

**Board of County Commissioners
Leon County, Florida**

**Joint County/City Workshop
on the
2020 Cycle Comprehensive Plan
Amendments**

**Tuesday,
February 25, 2020
1:00 p.m.**

**Leon County Courthouse
5th Floor Commission Chambers
301 S. Monroe Street, Tallahassee, FL**

**Leon County
Board of County Commissioners**

**Notes for Workshop
Agenda Item #1**

Joint County / City Workshop on the 2020 Cycle Comprehensive Plan Amendments

Workshop Item 1

February 25, 2020

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Joint County / City Workshop on the 2020 Cycle Comprehensive Plan Amendments

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Benjamin H. Pingree, Director, Planning, Land Management, and Community Enhancement (PLACE) Cherie Bryant, Director, Planning Department
Lead Staff/ Project Team:	Artie White, Administrator of Comprehensive Planning

Statement of Issue:

This item provides information on the proposed 2020 cycle amendments to the Tallahassee-Leon County Comprehensive Plan. The purpose of the Joint Workshop is to provide the elected officials, for both the County and the City, an opportunity to review the amendments and request any additional information prior to the adoption of small-scale amendments and the transmittal public hearing for the large-scale and text amendments on April 14, 2020, and the large-scale and text amendments adoption public hearing which will occur on May 26, 2020.

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Option #1: Conduct the Joint County / City Commission Workshop on the 2020 Cycle Comprehensive Plan Amendments.

Report and Discussion

Background:

2020 Comprehensive Plan Amendment Cycle Workshop

The purpose of the Joint County-City Commissions Workshop for the 2020 Cycle Comprehensive Plan amendments is to review and consider the proposed amendments. Included in the agenda are staff reports and public comments received for all 2020 cycle amendments through February 11, 2020.

The County and City Commissions will meet for the first public hearing on the 2020 cycle amendments on April 14, 2020. This first public hearing will be for the adoption of small-scale map amendments (proposed amendments that involve a use of 10 acres or fewer) and the transmittal of large-scale amendments (proposed text amendments and proposed map amendments that involve a use of greater than 10 acres). The second and final adoption public hearing for the 2020 amendments is scheduled for May 26, 2020.

Full 2020 Cycle Amendment Schedule:

Application Cycle	April 2019 – September 27, 2019
Public Open House	December 17, 2019
Additional Public Open House	January 6, 2020
Local Planning Agency Workshop	January 7, 2020
Local Planning Agency Public Hearing	February 4, 2020
Joint City-County Workshop	February 25, 2020
First Joint City-County Public Hearing	April 14, 2020
Second Joint City-County Public Hearing	May 26, 2020

Analysis:

The proposed 2020 Cycle Comprehensive Plan Amendments include:

- 4 Text Amendments
- 7 Small-Scale Map Amendments
 - 5 in unincorporated Leon County
 - 2 within City of Tallahassee limits
- 3 Large-Scale Map Amendments
 - 1 in unincorporated Leon County
 - 2 within City of Tallahassee limits

The amendments are as follows:

1. Name: TTA 2020 003 – Southeast Sector Plan

Applicant: St. Joe Company

Jurisdiction: Joint Leon County and City of Tallahassee

Staff: Chris Ibarra

Text Amendment: This is a request to update the portions of the Future Land Use Element Objectives 6.1 and 10.1 and supporting policies to the Southeast Sector Plan and to change the Roadway Functional Classification of Esplanade Way on Map 25, “Roadway Functional Classification Southeast,” within the Mobility Element in the Tallahassee-Leon County Comprehensive Plan.

The Southeast Sector Plan is included in the Land Use Element of the Tallahassee-Leon County Comprehensive Plan and addresses both the Southwood property and Colin English property. Its purpose is to promote innovative planning, compact development strategies and protect the natural resources of the area. This includes design standards to promote compact commercial development, walk to shopping, higher density housing in close proximity to offices, commercial uses and employment centers. The Roadway Functional Classification portion is included in the Mobility Element in the Tallahassee-Leon County Comprehensive Plan. The overall goal of the Mobility Element is to “Establish a safe, energy efficient multi-modal transportation system that provides mobility for pedestrians, bicyclists, transit users, motorized vehicle users, users of rail and aviation facilities, supports public health through active living, and is sensitive to the cultural and environmental amenities of Tallahassee and Leon County.”

A text amendment has been requested for the Southeast Sector Plan to reclassify the roadway functional classification of Esplanade Way within the Mobility Element section of the Tallahassee-Leon County Comprehensive Plan. The purpose of the Southeast Sector Plan text amendment will be to clarify ambiguous language, modify/remove policy language that is out of date or no longer applies and clarify review requirements to Planned Developments. The purpose for reclassifying Esplanade Way’s Roadway Functional Classification to a Minor Collector from a Major Collector is because a Major Collector carries relatively higher traffic volumes whereas Minor Collectors channel traffic from minor/local street and would allow a new residential development to be built along that roadway and give it direct access to the roadway.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this text amendment is included as Attachment #1.
- Citizen Comments on this text amendment are included as Attachment #2.

2. Name: TTA 2020 006 - Pine Cone Woods/Urban Services Area

Applicant: Pine Cone Woods, LLC.

Jurisdiction: Joint Leon County and City of Tallahassee

Staff: Artie White

Text Amendment: A request to extend the Urban Services Area (USA) to include a number of parcels located on Thomasville Road, surrounding Chiles High School. Two of the parcels are owned by the applicant, Pine Cone Woods, LLC, with the others being owned by Talquin Water and Wastewater, INC., Leon County, and the School Board of Leon County.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this text amendment is included as Attachment #3.
- Citizen Comments on this text amendment are included as Attachment #4.

3. Name: TTA 2020 011 – Neighborhood Boundary

Applicant: Tallahassee-Leon County Planning Department

Jurisdiction: Joint Leon County and City of Tallahassee

Staff: Artie White

Text Amendment: This is a text amendment request to amend the Neighborhood Boundary Land Use Category (Policy 2.2.21) in the Land Use Element to allow the land use category to be applied in a manner that creates mixed use corridors when recommended in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan. This amendment is related to Map Amendment TMA 2020 010.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this text amendment is included as Attachment #5.
- Citizen Comments on this text amendment are included as Attachment #6.

4. Name: TTA 2020 013 - Welaunee Critical Area Plan and Urban Services Area

Applicant: City of Tallahassee

Jurisdiction: Joint City of Tallahassee/Leon County

Staff: Artie White

Text Amendment: This is a text amendment request to update the Welaunee Critical Area Plan to include the development plan for the Welaunee Arch. This text amendment would also extend the Urban Services Area (USA) to include parcels that are within the City Limits, but currently outside the Urban Services Area at the location of the Welaunee Arch.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve

- The staff report for this text amendment is included as Attachment #7.
- Citizen Comments on this text amendment are included as Attachment #8.

5. Name: TMA 2020 001 – 7601 Blountstown Highway

Applicant: Teramore Development, LLC

Jurisdiction: Leon County

Staff: Anne Rokyta

Small-Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for parcels totaling approximately 3.34 acres from Urban Fringe (UF) to Suburban (Sub). The proposed Suburban FLUM designation provides for reinvestment in residential, office, and retail development with convenient access to low and medium density residential land uses.

Rezoning Application: A zoning change from Urban Fringe (UF) to General Commercial (C-2) is requested to implement the proposed Future Land Use Map amendment. The C-2 district is intended “to be located in areas designated [...] Suburban [...] on the future land use map of the Comprehensive Plan” and “shall apply to areas with direct access to major collector or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity.”

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this text amendment is included as Attachment #9.
- Citizen Comments on this text amendment are included as Attachment #10.

6. Name: LMA 2020 02 - Highway 20

Applicant: James Bailey

Jurisdiction: Leon County

Staff: Stephen Hodges

Small-Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for a parcel totaling approximately 4.1 acres along Highway 20 from Urban Residential - 2 (UR-2) to Industry and Mining.

The intent of the Urban Residential-2 (UR-2) land use category, which is to be applied only within the USA, is to encourage a range of density (up to a maximum of 20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The intent of the Industry and Mining Land Use category is to encourage industry and mining uses intended for the distribution of manufactured goods in

areas with access to the Tallahassee International Airport or the Florida Department of Transportation's (FDOT) Strategic Intermodal System (SIS) facilities.

Rezoning Application: The subject site is currently zoned Manufactured Home and Single-Family Detached District (R-5). The applicant has requested that the subject site be zoned as Light Industrial (M-1).

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this text amendment is included as Attachment #11.
- Citizen Comments on this text amendment are included as Attachment #12.

7. Name: LMA 2020 03 Oak Valley Shopping Center Redevelopment

Applicant: Mario Riviuccio

Jurisdiction: Leon County

Staff: Mindy Mohrman

Small-Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for a 4.49 acre portion of an 18.21 acre parcel that is currently split between two FLUM designations. The 4.49 acre portion of this parcel is currently designated Lake Protection (LP), and the remaining 13.72 acres of the parcel are currently designated Suburban (SUB) on the FLUM. This amendment would change the FLUM designation of the subject area to SUB and would align the Lake Protection boundary to match the Lake Jackson Basin boundary.

Rezoning Application: A zoning change from LP to Commercial Parkway (CP) is requested to implement the proposed Future Land Use Map amendment. The purpose of LP zoning is to allow for regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin. The subject area is outside of the Lake Jackson Basin and contributing watersheds, and the remaining portion of the property is zoned CP and is currently developed.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this text amendment is included as Attachment #13.
- Citizen Comments on this text amendment are included as Attachment #14.

