Rural (Sec. 10-6.612)**, **Office Residential (Sec. 10-6.643)** and **Single Family Detached Residential (Sec. 10-6.635)** zoning are included as Appendix #2.

#### ***Rural, Office Residential, and Single Family Detached Residential (R-1) (Current)***

The current zoning for the subject site, Rural, is intended to maintain and promote agriculture, silviculture, and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. Allowable land uses within this district include agriculture, silviculture, ecotourism-based activities, very low density residential, and community and passive recreational facilities. Non-residential uses, with the exception of community and passive recreational facilities, that are not functionally related to and supportive of agriculture, silviculture and other natural resource-based activities shall be prohibited within the Rural zoning district. This district is not intended to accommodate commercial activities designed to service basic household needs of area residents. Rural commercial uses, as well as restricted uses, may be allowed in this district but shall be limited to the locational and design standards as noted herein. Due to the need to protect and preserve existing Rural lands from fragmentation and to promote infill and redevelopment within the Urban Services Area and Rural Communities, urban services are not planned or programmed for this area.

The Office Residential district is intended to be located within areas designated Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure.

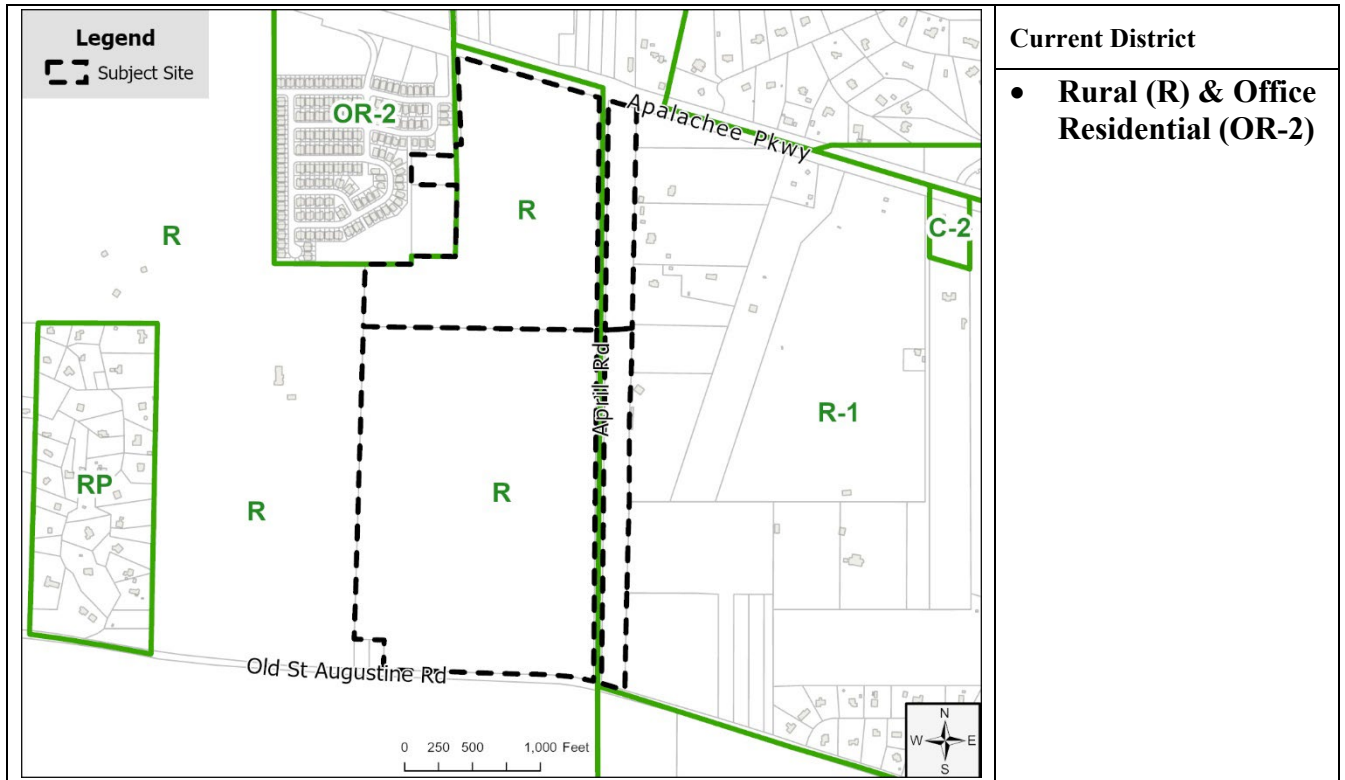


***Single Family Detached Residential (R-1) (Proposed)***

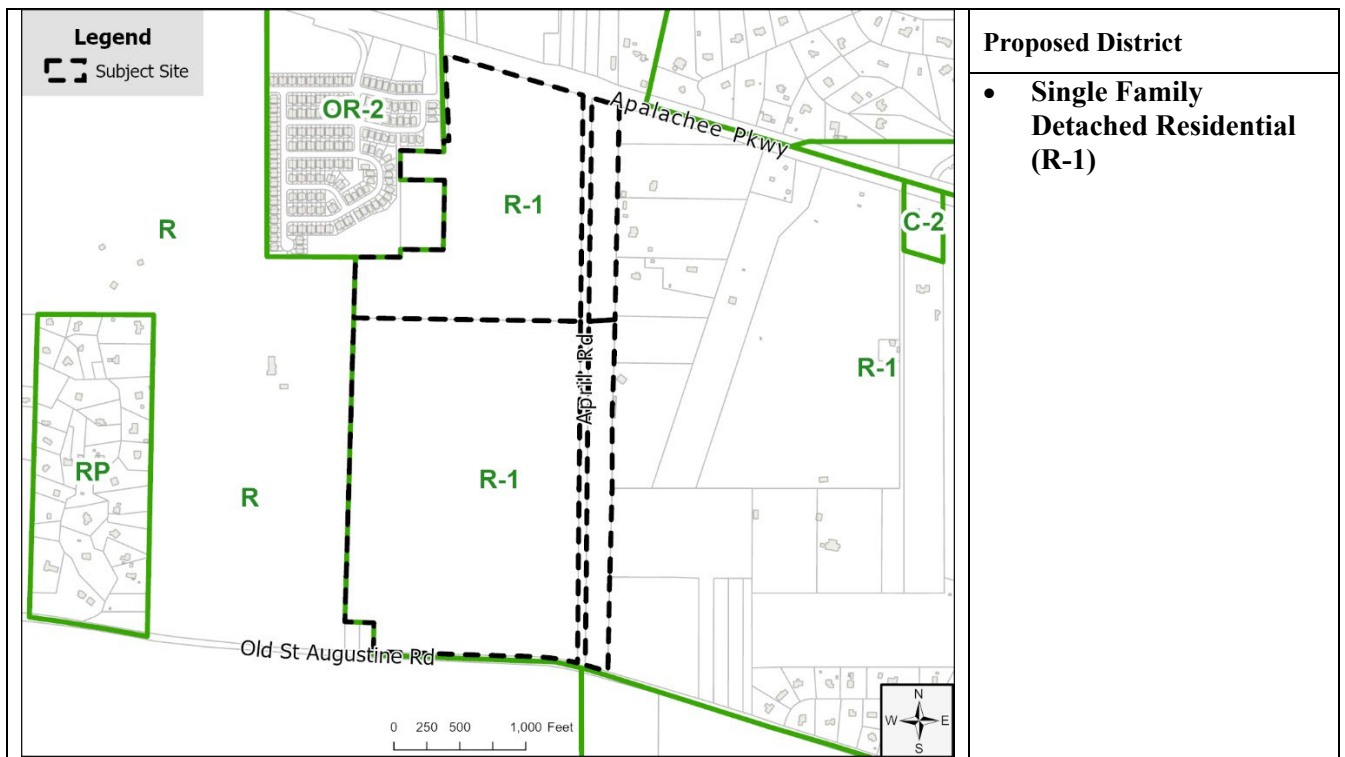
The proposed zoning for the subject parcels, Single Family Residential is intended to be located in areas designated Urban Residential 2 or Suburban on the Future Land Use Map of the Comprehensive Plan which exhibit a predominant existing development pattern of residential, single-family detached housing with development standards similar to the development standards of the R-1 district. The maximum gross density allowed for new residential development in the R-1 district is 3.63 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted. A portion of the subject site east of April Rd. is currently zoned R-1 and would remain in that zoning category.

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

**Current Zoning**



**Proposed Zoning**

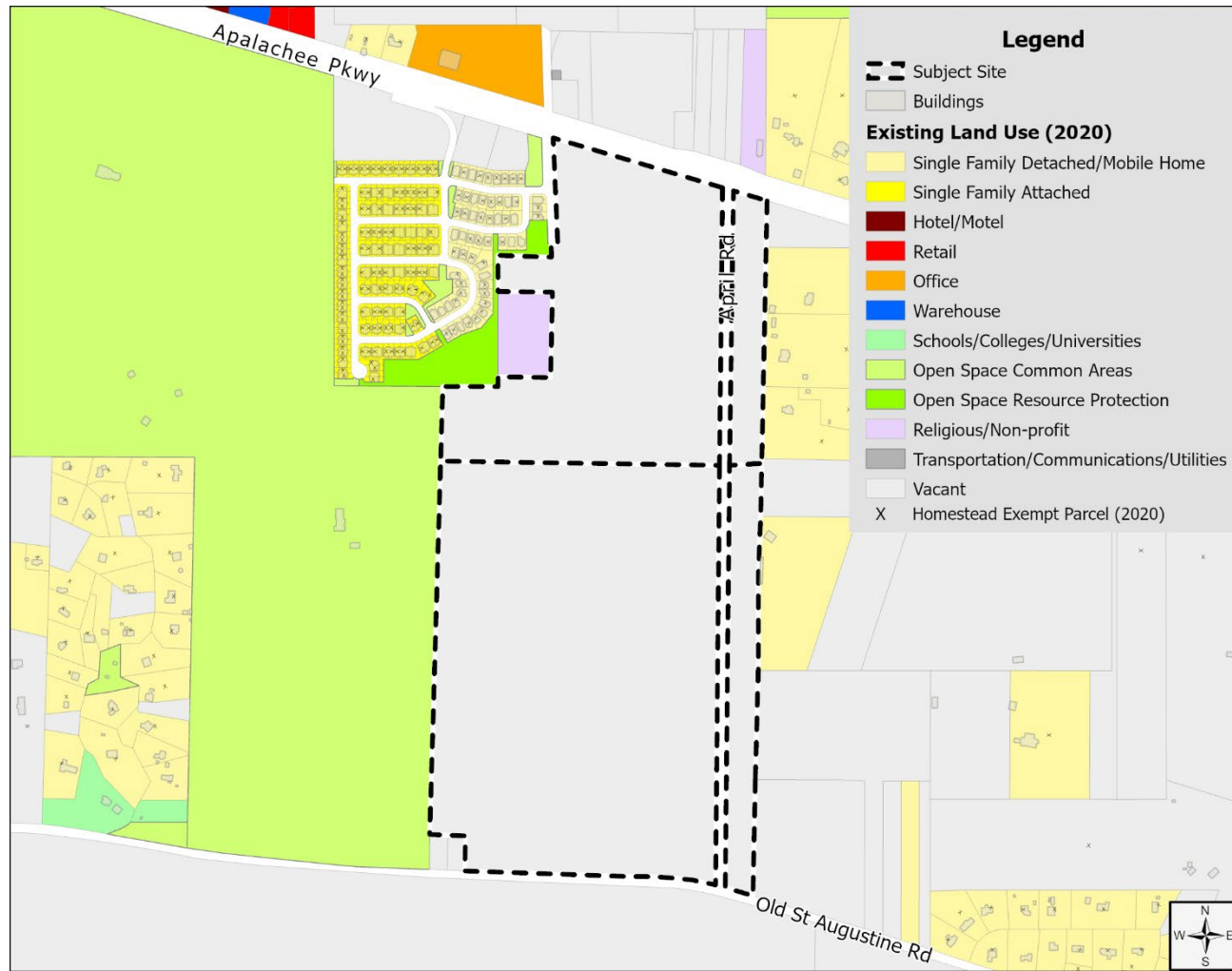


Existing Land Uses

**Discussion of existing uses surrounding the subject site**

The subject site is comprised of two parcels approximately 173.24 acres in size and is currently vacant. Medium density residential is located northwest of the site. Directly to the west of the site is the Tallahassee National Cemetery. To the east of the site are low density residential and mostly vacant parcels with Urban Residential 2 FLU and Single Family Detached zoning, which is the same land use and zoning requested for the subject site.

**Existing Land Use Map**



**LMA202201: April Road**

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Infrastructure Analysis*Water/Sewer*

The City of Tallahassee owns and maintains the water and sewer system serving the parcel 3112200010000. There is no central water or sewer available for parcel 3101202070000.

*Schools*

The Subject Area is zoned for Conley Elementary School, Fairview Middle School, and Rickards High School.

All attendance zones in which the property is located have capacity for this project. Currently, Conley Elementary has a capacity of 406, with a post development capacity of 279. Currently, Fairview Middle School has a capacity of 444, with a post development capacity of 392. Currently, Rickards High School has a capacity of 465, with a post development capacity of 409.

*Roadway Network*

The subject site is not within the MMTD. The subject site fronts Apalachee Parkway (US Highway 27; State Road 20), a Principal Arterial, to the north and Old St. Augustine Road (County Road 2196), a Minor Arterial to the south. April Road, a Minor Collector, runs through the east of the subject site connecting Apalachee Parkway to Old St. Augustine Road. The intersection of Apalachee Parkway and April Road, and the intersection of Old St. Augustine and April Road are not signalized. Old St. Augustine Road is a designated canopy road.

## Site impacts analysis:

Acres	Buildout Type	Maximum Buildout Intensity	Maximum Buildout	Trip Generation Rate	% Enter	% Exit	Trips Enter	Trips Exit	Total Trips
173.24	Residential	3.63DU/Acre	629 DU	0.98	63	37	388	228	616

The table above depicts preliminary calculations based on the maximum residential development allowed under the requested land use category and associated rezoning. Trip generation rate and entering/exiting trip percentages for residential and commercial buildouts are based on Single Family Detached (210) as determined by the Institute of Transportation Engineers' Trip Generation Manual, 10th Edition, to estimate maximum buildout possible for the subject site. Final transportation concurrency calculations will be conducted when a site plan for proposed development is submitted.

Based on maximum residential development allowed under the requested land use category and zoning, this amendment could result in 616 new trips. Note that the total trips calculated in this analysis are substantially higher than will be allowed due to requirements such as stormwater mitigation and other restrictions. The actual traffic impacts and concurrency will be calculated at the time of site plan review.

*Pedestrian and Bicycle Network*

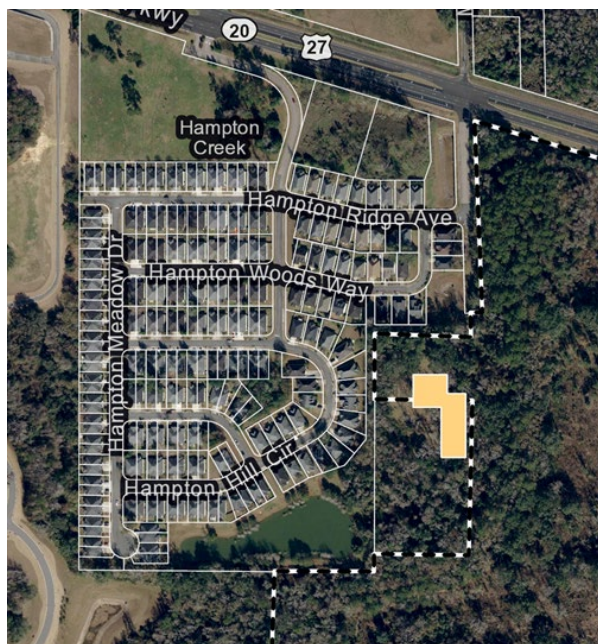
The site is not accessible via sidewalks, trails, or bike lanes. There are paved shoulders on Apalachee Parkway.

*Transit Network*

The site is not serviced by transit

Environmental Analysis

The subject site is somewhat constrained by environmental features. A portion of the subject site is within the Urban Services Area. The parcel 3112200010000 is significantly constrained by wetlands, a waterbody, and is in the 100-year flood plain. The southwest corner of parcel 3101202070000 is constrained from development by wetland, waterbody, watercourse, and lands that are in the 100-year flood plain. The subject site has approximately 55.9 acres constrained by environmental features and this is about 32% of the subject site. There is a cemetery feature on the west side of the parcel 3101202070000. The applicant will be subject to go through a Natural Features Inventory process and Environmental Management Permit process. These processes would verify the presence of the cemetery feature, evaluate, and protect the feature by placing a Conservation Easement on this part of the site.



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**F. PUBLIC OUTREACH AND NOTIFICATION**

An initial mailing was sent to [enter number of notices] property owners within 1,000 feet of Subject Site.

<b>Public Outreach</b>		<b>Date Completed</b>
<b>X</b>	Notices Mailed to Property Owners within 1000 feet	11/19/2021
<b>X</b>	Signs providing details of proposed land use posted on subject site	12/20/2021
<b>X</b>	Public Open House	12/15/2021
<b>X</b>	Staff Reports Available Online	01/17/2022
	Email Subscription Notice sent to all users of service	

**Public Open House** – The Public Open House was held on December 15, 2021 at the Renaissance Building. There were 8 people in attendance. Staff provided overview of the application received and the amendment (and concurrent rezoning) being requested. There were questions about the definitions of the proposed future land use category and zoning district. Citizens commented about a cemetery on the site and wanted to know the maximum density allowable for the subject site. Staff explained the proposed future land use category, proposed zoning district and maximum density allowable. Staff explained that the applicant would be required to go through the site plan process through the Development Support and Environmental Management if the amendment is approved. Staff further explained that the site plan process will involve transportation analysis, Natural Features Inventory process and Environmental Management Permit process.

**G. STAFF REPORT UPDATE**

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

Cycle Meetings		Date Completed
X	Local Planning Agency Workshop	01/04/2022
X	Local Planning Agency Public Hearing	03/01/2022
	Joint City-County Commission Workshop	
	Transmittal Public Hearing [If Applicable]	
	Adoption Public Hearing	

**Local Planning Agency Workshop:** A workshop was held on January 4, 2022 where staff provided an overview of the 2022 Cycle Amendments. There were no questions from the LPA that resulted in updates to this staff report.

**Local Planning Agency Public Hearing** – The public hearing was held on March 1, 2022 to vote on the proposed 2022 Cycle Amendments. The LPA found the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended **ADOPTION** of the proposed amendment. They also found that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended **APPROVAL** of the proposed rezoning. There were seven public speakers on this item, six were opposed and one representing the applicant, attended to answer questions and speak in favor.

**H. APPENDICES**

- Appendix #1: Comprehensive Plan Policies for Rural (2.2.1 [L]) and Urban Residential 2 (2.2.24 [L]) Land Use Categories
- Appendix #2: Rural (Sec. 10-6.612), Office Residential (Sec. 10-6.643) and Single Family Detached Residential (Sec. 10-6.635) Zoning Codes
- Appendix #3: Photo of signs providing details of proposed land use and zoning changes posted on subject site

**APPENDIX 1****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.



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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 2.2.24: [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, 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.

**APPENDIX 2**

Land Development Code sections

**Sec. 10-6.612 Rural Zoning District**

1. District Intent	2. Allowable District Location
<p>The intent of the rural zoning district is to maintain and promote agriculture, silviculture and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify the county's rural areas.</p> <p>Allowable land uses within this district include agriculture, silviculture, ecotourism-based activities, very low density residential, and community and passive recreational facilities, and some forms of active recreation as a restricted use.</p> <p>Non-residential uses, with the exception of community and passive recreational facilities that are not functionally related to and supportive of agriculture, silviculture and other natural resource-based activities shall be prohibited within the rural zoning district. This district is not intended to accommodate commercial activities designed to service basic household needs of area residents.</p> <p>Rural commercial uses, as well as restricted uses, may be allowed in this district but shall be limited to the locational and design standards as noted herein. Due to the need to protect and preserve existing rural lands from fragmentation and to promote infill and redevelopment within the urban services area and rural communities, urban services are not planned or programmed for this area.</p> <p>Design standards and development standards for non-residential development and restricted uses, as noted herein, shall be required to prevent encroachment and fragmentation of agricultural uses as well as to ensure compatibility with adjacent uses.</p>	<p>The district may only be located within areas designated rural on the future land use map.</p>

<b>Permitted, Prohibited, and Restricted Uses</b>			
<b>3. Principal Uses</b>	<b>4. Prohibited Uses</b>	<b>5. Restricted Uses</b>	<b>6. Rural Accessory Uses Functionally Related to Bona Fide Agriculture, Silviculture or Natural Resource-Based Activities</b>
<p>(1) Agricultural.                      (2) Silviculture.                      (3) Wholesale trade: Farm-product raw materials.                      (4) Wholesale nursery products.                      (5) Rural commercial.                      (6) Community services.                      (7) Low-density residential (single-, two-family, or manufactured home).                      (8) Passive recreation.                      (9) Light infrastructure.                      (10) Cemeteries.</p>	<p>(1) Manufacturing.                      (2) Extraction and bottling of mineral or springwater—wholesale.                      (3) High pressure well stimulation/acid fracturing and/or hydraulic fracturing.                      (4) Gas stations, fuel oil and liquefied petroleum products.                      (5) Convenience stores.                      (6) Grocery stores.                      (7) General merchandise sales.                      (8) Drug stores.                      (9) Automotive repair.                      (10) Motor vehicle racing tracks/amusement.                      (11) Heavy infrastructure (with the exception of those listed under restricted uses).                      (12) Active recreation (with the exception of those listed under restricted uses).                      (13) Other uses which are not functionally supportive of and accessory to established agricultural, silvicultural or natural resource-based activities within the rural zoning district.</p>	<p>(1) Mining.                      (2) Landscape counseling and planning.                      (3) Airports, flying fields and services.                      (4) Camps and recreational vehicle parks.                      (5) Botanical and zoological gardens.                      (6) Archaeological historical sites.                      (7) Commercial kennels.                      (8) Veterinary clinics.                      (9) Riding academies/livery or boarding stables.                      (10) Outdoor sport shooting ranges.</p>	<p>Pursuant to F.S. § 823.14, a bona fide farm operation shall be exempt from local regulation, ordinance, rule or policy that prohibits, restricts, regulates or otherwise limits activities of a bona fide farm operation on land classified as agricultural land pursuant to F.S. § 193.461.</p> <p>Pursuant to F.S. § 823.14(3)(b), the term "farm operation" means all conditions or activities which occur on a farm in connection with that farm's products.</p>

<b>7. Development Standards</b>									
<b>Use Category</b>	<b>a. Lot area (acres)</b>	<b>b. Minimum lot frontage</b>	<b>c. Front yard setback</b>	<b>d. Corner yard setback</b>	<b>e. Side yard setback</b>	<b>f. Rear Yard setback</b>	<b>g. Maximum height at building envelope perimeter</b>	<b>h. Maximum height per additional setback</b>	<b>i. Total maximum height</b>
Low density residential	10 acres minimum	15 feet	30 feet	30 feet	20 feet	50 feet	35 feet	1'1'	Not applicable
Rural commercial	3.0 acres minimum, 5.0 acres maximum *	40 feet	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	35 feet	1'1'	45 feet
Community services	See Development Standards for Community Services in Section 8	40 feet	50 feet building, 50 feet parking  100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	50 feet building, 50 feet parking  100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	50 feet building, 50 feet parking  100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	50 feet building, 50 feet parking  100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	35 feet	1'1'	45 feet
Restricted uses; passive recreation facilities	3.0 acres minimum	Not applicable	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	35 feet	1'1'	45 feet

Comp. Plan Policy 2.1.9 subdivision	0.5 acres minimum	15 feet	25 feet	25 feet	15 feet	50 feet	35 feet	1'1'	Not applicable
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**8. Development Standards for Community Service Uses:**

(1) The maximum single structure size and site area shall be limited by the overall acreage of the parcel to preserve the rural character through proper scale and massing. Community service uses shall also be subject to the site design criteria of subsection 11 of this section.

Parcel size	Less than or equal to 10 acres	>10 to 49 acres	50 acres +
Maximum single structure size (gross building floor area)	5,000 square feet	10,000 square feet	15,000 square feet
Site area	Min: 3 ac Max: 5 ac	Min: 3 ac Max: 10 ac	Min: 3 ac Max: 15 ac

Existing, lawfully established non-conforming community services uses will be afforded flexibility with the required development standards, to the extent practical, when improvements are necessary to meet minimum health and safety standards according to the Florida Building Code (FBC), including, but not limited to ADA accessibility requirements.

**9. Rural Commercial Intersection Location Standards:** The intersection location standard is intended to group rural commercial activities toward intersections to provide access and to prevent fragmentation of agricultural uses.

- (1) Major function: Provide sales and services functionally related to and supportive of agriculture, silviculture and natural resource-based activities.
- (2) Location: On or near the intersection (access within 330 feet of the centerline of the intersection) of an arterial/arterial or arterial/major collector roadway.
- (3) Site area: 3.0 acres minimum with a maximum of 5.0 acres per quadrant.
- (4) Allowable building square footage: Maximum of 10,000 gross square feet per intersection (only 2 quadrants per intersection may be developed for rural commercial). Single structure limited to a maximum of 5,000 gross square feet.

**10. Development Standards for Restricted Uses:** All proposed restricted uses shall meet the applicable provisions of section 10-6.611; the applicable design standards noted in subsection 11 of this section; the buffer zone standards (section 10-7.522); and the parking and loading requirements (subdivision 3, division 5, article VII of this chapter). All restricted uses shall be limited to a maximum building area of 2,000 gross square feet per acre with no more than 5,000 gross square feet of retail commercial or office space. The following restricted uses require satisfaction of additional criteria:

(1) Mining activities.

a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes NAICS items 212321 and 212324.

b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:

1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property owner prior to site plan approval or if the adjacent property is also used as a mining activity.

2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.

3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.

4. Fencing requirement: All areas proposed for use in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined by the County Administrator or designee to be a reclaimed open-pit mine. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters, "Danger," "Keep Out," "No Trespassing," or similar language indicate that there may be hazardous conditions on the premises.

(2) Camps and recreational vehicle parks (NAICS 721211 and 721214).

a. All camps and recreational vehicle parks must meet the specific development standards, as follows upon review and approval by the

Board of County Commissioners following a duly noticed public hearing. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:

1. Sanitary facilities shall be provided.
2. Not more than 5 campsites per gross acre shall be provided.
3. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.

(3) Airports, flying fields and services.

a. All airports, flying fields and services must meet the specific development standards as noted in this section and as required by state or federal law, and shall require review and approval by the Board of County Commissioners following a duly noticed public hearing.

(4) Outdoor sport shooting ranges.

a. This subsection shall not apply to personal firearm use on private property or to businesses that operate an outdoor sport shooting range as an ancillary use to a legal, principal use, such as, but not limited to, a hunting plantation, timber plantation, or special event venue.

b. All outdoor sport shooting ranges must meet the specific development standards as noted in this section, and shall require a Type C review and approval by the Board of County Commissioners following a duly noticed public hearing.

c. All outdoor sport shooting ranges must demonstrate protection of adjacent properties and the public interest which shall include, but not limited to the following:

1. An outdoor sport shooting range shall not be located within an unrecorded or recorded subdivision or in the residential preservation overlay district.
2. No outdoor sport shooting range shall be permitted within 500 feet of the property line.
3. The firing lines shall be oriented to minimize off-site impacts, including, but not limited to, noise and safety of existing structures and roadways.
4. Access to Canopy Road shall be subject to division 7, article VI of this chapter.
5. A minimum of a Type D buffer and a 15-foot high berm behind the line of fire/targets shall be constructed.
6. The county encourages the use of the National Rifle Association's Range Source Book for best practices.
7. The county encourages compliance with the state department of environmental protection's best management practices for environmental stewardship of state shooting ranges.
8. The county encourages outdoor sport shooting ranges to have range safety officers on the premises during the hours of operation.



9. To ensure compatibility with the surrounding area, additional site specific conditions may be imposed, such as, but not limited to, conditions related to noise reduction and safety.

**11. Site Design Criteria:** Rural commercial uses, community service uses and restricted uses shall be subject to the locational and design standards as noted herein. A plan and supporting narrative must be submitted pursuant to the applicable site and development plan process outlined in article VII of this chapter that demonstrates compliance, as applicable, with the following:

(1.) Signs: Freestanding on-site signs shall be limited to monument-style signs and the sign base shall be consistent with the materials and design context of the primary on-site building. Signs shall be illuminated with externally mounted lighting focused on the sign in a manner that limits off-site illumination. Internally illuminated signs and pole signs are prohibited. For sites not located at intersections, on-site ground signs shall be limited to no more than 32 square feet in area and limited to no more than 10 feet in height.

(2.) Building and Site Design Standards: All primary buildings and accessory structures shall reflect or compliment the local vernacular architectural style. Building facade treatments and materials shall provide architectural interest through, but not limited to: the utilization of fenestration that allows for natural surveillance and gabled or parapet roof treatments.

(3.) Lighting: On-site lighting including 24-hour security lighting shall be wall mounted with illumination focused on the building in a manner that limits off-site illumination, consistent with the "Dark Sky Friendly" guidelines. All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. Security lighting is permitted; however, wall or roof mounted flood or spot lights used as general grounds lighting are prohibited. Lighting at the property line (six feet above ground) adjacent to residential uses shall not exceed 0.1 footcandles. Lighting for parking areas shall not exceed 15 feet in height as measured from average grade to the light fixture.

(4.) Perimeter Buffering and Fencing: If the adjacent residential density is 0.5 dwelling units per acre or greater, a Type C buffer shall be required. A wooden buffer fence may be utilized on sites where the required vegetative buffer cannot be established based on-site limitations or constraints.

(5.) Fencing and Screening of Outdoor Service Areas and Equipment:

a. Refuse collection areas shall be located in the side or rear yard and shall be fenced with a material and design treatment consistent with the building facade of the principal building and screened with vegetation.

b. All appurtenant mechanical and electrical equipment, outside collection/drop-off/storage areas, and other accessory or ancillary structures shall be screened from public view. The screening material shall be consistent with the materials and design context of the primary on-site building.

(6.) Hours of Operation: The hours of operation shall be limited to 6:00 a.m. to 8:00 p.m. Community service uses shall not be limited in hours of operation; however, typical hours of operation for the facility shall be identified on final development plans.

\*If subdivision is proposed to create the rural commercial parcel, then the remaining portion of the property shall meet the minimum lot size standards noted herein.

**General notes:**

- (1) If central sanitary sewer is not available, residential development shall provide no less than 0.50 acre of buildable area. Non-residential development and community service facilities located within the USA are limited to a maximum of 900 gallons of wastewater flow per day. Refer to Sanitary Sewer Policy 2.1.2 of the Comprehensive Plan for additional requirements.
- (2) Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
- (3) Refer to the concurrency management ordinance for information pertaining to the availability of capacity for certain public facilities (roads, schools, parks, etc.)

Section 10-6.643. OR-2 Office Residential district.

1. District Intent	PERMITTED USES											
	2. Principal Uses				3. Accessory Uses							
<p>The OR-2 district is intended to be located within areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. Off-street parking facilities in the OR-2 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. A variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential uses are permitted in the OR-2 district. The maximum gross density allowed for new residential development in the OR-2 district is 16 dwelling units per acre, while the minimum gross density allowed is 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.</p> <p>In order to implement the business park development pattern, a minimum of 10 acres is required with at least 3 types of uses which shall include office and commercial.</p>	<p>(1) Banks and other financial institutions.                      (2) Broadcasting studios.                      (3) Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary and middle schools and vocational schools. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.                      (4) Day care centers.                      (5) Golf courses.                      (6) Hotels and motels, including bed and breakfast inns.                      (7) Medical and dental offices and services, laboratories, and clinics.                      (8) Multiple-family dwellings.                      (9) Non-medical offices and services, including business and government offices and services.                      (10) Nursing homes and other residential care facilities.                      (11) Off-street parking facilities.</p>				<p>(12) Passive and active recreational facilities.                      (13) Personal services.                      (14) Retail drug store with drive thru (only allowed in a business park development)                      (15) Retail food and grocery (only allowed in a business park development)                      (16) Single-family attached dwellings.                      (17) Single-family detached dwellings.                      (18) Social, fraternal, and recreational clubs and lodges, including assembly halls.                      (19) Stand alone restaurants without drive thru (only allowed in a business park development)                      (20) Studios for photography, music, art, dance, drama, and voice.                      (21) Two-family dwellings.                      (22) Veterinary services, including veterinary hospitals.                      (23) Zero-lot line single-family detached dwellings.                      (24) Any use permitted in the C-1 district (and is not listed in uses 1-20 above), provided that the use is on the first floor of a multi-story building containing office and/or residential uses on any of the floors above the first floor.</p>				<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.                      (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Administrator or designee.</p>			
DEVELOPMENT STANDARDS												
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions				
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)			
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories			
Two-Family Dwellings	8,500 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable	3 stories			
Single-Family Attached Dwellings	1,600 s.f. min.; avg. of 2,000 square feet	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories			
Development Standards Continued on Page 2 of 2												

DEVELOPMENT STANDARDS									
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	not applicable	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	20,000 square feet of gross building floor area per acre	3 stories
Commercial Uses (Only Allowed in Business Park Development)	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	20,000 square feet of gross building floor area per acre; Individual buildings may not exceed 15,000 gross square feet	3 stories
<b>7. Additional Criteria and Restrictions for Business Park Development:</b> Commercial uses shall not exceed 25% of the total square feet of the development.									

**GENERAL NOTES:**

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

Section 10-6.635. R-1 Single-Family Detached Residential District.

PERMITTED USES									
1. District Intent	2. Principal Uses							3. Accessory Uses	
The R-1 district is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential 2, Suburban, or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan which exhibit a predominant existing development pattern of residential, single-family detached housing with development standards similar to the development standards of the R-1 district. The maximum gross density allowed for new residential development in the R-1 district is 3.63 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.	(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. New libraries, vocational, and high schools are prohibited. Expansion of existing libraries, vocational, and high schools is allowed. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family detached dwellings.							(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.	
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	12,000 square feet	80 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Uses	24,000 square feet	100 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

**GENERAL NOTES:**

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

**APPENDIX 3**  
Photos of public notice signage



**From:** [ktuckerbonn@gmail.com](mailto:ktuckerbonn@gmail.com) <[ktuckerbonn@gmail.com](mailto:ktuckerbonn@gmail.com)>  
**Sent:** Thursday, February 17, 2022 4:42 PM  
**To:** Planning Inquiries <[planning@talgov.com](mailto:planning@talgov.com)>  
**Cc:** Mohrman, Melinda <[Melinda.Mohrman@talgov.com](mailto:Melinda.Mohrman@talgov.com)>; White, Artie <[Artie.White@talgov.com](mailto:Artie.White@talgov.com)>  
**Subject:** Citizen comment on proposed April Road Amendment (LMA202201)

**Citizen comment on proposed April Road Amendment (LMA202201)**

I am confused after reading the proposed amendment. Will they be single family homes or apartments? Also, the parkway is dangerous and if they build these "units" I hope a traffic light to help folks turn left will be thought about.

Kim  
2874 Hampton Meadow Drive  
Tallahassee FL 32311  
[ktuckerbonn@gmail.com](mailto:ktuckerbonn@gmail.com)



**From:** [bscotch@embarqmail.com](mailto:bscotch@embarqmail.com) <[bscotch@embarqmail.com](mailto:bscotch@embarqmail.com)>  
**Sent:** Saturday, February 19, 2022 11:54 AM  
**To:** Planning Inquiries <[planning@talgov.com](mailto:planning@talgov.com)>  
**Cc:** Mohrman, Melinda <[Melinda.Mohrman@talgov.com](mailto:Melinda.Mohrman@talgov.com)>; White, Artie <[Artie.White@talgov.com](mailto:Artie.White@talgov.com)>  
**Subject:** Citizen comment on proposed April Road Amendment (LMA202201)

**Citizen comment on proposed April Road Amendment (LMA202201)**

I respectfully question the legality of the notice for this rezoning. The sign placed at April Road and the Parkway bears the address of the LMA for Woodville Highway as does the photographic attachment of the sign to the staff report for MA 202201. The staff report indicates the maximum units per acre is 3.63 and the maximum total units is 649. This is obviously referring to the total acreage rather than actual buildable acres due to the large wetland. While I realize that this issue will come up later with NFI and engineering studies I wish to go on record early that impermeable surfaces and overall density are of concern. The subject parcel is close to Windwood Hills subdivision (preservation) as well as Grass Roots (preservation) and Golden Eagle which define the character of this area. Density is also an issue because the parcel is in the Mr. Sinai drainage basin which flows into Lower Lake Lafayette. This lake has been increasingly degraded by urban runoff from Northeast Tallahassee including from the new Amazon facility through Alford Arm. The proposed rezoning by the same developer at Plantaion and Old St. Augustine will also add to the Lake's burden. Additional pollutants from the subject developments are of concern to the environment of Leon County and the St. Marks basin. Historic Mt. Sinai African-American cemetery is bordered on three sides by the subject parcel. On the eastern side of the cemetery some of the marked burials are within 4 feet of the St. Joe fence. The bounds of the cemetery may extend beyond the fence line. It will be essential that an adequate easement and proper bounding of the cemetery be established, I am pleased that the staff report flags this resource. The large wetland on the property may well indicate the presence of cultural resources. The property should be archaeologically tested as part of the NFI requirements. Since the property borders the St Augustine Road, great care should be taken to provide a proper buffer to maintain the appearance of this well loved and historic feature.

Lonnie Mann  
1120 E. Windwood Way  
Tallahassee FL 32311  
[bscotch@embarqmail.com](mailto:bscotch@embarqmail.com)



**From:** [semenov@magnet.fsu.edu](mailto:semenov@magnet.fsu.edu) <[semenov@magnet.fsu.edu](mailto:semenov@magnet.fsu.edu)>  
**Sent:** Sunday, February 20, 2022 9:47 AM  
**To:** Planning Inquiries <[planning@talgov.com](mailto:planning@talgov.com)>  
**Cc:** Mohrman, Melinda <[Melinda.Mohrman@talgov.com](mailto:Melinda.Mohrman@talgov.com)>; White, Artie <[Artie.White@talgov.com](mailto:Artie.White@talgov.com)>  
**Subject:** Citizen comment on proposed April Road Amendment (LMA202201)

**Citizen comment on proposed April Road Amendment (LMA202201)**

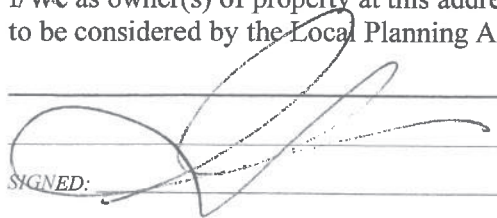
I would like to raise concerns about the new proposed urban development on April Rd. Overpopulating this rural wildlife area can seriously hurt the environment. Light and noise pollutions, roads usage and traffic conditions, schools availability, stores and other infrastructure shortages are just a few of potential problems. Also, I believe it is important to keep the living “style” of the area - historically there are many households on vast land lots. Changing this style of the land use would not only hurt the environment but also people. I would like to ask for a professional expertise to determine the proper amount of dwellings per acre. Thank you.

Dmitry Semenov  
1611 E Windwood Way  
Tallahassee Florida 32311  
[semenov@magnet.fsu.edu](mailto:semenov@magnet.fsu.edu)

Amendment # LMA202201

I/We as owner(s) of property at this address: 5574 Hampton Hill Cir. wish the information below  
to be considered by the Local Planning Agency and the City/County Commissions: See attached

SIGNED:



(850)408-3808

Sea4g@msn.com

Tallahassee/Leon County Planning Dept.

I do have concerns regarding LMA202201 Amendment and the rezoning application for a number of reasons.

The Applicant: Donald R Horton Inc. has 1 out of 5 stars as a builder. The home buyers have publicly posted that he just manages a litany of unskilled subcontractors. He has his own Private Code Enforcement here in Florida, allowing substandard homes to be built. He has been delinquent with taxes which delayed funding, as the home buyers need to use his "own" lending company, resulting with them not being able to obtain a mortgage in a timely manner, and losing out on the home, along with their \$5000 deposit.

The public complaints mentioned issues with grading, roofing, breakers, sinks off center, plumbing, slanted windows, drywall cracks, tile not level, unfinished painting, molding, cheapest appliances, flooring etc. I think you get the point. Would you really want your family, friends, or neighbors to unknowingly purchase a home built like that? I didn't even think of doing research on the builder that built my home, although, he did a great job. So sad to have this one come to Tallahassee.

With the Urban Residential 2 change, 20 dwelling units per acre, would be 2 story Townhomes! along with building single family homes. Then, there's all the building noise, uprooting trees, not to mention the displaced animals living there now, on the 173 acres.

My neighbor called the Planning Department the other day, and she was told they did not know about a Cemetery in that area. Kind of hard to believe since it has been there since the 1800's, in fact, it was Leon County that helped tidy it up a while back. Why wasn't the Cemetery contact person, Betty Allen, 5998 Apalachee Pkwy. Tallahassee, FL 32311 #3101204080000 (1458 Mt. Sinai) not notified? Also, what could be built on the tiny section owned by The St. Joe Company #33101202070000 part of the 60 acres?

After dealing with an Eminent Domain case with my Dad, I know this note will not help as the Zoning change will be bring in more tax revenue for Leon County. Will they also be charged the surcharge we have had (for years now) on their Gas, Electric, and water bills, and when will the surcharges end? Thank-you,

Warm Regards,



Gail Miller

Mr. Ken,

Thank you for your email. Regarding the subsequent processes after the LPA public hearing, there will be a **Joint City-County Commission Workshop**, followed by the **Joint City-County Comprehensive Plan Amendment Transmittal Public Hearing**, and finally the **Joint City-County Adoption Public Hearing**. You can find more information about the date, time, location, and intent of each of these meetings on the website: <https://www.talgov.com/place/pln-cp-2022.aspx>. The website also contains details about the amendments.

Suppose the Joint City-County Commission approves the amendments. In that case, the applicant will proceed to the Site and Development Plan Application process through the Department of Development Support and Environmental Management (DSEM). The Site and Development Plan review process includes two track review processes, depending upon the level of the site plan applications; the Concept Plan Approval (CPA) track and the Final Design Plan Approval (FDPA) track. A description and flow diagram of each respective review track is included on DSEM's website: <https://cms.leoncountyfl.gov/dsem/Divisions/Development-Services/Applications>

At this stage, a Permitted Use Verification (PUV) and Natural Features Inventory (NFI) shall be determined eligible/approved prior to submitting applications and scheduling an Application Review Meeting (includes public advertisement and direct mail notification to surrounding property owners) for their proposed projects.

For the email notifications on upcoming meetings, I suggest you sign up for the Planning email subscription service with the link below. You can share the link with the residents in your subdivision, and they will receive email notifications before each of the Comprehensive Plan amendment meetings.

<https://www.talgov.com/cotnews/subscribe.aspx>

Finally, we encourage applicants to meet with the neighbors. We have contacted the applicant about your request to work through the community's issues, and their representative will be reaching out to you.

Again, thank you very much for your participation in this process, and please let us know if you have questions or would like additional information.

Regards,

**Oluwaseyi Akinrinde**

Planner I | Comprehensive Planning

Tallahassee-Leon County Planning Dept.

Comprehensive Planning Division

850.891.6400 • [oluwaseyi.akinrinde@talgov.com](mailto:oluwaseyi.akinrinde@talgov.com)



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 email communications may therefore be subject to public disclosure.

---

**From:** Ken Goldberg <[kgoldberg7@aol.com](mailto:kgoldberg7@aol.com)>  
**Sent:** Thursday, March 3, 2022 12:37 PM  
**To:** Akinrinde, Oluwaseyi <[Oluwaseyi.Akinrinde@talgov.com](mailto:Oluwaseyi.Akinrinde@talgov.com)>  
**Cc:** Anthony Gaudio <[Agaudio49@gmail.com](mailto:Agaudio49@gmail.com)>  
**Subject:** LMA 20201 and 202202

**\*\*\*EXTERNAL EMAIL \*\*\***

Please report any suspicious attachments, links, or requests for sensitive information.

Dear Mr. Akinrinde:

Can you please advise as to the processes and timelines that will follow the LPA's recommendations for approval of the above-referenced amendments approval.

As the Grassroots Community has now stated its concerns regarding these amendments, we are requesting that all residents within our subdivision be provided with written or email notifications of all future meetings, public hearings, and any other matters related to these amendments.

Finally, can you provide me with the name and contact information for the representative for D.R. Horton. We would like to try to work through our issues with the company as it prepares its development order application.

Please let me know if you have any questions.

Thank you.

Ken Goldberg  
(850)567-6225

Ms. Rebecca,

Thank you for your comments on the proposed April Road Amendment. Your comment will be saved and provided to the Board of County Commissioners for consideration at the upcoming workshop and public hearings. You can find the dates for those meetings at the link provided below. The website also provides more information about each Comprehensive Plan amendment, including the staff reports that provide greater detail about each amendment.

In regards to your concerns, the staff report for this amendment provides in-depth details on infrastructure and environmental analysis, and you can find this on the website below. If this amendment is approved, the applicant will proceed through the site planning and permit review process with Leon County Development Support and Environmental Management (DSEM). At this time, they will be required to provide a traffic study and meet all stormwater and environmental management requirements. Site plan and permitting are reviewed by DSEM and will come later in the process if the Board approves this amendment.

Again, thank you very much for your participation in this process, and please let us know if you have questions or would like additional information.

[Planning | Comprehensive Plan | 2022 Comprehensive Plan Amendment Cycle | PLACE \(talgov.com\)](#)

Regards,

**Oluwaseyi Akinrinde**

**Planner I | Comprehensive Planning**

Tallahassee-Leon County Planning Dept.

Frenchtown Renaissance Center, Third Floor

435 N Macomb St.

Tallahassee FL, 32309

850.891.6412 • [oluwaseyi.akinrinde@talgov.com](mailto:oluwaseyi.akinrinde@talgov.com)



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:** [webmaster@talgov.com](mailto:webmaster@talgov.com) <[webmaster@talgov.com](mailto:webmaster@talgov.com)>

**Sent:** Wednesday, February 23, 2022 11:28 AM

**To:** Planning Inquiries <[planning@talgov.com](mailto:planning@talgov.com)>

**Cc:** Mohrman, Melinda <[Melinda.Mohrman@talgov.com](mailto:Melinda.Mohrman@talgov.com)>; White, Artie <[Artie.White@talgov.com](mailto:Artie.White@talgov.com)>

**Subject:** Citizen comment on proposed April Road Amendment (LMA202201)

**Citizen comment on proposed April Road Amendment (LMA202201)**

I am seriously concerned about the adverse impacts on the environment and infrastructure that are inevitable if this proposal is implemented. Wetland preservation is critical for so many things, not just wildlife and flood mitigation but aquifer recharge. It is not just our preservation neighborhood of Windwood Hills that would be affected, but a much broader area. I urge in the strongest manner that development of this natural resource be disallowed and stronger protections be enacted.