8. Name: LMA 2020 04 (Capital Circle SW)

Applicant: Velma and Michael Winstead

Jurisdiction: Leon County

Staff: Julie Christesen

Small-Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for parcels totaling approximately .78 acres in at 4973 Tillie Lane and 1478 Parallel Street in Leon County from Residential Preservation (RP) to Suburban (SUB).

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. The Suburban category is most suitable for those areas outside of the Central Core.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, and commercial goods and services should be located nearby. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods. Buffering requirements between the land use designations as required by the land development code and would be addressed during the site planning process.

Rezoning Application: A zoning change from Residential Preservation (RP) to General Commercial (C-2) is requested to implement the proposed Future Land Use Map amendment. The C-2 district is intended to be located in areas designated Bradfordville Mixed Use, Suburban or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan, and shall apply to areas with direct access to major collector or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes.

The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density.

The residential uses are required to be located on the second floor or above a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged but are not required. In order to maintain compact and non-linear characteristics, C-2 districts shall not be located closer than ¼ mile to other C-2 or C-1 districts or to parcels of land containing commercial developments including more than 20,000 gross square feet of floor area and shall not exceed 30 acres in size.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this text amendment is included as Attachment #15.
- Citizen Comments on this text amendment are included as Attachment #16.

9. Name: LMA 2020 05 - FWCC Warehouse

Applicant: Leon County

Jurisdiction: Leon County

Staff: Stephen Hodges

Small-Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for a parcel totaling approximately 10 acres along Capital Circle SW from Recreation/Open Space (OS) to Government Operational (GO).

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 subject site is owned by the State of Florida and has been used consistently for vehicle maintenance for more than 30 years, which is one of the allowable uses listed in Policy 2.2.16 (GO).

Rezoning Application: The subject site is current zoned Open Space (OS). The Leon County department of Development Support and Environmental Management is currently writing an ordinance to create a Government Operational zoning district within the unincorporated area. A future rezoning will be proposed for the site once the County GO zoning district is adopted into the County's land development code in order to implement the proposed Future Land Use Map amendment.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this text amendment is included as Attachment #17.
- Citizen Comments on this text amendment are included as Attachment #18.

10. Name: LMA 2020 06 - Pine Cone Woods/Thomasville Road

Applicant: Pine Cone Woods, LLC.

Jurisdiction: Leon County

Staff: Artie White

Large-Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Rural (R) to Bradfordville Mixed Use (MU) on approximately 175 acres. The parcels are located along Thomasville Road and surround Chiles High School. The current Rural category is intended 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. Single-family residential uses are allowed in the Rural category at a maximum density of one (1) dwelling unit per ten (10) acres. Non-residential uses functionally related to and directly in support of agricultural silvicultural, and other natural resource-based activities may be permitted in the Rural category at a maximum intensity of 2,000 sq. ft. per acre. The proposed Bradfordville Mixed-Use category is intended to create a village atmosphere with an emphasis on low to medium density residential land use (8 to 16 dwelling units per acre), small scale

commercial shopping opportunities for area residents, schools and churches, and recreational and leisure-oriented amenities for the enjoyment of area residents. This amendment is related to text amendment TTA 2020 006.

Rezoning Application: A zoning change from Rural (R) to Planned Unit Development (PUD) will be requested to implement the proposed amendment to the Future Land Use Map. At such time, the PUD process, including Public Hearings for the Planned Unit Development, will apply.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this text amendment is included as Attachment #19.
- Citizen Comments on this text amendment are included as Attachment #20.

11. Name: TMA 2020 002 - Sheffield's Body Shop/Old Bainbridge Road

Applicant: Roderick Sheffield

Jurisdiction: City of Tallahassee

Staff: Artie White

Small-Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation on three parcels from Residential Preservation to Suburban.

Two of the three parcels are located on the east side of Old Bainbridge Road, just north of Alice Jackson Lane, these parcels total 0.46 acres. The remaining parcel is located west of Old Bainbridge Road and is 0.34-acre in size. Altogether, these parcels total approximately 0.87 acre +/- . The Residential Preservation Land Use Category allows single-family detached, single-family attached, and duplex residential uses at a maximum of 6 dwelling units per acre; community services and recreation are permitted but other non-residential uses, such as office or commercial, are not. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The properties are located in an area with several “non-conforming” commercial uses and are adjacent to an area designated as Central Urban.

Rezoning Application: A rezoning application has been filed concurrently with this amendment. A zoning change from Residential Preservation-2 (RP-2) to General Commercial (C-2) and Office Residential-3 (OR-3) is being requested to implement the proposed amendment to the Future Land Use Map.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this text amendment is included as Attachment #21.
- Citizen Comments on this text amendment are included as Attachment #22.

12. Name: TMA 2020 004 - Fairbanks Court

Applicant: Kendra Stevens Barry

Jurisdiction: City of Tallahassee

Staff: Sean Reiss

Small-Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation on a 0.20+/- acres parcel from Urban Residential-2 (UR-2) to University Transition (UT). Upon analyzing the proposed amendment, staff recommends that the requested FLUM change be applied to the entirety of the Fairbanks Court Subdivision (“expansion area”), which totals 5.96 +/- acres.

The proposed University Transition category allows a mixture of office, commercial uses, and residential densities that are not allowed under the current zoning designation, Single Family Detached Residential (R-2). The proposed amendment is intended to recognize the rental uses of the neighborhood and the proximity to the universities and community college.

Rezoning Application: A rezoning application has been filed concurrently with this amendment. A zoning change from R-2 Single-Family Detached Residential District (R-2) to University Transition (UT) is requested to implement the proposed amendment to the FLUM.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this text amendment is included as Attachment #23.
- Citizen Comments on this text amendment are included as Attachment #24.

13. Name: TMA 2020 010 – Bond and Griffin Heights Neighborhood Boundary

Applicant: Tallahassee-Leon County Planning Department

Jurisdiction: City of Tallahassee

Staff: Artie White

Large-Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation of parcels along Alabama Street in the Griffin Heights Neighborhood, from Basin Street to Abraham Street, and for a corridor in the Bond Neighborhood bounded by Gamble Street and Floral Street from Residential Preservation to Neighborhood Boundary Office. This would allow these areas to become mixed-use corridors with neighborhood-scale, non-residential uses and a variety of residential uses. This amendment is intended to implement recommendations from the Bond Neighborhood First Plan and the planning efforts of the Griffin Heights Neighborhood.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this text amendment is included as Attachment #25.
- Citizen Comments on this text amendment are included as Attachment #26.

14. Name: TMA 2020 012 - Welaunee Arch

Applicant: City of Tallahassee

Jurisdiction: City of Tallahassee

Staff: Artie White

Large-Scale Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for parcels totaling approximately 2,810.55 acres in the Welaunee Arch planning area from Rural (R) to Planned Development (PD).

The Planned Development designation 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. 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. This category allows a mixture of office, commercial uses and residential densities up to 20 units per acre.

Rezoning Application: A zoning change from Rural (R), Critical Planning Area (CPA), and Single Family Detached (R-1) to Planned Development (PD) is requested to implement the proposed Future Land Use Map amendment. The purpose of the Planned Development (PD) District 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 Planned Development Master Plan is implemented through approval of a PUD(s). The PD zoning district will be replaced on the zoning map by PUD zoning. The PUD district replacing the PD zoning district shall be consistent with the allowable uses established in the Master Plan.

- Staff recommendation on proposed amendment: Approve
- Local Planning Agency recommendation on proposed amendment: Approve
- The staff report for this text amendment is included as Attachment #27.
- Citizen Comments on this text amendment are included as Attachment #28.

Options:

1. Conduct the Joint County / City Commission Workshop on the 2020 Cycle Comprehensive Plan Amendments.
2. Board direction.

Recommendation:

Option #1

Attachments:

1. Staff report for TTA 2020 003 (Southeast Sector Plan)
2. Citizen comments on TTA 2020 003 (Southeast Sector Plan)
3. Staff report for TTA 2020 006 (Pine Cone Woods/Urban Services Area)
4. Citizen comments on TTA 2020 006 (Pine Cone Woods/Urban Services Area)
5. Staff report for TTA 2020 011 (Neighborhood Boundary)
6. Citizen comments on TTA 2020 011 (Neighborhood Boundary)
7. Staff report for TTA 2020 013 (Welaunee Critical Area Plan)
8. Citizen comments on TTA 2020 013 (Welaunee Critical Area Plan)
9. Staff report for LMA 2020 01 (Blountstown Highway)
10. Citizen comments on LMA 2020 01 (Blountstown Highway)
11. Staff report for LMA 2020 02 (Highway 20)
12. Citizen comments on LMA 2020 02 (Highway 20)
13. Staff report for LMA 2020 03 (Oak Valley Shopping Center Redevelopment)
14. Citizen comments on LMA 2020 03 (Oak Valley Shopping Center Redevelopment)
15. Staff report for LMA 2020 04 (Capital Circle SW)
16. Citizen comments on LMA 2020 04 (Capital Circle SW)
17. Staff report for LMA 2020 05 (FWCC Warehouse)
18. Citizen comments on LMA 2020 05 (FWCC Warehouse)
19. Staff report for LMA 2020 06 (Pine Cone Woods/Thomasville Road)
20. Citizen comments on LMA 2020 06 (Pine Cone Woods/Thomasville Road)
21. Staff report for TMA 2020 002 (Sheffield's Body Shop/Old Bainbridge Road)
22. Citizen comments on TMA 2020 002 (Sheffield's Body Shop/Old Bainbridge Road)
23. Staff report for TMA 2020 004 (Fairbanks Court)
24. Citizen comments on TMA 2020 004 (Fairbanks Court)
25. Staff report for TMA 2020 010 (Bond and Griffin Heights Neighborhood Boundary)
26. Citizen comments on TMA 2020 010 (Bond and Griffin Heights Neighborhood Boundary)
27. Staff report for TMA 2020 012 (Welaunee Arch)
28. Citizen comments on TMA 2020 012 (Welaunee Arch)

**2020 Comprehensive Plan Amendment Cycle**

TTA2020003

Southeast Sector Plan

SUMMARY		
Applicant:	Proposed Change	TLCPD Recommendation:
The St. Joe Company	See Attachment #1	Approve
TLCPD Staff:	Comprehensive Plan Element	LPA Recommendation:
Chris Ibarra	Land Use Element Objectives 6.1 and 10.1	Approve
Contact Information:	Policy Number(s)	
Christopher.ibarra@talgov.com (850) 891-6431	6.1.1, 10.1.1 and 10.1.3	
Date: October 24, 2019	Updated: February 14, 2020	

A. SUMMARY:

The Southeast Sector Plan is included in the Land Use Element of the Tallahassee-Leon County Comprehensive Plan and addresses both the Southwood property and Colin English property. Its purpose is to promote innovative planning, compact development strategies and protect the natural resources of the area. This includes design standards to promote compact commercial development, walk to shopping, higher density housing in close proximity to offices, commercial uses and employment centers.