Rebecca Lyons

6672 Crooked Creek Road

Tallahassee Florida 32311

[Mornrill@comcast.net](mailto:Mornrill@comcast.net)





**2022 Comprehensive Plan Amendment Cycle**  
LMA202203  
Southwood Plantation Road Property



**SUMMARY**

Property Owners:	Property Location:	Amendment Type:
The St. Joe Company LLC	Between Apalachee Parkway and Old St. Augustine Rd, East of Southwood Plantation Rd.	<b>County Large Scale Map Amendment</b>
<b>Applicant:</b> D. R. Horton, Inc.		
<b>TLCPD Staff:</b> Mindy Mohrman	<b>Current Future Land Use &amp; Zoning:</b> Future Land Use: Rural (R) & Suburban (SUB) Zoning: Rural (R), CPA, & PUD38	<b>LPA Recommendation:</b> Approve
<b>Contact Information:</b> melinda.mohrman@talgov.com 850-891-6415	<b>Proposed Future Land Use &amp; Zoning:</b> Future Land Use: Suburban (SUB) Zoning: Single Family Detached, Attached Two Family Residential (R-3)	<b>Staff Recommendation:</b> Approve
Date: 12/15/2021	Updated: 03/02/2022	



**LMA202203: Southwood Plantation Road Property**

Page 2 of 22

**A. REASON FOR REQUESTED CHANGE**

The subject site includes is parcel 3102204130000 between Apalachee Parkway and Old St. Augustine Road, accessed by Southwood Plantation Rd. on the west. The applicant, D. R. Horton Inc., stated that they seek this land use change to meet the need for diverse housing supply by developing new communities. The current FLUM designation on the subject site is Rural and Suburban. The Rural category prohibits higher density residential, and non-residential activities that are not functionally related to and supportive of agriculture, silviculture, and other natural resource-based activities. Therefore, a change to a different FLUM designation is necessary to accommodate the proposed development. The western portion of the property that is currently designated Suburban will remain as it is currently designated.

The proposed Suburban category allows a mixture of office, commercial uses, and residential densities up to 20 units per acre. The Suburban land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses.

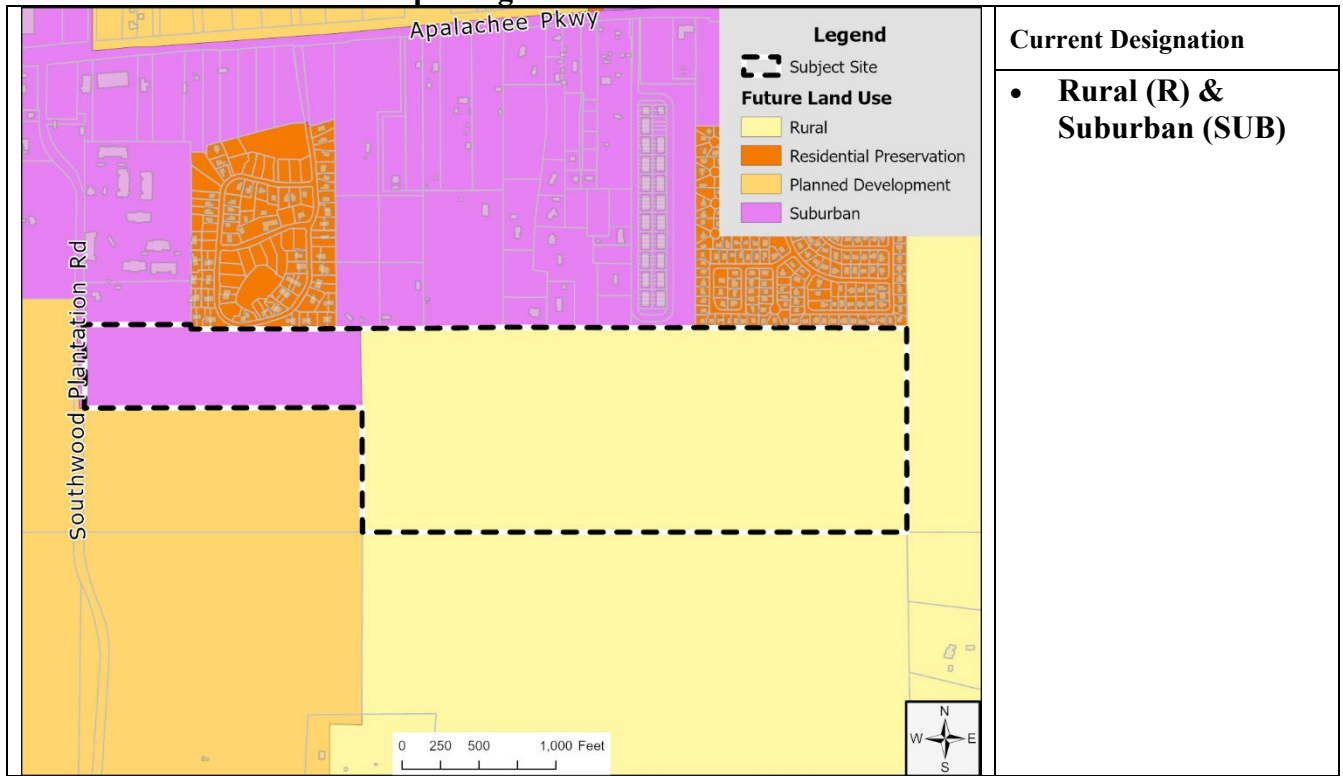
A rezoning application will be processed concurrently with this amendment. A zoning change from Rural (R) and Critical Planning Area (CPA) to Single Family Detached, Attached Two Family Residential (R-3) has been requested to implement the proposed amendment to the Future Land Use Map.

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

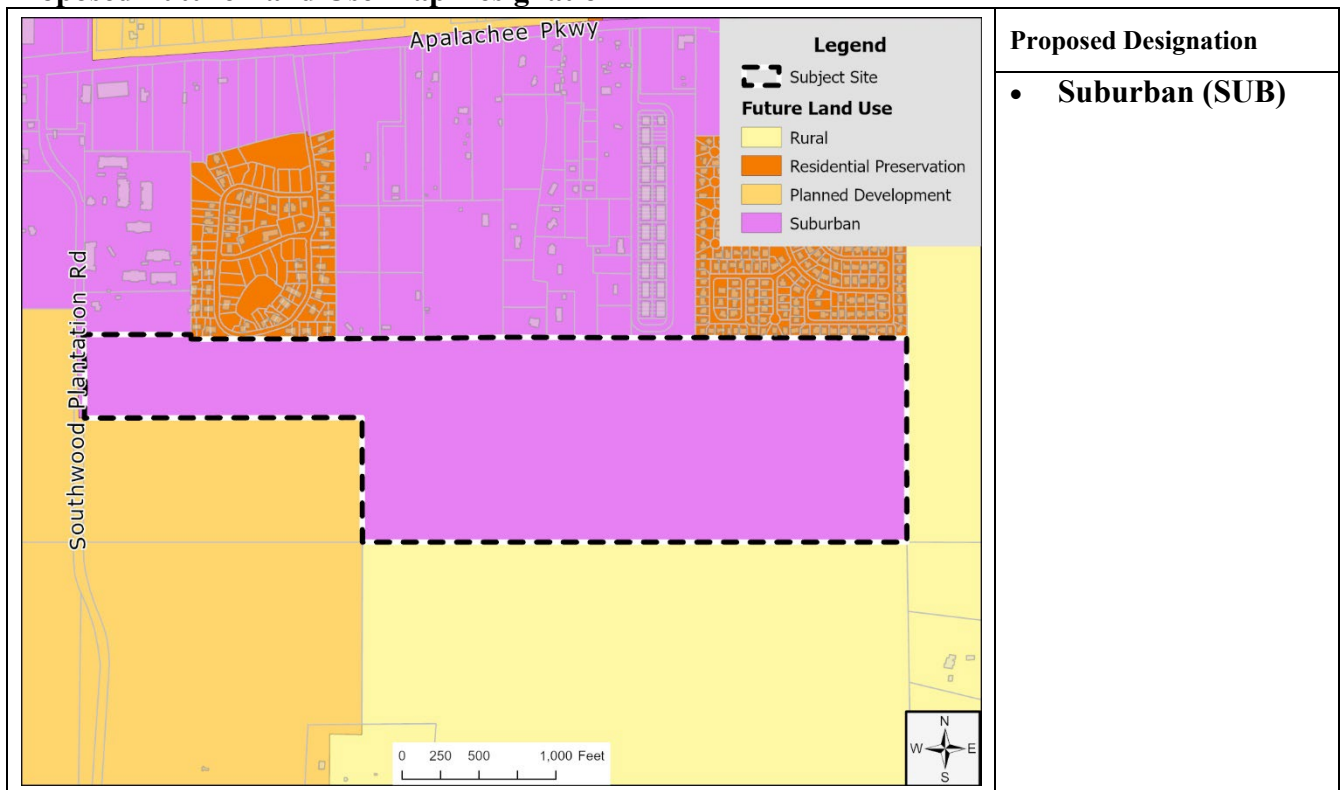
The Subject Area is currently designated **Rural** and **Suburban** on the FLUM. The proposed amendment would change the Rural FLUM designation of the area to **Suburban**.

The following maps illustrate the current and proposed FLUM designations for the Subject Area.

### Current Future Land Use Map Designation



### Proposed Future Land Use Map Designation



**LMA202203: Southwood Plantation Road Property**

Page 4 of 22

**C. STAFF RECOMMENDATION**

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

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

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

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

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

**E. SUMMARY OF FINDINGS**

Staff presents the following findings of fact:

1. Policy 2.2.1 [L] indicates that urban services are not planned or programmed for lands in the Rural land use category. There is sufficient access and urban services available to the subject site. Therefore, as these lands have urban services planned/in place, they are currently not consistent with Policy 2.2.1 [L].
2. Policy 2.2.1 [L] indicates a special condition that property within the Rural category shall not be converted to a more intense land use category unless the subject area adjoins the Urban Service Area or a designated Rural Community. The west portion of the subject site is currently inside the USA boundary. Therefore, this special condition is satisfied.
3. Policy 2.2.5 [L] indicates that the purpose of the Suburban Land Use Category is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible, within walking distance
4. Policy 2.2.5 [L] states that to complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby.

The proposed housing units would be located near commercial services and would provide convenient access for residents of the dwelling units. The subject parcel is located south of Apalachee Parkway from parcels designated as Suburban on the FLUM.

**LMA202203: Southwood Plantation Road Property**

Page 5 of 22

5. Section 10-246, R-3 Single and Two-Family Residential District, specifically states that R-3 district is intended to be located in areas designated as Suburban on the Future Land Use Map of the comprehensive plan which contain or are anticipated to contain a wide use range of single-family and two-family housing types.

**F. STAFF ANALYSIS**History and Background

This area between Apalachee Parkway and Old St. Augustine Road is characterized by low intensity non-residential and medium density residential development, with undeveloped space currently designated as Planned Development. While the FLUM does identify area south and east of the subject site as Rural, it should be noted that the actual surrounding uses and planned uses are more consistent with the proposed change.

The subject site is comprised of one parcel approximately 129.80 acres in size and is currently vacant. Medium density residential is located north of the site. Directly to the east of the site is the Tallahassee National Cemetery. West of the site are vacant parcels with Planned Development FLU and to the south are parcels designated Rural.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for **Rural (2.2.1 [L])** and **Suburban (2.2.5 [L])** are included as Appendix #1.

***Rural (Current)***

The subject site is currently designated as Rural and Suburban on the Tallahassee-Leon County Future Land Use Map (FLUM). 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.

***Suburban (Proposed)***

The proposed Suburban land use category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The intent of the suburban land use category is to create an environment for economic investment and reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses.

To complement the residential aspect of this developmental pattern, recreational opportunities, cultural activities, commercial goods, and services should be located nearby.

The subject site is located directly adjacent to low and medium density residential and multi-family residential, and near employment, shopping and recreational opportunities.

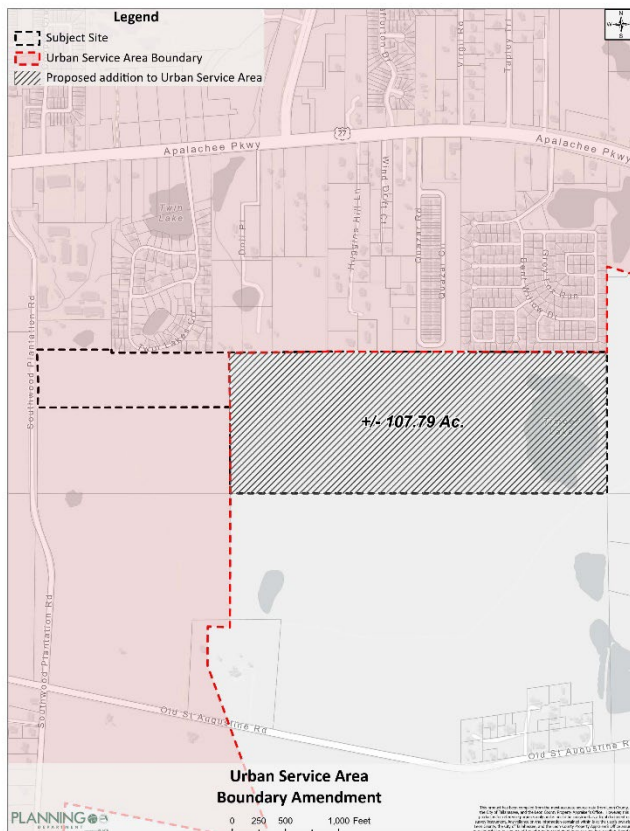
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Consistency with Comprehensive Plan

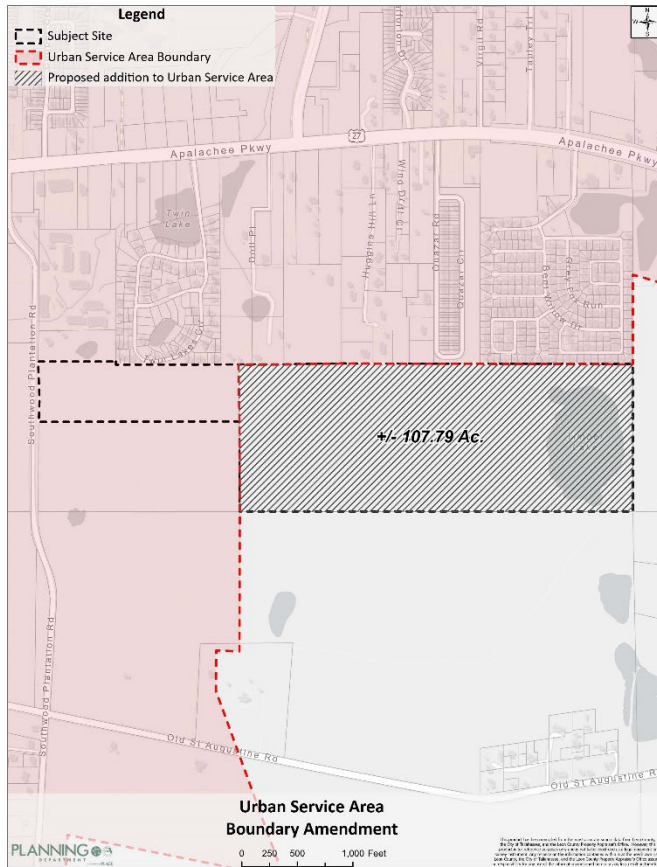
The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

- Policy 1.1.1 requires that, in order to discourage urban sprawl, new development shall be concentrated in the urban services area (USA) as designated on the future land use map. The subject site is currently partially inside the USA boundary. A text amendment was submitted to expand the USA to encompass the parcel in its entirety. This can be seen on the map of the subject site, below:



Policy 2.1.1 [L] indicates that urban services are not planned or programmed for lands in the Rural land use category. There is currently access available for the subject site. This fact supports redesignation of the subject site, as Rural lands are not intended to have urban services.

Policy 2.2.1 [L] indicates a special condition that 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. The western portion of the subject site is currently in the Urban Service Area. Therefore, this special condition is satisfied.



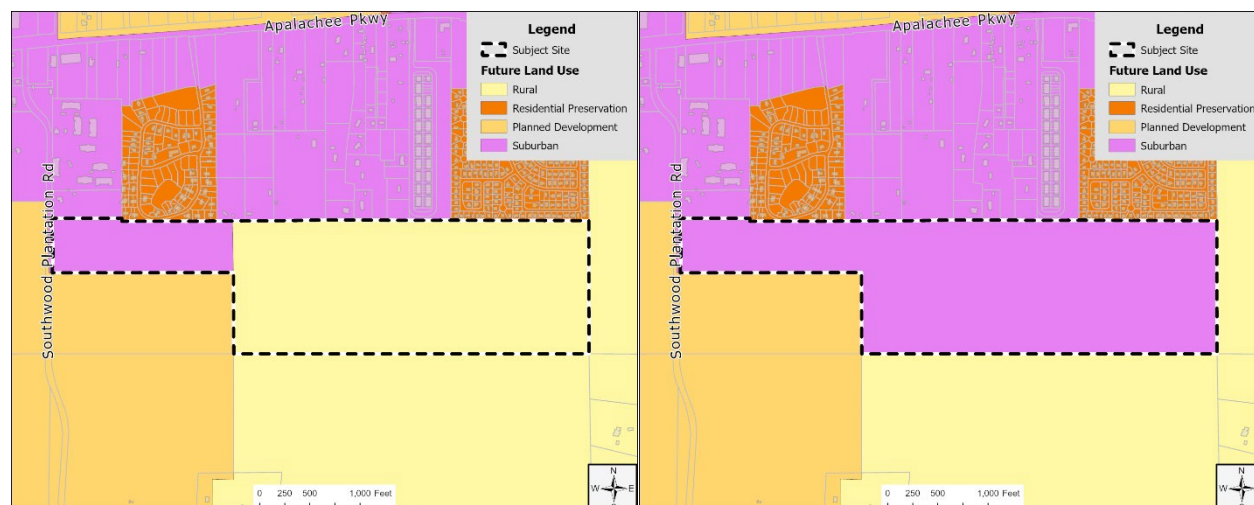
Policy 2.2.5 [L] states the purpose of the Suburban land use is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible, within walking distance.

Policy 2.2.5 [L] states that to complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby.

The proposed housing development would be located south of Apalachee Parkway with convenient access to employment, shopping, and recreation.

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Zoning

The Land Development Code sections for **Rural (Sec. 10-6.612)**, and **PUD 38** zoning are included as Appendix #2.

***Rural, Critical Planning Area, and PUD 38 (Current)***

The current zoning for the east portion of the subject site, Rural, is intended to maintain and promote agriculture, silviculture, and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. Allowable land uses within this district include agriculture, silviculture, ecotourism-based activities, very low density residential, and community and passive recreational facilities. Non-residential uses, with the exception of community and passive recreational facilities, that are not functionally related to and supportive of agriculture, silviculture and other natural resource-based activities shall be prohibited within the Rural zoning district. This district is not intended to accommodate commercial activities designed to service basic household needs of area residents. Rural commercial uses, as well as restricted uses, may be allowed in this district but shall be limited to the locational and design standards as noted herein. Due to the need to protect and preserve existing Rural lands from fragmentation and to promote infill and redevelopment within the Urban Services Area and Rural Communities, urban services are not planned or programmed for this area.

The purpose of Critical Planning Area designation is to establish planning guidelines for large undeveloped areas, greater than 200 acres inside of the Urban Service Area, and whose development could have substantial impacts on the community as a whole. The subject site contains approximately 16.4 acres that are designated CPA. The CPA zoning district precedes the PUD zoning. The CPA serves as a placeholder zoning until a PUD can be completed and adopted.

The portion of the property zoned PUD 38 is approximately 4.8 acres and will remain in this zoning designation.

***Single Family Detached, Attached Two Family Residential (R-3) (Proposed)***

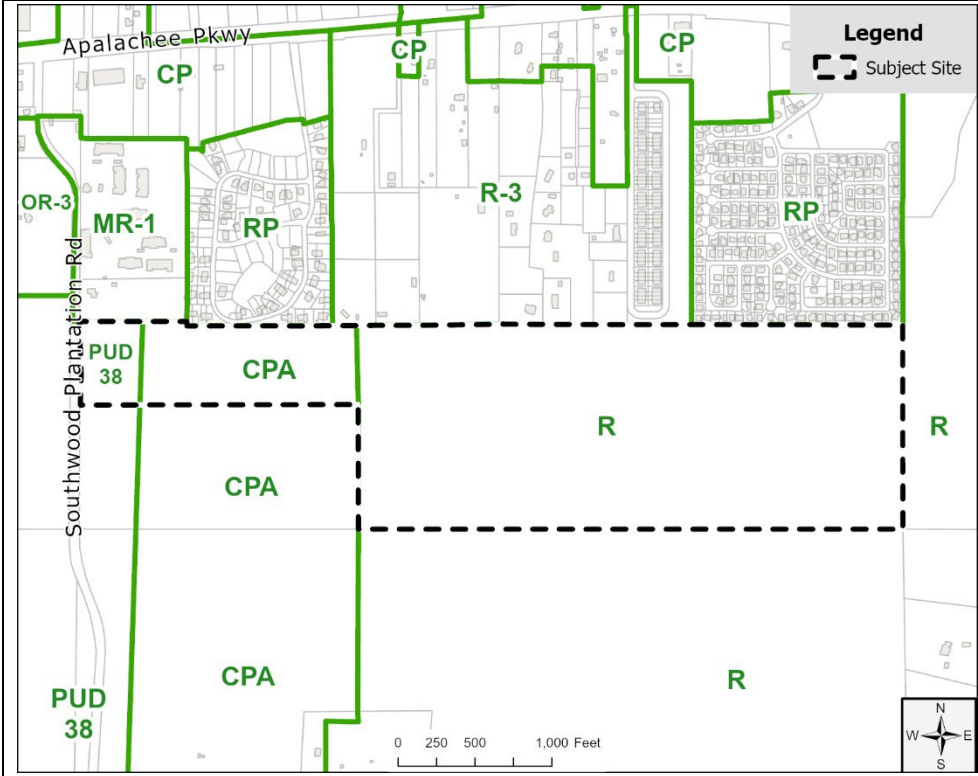
The proposed zoning for the subject parcels, Single Family Detached and Two Family Attached Residential is intended to be located in areas designated Urban Residential, Urban Residential 2 or Suburban on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. The maximum gross density allowed for new residential development in the R-3 district is 8 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted. The western portion of the subject site is currently zoned PUD38 and would remain in that zoning category.

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



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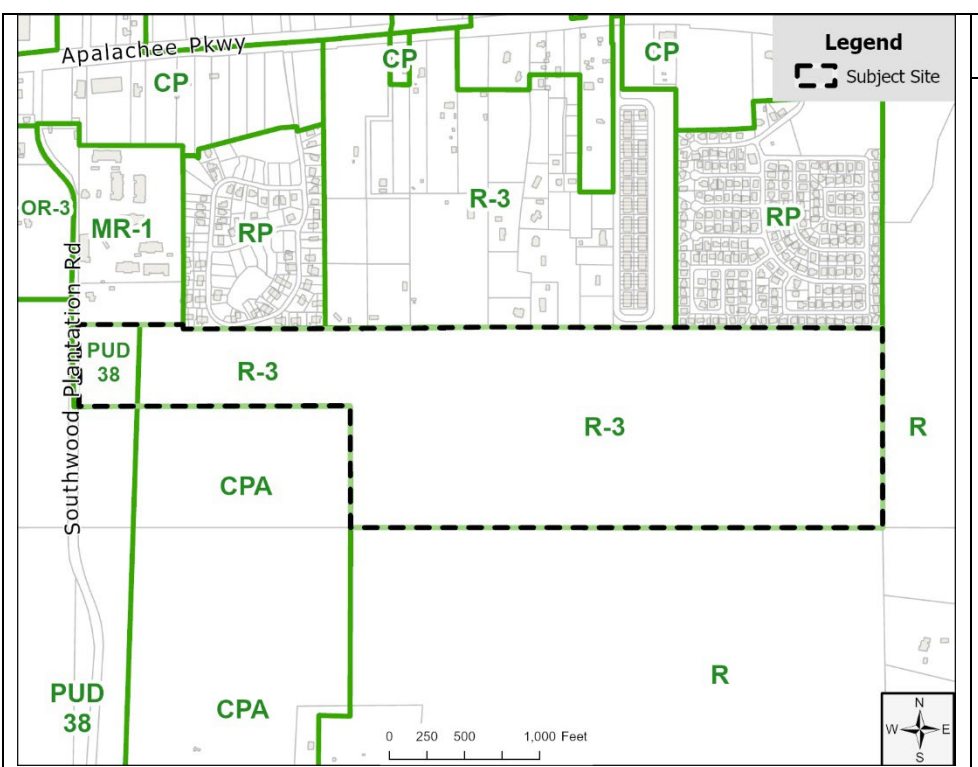
Current Zoning



Current District

- Planned Unit Development PUD 38, Critical Planning Area (CPA) & Rural (R)

Proposed Zoning



Proposed District

- Planned Unit Development (PUD 38) & Single Detached, Attached and Two Family Residential (R-3)

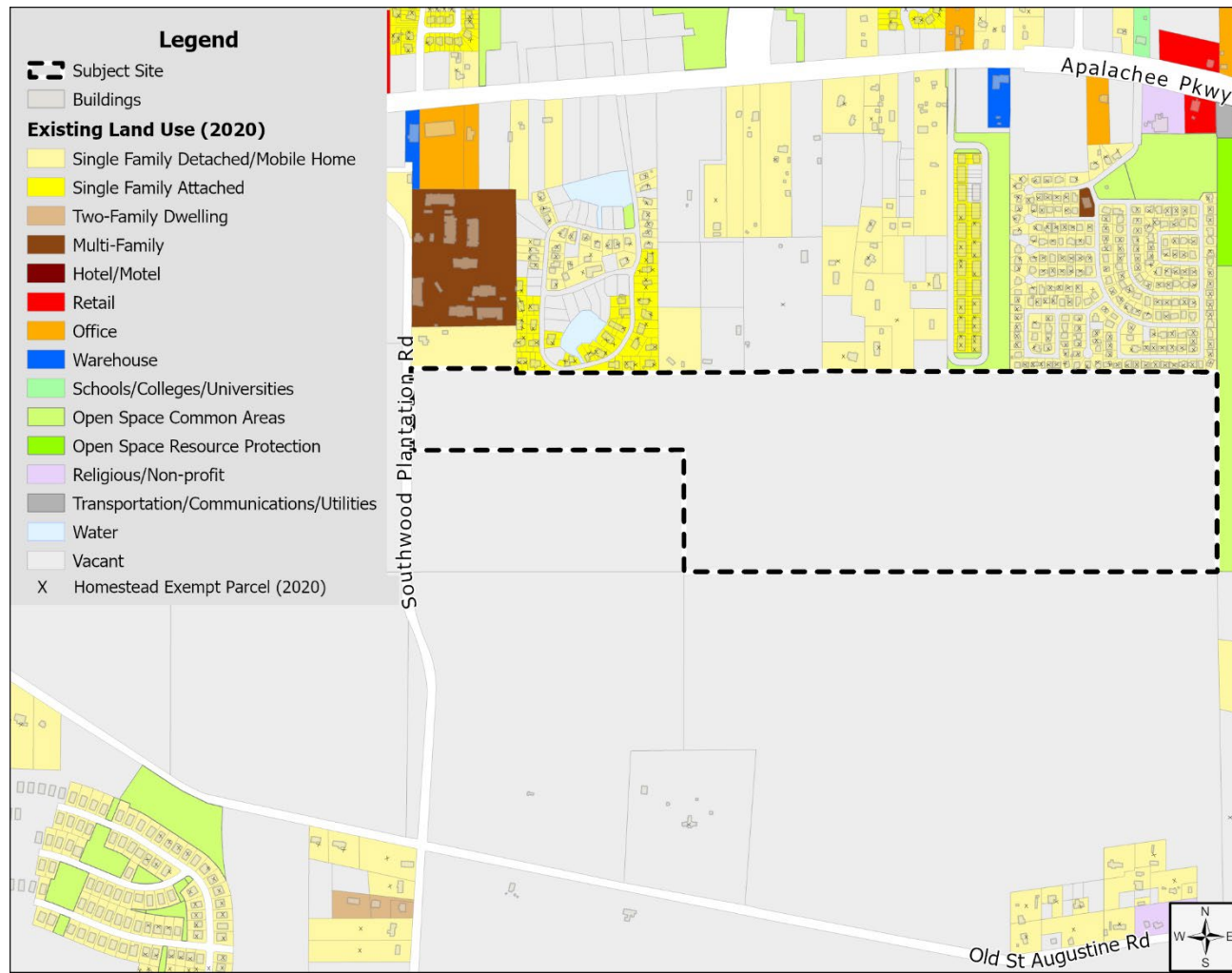
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## Existing Land Uses

### Discussion of existing uses surrounding the subject site

The subject site is one parcel approximately 129.80 acres in size and is currently vacant. The subject site is located directly adjacent to low and medium density residential and multi-family residential to the north. Directly to the east of the site is the Tallahassee National Cemetery. To the west of the site are mostly vacant parcels with Planned Development FLU and PUD 38 zoning.

### Existing Land Use Map



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Infrastructure Analysis*Water/Sewer*

City water, sewer, and other services are available to the site.

*Schools*

The Subject Area is zoned for Conley Elementary School, Fairview Middle School, and Rickards High School.

All attendance zones in which the property is located have capacity for this project. Currently, Conley Elementary has a capacity of 405, with a post development capacity of 195. Currently, Fairview Middle School has a capacity of 440, with a post development capacity of 354. Currently, Rickards High School has a capacity of 476, with a post development capacity of 383.

*Roadway Network*

The subject site is not within the MMTD. The subject site sits in between Apalachee Parkway (US Highway 27; State Road 20), a Principal Arterial, to the north and Old St. Augustine Road (County Road 2196), a Minor Arterial to the south. Southwood Plantation Road, a Minor Collector, runs adjacent to the west of the subject site connecting Apalachee Parkway to Old St. Augustine Road. The intersection of Apalachee Parkway and Southwood Plantation Road is not signalized. The intersection of Old St. Augustine and Southwood Plantation Road is signalized. Old St. Augustine Road is a designated canopy road.

Site impacts analysis:

Buildout Type	Acres	Maximum Buildout Intensity	Maximum Buildout	Trip Generation Rate	% Enter	% Exit	Trips Enter	Trips Exit	Total Trips
PUD-38 Low Density Residential	4.8	3.5 DU/Acre	16.8 DU	0.98	63	37	10.4	6.1	16.5
R-3 Single and Two-Family Residential	125	8 DU/Acre	1000 DU	0.55	63	37	346.5	203.5	550.0
								Total	566.5

The table above depicts preliminary calculations based on the maximum residential development allowed under the requested land use category and associated rezoning. Trip generation rate and entering/exiting trip percentages are based on Single-Family Detached Residential (210) and Multifamily Housing Low-Rise (221) as determined by the Institute of Transportation Engineers' Trip Generation Manual, 10th Edition, to estimate maximum buildout possible for the subject site. Final transportation concurrency calculations will be conducted when a site plan for proposed development is submitted.

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Based on maximum residential development allowed under the requested land use category and zoning, this amendment could result in 567 new trips. Note that the total trips calculated in this analysis are substantially higher than will be allowed due to requirements such as stormwater mitigation, open space requirements, and other restrictions. The actual traffic impacts and concurrency will be calculated at the time of site plan review.

*Pedestrian and Bicycle Network*

The site is not accessible via sidewalks, trails, or bike lanes. Southwood Plantation Road is designated as East Town Bike Tallahassee Route which connects the Woodville community to northeast Tallahassee.

*Transit Network*

The site is not serviced by transit

Environmental Analysis

The subject site is somewhat constrained by environmental features. A portion of the subject site is within the Urban Services Area. The parcel constrained by a water body and wetland on the eastern side, and is in FEMA Flood Zone A. There are potential karst features associated with the eastern water body and wetland, as well as smaller potential features on the western side of the property. The subject site has approximately 22.8 acres constrained by environmental features and this is about 17.5% of the subject site.

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**F. PUBLIC OUTREACH AND NOTIFICATION**

An initial mailing was sent to [enter number of notices] property owners within 1,000 feet of Subject Site.

<b>Public Outreach</b>		<b>Date Completed</b>
<b>X</b>	Notices Mailed to Property Owners within 1000 feet	12/29/2021
<b>X</b>	Signs providing details of proposed land use posted on subject site	12/20/2021
<b>X</b>	Public Open House	01/11/2022
<b>X</b>	Staff Reports Available Online	01/17/2022
	Email Subscription Notice sent to all users of service	

**Public Open House** – The Public Open House was held on January 11, 2022 at the Renaissance Building. There were 2 people in attendance. Staff provided overview of the application received and the amendment (and concurrent rezoning) being requested. Citizens commented about the water body on the subject site and asked questions about the impacts of the amendment on the community. Staff explained that the applicant would be required to go through the site plan process through the Development Support and Environmental Management if the amendment is approved. Staff further explained that the site plan process will involve transportation analysis, Natural Features Inventory process and Environmental Management Permit process.

**G. STAFF REPORT UPDATE**

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

Cycle Meetings		Date Completed
X	Local Planning Agency Workshop	01/04/2022
X	Local Planning Agency Public Hearing	03/02/2022
	Joint City-County Commission Workshop	
	Transmittal Public Hearing [If Applicable]	
	Adoption Public Hearing	

**Local Planning Agency Workshop:** A workshop was held on January 4, 2022 where staff provided an overview of the 2022 Cycle Amendments. There were no questions from the LPA that resulted in updates to this staff report.

**Local Planning Agency Public Hearing** – The public hearing was held on March 1, 2022 to vote on the proposed 2022 Cycle Amendments. The LPA found the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended **ADOPTION** of the proposed amendment. They also found that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended **APPROVAL** of the proposed rezoning. There were six public speakers on this item, five were opposed and a representative of the applicant, attended to answer questions and speak in favor.

**H. APPENDICES**

- Appendix #1: Comprehensive Plan Policies for Rural (2.2.1 [L]) and Suburban (2.2.5 [L]) Land Use Categories
- Appendix #2: Rural (Sec. 10-6.612), PUD 38 (Sec. 10-6.696) and Single and Two Family Residential (Sec 10-6.637) Zoning Codes
- Appendix #3: Photo of signs providing details of proposed land use and zoning changes posted on subject site

**APPENDIX 1****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.

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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 2.2.24: [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, 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 **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,



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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 <sup>(4)</sup>	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE <sup>(4)</sup>	10,000 SQ FT/ACRE <sup>(5)</sup>	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ACRE	20,000 SQ FT/ACRE	
Medium Density Residential Office	Residential, Office, Ancillary 1 <sup>st</sup> Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ACRE	20,000 SQ FT/ACRE <sup>(6)</sup>	
Village Center	Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.	8 to 16 UNITS/ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less <sup>(7)</sup>	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ACRE <sup>(3)</sup>	Up to 20,000 SQ FT/ACRE <sup>(3)</sup>	
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ACRE	Up to 25,000 SQ FT/ACRE <sup>(8)</sup>	

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
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Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ACRE <sup>(1)</sup>	80,000 SQ FT/ACRE <sup>(2)</sup>	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ACRE	20,000 SQ FT/ACRE	5-10%

## 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 mixeduse 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

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.

**APPENDIX 2**

Land Development Code sections



**Sec. 10-6.612 Rural Zoning District**

<b>1. District Intent</b>	<b>2. Allowable District Location</b>
<p>The intent of the rural zoning district is to maintain and promote agriculture, silviculture and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify the county's rural areas.</p> <p>Allowable land uses within this district include agriculture, silviculture, ecotourism-based activities, very low density residential, and community and passive recreational facilities, and some forms of active recreation as a restricted use.</p> <p>Non-residential uses, with the exception of community and passive recreational facilities that are not functionally related to and supportive of agriculture, silviculture and other natural resource-based activities shall be prohibited within the rural zoning district. This district is not intended to accommodate commercial activities designed to service basic household needs of area residents.</p> <p>Rural commercial uses, as well as restricted uses, may be allowed in this district but shall be limited to the locational and design standards as noted herein. Due to the need to protect and preserve existing rural lands from fragmentation and to promote infill and redevelopment within the urban services area and rural communities, urban services are not planned or programmed for this area.</p> <p>Design standards and development standards for non-residential development and restricted uses, as noted herein, shall be required to prevent encroachment and fragmentation of agricultural uses as well as to ensure compatibility with adjacent uses.</p>	<p>The district may only be located within areas designated rural on the future land use map.</p>

<b>Permitted, Prohibited, and Restricted Uses</b>			
<b>3. Principal Uses</b>	<b>4. Prohibited Uses</b>	<b>5. Restricted Uses</b>	<b>6. Rural Accessory Uses Functionally Related to Bona Fide Agriculture, Silviculture or Natural Resource-Based Activities</b>
<p>(1) Agricultural.                      (2) Silviculture.                      (3) Wholesale trade: Farm-product raw materials.                      (4) Wholesale nursery products.                      (5) Rural commercial.                      (6) Community services.                      (7) Low-density residential (single-, two-family, or manufactured home).                      (8) Passive recreation.                      (9) Light infrastructure.                      (10) Cemeteries.</p>	<p>(1) Manufacturing.                      (2) Extraction and bottling of mineral or springwater—wholesale.                      (3) High pressure well stimulation/acid fracturing and/or hydraulic fracturing.                      (4) Gas stations, fuel oil and liquefied petroleum products.                      (5) Convenience stores.                      (6) Grocery stores.                      (7) General merchandise sales.                      (8) Drug stores.                      (9) Automotive repair.                      (10) Motor vehicle racing tracks/amusement.                      (11) Heavy infrastructure (with the exception of those listed under restricted uses).                      (12) Active recreation (with the exception of those listed under restricted uses).                      (13) Other uses which are not functionally supportive of and accessory to established agricultural, silvicultural or natural resource-based activities within the rural zoning district.</p>	<p>(1) Mining.                      (2) Landscape counseling and planning.                      (3) Airports, flying fields and services.                      (4) Camps and recreational vehicle parks.                      (5) Botanical and zoological gardens.                      (6) Archaeological historical sites.                      (7) Commercial kennels.                      (8) Veterinary clinics.                      (9) Riding academies/livery or boarding stables.                      (10) Outdoor sport shooting ranges.</p>	<p>Pursuant to F.S. § 823.14, a bona fide farm operation shall be exempt from local regulation, ordinance, rule or policy that prohibits, restricts, regulates or otherwise limits activities of a bona fide farm operation on land classified as agricultural land pursuant to F.S. § 193.461.</p> <p>Pursuant to F.S. § 823.14(3)(b), the term "farm operation" means all conditions or activities which occur on a farm in connection with that farm's products.</p>

<b>7. Development Standards</b>									
<b>Use Category</b>	<b>a. Lot area (acres)</b>	<b>b. Minimum lot frontage</b>	<b>c. Front yard setback</b>	<b>d. Corner yard setback</b>	<b>e. Side yard setback</b>	<b>f. Rear Yard setback</b>	<b>g. Maximum height at building envelope perimeter</b>	<b>h. Maximum height per additional setback</b>	<b>i. Total maximum height</b>
Low density residential	10 acres minimum	15 feet	30 feet	30 feet	20 feet	50 feet	35 feet	1'1'	Not applicable
Rural commercial	3.0 acres minimum, 5.0 acres maximum *	40 feet	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	35 feet	1'1'	45 feet
Community services	See Development Standards for Community Services in Section 8	40 feet	50 feet building, 50 feet parking  100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	50 feet building, 50 feet parking  100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	50 feet building, 50 feet parking  100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	50 feet building, 50 feet parking  100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	35 feet	1'1'	45 feet
Restricted uses; passive recreation facilities	3.0 acres minimum	Not applicable	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	35 feet	1'1'	45 feet

Comp. Plan Policy 2.1.9 subdivision	0.5 acres minimum	15 feet	25 feet	25 feet	15 feet	50 feet	35 feet	1'1'	Not applicable
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**8. Development Standards for Community Service Uses:**

(1) The maximum single structure size and site area shall be limited by the overall acreage of the parcel to preserve the rural character through proper scale and massing. Community service uses shall also be subject to the site design criteria of subsection 11 of this section.

Parcel size	Less than or equal to 10 acres	>10 to 49 acres	50 acres +
Maximum single structure size (gross building floor area)	5,000 square feet	10,000 square feet	15,000 square feet
Site area	Min: 3 ac Max: 5 ac	Min: 3 ac Max: 10 ac	Min: 3 ac Max: 15 ac

Existing, lawfully established non-conforming community services uses will be afforded flexibility with the required development standards, to the extent practical, when improvements are necessary to meet minimum health and safety standards according to the Florida Building Code (FBC), including, but not limited to ADA accessibility requirements.

**9. Rural Commercial Intersection Location Standards:** The intersection location standard is intended to group rural commercial activities toward intersections to provide access and to prevent fragmentation of agricultural uses.

- (1) Major function: Provide sales and services functionally related to and supportive of agriculture, silviculture and natural resource-based activities.
- (2) Location: On or near the intersection (access within 330 feet of the centerline of the intersection) of an arterial/arterial or arterial/major collector roadway.
- (3) Site area: 3.0 acres minimum with a maximum of 5.0 acres per quadrant.
- (4) Allowable building square footage: Maximum of 10,000 gross square feet per intersection (only 2 quadrants per intersection may be developed for rural commercial). Single structure limited to a maximum of 5,000 gross square feet.



**10. Development Standards for Restricted Uses:** All proposed restricted uses shall meet the applicable provisions of section 10-6.611; the applicable design standards noted in subsection 11 of this section; the buffer zone standards (section 10-7.522); and the parking and loading requirements (subdivision 3, division 5, article VII of this chapter). All restricted uses shall be limited to a maximum building area of 2,000 gross square feet per acre with no more than 5,000 gross square feet of retail commercial or office space. The following restricted uses require satisfaction of additional criteria:

(1) Mining activities.

a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes NAICS items 212321 and 212324.

b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:

1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property owner prior to site plan approval or if the adjacent property is also used as a mining activity.

2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.

3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.

4. Fencing requirement: All areas proposed for use in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined by the County Administrator or designee to be a reclaimed open-pit mine. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters, "Danger," "Keep Out," "No Trespassing," or similar language indicate that there may be hazardous conditions on the premises.

(2) Camps and recreational vehicle parks (NAICS 721211 and 721214).

a. All camps and recreational vehicle parks must meet the specific development standards, as follows upon review and approval by the

Board of County Commissioners following a duly noticed public hearing. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:

1. Sanitary facilities shall be provided.
2. Not more than 5 campsites per gross acre shall be provided.
3. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.

(3) Airports, flying fields and services.

a. All airports, flying fields and services must meet the specific development standards as noted in this section and as required by state or federal law, and shall require review and approval by the Board of County Commissioners following a duly noticed public hearing.

(4) Outdoor sport shooting ranges.

a. This subsection shall not apply to personal firearm use on private property or to businesses that operate an outdoor sport shooting range as an ancillary use to a legal, principal use, such as, but not limited to, a hunting plantation, timber plantation, or special event venue.

b. All outdoor sport shooting ranges must meet the specific development standards as noted in this section, and shall require a Type C review and approval by the Board of County Commissioners following a duly noticed public hearing.

c. All outdoor sport shooting ranges must demonstrate protection of adjacent properties and the public interest which shall include, but not limited to the following:

1. An outdoor sport shooting range shall not be located within an unrecorded or recorded subdivision or in the residential preservation overlay district.
2. No outdoor sport shooting range shall be permitted within 500 feet of the property line.
3. The firing lines shall be oriented to minimize off-site impacts, including, but not limited to, noise and safety of existing structures and roadways.
4. Access to Canopy Road shall be subject to division 7, article VI of this chapter.
5. A minimum of a Type D buffer and a 15-foot high berm behind the line of fire/targets shall be constructed.
6. The county encourages the use of the National Rifle Association's Range Source Book for best practices.
7. The county encourages compliance with the state department of environmental protection's best management practices for environmental stewardship of state shooting ranges.
8. The county encourages outdoor sport shooting ranges to have range safety officers on the premises during the hours of operation.

9. To ensure compatibility with the surrounding area, additional site specific conditions may be imposed, such as, but not limited to, conditions related to noise reduction and safety.

**11. Site Design Criteria:** Rural commercial uses, community service uses and restricted uses shall be subject to the locational and design standards as noted herein. A plan and supporting narrative must be submitted pursuant to the applicable site and development plan process outlined in article VII of this chapter that demonstrates compliance, as applicable, with the following:

(1.) Signs: Freestanding on-site signs shall be limited to monument-style signs and the sign base shall be consistent with the materials and design context of the primary on-site building. Signs shall be illuminated with externally mounted lighting focused on the sign in a manner that limits off-site illumination. Internally illuminated signs and pole signs are prohibited. For sites not located at intersections, on-site ground signs shall be limited to no more than 32 square feet in area and limited to no more than 10 feet in height.

(2.) Building and Site Design Standards: All primary buildings and accessory structures shall reflect or compliment the local vernacular architectural style. Building facade treatments and materials shall provide architectural interest through, but not limited to: the utilization of fenestration that allows for natural surveillance and gabled or parapet roof treatments.

(3.) Lighting: On-site lighting including 24-hour security lighting shall be wall mounted with illumination focused on the building in a manner that limits off-site illumination, consistent with the "Dark Sky Friendly" guidelines. All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. Security lighting is permitted; however, wall or roof mounted flood or spot lights used as general grounds lighting are prohibited. Lighting at the property line (six feet above ground) adjacent to residential uses shall not exceed 0.1 footcandles. Lighting for parking areas shall not exceed 15 feet in height as measured from average grade to the light fixture.

(4.) Perimeter Buffering and Fencing: If the adjacent residential density is 0.5 dwelling units per acre or greater, a Type C buffer shall be required. A wooden buffer fence may be utilized on sites where the required vegetative buffer cannot be established based on-site limitations or constraints.

(5.) Fencing and Screening of Outdoor Service Areas and Equipment:

a. Refuse collection areas shall be located in the side or rear yard and shall be fenced with a material and design treatment consistent with the building facade of the principal building and screened with vegetation.

b. All appurtenant mechanical and electrical equipment, outside collection/drop-off/storage areas, and other accessory or ancillary structures shall be screened from public view. The screening material shall be consistent with the materials and design context of the primary on-site building.

(6.) Hours of Operation: The hours of operation shall be limited to 6:00 a.m. to 8:00 p.m. Community service uses shall not be limited in hours of operation; however, typical hours of operation for the facility shall be identified on final development plans.

\*If subdivision is proposed to create the rural commercial parcel, then the remaining portion of the property shall meet the minimum lot size standards noted herein.

**General notes:**

- (1) If central sanitary sewer is not available, residential development shall provide no less than 0.50 acre of buildable area. Non-residential development and community service facilities located within the USA are limited to a maximum of 900 gallons of wastewater flow per day. Refer to Sanitary Sewer Policy 2.1.2 of the Comprehensive Plan for additional requirements.
- (2) Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
- (3) Refer to the concurrency management ordinance for information pertaining to the availability of capacity for certain public facilities (roads, schools, parks, etc.)

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**Sec. 10-6.696. Planned Unit Developments.**

- (a) Specific uses required by the Comprehensive Plan to be developed as planned developments or planned unit developments.
- (1) *Purpose and intent.* The purpose and intent of this section is to provide for the required review of the uses specifically identified in the Comprehensive Plan as uses to be developed as planned developments or planned unit developments. These uses are ones which may have a potential adverse impact and therefore should be subject to additional review.
  - (2) *Allowable land uses.* Those uses specifically identified in the goals, objectives, and policies, the land use categories and the land development use matrix shall be allowed.
  - (3) *Development standards.* These uses shall be subject to review and approval by the Board of County Commissioners and any specific standards as shown in the Comprehensive Plan, these regulations, and other applicable codes or ordinances.
- (b) Planned unit development (PUD) zoning district requirements and procedures.
- (1) *Purpose and intent of district.*
    - a. The PUD zoning district and associated concept plan may be used to establish types of development and arrangements of land uses that are consistent with the Comprehensive Plan, but which are not otherwise provided for or allowed in the zoning districts set out in this chapter. The range of uses and development intensities allowed within a particular PUD district, along with any corresponding development and design standards are established by an associated PUD concept plan. Subsequent development within the PUD district is implemented by the approval of one or more site and development plans, known as PUD final plans.
    - b. The standards for creating a new PUD district and its associated concept plan set out herein are intended to promote flexibility of design and permit planned diversification and integration of uses and structures. The process set out herein allows the Board of County Commissioners to evaluate applications to establish new PUD districts and their associated concept plans, to make modifications to adopted concept plans, and to render final determination as to whether applications should be approved, approved with conditions, or denied. In addition, the Board of County Commissioners, may through approval with conditions, establish such additional limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. Specifically, the PUD district is intended to:
      1. Promote more efficient and economic uses of land.
      2. Provide flexibility to meet changing needs, technologies, economics, and consumer preferences.
      3. Encourage uses of land which reduce transportation needs and which conserve energy and natural resources to the maximum extent possible.
      4. Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscape features and amenities.
      5. Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under a conventional zoning district.
      6. Lower development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities.