The proposed text amendment would update the portions of the Future Land Use Element Objectives 6.1 and 10.1 and supporting policies to the Southeast Sector Plan. The amendment would clarify ambiguous language, modify/remove policy language that is out of date or no longer applies and clarify review requirements to Planned Developments.

B. STAFF RECOMMENDATION:

Approve.

C. PROPOSED POLICY CHANGE:

See Attachment # 1

D. APPLICANT'S REASON FOR THE AMENDMENT:

The St. Joe Company is requesting a text amendment to amend portions of the Future Land Use Element Objectives 6.1 and 10.1 and supporting policies to the Southeast Sector Plan in the *Tallahassee-Leon County Comprehensive Plan*, specifically the Southwood and Colin English quadrant. The St. Joe Company proposes to modify/remove policy language that is out of date or no longer applies and clarify ambiguous language. In addition, the St. Joe Company also proposes to clarify the review requirements and to remove duplication in the review of a Planned Development. With the maturing of Southwood and the push toward project buildout the developer feels it's a good time to revise these sections of the comprehensive plan to ensure Southwood and the Southeast Sector Plan are consistent.

E. STAFF ANALYSIS

1. [Future Land Use Category Objective 6.1] Deletion of DRI's

The Future Land Use Element (FLUE) Policy 6.1.2 (p) requires the proposed Development of Regional Impact (DRI) development order meet the requirements of the Planned Development Master Plan. This language would remove the DRI requirement in the Southeast Sector Plan since it is no longer applicable.

2. [Future Land Use Category Objective 6.1] Option for PUD to serve as Master Plan

The Future Land Use Element (FLUE) Policy 6.1.1 requires a Planned Development create a separate master plan before it begins developing and it be reviewed and approved by the City or the County, depending on which jurisdiction the project is in. This language change would allow the Planned Unit Development to serve as the Planned Development Master Plan once reflected in the Comprehensive Plan through a plan amendment. If the 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.

3. [Future Land Use Category Objective 6.1] Clarify when a Comprehensive Plan Amendment is needed

The Future Land Use Element (FLUE) Policy 6.1.2 requires a Comprehensive Plan Amendment when a Planned Development begins to develop. This language change would propose a comprehensive planned amendment only to be needed for a Planned Development Master Plan if it is inconsistent with the Suburban land use category and the Comprehensive Plan.

4. [Future Land Use Category Objective 6.1] Remove the requirement to identify Residential Unit Type

The Future Land Use Element (FLUE) Policy 6.1.2 (d) requires that the Master Plan identifies total dwelling units by residential type. The language change would remove the requirements to identify total dwelling units by residential type.

5. [Future Land Use Category Objective 6.1] Clarify natural resource protection requirements

The Future Land Use Element (FLUE) Policy 6.1.2 (f) states the Master Plan identify specific requirements that will adequately protect the natural resources of the area. The language would clarify that the burden on the development of the master plan is to demonstrate how the planned development will protect the natural resources on-site.

6. [Future Land Use Category Objective 6.1.] Mass Transit Planning

The Future Land Use Element (FLUE) Policy 6.1.2 (g) requires Planned Developments Master Plan to identify Major transportation improvements that are consistent with adopted transportation plans, and address the impacts to the surrounding area, including canopy roads and required interconnections. The plan needs to address issues of capacity maintenance, promotion of form transit, bicycle, pedestrian accessibility, and protection of canopy roads and facilities and development requirements to provide alternative modes of transportation. This language change would allow the Master Plan to address mass transit if transit facilities are available or planned within the plan horizon for the Tallahassee-Leon County Comprehensive Plan to serve the planned Development.

7. [Future Land Use Category Objective 6.1.] Affordable Housing

The Future Land Use Element (FLUE) Policy 6.1.2 (k) requires Planned Developments Master plan to identity how the development will provide for low and moderate incoming housing. This language change would allow the Master Plan to address Affordable housing by complying with any ordinances that address the need for affordable housing at the time the master plan is adopted.

8. [Future Land Use Category Objective 6.1.] Crime Prevention

The Future Land Use Element (FLUE) Policy 6.1.2 (o) requires Planned Developments Master plans to identity how the development will address crime prevention strategies. This language will propose that a Master Plan address crime prevention with guidelines

that encourage the use of Crime Prevention Through Environmental Design (CPTED) principles.

9. [Future Land Use Category Objective 10.1.] Separate English from St. Joe Properties

The Future Land Use Element (FLUE) Policy 10.1.1 requires that there be a percent of mix of land uses required for the Southeast Sector Planning Area. This language proposes that the policy clearly state the mix uses percentages apply to St. Joe owned property (Southwood) and the English property individually and clarify the mixed-use percentages apply separately to those lands.

10. [Future Land Use Category Objective 10.1.] Edit Mixed Use Percentages

The Future Land Use Element (FLUE) Policy 10.1.1 *10.1.1 (A) (1), 10.1.1 (A) (2), 10.1.1 (A) (3), 10.1.1 (A) (5)* requires the Southeast Sector Plan to have a percent mixes of land uses. This language would remove the word “approximately” from the mixed land use requirements and keep the required percentages, increase the land area in residential development from 50% to 60% and decrease commercial, office and /or industrial development from 20% to 10%.

11. [Future Land Use Category Objective 10.1.] Remove or Update Density/Units for Projects

The Future Land Use Element (FLUE) Policy 10.1.1 (b) requires entitlements that specify the Southeast Sector Plan Densities, Intensities and Phasing in Table 7. This language would remove the maximum entitlements for the Southeast Sector Plan since the DRI development order and PUD establish the maximum entitlements for the Southeast Sector Plan.

12. [Future Land Use Category Objective 10.1.] Clarify location of Industrial lands

The Future Land Use Element (FLUE) Policy 10.1.1 (d) (1) requires industrial development to be in the southwest quadrant of the Southeast Sector Planning area. This language would specify that the Southwest quadrant is not limited to industrial development and there is no requirement that industrial development must be built.

13. [Future Land Use Category Objective 10.1.] Affordable Housing

The Future Land Use Element (FLUE) Policy 10.1.1 (e) requires an affordable housing study be submitted to the Department of Community Affairs (DCA) by the developer or by the Tallahassee-Leon County Planning Department at that time of any implementing development or Regional Impact Applications for Development Approval or if necessary,

at the time of the Evaluation and Appraisal Report (EAR) for the Southeast Sector Planning Area. This change would remove the current language which references the prior Southwood DRI affordable housing analysis and replace it with developments that must comply with applicable affordable and inclusionary housing ordinances.

14. [Future Land Use Category Objective 10.1.] School Sites

The Future Land Use Element (FLUE) Policy 10.1.1 (f) requires school sites to be located on the Southwood property and one on the English property. This change would remove the current school requirements since it is the understanding of St. Joe Company that the school board has no intention of developing a new school for Southwood.

15. [Future Land Use Category Objective 10.1.] Capital Improvement Plan Update

The Future Land Use Element (FLUE) Policy 10.1.1 (f) (5) requires a Capital Improvement Plan and annual updates every five years. This language would remove the Capital improvement Plan update since this is no longer needed.

16. [Future Land Use Category Objective 10.1.] Delete Average Densities

The Future Land Use Element (FLUE) Policy 10.1.2 (A) (B) (C) (D) (E) (F) (I) requires that there be an average density under Residential Densities. The language would remove the average density requirement since this is difficult to maintain and can work against comprehensive planning goals for urban development.

17. [Future Land Use Category Objective 10.1.] Assisted Living

The Future Land Use Element (FLUE) Policy 10.1.2 (A) currently doesn't allow Assisted living Facilities. The language would allow the addition of Assisted Living Facilities to the allowed uses in the Southeast Sector Plan.

18. [Future Land Use Category Objective 10.1.] Southwood Town Center

The Future Land Use Element (FLUE) Policy 10.1.2 (i) Implementing land Use Districts states that the development of a Town Center district shall include a mixture of uses and allocate ranges of percentages to each use: commercial, office, residential and institutional/community facilities. This language change would remove the current mixture of uses categories and percentage ranges and replace it with development minimums in square feet of commercial and 200 residential units.

20. [Future land use Category Objective 10.1] Transportation Analysis Requirement

The Future Land Use Element (FLUE) Policy 10.1.3 (m) requires and transportation analysis and transportation plan revised to identify transportation improvements needed for Phase I development in the Southeast Sector Planning Area and will be included in the 97-1 comprehensive plan amendment cycle. This language would remove the Transportation analysis requirement in the Southeast Sector Plan since it is no longer applicable.

21. [Future land use Category Objective 10.1] Medium Density Residential

The Future Land Use Element (FLUE) Policy 10.1.1 (d) (3) states Medium Density Residential development to be located adjacent to the Capital Circle Office Center and interspersed with office development in the northwest quadrant. Priority shall be given to areas adjacent to the Capital Circle Office Center. This language change would state that the majority but not limited to, of Medium Density Residential development will be located adjacent to the Capital Circle Office and interspersed with office development in the northwest quadrant.

22. Esplanade Way reclassified as Minor Collector

Currently Esplanade Way is designated as a Major Collector under the Florida Department of Transportation (FDOT) Roadway Functional Classification. Within the Glossary under Major Collector in the Tallahassee-Leon County Comprehensive Plan it states: “major collector roadways channel traffic between arterials, from other collector streets to the arterial system, and from a major activity center to the arterial street system. Major collectors may carry relatively high traffic volumes.” Reclassifying Esplanade Way’s Roadway Functional Classification would allow upcoming residential projects to have direct access from Esplanade Way. The proposed change would reclassify Esplanade Way from a Major Collector to a Minor Collector.

Policy Formation/Previous Changes

The Planned Development (Objective 6.1 and its supporting policies) were adopted on December 23, of 1996.

The Southeast Sector Plan (Objective 10.1 and its supporting policies) were adopted into the Comprehensive Plan in May 1996 and revised in July 1999.

Additional Information

Over the past couple of years, the Florida legislature has amended the Florida Statutes related to Development of Regional Impact (DRI’s) as such the references to the Southwood DRI’s in the Southeast Sector Plan are no longer applicable.

Previous Commission Consideration

Consistent with the Southeast Sector Plan the Southwood DRI was approved and subsequent planned unit developments were approved as well as amendments to it.

F. STAFF REPORT UPDATE

This section is reserved for future updates to staff report.

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

Cycle 2020 Meetings		Dates	Time and Locations
x	Local Planning Agency Workshop	January 7, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
x	Local Planning Agency Public Hearing	February 4, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	February 25, 2020	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 14, 2020	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 26, 2020	6:00 PM, Fifth Floor, Leon County Courthouse

(check off meetings as completed)

Below is a summary of changes and actions that have taken place subsequent to the publication of the original staff report.

Public Open House

Public Open House - December 17, 2019: 24 citizens attended the open house to discuss the 2020 Cycle. None of the attendees had questions regarding this proposed text amendment.

Local Planning Agency Workshop

Local Planning Agency Workshop – January 7, 2020: A workshop was held on January 7, 2020 to discuss the proposed 2020 Cycle amendments. The LPA had no questions on this amendment

Local Planning Agency Public Hearing – February 4, 2020: A Public hearing was held on February 4, 2020 to discuss the proposed 2020 Cycle amendments. The LPA had requested

that the Development Order from the DRI addressing affordable housing be included in the amendment. The current DRI section governing housing, proposed changes under review as part of a current DRI amendment application, and an explanation of proposed changes are included as an attachment # 3. The Local Planning Agency voted 7-0 to recommend approval of the proposed text amendment. The applicant was available to answer questions. There were no other citizen speakers on this amendment.

G. CONCLUSION:

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

- The proposed text amendment is consistent with the Future Land Use Element Objectives 6.1 and 10.1 and supporting policies to the Southeast Sector Plan in the *Tallahassee-Leon County Comprehensive Plan*, specifically the Southwood and Colin English quadrant and the Roadway Functional Classification change to Esplanade Way from a Major Collector to a Minor Collector. It does not seek to change the original goals for the Southeast Sector Plan or the Planned Development land use which is to create a high-quality mixed-use development in the City and County.
- Consistency with Land Development Code policies
- Consistency with previous City or County Commission actions
- Consistency with Planning Department projects, initiatives, etc.
- Supportive of special area plans, placemaking districts, BCC strategic initiatives, etc.

H. ATTACHMENTS:

Attachment # 1: Proposed Policy change and strike-thru/underline version of proposed changes.

Attachment # 2: Proposed Roadway Functional Classification Leon County, Southeast Map 25.

Attachment # 3: DRI Housing Information

Citizens Comments

TTA 2020 003

Southeast Sector Plan

Received as of February 11, 2020

**No citizen comments have been
received for this proposed amendment**



2020 Comprehensive Plan Amendment Cycle
TTA 2020 006
Pine Cone Woods/Urban Services Area

SUMMARY		
Applicant:	Proposed Change	TLCPD Recommendation:
Pine Cone Woods, LLC	Extending the Tallahassee-Leon County Urban Services Boundary	Approve
TLCPD Staff:	Comprehensive Plan Element	LPA Recommendation:
Mike Alfano	Land Use	Approve
Contact Information:	Policy Number(s)	
Artie.White@Talgov.com (850) 891-6432	Urban Services Area as shown on Map 2 and Map 3	
Date: 10/23/2019	Updated: 2/10/2020	

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 182 acres of land surrounding Chiles High School on the northwest side of Thomasville Road in Leon County. The properties within the area that would be included in the Urban Services Area (Subject Site) are owned by Pine Cone Woods, LLC and are the subject of a concurrent application to change their designation on the Future Land Use Map.

B. STAFF RECOMMENDATION:

Approve.

C. 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.

D. APPLICANT'S REASON FOR THE AMENDMENT:

The applicant highlights that in the 29 years since the Tallahassee-Leon County Comprehensive Plan was adopted, development activity has occurred around the area proposed for inclusion in the Urban Services Area, bringing many commercial activities and some new housing to the area. They propose that this USA expansion will allow limited development to occur on the unconstrained portions of the parcel, where existing roads and infrastructure already exist. This USA expansion, they reason, will enable a potential school site expansion and will serve the broader area of the community in the most efficient manner.

E. STAFF ANALYSISHistory and Background

The original Urban Services Area was established in 1990. Since 1997, it has been amended 10 times. In 1997, the USA was extended to incorporate 13.55 acres that includes the land where Chiles High School is now located. This proposed amendment would expand the Urban Services Area in this area to include the parcels immediately adjacent to Chiles High School.

Amendments to the Urban Services Area Boundary Since 1997

Cycle	Area	Acreage Added	Acreage Deleted
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	
	Totals	1290.15	-1,929.69

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 to 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.

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 site 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 is currently in the Talquin Electric Cooperative (Talquin) franchise area for water, sewer, and electricity, and is served by water and sanitary sewer provided by Talquin. Talquin has indicated a commitment to expand capacity to meet any increase in need due to development. The subject site has access to the principal arterial Thomasville Road from Lawton Chiles Lane via Wolfpack Way and Rhea Road.

As there is existing capital infrastructure available on the subject site, 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 site.

Lastly, at the August 27, 2019 Business Meeting of the Leon County School Board, the School Board voted unanimously to support expanding the USA, to include both additional properties that are owned by Leon County, Leon County Schools, and the subject properties owned by Pine Cone Woods, LLC. There was also discussion at this meeting that this expansion would allow the school an opportunity for on-site bus parking, school expansion, or additional school parking.

Previous Commission Consideration

The Urban Services Area has been altered 10 times since 1997; at times additional lands were brought into the USA, and at times additional lands were removed. In the subject area, the USA was extended in 1997 to encompass the area where Chiles High School is sited.

F. 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 2020 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 7, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 4, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	February 25, 2020	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 14, 2020	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 26, 2020	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop – January 7, 2020: A workshop was held on January 7, 2020 to discuss the proposed 2020 Cycle amendments. The LPA had no questions on this amendment.

Local Planning Agency Public Hearing – February 4, 2020: After a staff presentation and public testimony, the Local Planning Agency voted to recommend approval of the proposed amendment.