7. Permit the combining and coordinating of land uses, building types, and building relationships within a planned development, which otherwise would not be provided under a conventional zoning district.
- (2) *Planned unit development in residential preservation land use category.* In addition to the provisions of this section, planned unit developments proposed for lots in a recorded or unrecorded residential subdivision zoned residential preservation and which directly abut an arterial or a major collector roadway shall be consistent with the provisions cited in section 10-6.617(a)(4). Planned unit developments proposed for interior lots in a recorded or unrecorded subdivision zoned residential preservation shall be consistent with the density of the existing residential development in the recorded or unrecorded subdivision as provided for in section 10-6.617(a)(2). For the purpose of this section, interior lots mean those lots within a recorded or unrecorded subdivision in the residential preservation zoning district having sole legal access via the roadway network internal to the subdivision and said roadway network was specifically constructed as part of the subdivision roadway network.
  - (3) *Establishment of a new PUD district and adoption of an associated concept plan.*
    - a. *Eligibility for application.* Applications for establishment of a new PUD zoning district shall demonstrate compliance with the following minimum eligibility criteria:
      1. *Minimum area for a PUD zoning district.* The minimum area required for an application to a PUD district shall be five acres, except where the proposed use is required to be approved as a planned unit development by the Comprehensive Plan wherein, there shall be no minimum area required.
      2. *Configuration of the PUD zoning district.* The PUD zoning district shall consist of a single discrete area of land of sufficient width and depth to accommodate the proposed use.
      3. *Unified control/ownership.* All properties included for the purpose of application to amend the official zoning map to create a PUD district shall be under the ownership or control of the applicant.
    - b. *Review process.* The approval of a PUD zoning map amendment and associated concept plan application rests with the Board of County Commissioners. An application for a PUD zoning district shall include a PUD concept plan; a PUD zoning district shall not be established unless and until an associated implementing PUD concept plan is approved by the Board of County Commissioners. Review of an application for a PUD zoning map amendment and associated concept plan shall undergo the following sequence:
      1. *Pre-application conference.* An application for a pre-application conference shall be submitted in accordance with established policies and procedures.
      2. *PUD concept plan application.* A PUD concept plan application shall be submitted in accordance with the submittal requirements set forth in subsection (b)(3) of this section.
      3. *Public notification.* Public notice of the PUD concept plan shall be provided by publication in a newspaper of regular and general circulation. In addition, written notice shall be mailed to the current address of each owner of property located within 1,000 feet of the properties included in the application based upon the records of the county property appraiser's office, and to registered neighborhood associations.
      4. *DRC meeting and recommendation.* The development review committee shall review the PUD concept plan application to evaluate consistency with the Comprehensive Plan and compliance with applicable land development regulations adopted by the county. The DRC shall prepare an itemized list of written findings of fact that support a recommendation of

approval, approval with conditions, or denial of the PUD concept plan. The written findings of the DRC shall be forwarded to the planning commission.

5. *Planning commission public hearing and recommendation.* The planning commission shall conduct a public hearing on the PUD zoning map amendment and concept plan application and formulate findings supporting a recommendation to the Board of County Commissioners to approve, approve with conditions, or deny the application. The planning commission's recommendation shall be based upon the recommendation of the DRC, public testimony and findings made on the record at the public hearing. Quasi-judicial proceedings may be invoked pursuant to the provisions of division 9, article XI of this chapter.
6. *Board of County Commissioners public hearing and disposition.* The Board of County Commissioners shall conduct a public hearing on the PUD zoning map amendment and concept plan application. The Board's final action approve, approve with conditions, or deny the application shall be based upon the recommendations of the planning commission and the DRC, public testimony, and findings made on the record at the public hearing. The decision of the Board of County Commissioners shall be supported by written findings. The decision of the Board of County Commissioners shall be final.

c. *Application content and submittal requirements.*

1. PUD concept plan. A PUD concept plan is a generalized plan that establishes the allowable land uses and the allowable development density or intensity ranges as well as any corresponding development and design standards for all lands within the PUD zoning district. A PUD concept plan may further establish separate subdistricts. The PUD concept plan may, for each subdistrict, establish a separate list of allowable uses and applicable standards, so long as those uses and standards are consistent with those established for the PUD district.

A PUD concept plan shall consist of the graphic and/or textual information itemized in subsections (b)(3)c.1.(i) through (iv) of this section. Adjustments to this information can be made at the pre-application conference.

- (i) A general plan for the use of all lands within the proposed PUD. Such plans shall indicate the general location of residential areas (including density and unit types), open space, parks, passive or scenic areas, and non-residential areas (including maximum building square footage and maximum height).
- (ii) A plan of vehicular and pedestrian circulation showing the general locations and right-of-way widths of roads, sidewalks, the capacity of the system and access points to the external and internal thoroughfare network. The conceptual vehicular plan for a PUD utilizing the provisions of section 10-6.617(a)(4) shall identify the functional classification of the roadway that will provide access to the proposed development.
- (iii) A summary of allowable development. The summary shall provide:
  - A. The total acreage of the PUD district, and each subdistrict, as may be proposed;
  - B. The acreage of areas proposed for specific land uses proposed to be allowed within the PUD district and PUD sub-districts proposed in the concept plan, as may be applicable;

- C. The acreage of open space or conservation areas not to be developed within the PUD district and PUD sub-districts proposed in the concept plan;
  - D. The minimum and maximum allowable quantity of residential units to be allowed within the PUD district, and PUD sub-districts proposed in the concept plan, measured in residential dwelling units per acre;
  - E. The minimum and maximum allowable residential density to be allowed within the PUD district, and PUD sub-districts proposed in the concept plan, measured in residential dwelling units per acre;
  - F. The minimum and maximum allowable non-residential development intensity to be allowed within the PUD district, measured in gross building square footage; and,
  - G. The minimum and maximum allowable non-residential development intensity to be allowed within the PUD district, measured in floor area ratio.
- (iv) Regulations and development standards for the PUD district and for each sub-district, including:
- A. An itemized list of uses proposed to be allowed in each the PUD district, or sub-districts, if any.
  - B. The minimum and maximum residential densities for the PUD district and for any sub-districts.
  - C. The minimum and maximum non-residential gross square footage and floor area ratios for the PUD district and for any sub-districts.
  - D. Development and design standards governing the development of the PUD district and any sub-districts which shall, at a minimum, address: lot dimensions and size; building setbacks; building heights; dimensions of internal streets, sidewalks, and other transportation facilities (such standards may be conveyed through annotated diagrams); open space provision, off-street parking, buffering, and landscaping.
  - E. The PUD concept plan may establish, for the PUD district or any sub-district therein, additional development and design standards for other development and design characteristics and elements, etc., so long as these standards are consistent with the Comprehensive Plan. The PUD concept plan may establish proprietary standards to regulate a particular development or design characteristic or element. In those instances where development or design standards are not specifically provided in the PUD concept plan, the standards set out in the land development code shall remain in force.
2. A site conditions map that includes:
- (i) A legal description of the properties included in the application with an associated boundary survey signed and sealed by a registered state land surveyor.



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- (ii) Name of the PUD; the owners of all properties included in the PUD district; the agent for the PUD application, and address and phone number of the agent; and date of drawing and of any subsequent revision.
      - (iii) Scale, north arrow, and general location map showing relationship of the site to external uses, structures, and features.
    - 3. A natural features inventory approved by the department of development support and environmental management.
    - 4. A preliminary certificate of concurrency or appropriate documentation issued by the county department of development support and environmental management.
  - d. *Review criteria.* In order to be approved, a proposed PUD zoning map amendment and concept plan application shall demonstrate satisfaction of the following criteria:
    - 1. *Consistency with the Comprehensive Plan.* The proposed PUD district shall be consistent with the Comprehensive Plan.
    - 2. *Consistency with other ordinances.* The proposed PUD district shall be consistent with all other ordinances adopted by the county, including, but not limited to, the applicable environmental and concurrency management ordinances.
    - 3. *Consistency with purpose and intent of PUD district.* An application for a PUD district shall include a narrative indicating how the proposed PUD district meets the purpose and intent of the PUD district, as set forth in subsection (a) of this section. The narrative shall specifically address the seven statements itemized in subsection (a) of this section.
- (4) *Previously approved PUD districts and concept plans.*
- a. *Status of previously approved PUDs.* Any PUD district approved prior to the effective date of the ordinance from which this subdivision is derived shall continue to be governed by the approved PUD plan and any agreements, terms, and conditions to which the approval may be subject and shall be designated PUD on the official zoning map
  - b. *Amendments to a PUD concept plan or PUD zoning districts.* Whenever any application is made to substantially modify an approved PUD, or to undertake a new development on part or all of the property, the application shall be made under the terms and procedures of the PUD district set forth herein. Notwithstanding this provision, the County Administrator or designee may approve amendments to the PUD concept plan during the review of a PUD final development plan if said amendments are substantially minor in nature and do not affect the overall character of the PUD concept plan. The criteria that the County Administrator or designee shall use to determine if the proposed changes are not substantially minor in nature and effect the overall character of the PUD include, but are not limited to: a change in the overall number of residential dwelling units of ten percent or greater; a change in density of 15 percent or more; an increase of non-residential building square footage; a substantial decrease in the amount of acres devoted to common open space and/or natural area; a substantial change in the general location of the proposed land uses, including the common open space and/or natural areas; a substantial change in the location, design, or function of associated transportation facilities; and a substantial change in the location, design, type, or function of associated infrastructures.
  - c. *Eligibility for application for modification of a PUD concept plan or district.*
    - 1. *Minimum area for modification to an existing PUD zoning district or concept plan amendment:* The minimum area required to be included in an application for amendment to a PUD district shall be the entire PUD zoning district; however, the County Administrator or designee, may allow an amendment of the official zoning map or the concept plan that

affects or applies to only a portion of the land area included in the PUD district upon a finding that such amendment would not adversely impact the remainder of the district.

2. *Control/ownership.*

- (i) All properties included for the purpose of application for modification to an existing PUD zoning district or concept plan amendment shall be under the ownership or control of the applicant; or
  - (ii) An application may be made by the Board of County Commissioners.
- (5) *PUD final plan.* The PUD final plan is a site and development plan consistent with and intended to implement a PUD concept plan. The final plan may pertain to an entire PUD district or some portion of the land area included within that district. The appropriate level of site and development plan review for the PUD final plan, applicable submittal requirements, and procedural standards, including level of review, are those set forth in the site plan procedures of division 4, article VII of this chapter. In addition, the final vehicular plan for a PUD utilizing the provisions of section 10-6.617(a)(4) shall show consistency with the access provisions of section 10-6.617(a)(4) and subsection (b) of this section.
- (6) *Joint concept and final PUD plan application.* At the option of the applicant, a PUD concept plan may be reviewed simultaneously with a PUD final development plan. The submittal requirements of such a review shall be determined at the pre-application conference.

(Code 1992, § 10-6.696; Ord. No. 07-20, § 2, 7-10-2007; Ord. No. 08-04, § 2, 2-26-2008; Ord. No. 10-08, §§ 2—8, 3-23-2010; Ord. No. 14-10, § 18, 6-10-2014)

## Section 10-6.637. R-3 Single- and Two-Family Residential District.

1. District Intent	PERMITTED USES								
	2. Principal Uses				3. Accessory Uses				
The R-3 district is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential, Urban Residential 2, or Suburban on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. The maximum gross density allowed for new residential development in the R-3 district is 8 dwelling units per acre; a minimum density of 4 dwelling units per acre is required when applied to the Urban Residential future land use category. The minimum density is not applicable if constraints of public easements, concurrency, or preservation an/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses are also permitted.	(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family attached dwellings. (5) Single-family detached dwellings. (6) Two-Family dwellings. (7) Zero-lot line single-family detached dwellings.				(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.				
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	not applicable	15 feet	25 feet	maximum length: 8 units	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	8,000 square feet	60 feet	100 feet	20 feet	same as for single-family detached dwellings	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	25 feet	same as for single-family detached dwellings	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

**GENERAL NOTES:**

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

### APPENDIX 3

Photos of public notice signage



Good Morning,

Thank you for providing your comments on these amendments. Your comment will be saved and provided to the Board of County Commissioners for their consideration at the upcoming workshop and public hearings. You can find the dates for those meetings in the mailing notice you received or at the website link provided below. The website link will also provide more information about each Comprehensive Plan amendment as it becomes available, including the staff reports that provide greater detail about each amendment.

Again, thank you very much for your participation in this process, and please let us know if you have questions or would like additional information.

[Planning | Comprehensive Plan | 2022 Comprehensive Plan Amendment Cycle | PLACE \(talgov.com\)](https://www.talgov.com/planning/comprehensive-plan/2022-comprehensive-plan-amendment-cycle)

Kind Regards,

Mindy Mohrman

Adminstrator- Comprehensive Planning/  
Urban Forester  
ISA Certified Arborist/Municipal Specialist MW-4433AM  
Tree Risk Assessment Qualified  
Tallahassee-Leon County Planning Dept.  
Comprehensive Planning & Urban Design  
850.891.6415 • [melinda.mohrman@talgov.com](mailto:melinda.mohrman@talgov.com)



Learn about our urban forest at [www.talgov.com/tallytrees](https://www.talgov.com/tallytrees)

**From:** [gypsearose94@yahoo.com](mailto:gypsearose94@yahoo.com) <[gypsearose94@yahoo.com](mailto:gypsearose94@yahoo.com)>  
**Sent:** Monday, January 24, 2022 11:44 PM  
**To:** Planning Inquiries <[planning@talgov.com](mailto:planning@talgov.com)>  
**Cc:** Mohrman, Melinda <[Melinda.Mohrman@talgov.com](mailto:Melinda.Mohrman@talgov.com)>; White, Artie <[Artie.White@talgov.com](mailto:Artie.White@talgov.com)>  
**Subject:** Citizen comment on proposed Southwood Plantation Road Amendment (LTA202203)

**Citizen comment on proposed Southwood Plantation Road Amendment (LTA202203)**

Please remember the comprehensive plan for canopy roads. Old Saint Augustine has way too much traffic already. The power lines are a wildlife corridor and the area has rich and varied wildlife.

Necah Rose  
3110 Old Saint Augustine Rd  
Tallahassee Florida 32311  
[gypsearose94@yahoo.com](mailto:gypsearose94@yahoo.com)

Dear Commissioner Dozier,

For clarification regarding the Sue McDonald memo and amendment LMA202203:

1. The Southwood Plantation Road Property in question is owned by the St. Joe Company.
2. We have no evidence, either directly or indirectly, of a contract or agreement with Southwood Plantation on the St. Joe property, or any other property.
3. The number one priority of the Twin Lakes HOA Bd. is the safety of our residents. Therefore, we are in favor of a secondary exit road as explained below and would be grateful for any help you can provide.
4. I discussed all of this with Oluwaseyi Akinrinde last week.

Sincerely,

Dave Balla,

President & Agent for Twin Lakes Homeowners Association.

----- Forwarded message -----

From: Sue <[sue\\_mcd@hotmail.com](mailto:sue_mcd@hotmail.com)>

Date: Mon, Jan 3, 2022 at 4:59 PM

Subject: Re: This can impact all of us: Southwood Expansion to our South

To: twin lakes homeownersassoc <[twinlakeshoa17@gmail.com](mailto:twinlakeshoa17@gmail.com)>

Cc: Kristin Dozier <[dozierk@leoncountyfl.gov](mailto:dozierk@leoncountyfl.gov)>

Would like to see Twin Lakes oppose this development! We would lose not only the peaceful quite of our neighborhood, but also the enjoyment as well as habitat for much wildlife!

Many years ago, the current Twin Lakes Board had a meeting with Southwood officials who indicated it would be many years in the future before they would expand to this side of Old St. Augustine Rd. and when they did they would leave a 200 yard green space buffer in between any development and Twin Lakes.

It would be nice if you would review board minutes and find this agreement and make every effort to see it applied and ask Kristin Dozier, our Commissioner, to help with this.

Please share this information with the rest of the neighborhood so they are also aware of this agreement!

If you will not do this, please make all past board minutes available to myself and others so someone else can support and fight for the neighborhood!

Sue McDonald

A 33 year resident

1514

Sent from Sue's iPhone

On Jan 1, 2022, at 10:49 AM, twin lakes homeownersassoc <[twinlakeshoa17@gmail.com](mailto:twinlakeshoa17@gmail.com)> wrote:

The upside with this development for the community is a potential secondary outlet to Southwood Plantation Rd. In the event of any emergency where outgoing traffic could plug the current road, fire, rescue, ambulance, etc. would have an alternative. If you are in favor please state your position by filling in the bottom of page 1 and mailing it to the address shown.

Thank you,  
Twin Lakes HOA



Mr. Anthony,

The notice for the proposed amendments was sent to homeowners within one thousand feet of the subject site. The April Road amendment is LMA202201 which you itemized in your concerns, and you can find more information about the amendment on the [website](#) I shared with you previously. In the case of the April Road amendment, a portion of the subject site is already in the Urban Services Area, and there is a concurrent application to add the portion outside the USA. However, each application is treated accordingly, and developments will go through this similar process to analyze the current Future Land Use and zoning before consideration for addition to the USA. Also, parcels added to the USA already have a portion inside the USA or share a boundary with the USA, amongst other requirements.

I hope this clarifies your question, and do not hesitate to let us know if you have further questions and concerns.

Thank you for your participation in this process.

Regards,

**Oluwaseyi Akinrinde**

**Planner I | Comprehensive Planning**

Tallahassee-Leon County Planning Dept.

Frenchtown Renaissance Center, Third Floor

435 N Macomb St.

Tallahassee FL, 32309

850.891.6412 • [oluwaseyi.akinrinde@talgov.com](mailto:oluwaseyi.akinrinde@talgov.com)



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:** Anthony Gaudio <[agaudio49@gmail.com](mailto:agaudio49@gmail.com)>

**Sent:** Monday, January 10, 2022 5:26:56 PM

**To:** [kristendozier@gmail.com](mailto:kristendozier@gmail.com) <[kristendozier@gmail.com](mailto:kristendozier@gmail.com)>; Rick Minor <[MinorR@leoncountyfl.gov](mailto:MinorR@leoncountyfl.gov)>; Brian Welch <[WelchB@leoncountyfl.gov](mailto:WelchB@leoncountyfl.gov)>

**Cc:** Akinrinde, Oluwaseyi <[Oluwaseyi.Akinrinde@talgov.com](mailto:Oluwaseyi.Akinrinde@talgov.com)>; 'Ken Goldberg' <[kgoldberg7@aol.com](mailto:kgoldberg7@aol.com)>; Hodges, Stephen M <[Stephen.Hodges@talgov.com](mailto:Stephen.Hodges@talgov.com)>

**Subject:** Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)

**\*\*\*EXTERNAL EMAIL\*\*\***

Please report any suspicious attachments, links, or requests for sensitive information.

Thought you might want to know about this issue. I just found out that there is a similar land use issue on April Road which Grassroots community was not notified about. We will look into this and see if we

have additional concerns on that Amendment. Right off the bat one issue that comes to mind is that the Urban services area will need to be extended to large developments to both the East and West of Grassroots Community. Will this mean that eventually Grassroots will become part of the USA? Thanks for your consideration of these two amendments.

Anthony Gaudio  
[Agaudio49@gmail.com](mailto:Agaudio49@gmail.com)  
850-528-6350

**From:** Anthony Gaudio [[mailto:agaudio49@gmail.com](mailto:mailto:agaudio49@gmail.com)]  
**Sent:** Monday, January 10, 2022 3:52 PM  
**To:** 'Akinrinde, Oluwaseyi' <[Oluwaseyi.Akinrinde@talgov.com](mailto:Oluwaseyi.Akinrinde@talgov.com)>  
**Cc:** 'Jeremy Matlow' <[jeremy@jeremymatlow.com](mailto:jeremy@jeremymatlow.com)>; 'jack@jackfortallahassee.com' <[jack@jackfortallahassee.com](mailto:jack@jackfortallahassee.com)>; 'curtisrichardson@gmail.com' <[curtisrichardson@gmail.com](mailto:curtisrichardson@gmail.com)>; 'Ken Goldberg' <[kgoldberg7@aol.com](mailto:kgoldberg7@aol.com)>; 'Hodges, Stephen M' <[Stephen.Hodges@talgov.com](mailto:Stephen.Hodges@talgov.com)>  
**Subject:** Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)

Mr. Oluwaseyi and Commisioners

I am following up on our discussion by telephone last week regarding land use amendments LMA202203 and LTA202201 that have been proposed for the County's Comprehensive Land Use Map. The amendments propose changing 129.8-acre parcel presently located in a Critical Planning Area and designated Rural to the Suburban land use category.

On behalf of the undersigned, residents in the Grassroots Community and members of the Grassroots Community Membership Association, Inc. (GCMA), our issues of concern are as follows:

**Southwood Plantation Road Lacks Capacity for the Development of the Proposed Land Use Change.** The subject property is located between St. Augustine Road, a designated canopy road to its south, and Apalachee Parkway to its north. The property abuts the eastern side of Southwood Plantation Road, which is a narrow, winding single lane rural road bordered by open ditches.

Southwood Plantation Road provides the sole access to/from Apalachee Parkway and Old St. Augustine Road from the eastern side of the

Southwood DRI/PUE. It also provides the sole point of ingress and egress to and from the 240 unit Apalachee Point Apartments, adjacent to the northern boundary of the subject property, as well as other single family residences abutting Southwood Plantation Road. The proposed land use change from Rural to Suburban changes the parcel from the present density of one unit per 10 acres, to a future density of 20 units per acre. Southwood Plantation Road does not have the capacity to safely handle this proposed increase in density for a 129 acre parcel. Even at 8 units per acre, which you represented would be the zoning density sought through rezoning, this single lane rural road neither has the capacity, nor can it safely support, the level of development proposed for this site.

**Relocation of Southwood Plantation Road.** As a condition of approval of the original Southwood DRI/PUD, St. Joe agreed to redirect future traffic in the DRI off Southwood Plantation Road onto a newly developed internal road system. This new internal road necessitated the creation of a new intersection at St. Augustine Road that will connect the DRI development south of St. Augustine Road, to the future DRI development proposed north of St. Augustine Road. The intersection will be located in an area west of Southwood Plantation Road, that is more central to the DRI. In exchange for the creation of a new intersection that will require significant safety and sight clearing of St. Augustine Road's protected canopy, St. Joe agreed to close the existing intersection at Southwood Plantation and St. Augustine Roads to offset the canopy impacts on the new intersection to the west. (It is our understanding that access to St. Augustine Road from the portion of Southwood Plantation Road south of St. Augustine Road would not be closed in order to maintain the east/west access St. Augustine Road provides to the existing homes abutting Southwood Plantation Road that are not part of the Southwood DRI).

It is imperative that the proposed 129 acre land use and zoning change be evaluated for potential impacts this development will have on Southwood Plantation Road, including an assessment of the project based on the closure of access to St. Augustine Road from Southwood Plantation Road. It is also imperative that any land use change, rezoning, or development order issued for the subject parcel be

conditioned on the closure of this intersection, in conformity with St. Joe's commitment to offset its new canopy road intersection with the closure.

**Density** - This 129 acre site now Zoned Rural can have up to 20 units per acre after the changes to the land use map requested. Even if the developer only goes to 8 units per acre, as you stated in our telephone conversation, this could mean up to 1000 or more additional housing units that will be in that development, on a parcel that is itself designated rural, within a much larger area east and south of the site, that is also designated rural. The proposed land use change is incompatible with the area, and inconsistent with the underlying purpose of having designated the parcel as rural, in recognition of the existing natural systems and ecosystems in the area, and the rural development patterns that presently exists around this site. This is underscored by the fact that a portion of the parcel is located outside the USA boundary.

**Urban Services Area** – It is my understanding that a portion of the property is not now in the Urban Services Area. Adding this development will add significantly to the Concurrency needs for transportation, sewage, Schools, Fire, etc. Given the thousands of approved residences and commercial development still undeveloped in the Southwood DRI/PUD, all within the the USA, what is the rationale for having to expand the USA to accommodate the change in land use sought by these amendments? It seems piecemeal at the expense of infilling remaining for the existing USA.

**Concurrency Requirement for \$10 Million dollars to be paid to the City for Concurrency after Southwood expands or develops north of its current northern most boundary.** This 129 acre parcel is proposed to be developed by a subsequent purchaser from the current owner, St. Joe, subject to the approval of the change in land use and zoning. The concurrency deficits and future needs that have been identified in the area are directly the result of the approval of the Southwood DRI/PUD. These deficits will be exacerbated by the approval of the land use change that has been requested for the subject property, and should be assessed and evaluated based on the reality of the deficits existing today, not on the basis of the improvements that may

be made in the future when, and if, St. Joe develops the northern portion of the DRI.

We do not want the future developer of the subject parcel to be allowed to offset the impacts of its proposed development on the basis of concurrency improvements that might be made if the Southwood DRI moves forward on the northern portion of the DRI. The proposed project should pay its own fair share for its own impacts independent of any improvements that might occur in the future, just as St. Joe should be required to pay its full \$10 million share of the impacts its DRI will have if it completes its development north of Old St. Augustine Road, irrespective of the impacts created by the proposed development of the 129 acre parcel.

Again, thank you for your time and the opportunity to follow up on our conversation last week. Please feel free to contact either of the undersigned if you have any questions.

Ken Goldberg,  
President, GCMA  
511 China Berry Lane  
Tallahassee, FL 32311  
850-567-6225

Anthony Gaudio  
Registered Agent, GCMA  
2335 Grassroots Way  
Tallahassee, FL 32311  
850-528-6350

cc: Steve Hodges, COT & County Commissioners

**From:** Akinrinde, Oluwaseyi [<mailto:Oluwaseyi.Akinrinde@talgov.com>]

**Sent:** Monday, January 10, 2022 9:59 AM

**To:** [agaudio49@gmail.com](mailto:agaudio49@gmail.com)

**Cc:** Mohrman, Melinda <[Melinda.Mohrman@talgov.com](mailto:Melinda.Mohrman@talgov.com)>

**Subject:** Comments and Concerns on Proposed Southwood Plantation Road (LMA202203)

Anthony,

I'm sending you this e-mail in response to your voicemail on Friday. You can send your comments and concerns here.

Also, to further expatiate on our conversation last week, Comprehensive Plan amendments are named after the access road to the subject property. For example, the amendment LMA202203 is called the Southwood Plantation Road amendment because the subject property is located on Southwood Plantation Road and has no relationship with the Southwood Development PUD.

I documented our previous phone conversation and will present this and your additional concerns to the Board of County Commissioners for their consideration at the upcoming workshop and public hearings. You can find the dates for those meetings on the mailing notice that you received and at the website link provided below. The website link will also provide more information about this amendment and other Comprehensive Plan amendments as it becomes available, including the staff reports that provide greater detail about each amendment. The staff reports should be posted online towards the end of the month.

Thank you very much for your participation in this process.

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[www.talgov.com](http://www.talgov.com)

Regards,

**Oluwaseyi Akinrinde**

**Planner I | Comprehensive Planning**

Tallahassee-Leon County Planning Dept.

Frenchtown Renaissance Center, Third Floor

435 N Macomb St.

Tallahassee FL, 32309

850.891.6412 • [oluwaseyi.akinrinde@talgov.com](mailto:oluwaseyi.akinrinde@talgov.com)



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**Amendment:** LMA\_202203

**Name:** Anthony Gaudio

**Address:** Southwood Plantation

**City:** Tallahassee

**State:** FL

**Zip:** 32311

### **Summary of Phone Conversation**

**Comments:** Citizen was representing the Southwood Plantation Grassroot Community Association and had four questions;

1. Citizen wanted to know if the development will require a relocation of the Southwood plantation road
  - Staff explained that the application for amendment is not for this purpose
2. Citizen wanted to understand the rezoning application and maximum dwelling unit per acre that will be allowed in the proposed zoning
  - Staff explained that the applicant applied to change the portion of the site zoned Rural (R) and CPA to Single Family Detached, Attached Residential (R-3). Staff further explained that the R-3 zoning district will allow 8 dwelling units per acre.
3. Citizen asked about PUD concurrency
  - Staff explained that the portion of the subject site zoned PUD 38 will not be rezoned. Staff further clarified that the Southwood Plantation Road amendment has no relation to the Southwood Development PUD
4. Citizen wanted to know if the new development will be in the Urban Services Area and the transportation effects of the development on the community
  - Staff explained that a portion of the subject site is already in the USA and there is a concurrent application to add the portion outside the USA boundary to the USA. Staff explained that the application if approved will be subject to a transportation analysis during the site plan process.



**Amendment:** LMA\_202203

**Name:** Dave Baller

**Address:** Twin Lakes

**City:** Tallahassee

**State:** FL

**Zip:** 32311

**Summary of Phone Conversation**

**Comments:** Citizen represented as the agent and president of the Twin Lakes HOA. Citizen asked about the ownership of the property and a need for an emergency traffic route.

Staff explained that the Southwood Plantation does not own the subject site, but the proposed amendment was called Southwood Plantation Road because the road provides access to the subject site. Staff further explained that the applicant would be required to do a transportation analysis during the site planning process.

Tel. No. 850-508-3620 (cell.)

My name is David Shuffelbortham and I live at 5512 Hampton Oak Place. I have major concerns about the increase in traffic on Apalachee Parkway between Conner Blvd and this new housing development. The volume and speed of traffic will have to be controlled to maintain the safety of all the subdivisions residents and traffic that is passing through.

- Volume of traffic coming East to West from new housing development needs to install a set of traffic lights.
- A set of traffic lights is needed for the Hampton Creek main entrance to control the speed and flow headed West to East. This would be home-owner returning from the city to their homes. The intersection is needs these lights now even before the level of traffic increases!

**Amendment:** LMA\_202203

**Name:** Lisa Atkins

**Address:** 1487 Grey Fox Run

**City:** Tallahassee

**State:** FL

**Zip:** 32311

**Summary of Phone Conversation**

**Comments:** Citizen wanted to know more about the Southwood Plantation amendment after receiving mail notification. Staff explained that the mail notice informs homeowners within approximately 1000 feet of the subject site about the public open house on the 11<sup>th</sup> of January. Staff further explained the implications of the application to change the Future Land Use from Rural to Suburban and rezoning from Rural & CPA to Suburban.

**Citizen comment on proposed Southwood Plantation Road Amendment (LTA202203)**

We recently purchased our home in this beautiful neighborhood and love it. Prior to moving in we were required to purchase flood insurance but were assured that the previous issues had been resolved in the area by expanding the holding pond. This past summer we got significant amounts of rain and our yard and the road at times looked like a muddy river. I cannot imagine if more land around us is developed so the runoff can't absorb into the ground. Not to mention the detriment to the wildlife that we enjoy. These new buildings will also be in a flood zone won't they? As we are now...not such a positive selling point. Also, the view of the National Cemetery may not be on the top of everyone's list. I am sure you have another place, plan B. Move on.

Lisa ONeal  
1463 Grey Fox Run  
Tallahassee FL 32311  
[Lisaoneal31@gmail.com](mailto:Lisaoneal31@gmail.com)

Melinda –

Thank you for the additional information. I'll take a look at the link you provided as well as look for additional materials on the site. I have some real concerns about how Southwood will impact our neighborhood ( financial, traffic, environment) as well as destroying so much land currently inhabited by deer and other animals. Twin Lakes certainly noticed the influx of animals when the apartments were built on Southwood Plantation Road.

Nancy Worrell  
Nancyworrelldesigns.com

**From:** [Mohrman, Melinda](#)  
**Sent:** Monday, January 3, 2022 10:02 AM  
**To:** [njomw47@gmail.com](mailto:njomw47@gmail.com)  
**Cc:** [White, Artie](#); [Akinrinde, Oluwaseyi](#)  
**Subject:** RE: Citizen comment on proposed Property Rights Element Amendment (TTA2022004)

Good Morning Ms. Worrell,

Thank you for contacting us. The subject of your inquiry states that you are commenting on the Property Rights Element Amendment, but I believe you are asking about the Southwood Plantation Amendment, LMA202203. Is that correct?

The applicant, D.R. Horton is applying for this amendment to change the Future Land Use designation from Rural to Suburban. Rural allows residential uses with a minimum of 10 acres per lot, as well as agricultural and natural resource uses. The Suburban designation is intended to create an environment for economic investment by placing medium density residential near employment and shopping opportunities.

The zoning of the property provides more specific guidelines for use of the property. The applicant is requesting a change in zoning from Rural and Critical Planning Area to R-3, Single and Two-Family Residential. The R-3 zoning category allows a maximum of 8 residential units per acre.

For each application to amend the Comprehensive Plan, staff prepares a staff report that provides more information regarding the property and the requested changes. I expect to have those up on our website towards the end of the month. Oluwaseyi Akinrinde is the Planner who is preparing the staff report for this amendment, I have copied him here.

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I'm happy to answer any questions you have or provide additional information.

Best,

Mindy Mohrman

Administrator- Comprehensive Planning/  
Urban Forester

ISA Certified Arborist/Municipal Specialist MW-4433AM  
Tree Risk Assessment Qualified

Tallahassee-Leon County Planning Dept.

Comprehensive Planning & Urban Design

850.891.6415 • [melinda.mohrman@talgov.com](mailto:melinda.mohrman@talgov.com)



Learn about our urban forest at [www.talgov.com/tallytrees](http://www.talgov.com/tallytrees)

**From:** [njomw47@gmail.com](mailto:njomw47@gmail.com) <[njomw47@gmail.com](mailto:njomw47@gmail.com)>

**Sent:** Friday, December 31, 2021 1:09 PM

**To:** Planning Inquiries <[planning@talgov.com](mailto:planning@talgov.com)>

**Cc:** Mohrman, Melinda <[Melinda.Mohrman@talgov.com](mailto:Melinda.Mohrman@talgov.com)>; White, Artie <[Artie.White@talgov.com](mailto:Artie.White@talgov.com)>

**Subject:** Citizen comment on proposed Property Rights Element Amendment (TTA2022004)

**Citizen comment on proposed Property Rights Element Amendment (TTA2022004)**

Map sent out too small and the exclamation of impact is limited. This appears to impact the Twin Lakes community. If so, How? I can't make a educational comment until I received additional information.

Nancy Worrell

1490 Twin Lakes Cir

Tallahassee FL 32311

[njomw47@gmail.com](mailto:njomw47@gmail.com)

Ms. Worrel,

Thank you for providing comments on this amendment. Your comment will be saved and provided to the Board of County Commissioners for their consideration at the upcoming workshop and public hearings. You can find the dates for those meetings on the mailing notice that you received and at the website link provided below. The website link will also provide more information about each Comprehensive Plan amendment as it becomes available, including the staff reports that provide greater detail about each amendment. Those reports should be posted online towards the end of the month. Oluwaseyi Akinrinde is the Planner who is the point of contact for this amendment, I have copied him here. If this amendment is approved, the applicant will proceed through the site planning and permit review process with Leon County Development Support and Environmental Management (DSEM). At this time they will be required to provide a traffic study and meet all stormwater and environmental management requirements. Site plan and permitting is reviewed by DSEM and will come later in the process if this amendment is approved by the Board. Again, thank you very much for your participation in this process, and please let us know if you have questions or would like additional information.

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Mindy Mohrman

Administrator- Comprehensive Planning/  
Urban Forester

ISA Certified Arborist/Municipal Specialist MW-4433AM  
Tree Risk Assessment Qualified

Tallahassee-Leon County Planning Dept.

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**From:** [njomw47@gmail.com](mailto:njomw47@gmail.com) <[njomw47@gmail.com](mailto:njomw47@gmail.com)>  
**Sent:** Sunday, January 9, 2022 11:14 AM  
**To:** Planning Inquiries <[planning@talgov.com](mailto:planning@talgov.com)>  
**Cc:** Mohrman, Melinda <[Melinda.Mohrman@talgov.com](mailto:Melinda.Mohrman@talgov.com)>; White, Artie <[Artie.White@talgov.com](mailto:Artie.White@talgov.com)>  
**Subject:** Citizen comment on proposed Southwood Plantation Road Amendment (LTA202203)

**Citizen comment on proposed Southwood Plantation Road Amendment (LTA202203)**

#LMA202203 Concerns – Destruction of habitat for wildlife in the area. How does Southwood plan to accommodate? Progressive communities require X number of subsidies for low-income housing. That does not seem to be a requirement of the city/county or of interest to Southwood. Apartments that rent for \$1500/month are NOT low income. Progressive communities also build mixed-use buildings – retail, apartments, walkable neighborhoods. While the proposal suggests “economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access” – the reality is that Southwood has built employment and shopping opportunities that require more traffic and that are not that accessible to low-income or senior residents. How will city/county handle additional roads/traffic for new housing in this area? White line down the road and some lighting are all that was added to Southwood Plantation Road after building an apartment complex with approx. 300 apartments – and at least 300 additional cars. What happens to Old St. Augustine canopy road?

Nancy Worrell  
1490 Twin Lakes Cir  
Tallahassee FL 32311  
[njomw47@gmail.com](mailto:njomw47@gmail.com)



Thank you for contacting us. The inquiry that we received indicates that you are commenting on the proposed Property Rights Element. However, you mentioned the Twin Lake Circle community, which is adjacent to the Southwood Plantation Rd. Amendment. Is this the amendment that you are inquiring about?

The Southwood Plantation Rd. Amendment is a request by the applicant, D.R. Horton, to change the future land use category on the parcel from Rural and Suburban to Suburban, with a concurrent rezoning from Rural and Critical Planning Area to R-3, Single Family Detached and Attached Two Family Residential. This Zoning district allows for a maximum gross density of 8 dwelling units per acre, as well as community and recreational uses related to residential uses.

If these land use and zoning changes are approved by the Board of County Commissioners, the applicant will proceed through the site planning and permitting process with Leon County Development Support and Environmental Management. At that time, the applicant will need to submit plans that meet the requirements in the Land Development Code, which include stormwater management, tree preservation, greenspace and landscaping, traffic studies, and other details. Please let me know if you have more specific questions or would like additional information.

You can find the dates for upcoming public meetings on the mailing notice you received, or on the Planning website, below. This website also provides additional information about each Comprehensive Plan amendment in the 2022 Amendment Cycle.

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Kind Regards,

Mindy Mohrman

Adminstrator- Comprehensive Planning/  
Urban Forester  
ISA Certified Arborist/Municipal Specialist MW-4433AM  
Tree Risk Assessment Qualified  
Tallahassee-Leon County Planning Dept.  
Comprehensive Planning & Urban Design  
850.891.6415 • [melinda.mohrman@talgov.com](mailto:melinda.mohrman@talgov.com)



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**From:** [rlzick29@gmail.com](mailto:rlzick29@gmail.com) <[rlzick29@gmail.com](mailto:rlzick29@gmail.com)>  
**Sent:** Thursday, January 27, 2022 12:58 PM  
**To:** Planning Inquiries <[planning@talgov.com](mailto:planning@talgov.com)>  
**Cc:** Mohrman, Melinda <[Melinda.Mohrman@talgov.com](mailto:Melinda.Mohrman@talgov.com)>; White, Artie <[Artie.White@talgov.com](mailto:Artie.White@talgov.com)>  
**Subject:** Citizen comment on proposed Property Rights Element Amendment (TTA2022004)

**Citizen comment on proposed Property Rights Element Amendment (TTA2022004)**

I'm trying to understand the expected impacts from this plan on the Twin Lakes Circle community.

Robert Zick  
1456 Twin Lakes Circle  
Tallahassee Florida 32311  
[rlzick29@gmail.com](mailto:rlzick29@gmail.com)

Mr. Anthony,

Thank you for your comments on the proposed April Road (LMA 202201) and Southwood Plantation (LMA 202202) Amendments. Your comment will be saved and provided to the Board of County Commissioners for consideration at the upcoming workshop and public hearings. You can find the dates for those meetings at the link provided below. The website offers more information about each Comprehensive Plan amendment, including the staff reports that provide greater detail about each amendment.

Regarding your concerns, the staff reports for the respective amendment provide in-depth details on infrastructure and environmental analysis, and you can find this on the website below. If these amendments are approved, the applicant will proceed through the site planning and permit review process with Leon County Development Support and Environmental Management (DSEM). At this time, they will be required to provide a traffic study and meet all stormwater and environmental management requirements. Site plan and permitting are reviewed by DSEM and will come later in the process if the Board approves this amendment.

Again, thank you very much for your participation in this process, and please let us know if you have questions or would like additional information.

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[www.talgov.com](http://www.talgov.com)

Regards,

**Oluwaseyi Akinrinde**

Planner I | Comprehensive Planning

Tallahassee-Leon County Planning Dept.

Comprehensive Planning Division

850.891.6400 • [oluwaseyi.akinrinde@talgov.com](mailto:oluwaseyi.akinrinde@talgov.com)



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upon request. Your e-mail communications may therefore be subject to public disclosure.

---

**From:** Anthony Gaudio <[agaudio49@gmail.com](mailto:agaudio49@gmail.com)>  
**Sent:** Friday, February 25, 2022 5:01 PM  
**To:** Akinrinde, Oluwaseyi <[Oluwaseyi.Akinrinde@talgov.com](mailto:Oluwaseyi.Akinrinde@talgov.com)>  
**Cc:** 'Ken Goldberg' <[kgoldberg7@aol.com](mailto:kgoldberg7@aol.com)>; Hodges, Stephen M <[Stephen.Hodges@talgov.com](mailto:Stephen.Hodges@talgov.com)>; Kristin Dozier <[DozierK@leoncountyfl.gov](mailto:DozierK@leoncountyfl.gov)>; Rick Minor <[MinorR@leoncountyfl.gov](mailto:MinorR@leoncountyfl.gov)>; Brian Welch <[WelchB@leoncountyfl.gov](mailto:WelchB@leoncountyfl.gov)>; Dailey, John <[John.Dailey@talgov.com](mailto:John.Dailey@talgov.com)>  
**Subject:** Comments and Concerns on Proposed April Road LMA 202201 & Southwood Plantation Road LMA 202203 Zoning Changes

**\*\*\*EXTERNAL EMAIL\*\*\***

Please report any suspicious attachments, links, or requests for sensitive information.

Mr. Oluwaseyi , Mr. Hodges, and Commissioners

I am sending this email on behalf of the Grassroots Community with regard to two land use change amendments, LMA 202201 (129.8 acres) and LMA 202203 (173.24 acres), which will be considered by the City's Local Planning Agency on March 1, 2022. The applicant for both projects is D.R. Horton; the landowner is St. Joe Company. The land use amendments also seek concurrent rezonings for the designated properties.

Grassroots community is located between Southwood Plantation and April Roads, along Old St. Augustine Road. We have a number of concerns with both of these projects, which I've briefly outlined below:

1. The projects contain approximately 303 acres. The applications for concurrent rezonings on these parcels seek urban and suburban densities that will allow more than 2,500 residences to be developed in an area of the County that is characterized by rural, low density residential development. With the exception of the April Road parcel abutting Apalachee Parkway, the parcels being considered for rezoning are located outside the City's and County's existing Urban Services Area. The proposed rezonings seek to expand the existing Urban Services Area, notwithstanding the fact that hundreds of undeveloped acres abutting Old St. Augustine Road were already rezoned and approved for development for St. Joe's Southwood DRI. The existence of this significant residential capacity within the USA, in the same general area as the D.R. Horton parcels, undermines the need or rationale for expanding the existing USA boundary to justify these amendments, which are located outside the USA, particularly at the densities and intensities sought.
2. The densities and intensities sought in these rezonings will have significant adverse impacts on Old St. Augustine Road, one of the only designated canopy roads in the County that remains largely intact. As such, Old St. Augustine Road requires special protection when considering any development that will impact the road. The proposed rezoning provides no substantive detail to ensure that the road can, in fact, handle the additional impacts from these rezonings, while ensuring it retains its protected status.
3. Old St. Augustine Road is a single lane, narrow, hilly, winding rural road. It cannot safely and reasonably handle the additional traffic that will result from the proposed rezonings at their proposed densities and intensities. As noted above, the development approvals for the Southwood DRI along Old St. Augustine Road, once developed, will have a significant impact on the capacity of Old St. Augustine Road to handle the additional traffic impacts that will result from the proposed by the D.R. Horton rezonings. If, for safety, capacity, or concurrency requirements, St. Augustine Road will have to be significantly widened or modified because the density or intensity of proposed development necessitates such modifications, it will effectively kill the trees, understory, and habitat that constitutes the canopy

protection area, and violate the policies in the comprehensive plan mandating the protection of designated canopy roads.

4. The requirement for the protection of Old St. Augustine Road has been in place for approximately 30 years. Any development proposed along Old St. Augustine Road should be limited to densities and intensities of use that ensures the preservation and protection of the canopy and its protection area. The rezonings that are sought at this time on Southwood Plantation and April Roads do not provide the specific detail for a legitimate assessment of whether the canopy protection requirement can, or will, be met.

For these reasons, it is our suggestion that the concurrent rezoning applications be recommended for denial, or tabled, until such time as the applicant provides the necessary data and detail to fully assess the actual impacts the proposed projects will have on Old St. Augustine Road at the time development is sought. This cannot be done with a rezoning that piggybacks on a land use change. The rezoning should be tied to the application for development order approval. To achieve this end, we suggest that the applicant resubmit its rezoning applications concurrent with its applications for final development order approval so that any issues can be fully fleshed out in advance of, and in coordination with, the project moving forward on the ground.

We would welcome the opportunity to meet with representatives of D.R. Horton, St. Joe, or the City/County to discuss their proposals to see if we can help facilitate the resolution of these issues. I would be happy to answer any questions you may have.

Thank you for your consideration and time.