G. CONCLUSION:

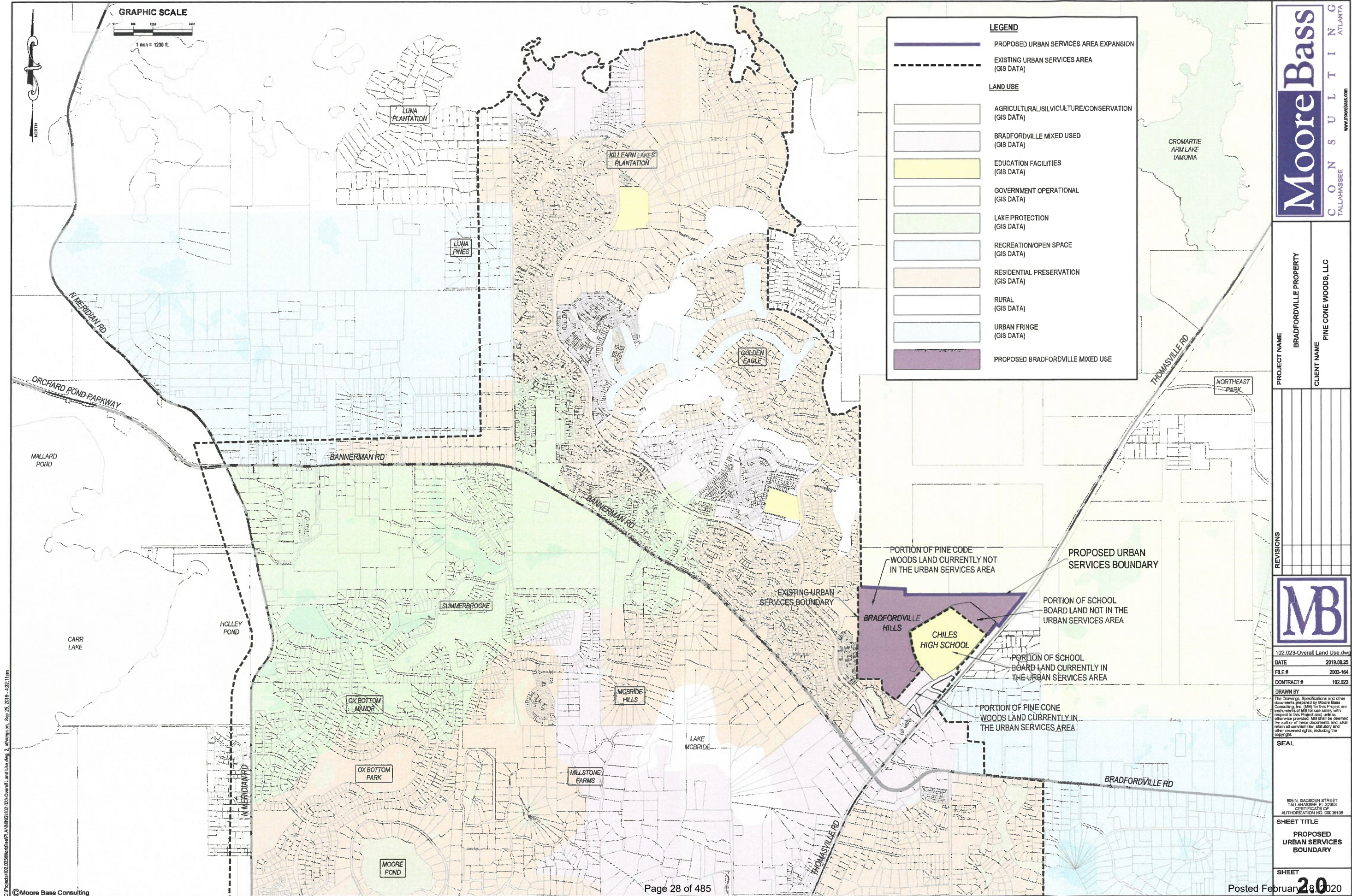
Based on the above analysis, Planning Department staff recommends approval of the amendment request for the following reasons:

Include reasons for recommendation including:

- 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 site 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.

H. ATTACHMENTS:

1. Map of the Proposed Urban Services Area



Citizens Comments

LMA 2020 06

Pine Cone Woods
Map Amendment and

TTA 2020 006

Pine Cone Woods
Urban Services Area

Received as of February 10, 2020

From: [Calhoun, Sherri](#)
To: [White, Artie](#)
Subject: FW: 2020 Comp Plan Public Comment Submission
Date: Thursday, January 09, 2020 12:19:54 PM
Attachments: [image001.png](#)

Sherri Calhoun
Staff Assistant
Comprehensive Planning & Urban Design
300 S. Adams Street. Tallahassee, Florida
Ph#: (850) 891-6413
Fax: (850) 891-6404
Sherri.calhoun@talgov.com
<http://www.talgov.com/planning/PlanningHome.aspx>



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: dropco@yahoo.com <dropco@yahoo.com>
Sent: Tuesday, January 7, 2020 10:46 AM
To: CMP_PLN_AMND <cmpplnammd@talgov.com>
Cc: Calhoun, Sherri <Sherri.Sullivan@talgov.com>
Subject: 2020 Comp Plan Public Comment Submission

- **Amendment:** LMA202006 Map
- **Name:** Jon Dropco
- **Address:** 7147 Beech Ridge Trl
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32312
- **Email Address:** dropco@yahoo.com
- **Comments:** I'm concerned with the proposal and what effect it would have on traffic and water management/runoff on Beech Ridge Trail. When the plantation would clear cut the pine trees, the water coming down from the plantation was a flood into Arrowhead Lake. A loss of those trees and the ability to suck up rain would be devastating to my property. Also, Lawton Chiles Ln can barely handle the morning and afternoon traffic from the high school. Development of 175 acres would not be beneficial to the two lane roadways. This proposal should be further limited.

From: [Calhoun, Sherri](#)
To: [White, Artie](#)
Subject: FW: 2020 Comp Plan Public Comment Submission
Date: Thursday, January 09, 2020 12:19:48 PM
Attachments: [image001.png](#)

Sherri Calhoun
Staff Assistant
Comprehensive Planning & Urban Design
300 S. Adams Street. Tallahassee, Florida
Ph#: (850) 891-6413
Fax: (850) 891-6404
Sherri.calhoun@talgov.com
<http://www.talgov.com/planning/PlanningHome.aspx>



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: Blakeboy78@gmail.com <Blakeboy78@gmail.com>
Sent: Thursday, January 9, 2020 2:01 AM
To: CMP_PLN_AMND <cmpplnammd@talgov.com>
Cc: Calhoun, Sherri <Sherri.Sullivan@talgov.com>
Subject: 2020 Comp Plan Public Comment Submission

- **Amendment:** LMA202006 Map
- **Name:** Kyle Blake
- **Address:** 3509 OAK HILL TRL
- **City:** TALLAHASSEE
- **State:** FL
- **Zip:** 32312
- **Email Address:** Blakeboy78@gmail.com
- **Comments:** Please reconsider this development. We recently moved here because of the location. We have an abundance of wildlife and enjoy nearly zero noise pollution. Please don't add more homes that will destroy this ecosystem, create noise, and strain the infrastructure. I vote NO on changing the land from Rural to PUD.

Perrine, Beth

From: Hardcastle.ron@gmail.com
Sent: Thursday, January 09, 2020 9:35 PM
To: CMP_PLN_AMND
Cc: Perrine, Beth
Subject: 2020 Comp Plan Public Comment Submission

- **Amendment:** LMA202006 Map
- **Name:** Ron Hardcastle
- **Address:** 3448 Briar Branch Trail
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32312
- **Email Address:** Hardcastle.ron@gmail.com
- **Comments:** A significant portion (approximately 10 acres on the western boundary) of the land associated with this amendment request is located in a FEMA flood zone. Furthermore the majority of the homes in Killlearn Lakes that border the western boundary are on septic service. The land behind these homes slopes downward into the land designated a flood zone. The septic systems of these homes percolate waste water into this area, the western edge of the property in question for transition from rural to mixed use designation. Any approval should mandate that development may not occur in the area of the property within the flood zone.

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: LMA 2020 06 / TTA 2020 006

- Concerns: (not necessarily in any order)
- ① traffic
 - ② schools
 - ③ water/run off
 - ④ density
 - ⑤ wildlife protection - gopher tortoise, etc.
 - ⑥ ~~concerned regarding expanding USA~~

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: LMA 2020 06 and

TTA 2020 006

Keep the residential density
similar to that in Killebrew Lakes
2 to 3 units per acre maximum.

Art Berger

3252 Horseshoe Trail
Tallahassee, FL
32312

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: LMA 2020 06 / TTA 2020 06

* We are concerned about
TRAFFIC onto Beech Ridge TRAIL
We already have substantial
water sheet flow on to our
property at 7136 Beech Ridge
TRAIL,

Also a larger concern is the
old CURB STOP across from our
home and how this will
affect our quality of life
and our current simple
street.

Scott & Vicki McLuckie
McLuckies@aol.com

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: LMA202006

NOT PLEASED WITH CURRENT TRAFFIC. MORE DEVELOPMENT
WILL BRING MORE AUTO TRAFFIC.

NOT PLEASED WITH COMMERCIAL DEVELOPMENT SITES
ALONG THOMASVILLE ROAD NEXT TO CARLOS HIGH

DO NOT WANT GAS STATIONS + FAST FOOD RESTAURANTS
ALONG THOMASVILLE ROAD BY CARLOS HIGH. WILL BE
TOO MUCH CONGESTION IN TRAFFIC.

MORE DEVELOPMENT WILL BRING MORE STUDENTS TO AREA
THAT WILL IMPACT ALL TRAFFIC ON THOMASVILLE ROAD

ALL ABOVE WILL IMPACT THE QUALITY OF LIFE ON
MILLWOOD CIRCLE, DIRECTLY ACROSS THOMASVILLE ROAD
FROM PLANNED COMMERCIAL USES.

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: PINE CONE WOODS

Is this project needed? needed by Leon County?

IS so, why not look to areas more north of cities high school?
Why change the land use

From Rural...? I'm thinking it is rural for a
reason...

The owner/developer has probably
paid reasonable taxes for
years - maybe decades. Now they
want to transform a rural area,
collect the money and move on -
maybe to another project.

- David Flagg

850-264-5222

Scottsdale resident,
23 years

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number:

Pine cone Woods

- ① need buffer fronting Thomasville Road.
- ② 20 units per acre is way to dense.
- ③ concerned about what type of commercial goes in on Thomasville Road.
- ④ concerned about increased traffic congestion.

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: LMA 2020 06

It seems very developer friendly to have land zoning put first
and fore front before any kind of impact studies are done. Unfortunately
this is ~~to~~ to the detriment of the citizens. More transparency to
this entire process would be appreciated.

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number:

LMA 2020 06
~~LMA 2020 06~~ + TTA 2020 006

I have major concerns about traffic on
Thomasville Rd. + Bannerman Rd. if the zoning
continues to allow more + more development
in this beautiful Bradfordville neighborhood!
Schools to capacity already + the traffic
is already scary!! we want it to stay rural!

Judy A. Stone

7499 Anglewood Lane

e-mail - jastone13@AOL.com

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: Pine Cone Woods

• Can a serious Buffer be established between the future development & homes in the Killbuck Lakes Plantation Homes.

— Too many homes per acre

— WE WANT THIS AREA TO STAY RURAL!