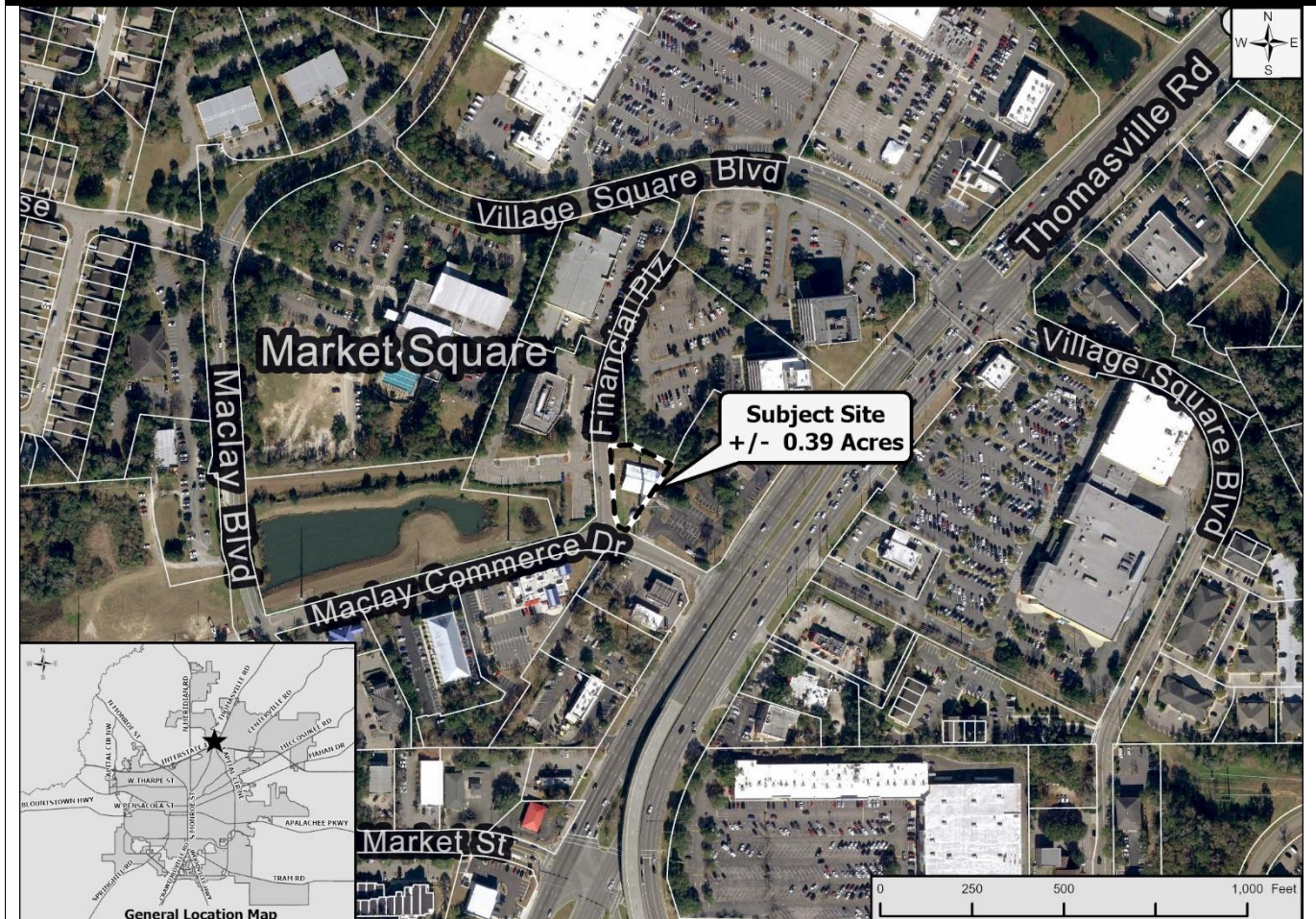
Ken Goldberg  
[kgoldberg7@gmail.com](mailto:kgoldberg7@gmail.com)  
(850) 567-6225

Anthony Gaudio  
[Agaudio49@gmail.com](mailto:Agaudio49@gmail.com)  
850-528-6350





**2022 Comprehensive Plan Amendment Cycle**  
TMA 2022001  
Financial Plaza



**SUMMARY**

Property Owners:	Property Location:	Amendment Type:
Ananeo Trust, Inc.	3503 Financial Plaza	<b>City Small Scale Map Amendment</b>
<b>Applicant:</b> Jim King		
<b>TLCPD Staff:</b> Stephen M. Hodges	<b>Current Future Land Use &amp; Zoning:</b> <u>Future Land Use:</u> Government Operational <u>Zoning:</u> Planned Unit Development	<b>LPA Recommendation:</b> Adopt
<b>Contact Information:</b> <a href="mailto:Stephen.Hodges@talgov.com">Stephen.Hodges@talgov.com</a> (850)891-6408	<b>Proposed Future Land Use &amp; Zoning:</b> <u>Future Land Use:</u> Activity Center <u>Zoning:</u> Activity Center	<b>Staff Recommendation:</b> Adopt
Date: 11/17/2021	Updated: 3/2/2022	

**A. REASON FOR REQUESTED CHANGE**

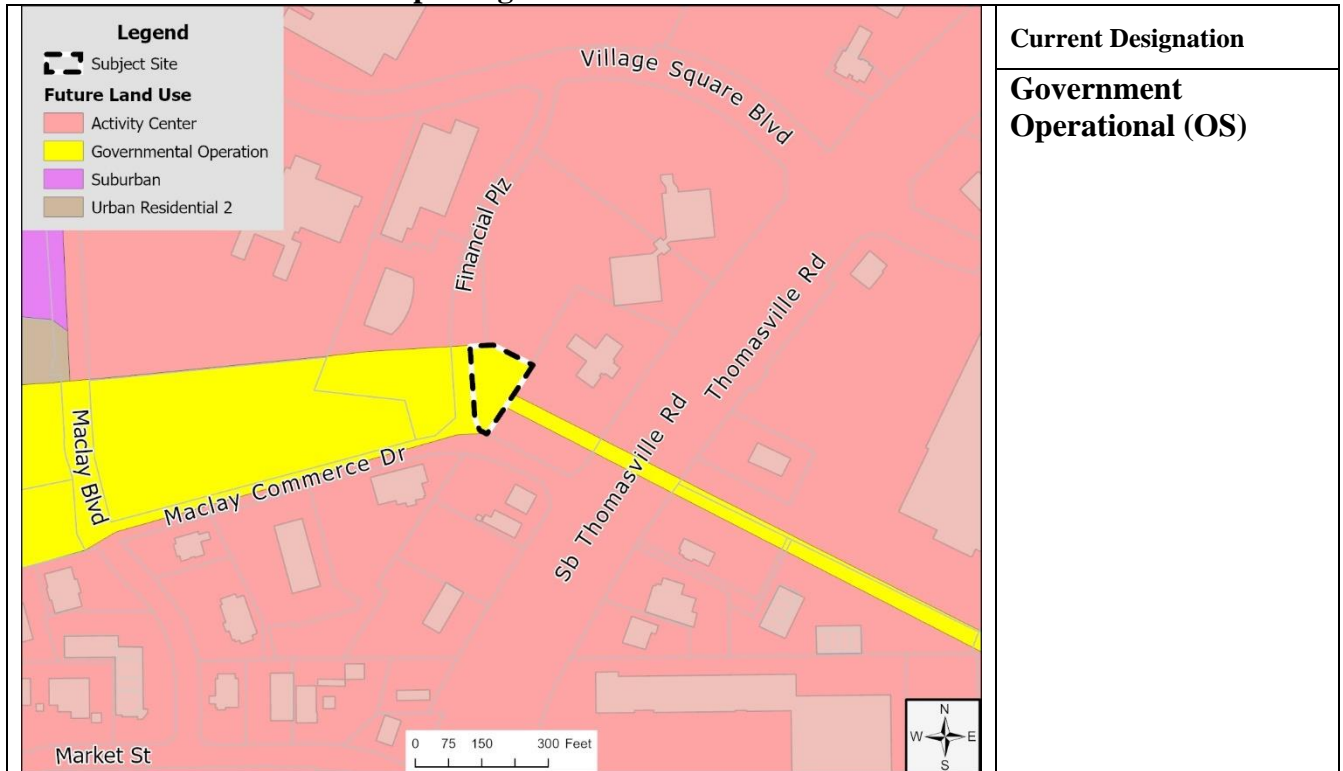
The applicant has requested a Future Land Use Map (FLUM) and zoning change on a single vacant property 0.39 acre in size in the City of Tallahassee.

The intent of this request is to change to a land use category and zoning district that allow commercial activities and a permanent structure on the subject site. At present, the subject site's current FLUM and zoning designations do not allow these proposed uses.

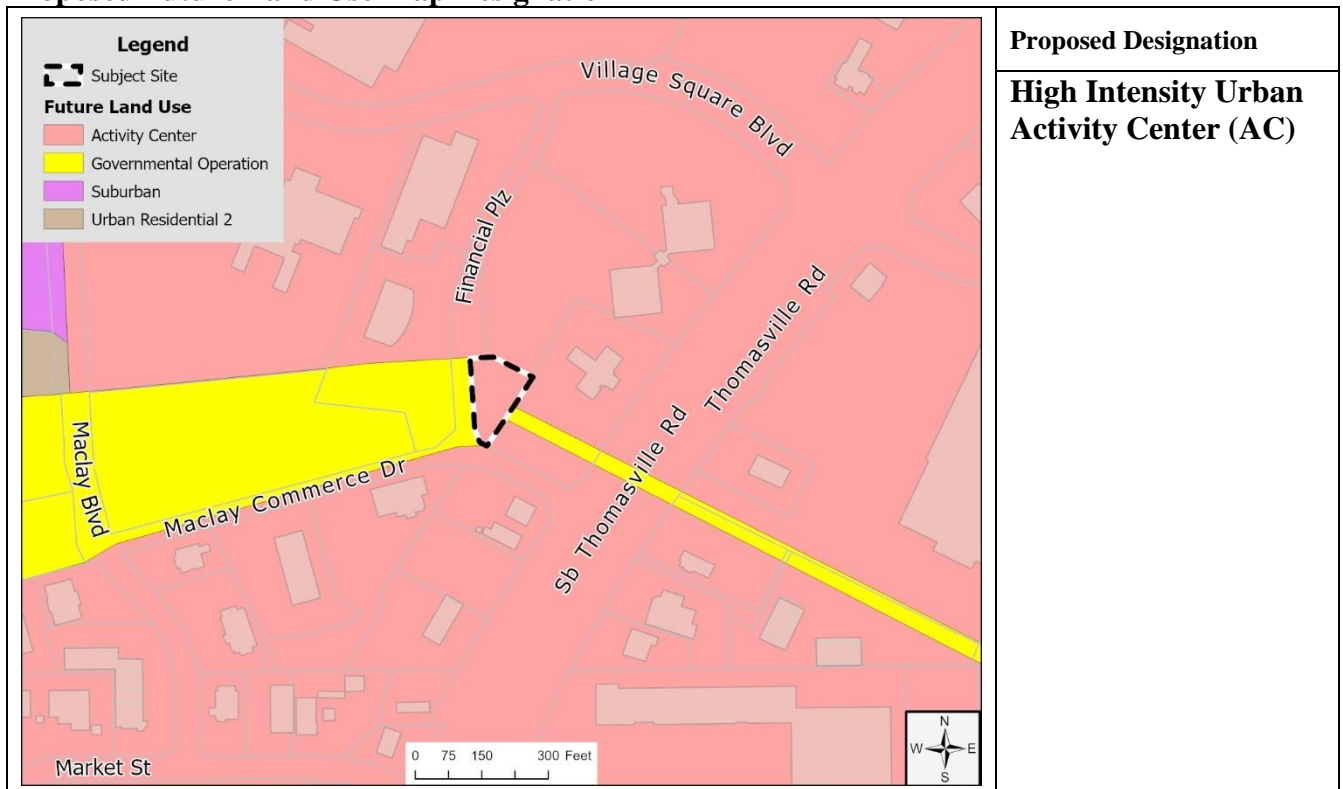
**B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION**

The Subject site is currently designated Governmental Operational (GO) on the Future Land Use Map (FLUM). The GO designation was intended to recognize and accommodate several high-power electric transmission lines crossing the subject site from east to west and the easements currently on the site. The proposed amendment would change the FLUM designation of the area to High Intensity Urban Activity Center (AC). The following maps illustrate the current and proposed FLUM designations for the subject site.

### Current Future Land Use Map Designation



### Proposed Future Land Use Map Designation





### C. STAFF RECOMMENDATION

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

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

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

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

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

### G. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The subject site is currently vacant and is classified in the Existing Land Use database maintained by the Planning Department as Transportation/Communications/Utilities.
2. The adjacent parcels to the north and east of the subject site are utilized solely as a paved parking area. The portion of the parcel on the west side of Financial Plaza is also a paved parking area. A gas station with a convenience store is located on the south side of Maclay Commerce Drive.
3. There are five electric transmission lines that cross the subject site. There are also five electric support poles located on the subject site.
4. TLCGIS data indicate no significant environmental features on the subject site.
5. City of Tallahassee gas, water, and sewer services are available to the subject site.
6. The proposed amendment is expected to have no anticipated adverse impacts to existing or planned infrastructure. However, any use of the site is subject to the City of Tallahassee's Electric and Gas Utility's Electric Transmission Easement/Right of Way (ROW) Policy.
7. The proposed land use amendment would be consistent with Policy 2.2.9: [L] which creates the High Intensity Urban Activity Center land use category.

## H. STAFF ANALYSIS

### History and Background

The subject site is comprised of a single vacant parcel (#1105200040050) 0.39 acre in size (based on the legal description) in the City of Tallahassee. The current owner of the subject site had been leasing this property from the previous owner in order to sell Christmas trees and pumpkins. Two temporary structures have been constructed on the subject site for the same purpose. The owner states in his application that he desires a “permanent pole barn for [his] Pumpkin and Christmas tree business,” as well as a small office. A local farmer’s market operating out of Market Square also desires to operate under this pole barn, if it can be permitted under or near the electric power lines. Under the present zoning, this proposed use cannot be permitted. However, it would be permissible under Activity Center zoning. Hence, the proposal to change the land use and zoning designations from Government Operational land use with PUD-15 zoning to High Intensity Urban Activity Center land use and High Intensity Urban Activity Center zoning.

Based on aerial photographs from 1937 to 2020 provided by the Tallahassee – Leon County Geographic Information Systems (TLCGIS) department, this area of Leon County was rural and used mostly for pasture in the early part of the 20<sup>th</sup> century. Staff conducted a historical analysis utilizing aerial photographs of the subject site from 1937 through 2020. This analysis indicates the following:

- 1937, 1941, 1949, 1954, 1966, and 1970 – The subject site is forested and vacant.
- 1983 – The subject site has been cleared of vegetation and several high-power electric transmission lines cross the subject site that connects to a substation to the west. This transmission line is part of a larger collection of distribution circuits that exist at the present time.
- 1990 – The subject site appears unchanged. However, Maclay Commerce Drive has been constructed, and Financial Plaza appears to be under construction.
- 1996 – Financial Plaza has been completed, and there are paved parking lots located immediately east and north of the subject site. The parking lots are associated with several non-residential developments facing Thomasville Road.
- 2001 – No change.
- 2007 – A paved parking lot has been constructed on the west side of Financial Plaza. It too is associated with a non-residential development to the north of the parking lot that faces Financial Plaza.
- 2009, 2012, 2014, 2015, 2016, and 2018 – No significant changes appear on the subject site.
- 2019 – A frame for a temporary structure is being (or has been) constructed on the subject site under the two largest of the electric transmission lines crossing the subject site.
- 2020 – A temporary structure has been constructed on the subject site in the area beneath the electric transmission lines crossing the subject site.
- 2021 – An additional, smaller temporary structure has been constructed on the subject site in the area beneath the electric transmission lines crossing the subject site.

TMA 2022001  
Financial Plaza  
Page 6 of 16

### *Zoning and Land Use History*

The subject site has been designated Government Operational (GO) on the Comprehensive Plan's Future Land Use Map since 1990. The site was zoned Planned Unit Development (PUD) in 1984. This PUD is known as the Villages of Maclay.

According to an email dated January 25, 2019 from the City's Growth Management department to the applicant, the PUD-15 zoning category allows the following uses in Block O, which is where the subject site is located:

“Allowed uses in Block O are r.v. [sic] and boat storage (not to exceed 2 acres), multi-purpose sports field, bike and pedestrian trails, handball/ tennis/ racquetball courts; pool club; stormwater retention and drainage facilities; utilities; parking (not to exceed 1.43 acres); and sodding and landscaping.”

### *Easements*

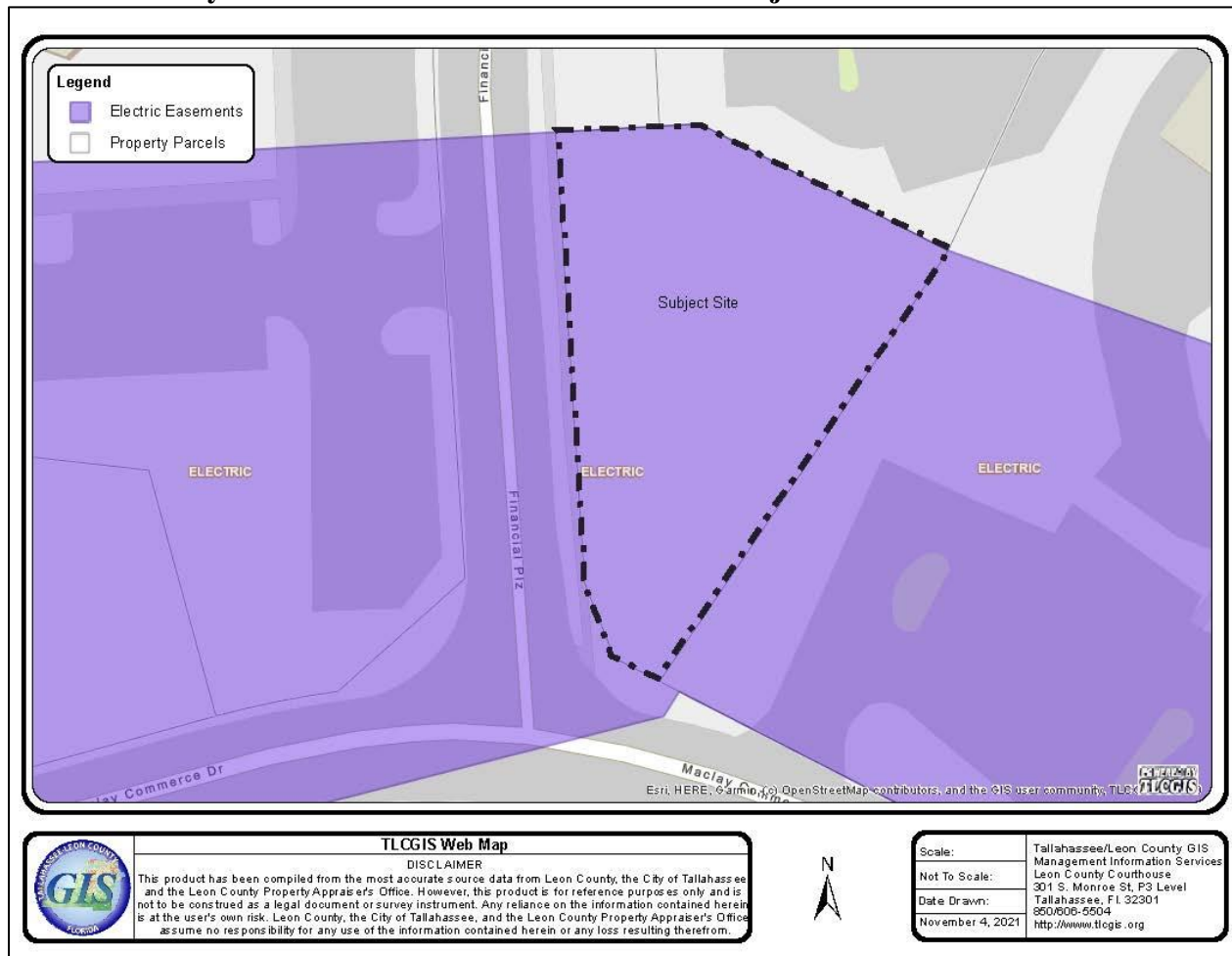
There are at least two easements that directly affect the subject site. An electric easement owned by the City of Tallahassee crosses the subject site from east to west. This easement was established by the City from four private property owners in late 1973 or early 1974 for the construction, operation, and maintenance of one or more electric transmission lines with compensation paid for both the value of the easement and damage to the remainder of the parcel. Such easements normally grant the City full access to the area subject to the easement for inspection, installation, repair, and removal of electric transmission lines and related equipment. The grantor of the easement normally retains full ingress and egress, as well as additional rights to use this area as long as any land use activities and structures, vegetation, or other obstructions do not interfere with the rights granted to the City.

There is a private, perpetual drainage easement “over, across and under” the subject site that was granted to Money Back, Inc. from Thomasville Properties, Inc. and Ralco, Inc. The easement allowed stormwater runoff to flow onto and across the subject site from property owned by the Grantor. This easement was granted on September 29, 1986. There are no known stormwater facilities on the subject site.

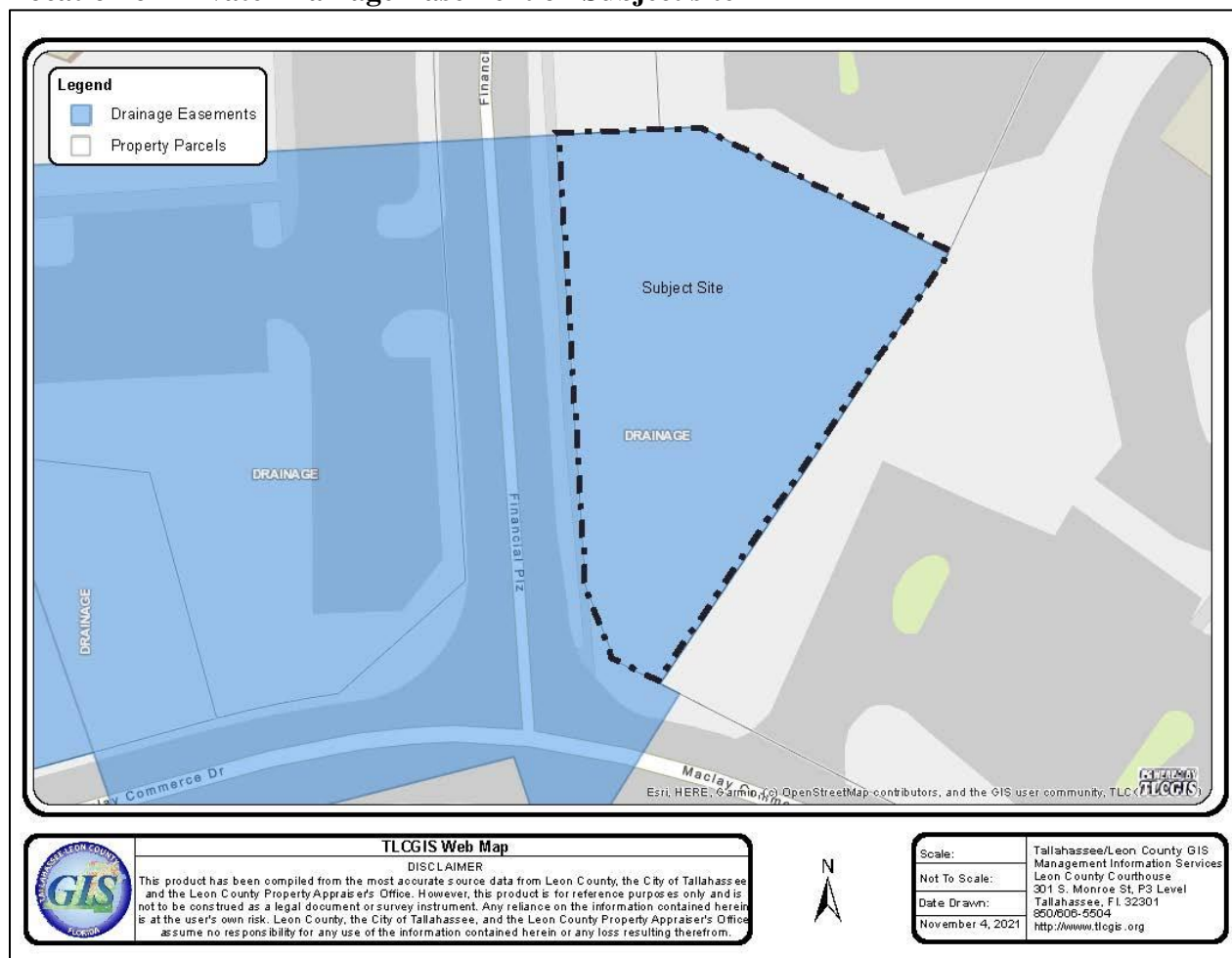
A third easement may possibly affect the subject site. Although the exact location of this easement has not been surveyed, there is a perpetual, non-exclusive, 30' easement for egress, ingress and utilities upon and under property that is part of the Villages of Maclay. This private easement, which appears to lie under or parallel to Maclay Commerce Drive, was obtained by the developer of the Villages of Maclay from Sunrise Savings and Loan Association, who previously held a mortgage on the property developed as the Villages of Maclay.

The following two maps indicate the location of the two mapped easements in relation to the subject site.

**Location of City of Tallahassee Electric Easement on Subject site**



### Location of Private Drainage Easement on Subject site



Any use of the site is subject to the City of Tallahassee’s Electric and Gas Utility’s Electric Transmission Easement/Right of Way (ROW) Policy. This policy states that “The property owner has the right generally to utilize the Transmission Easement for any use or purpose which does not interfere with the City’s rights.” The Policy states that “The rights acquired, as specified in the Transmission Easement, will generally include, but may not necessarily be limited to, the right of unlimited access necessary to patrol and maintain, the right to enlarge, replace, add to, delete from, and construct additional power lines within easement/right-of-way limits. In addition, the City has the right to set reasonable standards of use necessary to preserve the unencumbered ability of the City to maintain existing and construct future power lines within its easement/right-of-way boundaries.”