Fred & Cindy Fisher

Valley Creek Drive

Killbuck Lakes Plantation

Resident

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: TIA 2020 006

The current use is Rural & should not be changed to a more dense development. The infrastructure doesn't exist to support higher density. There are already 3 major projects proposed & approved for Bonnerman Road - with all 3 there will be added over 1,000 residential homes added in next five years. Enough is enough!

Ellen Hicks
Bull Headly Rd

From: vickieyoung823@gmail.com
To: [CMP_PLN_AMND](#)
Cc: [Perrine, Beth](#)
Subject: 2020 Comp Plan Public Comment Submission
Date: Saturday, January 18, 2020 1:29:57 PM

- **Amendment:** LMA202006 Map
- **Name:** Vickie Young
- **Address:** 3564 Dogwood Valley Trl
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32312
- **Email Address:** vickieyoung823@gmail.com
- **Comments:** We as property owners in Killearn Lakes, would like to see this property retain its Rural status. We have seen some of the areas around us already develop into commercial property, and adding more commercial property around the high school will increase traffic congestion that already exists due to high school traffic. Let's reserve this as rural, so we can maintain this area's beautiful and natural scenery, ecosystem function, home to our native animals and just keep Leon County's beauty. Consider purchasing the space across the street where Khol's use to be. This has been vacant for a while and may be a good space to add some light commercial shopping and walking areas, without having to bring down trees and harm our natural areas.

Visit the Planning Department website at: www.talgov.com/compplan2020

**NOTICE OF A REQUESTED AMENDMENT
TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP**

An application has been filed to request a change of designation on the Comprehensive Plan Future Land Use Map for the property shown on the map on the reverse side of this notice. You are being notified of this requested change because public records indicate that you own property within approximately 1,000 feet of the subject site. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled Workshops and Public Hearings on this request. The December 17th Open House event is an opportunity for you to come and ask questions in a less formal setting prior to the start of the more formalized public hearing process. Prior to each meeting, please check www.talgov.com/compplan2020 to confirm there have been no changes to this meeting schedule.

The Local Planning Agency, City Commission, and Board of County Commissioners appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the Local Planning Agency and City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend, but no public comments will be taken at the workshops.

Date	Meeting	Purpose	Time	Location
February 4 (Tuesday)	Local Planning Agency	Local Planning Agency Public Hearing on Comprehensive Plan Amendment and Rezoning	6:00 PM	Renaissance Center 2nd Floor 435 North Macomb Street
February 25 (Tuesday)	County and City Commissions	Joint City-County Commission Workshop	1:30 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
April 14 (Tuesday)	County and City Commissions	Joint City-County Transmittal Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
May 26 (Tuesday)	County and City Commissions	Joint City-County Adoption Public Hearing and Rezoning Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Leon County Courthouse

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours prior to the hearing (excluding weekends and holidays). The Planning Department Telephone is (850) 891-6400. The Florida Relay TDD Service Telephone is 1-800-955-8771.

If you have concerns that you wish to be considered by the City and County Commissions in regard to this application, you may submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at www.talgov.com/compplan2020. More detailed information on each proposed amendment is also available on the website.

**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301**

Telephone: (850) 891-6400

Fax: (850) 891-6404

Amendment # LMA202006

I/We as owner(s) of property at this address: 7136 BEECH RIDGE TRAIL, 32312 wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

THAT NO ENTRY OR EXIT TO PINE CONE WOODS SHALL BE CONNECTED IN ANY WAY TO BEECH RIDGE TRAIL

SIGNED: _____

SCOTT A. MCLUCKIE

Requested Map Amendment: Pine Cone Woods

Reference Number: LMA202006

Applicant: Pine Cone Woods, LLC.

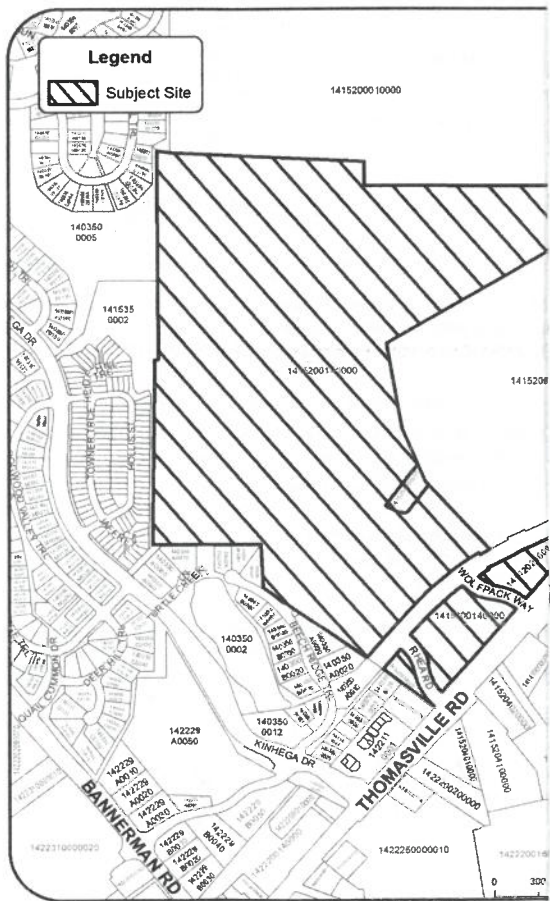
Large Scale Map Amendment: This is a request to change Rural (R) to Bradfordville Mixed Use (MU) on approxima Thomasville Road and surround Chiles High School. The promote agriculture, silviculture, and natural resource-bas ecosystem functions, and to protect the scenic vistas and p County's rural areas. Single family residential uses are allo one (1) dwelling unit per ten (10) acres. Non-residential u agricultural silvicultural, and other natural resource-based maximum intensity of 2,000 sq. ft. per acre. The proposed create a village atmosphere with an emphasis on low to m commercial shopping opportunities for area residents, scho oriented amenities for the enjoyment of area residents.

Rezoning Application: A rezoning application will be proc change from Rural (R) to Planned Unit Development (PUD amendment to the Future Land Use Map.

Please direct questions regarding this amendment to: M

To view information on this amendment, go to www.talga

Pine Cone Woods Map



LOCATION



TALLAHASSEE FL 323

16 JAN 2000 PM 2 L

Tallahassee - Leon Planning Department
Attn: Comprehensive Planning Division
300 South Adams Street
Tallahassee, FL 32301
+ LMA 202006

32301-179199

I/We as owner(s) of property at this address: 3572 Oak Hill Trail wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

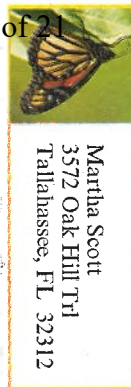
Please consider that I, & many other neighbors, purchased our property with the assumption/presumption of the Plantation

SIGNED: Keeping their land, which runs behind my home, would

remain natural. The proposed Amendment now brings your development too close. What about run-off from parking lots & sewage? Killbuck Lakes already has a problem with that.

Requested Map Amendment: Pine Cone Woods

Also, please consider increased traffic with very little road access to support it. Martha
Construction would only disrupt natural environment. Scott



Tallahassee-Leon County Planning Dept.
Attn: Comprehensive Planning Division
300 South Adams St.
Tallahassee, FL 32301

32301-173199

32301-173199



**NOTICE OF A REQUESTED AMENDMENT
TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP**

An application has been filed to request a change of designation on the Comprehensive Plan Future Land Use Map for the property shown on the map on the reverse side of this notice. You are being notified of this requested change because public records indicate that you own property within approximately 1,000 feet of the subject site. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled Workshops and Public Hearings on this request. The December 17th Open House event is an opportunity for you to come and ask questions in a less formal setting prior to the start of the more formalized public hearing process. Prior to each meeting, please check www.talgov.com/compplan2020 to confirm there have been no changes to this meeting schedule.

The Local Planning Agency, City Commission, and Board of County Commissioners appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the Local Planning Agency and City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend, but no public comments will be taken at the workshops.

Date	Meeting	Purpose	Time	Location
February 4 (Tuesday)	Local Planning Agency	Local Planning Agency Public Hearing on Comprehensive Plan Amendment and Rezoning	6:00 PM	Renaissance Center 2nd Floor 435 North Macomb Street
February 25 (Tuesday)	County and City Commissions	Joint City-County Commission Workshop	1:30 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
April 14 (Tuesday)	County and City Commissions	Joint City-County Transmittal Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
May 26 (Tuesday)	County and City Commissions	Joint City-County Adoption Public Hearing and Rezoning Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Leon County Courthouse

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours prior to the hearing (excluding weekends and holidays). The Planning Department Telephone is (850) 891-6400. The Florida Relay TDD Service Telephone is 1-800-955-8771.

If you have concerns that you wish to be considered by the City and County Commissions in regard to this application, you may submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at www.talgov.com/compplan2020. More detailed information on each proposed amendment is also available on the website.

**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301**

Telephone: (850) 891-6400

Fax: (850) 891-6404

Amendment # LMA202006

I/We as owner(s) of property at this address: 7124 BEECH RIDGE TRAIL wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

PLEASE SEE ATTACHED LETTER.

SIGNED:

Mike Mantei
MIKE & AMY MANTEI
513-515-0417

**Requested Map Amendment: Pine Cone Woods
Reference Number: LMA202006
Applicant: Pine Cone Woods, LLC.**

Mike & Amy Mantei
7124 Beech Ridge Trail
Tallahassee FL 32312

Dear Sirs or madams,

In response to your notice to adjacent property owners concerning the amendment to zoning requested by Pine Cone Woods LLC reference # LMA202006.

While we do not oppose responsible development and growth, in our opinion, the maximum density proposed will be incongruent with the surrounding area. In our opinion, this would cause the area to be degraded aesthetically, environmentally and functionally.

Large areas of subject property include a steep slope with our homes directly below at the base of the slope on Beech Ridge Trail. We already suffer with problematic runoff due to zero drainage infrastructure. We have no ditches, culverts or storm sewers at the base of this large slope where our homes are located. Any additional water coming off that slope due to additional impermeable surfaces could be catastrophic for our homes and property. For this reason alone, we ask that density be restricted, and drainage is carefully planned, especially on the slopes adjacent to Beech Ridge Trail. Thomasville road is already very congested. The schools are already near or at capacity and the environment is already stressed. For example, The County routinely sets up "sand-bag" locations multiple times per year because of the mis handled planning of the past (sheet drainage) through all of Killearn Lakes Plantation, which is directly adjacent the new development being proposed. Please recognize the critical need for high permeable area ratios, buffer zones and carefully designed drainage so as not to exacerbate our already tenuous drainage issues. Perhaps if done well, the new development could even reduce the runoff we experience from those slopes now. We are keenly aware of the immediate and egregious violations and flooding at the start of the "Canopy" development. Please plan for and anticipate similar abuses and prevent them from happening at this development.

Also, before deciding on this change to zoning, we ask that you require the expansion of the "TAPP water drop application map so we can all study and extrapolate the results of the proposed changes to the topography. As of now, this map's functional boundary stops just short of the affected area but could easily be expanded. This would also have educational value as Chiles HS campus would be included.

One final suggestion. Imagine if most of the new development was a restricted 55 and older community similar to The Villages. The land is at a higher elevation. The HS is already an evacuation shelter often used to house seniors evacuated from the coast. The crime is lower. The older residents would not impact the school system and contribute less to traffic congestion at peak periods. CVS, Walgreens and Publix within a mile. There are MANY older folks in Killearn Lakes Plantation looking to downsize but stay in the area. Seems like this scenario would exemplify responsible, well planned development/growth and be very profitable for the developer.

Thank you

Mike and Amy Mantei. 513-515-0417

**2020 Comprehensive Plan Amendment Cycle**

TTA 2020 011

Neighborhood Boundary

SUMMARY		
Applicant:	Proposed Change	TLCPD Recommendation:
Tallahassee-Leon County Planning Department	Text Amendment to Neighborhood Boundary FLUC	Approve
TLCPD Staff:	Comprehensive Plan Element	LPA Recommendation:
Artie White	Land Use [L]	Approve
Contact Information:	Policy Number(s)	
Artie.white@talgov.com (850) 891-6432	2.2.21 [L], Table 5, and Table 6	
Date: 11/14/2019	Updated: 2/10/2020	

A. SUMMARY:

This is a text amendment request to amend the Neighborhood Boundary Land Use Category (Policy 2.2.21) in the Land Use Element of the Tallahassee-Leon County 2030 Comprehensive Plan to allow the land use category to be applied in a manner that creates mixed use corridors or nodes, when recommended in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan. This amendment is related to Map Amendment TMA 2020 010.

B. RECOMMENDATION:

Approve

C. PROPOSED POLICY CHANGE:

This text amendment would change the language of Policy 2.2.21 [L] as reflected in the strike-through/underlined edits in Attachment #1. This amendment would also update the Land Use Development Matrices for the City (Table 5) and County (Table 6) as reflected in the strike-through/underlined edits in Attachment #2.

D. APPLICANT'S REASON FOR THE AMENDMENT:

This proposed text amendment to the Tallahassee-Leon County 2030 Comprehensive Plan is submitted along with a concurrent map amendment to apply the Neighborhood Boundary (NB) Future Land Use Category (FLUC) along the Floral and Alabama Street corridors in the Greater Bond and Griffin Heights neighborhoods. The Greater Bond Neighborhood First Plan was adopted by the Greater Frenchtown/Southside Community

Redevelopment Agency on December 13, 2018. This plan identifies land use changes, specifically adjustments that allow increased commercial opportunities along Floral Street, among other corridors. The recommendation from the Bond Neighborhood First Plan is included as Attachment #3. The Griffin Heights Neighborhood Association is also in the process of formalizing a Neighborhood First Plan. The first draft of this plan identifies land use changes to allow Alabama Street to become a Main Street for the neighborhood, and to allow for neighborhood-scale non-residential uses, including retail uses. The draft recommendation from the Griffin Heights Neighborhood First Plan is included as Attachment #4.

Currently, the Neighborhood Boundary Land Use Category contains language that would not be consistent with the application of the FLUC on Alabama Street and in Bond. This proposed amendment seeks to remedy that conflict in a way that shall have no impact on any lands currently designated NB, or any property that might be suitable for application.

The proposed amendments to Policy 2.2.21 would maintain the intent of maintaining a buffer between residential development and more intensive development. Language would be added to allow NB to be applied as part of a City or County coordinated placemaking, sense of place, neighborhood, or sector plan to create.

Additional amendments to the land use category would remove outdated language requiring the creation of one or more zoning districts to implement the NB land use category (as this has occurred since the time the FLUC was adopted), and align the non-residential development with standards identified in the C-1 Neighborhood Commercial District. The C-1 zoning district is intended to provide goods and services that people frequently use, in close proximity to their homes. The C-1 district is intended to encourage commercial development that is compatible in scale and design with surrounding residential uses and therefore limits the size of buildings to 20,000 square feet per acre. This amendment reflects that intensity standard. The amendment also removes orientation and design requirements from the FLUC to leave that type of detail to the land development regulations, wherein standards will be included to ensure compatibility with surrounding existing land uses.

Lastly, the amendment would increase the allowable density from eight (8) dwelling units per acre to eighteen (18) dwelling units per acre, which reflects the max density allowed under the Central Urban-18 (CU-18) zoning district. CU-18 is intended to provide a variety of low to medium density housing types, promote infill development of existing residential areas, promote compatibility and encourage the maintenance of residential enclaves, and promote pedestrian and bicycle mobility. This would bring into conformity many of the existing residential uses that, largely due to lot size, have densities that exceed 8 dwelling units per acre. Additionally, this would more closely reflect the scale of non-residential development that would be allowed under the revised NB FLUC.

This proposed amendment also updates the Land Use Development Matrices for the City (Table 5) and County (Table 6), to reflect these described text changes. The Land Use

Development Matrices are intended to be a pictorial representation of existing policies in the Comprehensive Plan.

E. STAFF ANALYSIS

History and Background

The Neighborhood Boundary Land Use Category was adopted into the Comprehensive Plan in July 2003 (Amendment 2003-1-T-006). The purpose of this amendment was to create the Neighborhood Boundary future land use category that creates a transition between low-density residential development and more intensive development. The land use category was renumbered in both 2006 and 2007. Since adoption, the land use category has only been applied to the following locations:

- Two properties on Thomasville Road at the intersection of E 9th Avenue.
- One parcel at 413 N Meridian Street.

Staff has been working with the Greater Bond Neighborhood Association and Griffin Heights Neighborhood Association to address issues relating to the current land use regulations in place in their neighborhoods. Specifically, the neighborhoods have issues with the designation of Residential Preservation on certain neighborhood corridors that they desire to have increased opportunities for neighborhood scale non-residential uses.

Currently, there are no FLUC that allow the type and intensity of non-residential uses the neighborhoods desire, while still protecting against development that is out of character of the neighborhood. This text amendment, along with a concurrent map amendment (TMA 2020 011), seeks to remedy this situation.

The current language of Policy 2.2.21 [L] indicates that the NB FLUC is intended to provide a transition area between residential development and more intensive development such as higher density multi-family and higher intensity non-residential development while still preserving roadway capacity through access management practices. Additionally, the FLUC describes that the NB category shall be applied adjacent to residential neighborhoods, on roads with high traffic volumes, not within the interior of an existing neighborhood, and limits its application to a depth not greater than 350 Feet, or one lot, whichever is less.

This text amendment would supplement the intent of the NB category to allow the establishment of neighborhood-scale mixed use corridors as part of City or County coordinated neighborhood planning efforts.

The text amendment would also amend the intensity limitations of the land use category to more closely reflect minor commercial standards, and remove language that would conflict with Multimodal Transportation District (MMTD) development standards. The amendment also reduces the depth allowance for application of the land use category.

The amendment would also remove language containing specificities that are more appropriate for Land Development Regulations. This change is consistent with the intent of Policy 1.1.9 [M] which requires designation of a Multimodal Transportation District to

promote walking, bicycling and transit use in order to reduce dependence on the automobile. This text amendment would allow application of NB within the Bond and Griffin Heights Neighborhoods (both of which reside within the MMTD) to increase the availability of walk-to commercial and office opportunities.

Per Section 163.3202 (1), Florida Statutes, within 1 year after submission of its comprehensive plan or revised comprehensive plan for review pursuant to s. 163.3191, each county and each municipality shall adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan. Tallahassee-Leon County Planning Department staff is currently working with neighborhood representatives and staff from the Growth Management Department to finalize implementing zoning for the revised Neighborhood Boundary Land Use Category. Within one year, the City of Tallahassee Land Development Code will need to be amended to include this implementing zoning district.

Previous Commission Consideration

- The Greater Bond Neighborhood First Plan was adopted by the Greater Frenchtown/Southside Community Redevelopment Agency on December 13, 2018.

F. 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 2020 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 7, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 4, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	February 25, 2020	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 14, 2020	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 26, 2020	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop – January 7, 2020: A workshop was held on January 7, 2020 to discuss the proposed 2020 Cycle amendments. The LPA had no questions on this amendment.

Local Planning Agency Public Hearing – February 4, 2020: The Local Planning Agency voted to recommend approval of the proposed amendment. There were no citizen speakers on this amendment.

G. CONCLUSION:

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

Include reasons for recommendation including:

- This amendment would be consistent with the intent of Policy 1.1.9 [L]
- The proposed amendment would be consistent with the actions of the Greater Frenchtown/Southside Community Redevelopment Agency that adopted the Greater Bond Neighborhood First Plan.
- The proposed amendment is consistent with Planning Department projects to address land use issues identified by in-town neighborhoods as part of their Neighborhood First planning efforts.
- The proposed amendment would allow the creation of a neighborhood-scale mixed use corridor to provide commercial opportunities in the Greater Bond and Griffin Heights neighborhoods. The amendment would be consistent with identified land use changes in the Greater Bond Neighborhood First Plan, and early Neighborhood First planning efforts of the Griffin Heights Neighborhood Association.

H. ATTACHMENTS:

1. Attachment #1 – Proposed Amendments to NB Policy 2.2.21
2. Attachment #2 – Proposed changes to the Land Use Development Matrices for the City and County
3. Attachment #3 – Relevant sections of the Greater Bond Neighborhood First Plan
4. Attachment #4 –Neighborhood Infrastructure Section from the Draft Griffin Heights Neighborhood First Plan

I. Land Use

Policy 2.2.21: [L]

NEIGHBORHOOD BOUNDARY (EFF. 7/25/03; REV. EFF. 7/26/06;
RENUMBERED 3/14/07)

Intent: This future land use category is intended to create a transition area between residential development and more intensive development such as higher density multi-family and higher intensity non-residential development while still preserving roadway capacity through access management practices. This future land use category may also be used to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan.

Allowable Uses: Low-density residential including duplexes, townhomes, triplexes, and quadplexes; and non-residential development scaled to serve the surrounding neighborhood such as limited retail, offices, bed and breakfast inns and community services. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. The use must not cause excessive traffic, noise, light, odor, or dust impacts. Auto-oriented uses, such as gas stations or any other use having drive-through facilities, are not allowed in order to protect neighborhoods from ~~any~~ negative impacts associated with increased vehicular traffic.

Intensity/Density: Density and intensity standards for residential and non-residential development shall be established within the implementing zoning district's development standards. In no case shall the maximum density established exceed ~~eight (8) twelve~~~~eighteen (18)~~ dwelling units per acre. ~~Residential and non-residential structures shall not exceed 2 stories in height including floors devoted to parking facilities.~~ Non-residential structures are permitted up to a maximum of ~~5,000 square feet of gross building floor area per parcel and~~ 20,000 square feet of gross building floor area per acre.

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I. Land Use

~~appropriate zoning district at the time application is made for a Comprehensive Plan amendment.~~

Design Standards: The land development regulations shall establish design standards to promote compatibility with adjacent residential development. ~~These standards shall address elements such as roof, building scale, color, exterior building materials, building front setback, architectural style, buffering, landscaping, solid waste disposal, parking, lighting, and signs.~~

Location and Orientation: The location of this land use category shall either serve as a buffer between residential development and more intensive development or to establish mixed-use corridors, ~~or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan. This category shall be located adjacent to residential neighborhoods and is limited to locations on roads with high traffic volumes; and on the edges of existing and future residential neighborhoods. This land use category shall not be applied within the interior of an existing neighborhood. Those properties currently within the Lake Protection land use category may not be amended to the Neighborhood Boundary land use category. The geographic extent of this category shall not exceed a depth greater than 2350 feet from the a right-of-way line or one lot whichever is less. For properties located at an arterial/local, arterial/major collector, or arterial/minor collector intersection, non-residential development must front the arterial road.~~

Access Management: The land development regulations shall specify specific vehicular access management requirements that will serve to mitigate possible negative impacts to roadways associated with the implementation of this category.

Implementation: ~~The provisions of this land use category shall be implemented through the creation of one or more zoning districts and this land use category shall not become effective until such time as the implementing zoning districts are adopted. These zoning districts may further define and limit the provisions contained within the Comprehensive Plan regarding this land use category as well as establish criteria governing the permitted location of this category. Applicants seeking to amend the Future Land Use Map designation for a requested parcel to the Neighborhood Boundary land use category shall specify the~~

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I. Land Use

Table 5: Land Use Development Matrix, Tallahassee

TALLAHASSEE *
LAND USE DEVELOPMENT MATRIX

PROPOSED LAND USE	TYPE	FUTURE LAND USES																EXISTING ADJOINING LAND USES ^{(A)(D)(G)}										TRANSPORTATION ACCESS ^{(B)(J)}												ENVIRONMENTAL CONSTRAINTS ^(C)						INFRA- STRUCTURE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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	MAJOR	0	0	0	X	0	0	0	0	0	0	0	0	0	0	0	0	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	0	0	0	1	0	3	1	0	X	17	X	0	X	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
	PARK	0	0	0	X	0	0	0	0	0	0	0	0	0	0	0	0	0	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X	1	X	X	X	1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	0	0	0	0	3	1	0	4	17	X	0	X	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
RESIDENTIAL	LOW	X	X	X	0	X	X	X	X	0	0	0	12	X	X	X	X	0	0	0	0	X	X	0	X	X	X	X	X	X	X	X	X	X	0	X	0	0	0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	16	16	16	X	X	1	X	X	0	3	X	8	X	17	X	20	X	20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
	MEDIUM	0	0	0	X	0	0	0	0	0	0	0	0	25	0	X	X	X	9	X	X	X	14	X	X	X	X	X	X	X	X	X	X	0	X	0	0	0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	0	0	0	8	0	3	1	0	4	17	X	0	X	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	HIGH	0	0	0	X	0	0	0	0	0	0	0	0	0	0	0	0	0	X	X	X	X	X	X	0	X	X	X	X	X	X	X	X	X	X	0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	0	0	0	0	3	1	0	0	17	X	0	X	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
RECREATIONAL	PASSIVE	0	X	X	X	X	X	X	X	X	X	0	X	0	0	0	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

- X – Land use is compatible/allowable
0 – Land use incompatible/not allowable
1 – PUD or site plan review
2 – Planned unit development required, except for cemeteries or for religious facilities to be used solely for religious functions. PUD requirement will apply if ancillary facilities are proposed in conjunction with religious facilities.
3 – Permitted where sufficient stormwater management capacity exists within the basin
4 – Consistent with aquifer recharge policies contained within the Conservation Element
5 – Permitted outside of Urban Service Boundary
6 – Permitted only at those intersection quadrants which previously have been developed
7 – Permitted in conjunction with mixed use project (footnote deleted)
8 – Cluster development required
9 – Intended for upper level of density range
10 – Agricultural related only
11 – No access to canopy road
12 – Residence for security or caretaker personnel allowed
13 – Office use permitted if ancillary to industrial use
14 – Intended for lower level of density range
15 – Secondary access only approved in conjunction with site plan, PUD or DRI

- 16 – Direct access allowed outside urban service area or on previously platted lot
17 – Primary access to canopy road permitted only when alternate access to non-canopy roads is unavailable
Primary access shall be restricted to one driveway designed to mitigate impacts. Planned development required for approval.
18 – Commercial restricted to 50,000 sq ft
19 – Where sewer is not available, permitted for community services with less than 5000 sq ft or a 500 gal septic tank.
20 – Permitted on lots greater than 2 acres inside the Urban Service Area, permitted outside Urban Service Area (Sewer Policy 2.1.3)
21 – Permitted for appropriate facilities located outside of Urban Service Area (Sewer Policy 1.3.7)
22 – May be permitted for sandmines or borrow pits (Conservation Policy 3.2.2)
23 – Commercial limited to one quadrant of the intersection
24 – Commercial restricted to 5000 sq ft of gross building floor area per parcel and 10,000 sq ft of gross building floor area per acre provided BOTH standards are met.

- 25 – Density limited to 10 Dwelling units per acre
26 – Commercial and office restricted to 4,000 sq feet of gross building floor area per parcel and 8,500 sq feet of gross building floor area per acre when developed as a single use provided both standards are met or, 10,000 sq feet of gross building floor area per parcel and 20,000 sq feet of gross building floor area per acre when developed as a mixed use development provided both standards are met.
NA – Not applicable
* – To be used in conjunction with Future Land Use Map and applicable goals, objectives and policies contained within the Comprehensive Plan.

- (A) – An incompatible land use may be permitted with an adequate buffer when its incompatibility with an adjoining land use is along rear property lines. This does not apply to heavy industrial adjoining residential
(B) – Non-residential uses permitted on all streets and intersections designated as non-residential streets
(C) – Applies to the specific environmentally significant area on site and the plan requires site specific assessment of development impact on endangered, threatened and species of special concern (plants and animals)
(D) – This portion of the matrix does not apply when existing land use is nonconforming
(E) – May be waived pursuant to land use policy 3.1.5, or if commercial contained within Mixed Use PUD or DRI development
(F) – See Transportation Policy 1.6.4
(G) – Existing adjoining land uses, access, intersection restrictions are not a factor in Activity Center as per conditions of land Use policy 1.4.22

Effective 06-6-08
Cycle 2007-2

Note:
Matrix is intended to be a pictorial representation of existing policies in the Comprehensive Plan.

DOES NOT APPLY TO BRADFORDVILLE MIXED USE, SUBURBAN, URBAN RESIDENTIAL 2, VILLAGE MIXED USE, PLANNED DEVELOPMENT, UNIVERSITY TRANSITION, DOWNTOWN, WOODVILLE RURAL COMMUNITY, AND CENTRAL URBAN

I. Land Use

Table 6: Land Use Development