Therefore, according to this Policy, the basic criterion for the use of the subject area for anything beyond its current allowed uses within this easement is that any construction or installation of any paving, landscaping, or improvements placed within the easement either above or below ground is subject to the City’s rights of ingress, egress, maintenance, and construction. Any proposed improvements must be submitted in writing to the Electric & Gas Utility complete with a project

narrative and plans that include the location of easement/right-of-way boundary, existing structures and facilities, and the proposed improvements with project limits.

#### *City of Tallahassee Permit History*

At this time, the City's Growth Management Department has issued a tent permit for pumpkin and Christmas tree sales this season.

#### *Development Pattern*

The general development pattern of this portion of the City of Tallahassee is predominately non-residential, including banks, offices, grocery stores, restaurants, and a fueling station with a convenience store to the immediate south of the subject site. An area of low-density residential is located a quarter mile to the west of the subject site. This residential area is composed of single-family houses.

#### Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Government Operational (Policy 2.2.16: [L]) and High Intensity Activity Center (Policy 2.2.9: [L]) are included as Attachment #1.

#### *Government Operational (Current)*

The Government Operational (GO) FLUM category specifically allows facilities that provide for the operation of and provision of services on property owned or operated by government. The current use of this category for the electric transmission line crossing a portion of the subject site is consistent with this description, which is one of the allowable uses listed in Policy 2.2.16.

#### *High Intensity Urban Activity Center (Proposed)*

The High Intensity Urban Activity Center (AC) FLUM category is intended to provide community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. It is intended to provide large scale commercial activities to serve retail needs of large portions of the population, promote efficiency of the transportation system by consolidating trips, and discourage 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.

#### Consistency with Comprehensive Plan

The proposed amendment as modified is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

- The proposed land use amendment is consistent with Policy 2.2.9: [L] which creates the High Intensity Urban Activity land use category. The subject site is vacant and is located in proximity to multi-family housing and office employment centers. Although the subject site is too small to provide large scale commercial activities to serve the retail needs of large portions of the population, the use of the site under AC would promote the efficiency of the transportation system by consolidating trips and discouraging unabated sprawl of commercial activities.
- Consistent with Policy 2.2.9: [L], the subject site is accessible via an integrated pedestrian mobility system designed to provide safe and accessible foot and bike travel between the land uses. Access to the site is provided by its location at the intersection of Maclay Commerce Drive and Financial Plaza, which is accessible via Maclay Boulevard and Village Square Boulevard. There are sidewalks along these streets, as well as bike lanes on Maclay Commerce Drive and Financial Plaza.
- Policy 2.2.16: [L] creates the Government Operational (GO) land use category. The GO category specifically allows facilities that provide for the operation of and provision of services on property owned or operated by government. The subject site is privately owned but also has a City of Tallahassee-owned utility easement covering the entirety of the subject site to accommodate electric utility facilities (i.e., aerial powerlines). With the exception of two temporary structures, the subject site is otherwise vacant. Although the subject site is consistent with GO based on its present use by the City's Electric and Gas department, this land use designation severely constrains the subject site which has no other development constraints except the transmission lines themselves.

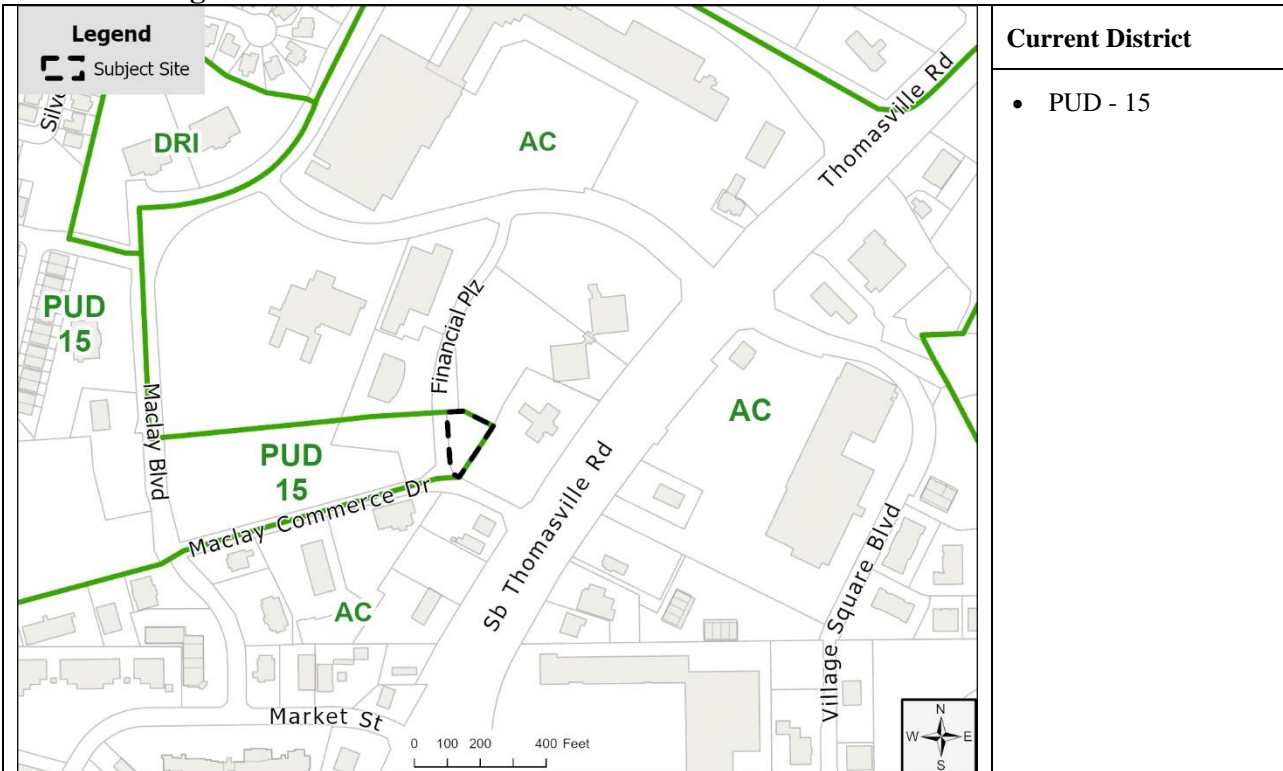
### Zoning

The subject site is currently zoned Planned Unit Development – 15 (PUD-15). It was rezoned from R-1 to PUD-15 in 1984. Consistent with the proposed FLUM amendment, a concurrent rezoning is being processed to change the zoning of the subject site to High Intensity Urban Activity Center (AC). The intent of this district is similar to that in Policy 2.2.9: [L] which creates the High Intensity Urban Activity land use category. Allowable uses include the following:

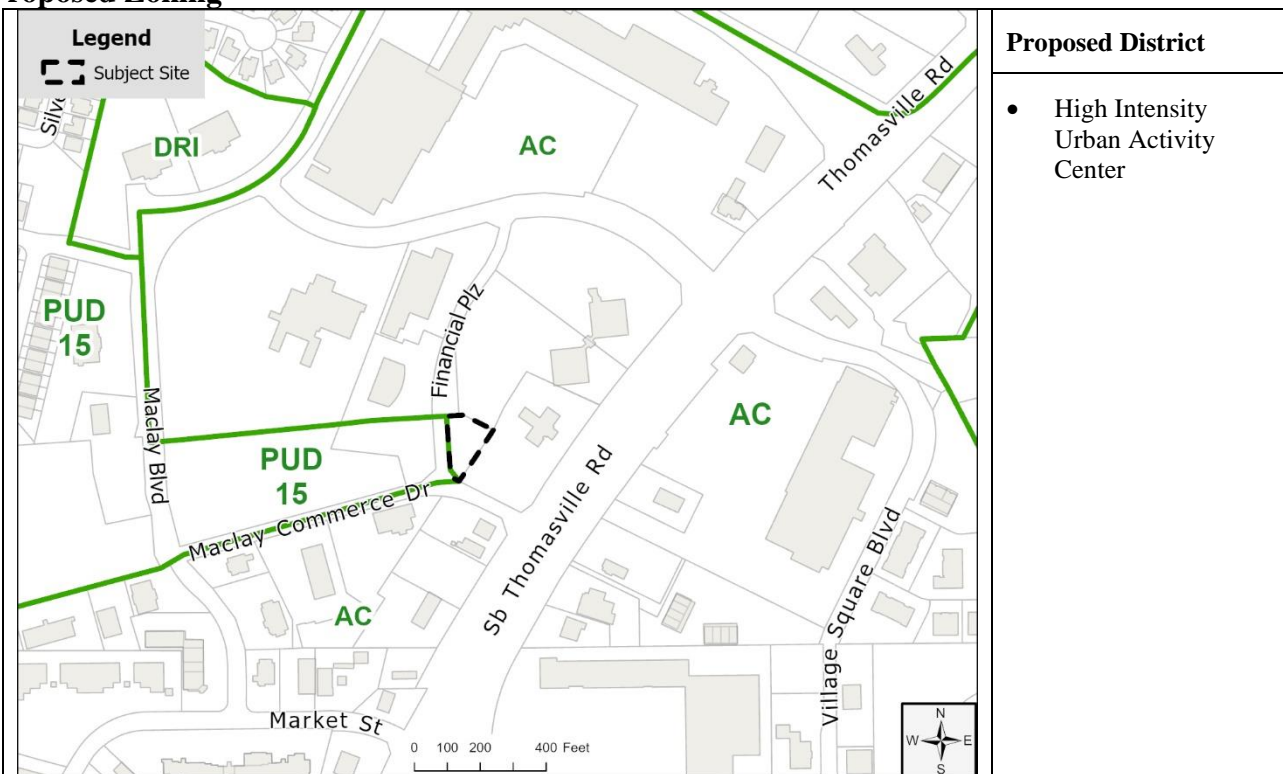
Minor Commercial	Medium Density Residential
Neighborhood Commercial	High Density Residential
Community Commercial	Passive Recreation
Regional Commercial	Active Recreation
Highway Commercial	Community Services
Minor Office	Light Infrastructure
Major Office	Post Secondary
Office Park	Light Industrial--Minor

The complete zoning regulations (Sec. 10-165: Planned Unit Development and Sec. 10-167: High Intensity Urban Activity Center District) are included as Attachment #2. The following maps illustrate the current and proposed zoning for the subject site.

**Current Zoning**



**Proposed Zoning**





Existing Land Uses

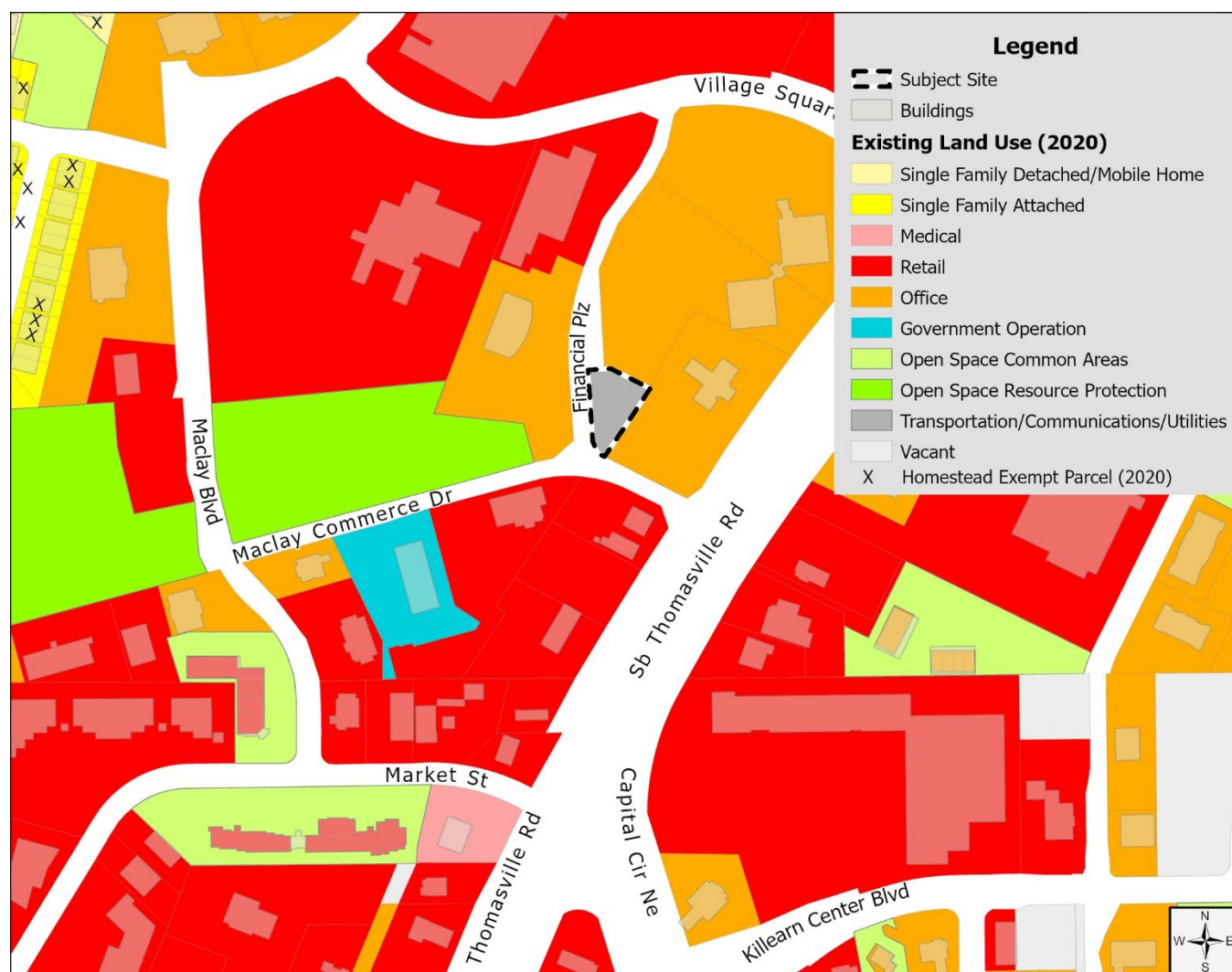
The existing use of the subject site is vacant. There are no permanent structures on the site except the previously described electric transmission lines. There is currently two temporary structures on the site.

The subject site is generally in the middle of a large areas that is primarily a mix of office and retail uses. Although there are parking lots to the west, north, and east of the site, these serve several large office buildings to the west and north of the site, as well as a bank located east of the site.

A fueling station with a convenience store is located south of the site. A restaurant is also located to the southwest of the site.

A City of Tallahassee stormwater facility is located further west of the site, which is indicated on the following map as open space. There are several low-density residential areas further west of the subject site.

**Existing Land Use Map**



Infrastructure Analysis

*Water/Sewer*

City water, sewer, and other services are available to the subject site.

*Schools*

This school capacity analysis has been conducted because the requested Activity Center zoning allows residential development. However, the applicant has stated that no residential uses are intended for the subject site, and any residential development would be constrained by the presence of the aerial electric transmission lines and the related electric facilities easement.

The Subject site is zoned for Gilchrist Elementary School, Raa Middle School, and Leon High School. All attendance zones in which the property is located have capacity for this project. Currently, Gilchrist Elementary has an existing capacity of 286 students with a post-development capacity of 284. Raa Middle School has an existing capacity of 543 with a post-development capacity of 542. Leon High School has an existing capacity of 235 with a post-development capacity of 234.

*Roadway Network*

The subject site fronts Financial Plaza, a local road, on the west boundary of the site. There is a small portion of the site that fronts Maclay Commerce Drive, which is a minor collector.

*Site Impact Analysis*

Acres	Buildout Type	Maximum Buildout Intensity	Maximum Buildout	Trip Generation Rate	% Enter	% Exit	Trips Enter	Trips Exit	Total Trips
0.39	Government Operational	10 KSF	10 KSF	0.19 trips/KSF	N/A	N/A	N/A	N/A	2
	Activity Center	20 KSF	20 KSF	32.67 trips/KSF	N/A	N/A	N/A	N/A	653

The table above depicts preliminary calculations based on the estimated maximum development allowed under the requested future land use category and associated rezoning. Trip generation rates and entering/exiting trip percentages for Government Operational and Activity Center buildouts are based on *General Heavy Industrial* (120) and *Fast-Food Restaurant with Drive Thru* (934), respectively, as determined by the Institute of Transportation Engineers’ Trip Generation Manual, 10<sup>th</sup> Edition. Final transportation concurrency calculations will be conducted in the future when a site plan for proposed development is submitted.

Based on maximum development allowed under the requested land use category, this amendment could result in up to 653 new trips. Note that the total trips noted in this analysis are substantially higher than will be allowed due to requirements such as environmental mitigation, site layout considerations, and other restrictions. The actual traffic impacts and concurrency will be calculated at the time of site plan. Transportation concurrency will be determined and paid at time of site plan.

*Pedestrian and Bicycle Network*

There are sidewalks along Maclay Commerce Drive and Financial Plaza, as well as bike lanes on Maclay Commerce Drive and Financial Plaza.

*Transit Network*

StarMetro has two routes that provide access to the subject site. These routes include the Killearn Route and the Red Hills Route. The nearest bus stop is at the intersection of Thomasville Road and Maclay Commerce Drive.

Environmental Analysis

Natural features data maintained by TLCGIS indicate no significant or otherwise protected environmental features on or near the subject site.

There are no known public environmental easements on the subject site. However, there is a private, perpetual drainage easement “over, across and under” the subject site that was granted to Money Back, Inc. from Thomasville Properties, Inc. and Ralco, Inc. The easement allowed stormwater runoff to flow onto and across the subject site from property owned by the Grantor. This easement was granted on September 29, 1986. There are no known stormwater facilities on the subject site.

**F. PUBLIC OUTREACH AND NOTIFICATION**

An initial mailing was sent to 62 property owners within 1,000 feet of the subject site.

Public Outreach		Date	Details
√	Mail Notification of Proposed Changes	November 19, 2021	Notices Mailed to Property Owners within 1000 feet
√	Notice of Proposed Land Use Change and Rezoning	December 18, 2021	Two signs providing details of proposed land use and zoning changes posted on subject site
√	Public Open House	December 15, 2021	5:30 PM, Renaissance Center 2 <sup>nd</sup> Floor 435 North Macomb St.
√	Staff Reports Available Online	January 21, 2022	Email Subscription Notice sent to all users of service

**Public Open House:** A public open house was held on December 15, 2021 to provide an overview of the applications received and the amendments and their concurrent rezonings being requested. The open house was held at the Renaissance Center, 435 N. Macomb St. There were eight people in attendance. There were no comments regarding this amendment.

**Local Planning Agency (LPA) Workshop:** A workshop was held on January 4, 2022 where staff provided an overview of the 2022 Cycle Amendments. There were no questions from the LPA that resulted in updates to this staff report.

**Local Planning Agency Public Hearing:** A public hearing was held on March 1, 2022 to vote on the proposed 2022 Cycle Amendments. The LPA found the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended **ADOPTION** of the proposed amendment. They also found that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended **APPROVAL** of the proposed rezoning. There were no public speakers on this item. The applicant attended this hearing to answer any questions and he spoke briefly in favor of the proposed amendment and rezoning.

**G. STAFF REPORT UPDATE**

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

	<b>Cycle 2022 Meetings</b>	<b>Dates</b>	<b>Time and Locations</b>
√	Public Open House 2022 Cycle Amendments	December 15, 2021	5:30 PM, Renaissance Center 2 <sup>nd</sup> Floor, 435 North Macomb St.
√	Local Planning Agency Workshop	January 4, 2022	6:00 PM, Renaissance Center 2 <sup>nd</sup> Floor, 435 North Macomb St.
√	Local Planning Agency Public Hearing	March 1, 2022	6:00 PM, Renaissance Center 2 <sup>nd</sup> Floor, 435 North Macomb St.
	Joint City-County Commission Workshop		1:30 PM, County Commission Chambers, 5th Floor Leon County Courthouse
	Joint City-County Transmittal Public Hearing		6:00 PM, County Commission Chambers, 5th Floor Leon County Courthouse
	Joint City-County Adoption Public Hearing		6:00 PM, County Commission Chambers, 5th Floor Leon County Courthouse

**H. ATTACHMENTS**

Attachment #1: Comprehensive Plan Policies for Government Operational (Policy 2.2.16: [L]) and High Intensity Activity Center (Policy 2.2.9: [L])

Attachment #2: Zoning Regulations (Sec. 10-165: Planned Unit Development and Sec. 10-167: High Intensity Urban Activity Center District)

**From:** [peggy.grantham@comcast.net](mailto:peggy.grantham@comcast.net)  
**To:** [Planning Inquiries](#)  
**Cc:** [Mohrman, Melinda](#); [White, Artie](#)  
**Subject:** Citizen comment on proposed Ananeo Trust Amendment (TMA2022001)  
**Date:** Tuesday, January 18, 2022 12:45:05 PM

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### **Citizen comment on proposed Ananeo Trust Amendment (TMA2022001)**

I choose this particular project because of the location to the water drainage. You need to learn from prior mistakes of the county of releasing too many permits in areas that can flood due to drainage, to begin with. That area was designated as drainage by engineers for a reason. Stop thinking about tax base and start thinking about what is best for the city/county. I am a retiree, but I am disgusted with what you are all doing to out county and I will start a campaign, along with others to get all of you out of office. I think we need to look at supposed management who believe these expansion are good for this city and county.

PEGGY WRIGHT GRANTHAM  
10024 Leafwood Dr  
Tallahassee CA 32312  
[peggy.grantham@comcast.net](mailto:peggy.grantham@comcast.net)

**From:** Danielle Austin  
**Sent:** Wednesday, December 8, 2021 1:56 PM  
**To:** [stephen.hodges@talgov.com](mailto:stephen.hodges@talgov.com)  
**Cc:** Ian Cogman ([ianc@derbyshiregroup.com](mailto:ianc@derbyshiregroup.com)) <[ianc@derbyshiregroup.com](mailto:ianc@derbyshiregroup.com)>; Bill Powell <[bpowell@tlgproperty.com](mailto:bpowell@tlgproperty.com)>  
**Subject:** Amendment #TMA2022 001 - Rezoning

Good afternoon, Steve.

It was a pleasure speaking with you today. I appreciate your time in addressing my concerns regarding the rezoning of the lot on the corner of Financial Plaza and Maclay Blvd. I represent the owner of the Investar Building located at 3500 Financial Plaza across the street from the subject property. The Investar Building is a Class "A" office building and is a prestigious asset for my client as well as our community. The owner spares no expense to make sure the property and grounds are maintained as such.

Currently, the owner of the 0.33 Acres, Annaneo Trust, is running a seasonal pumpkin patch and Christmas tree farm. Our concern with the rezoning of the 0.33 Acres is if granted the current operator will continue to run his business at its current state. Please refer to the pictures attached that were taken on December 7<sup>th</sup>. As you can see we have an extreme concern for the impact this operation will have on the neighboring properties if allowed to operate year round.

We have a few questions that we would like to be submitted for your consideration:

1. How will parking be impacted? If there is shared parking, who would be liable for the maintenance, insurance, trash, etc?
2. Will a permeant structure be required to be permitted and meet development regulations?
3. If the owner cannot afford the cost of construction, per the code, what will be permissible onsite once the rezoning is issued?
4. Will portable toilets be allowed?
5. What type of ordinance will be enforced to make sure the condition of the property does not negatively impact neighboring property owners?

Again, thank you for your consideration. We look forward to the committees' feedback.

Have a wonderful holiday and safe travels to The Alps!

*Thanks,*

**Danielle Austin**  
*Senior Property Manager, Broker Associate*  
**TLG Management Services, LLC**

Main Office Line - 850.385.6363 Ext 112  
Cell Phone - 850.727.6684



DISCLOSURE:  
The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be independently verified.







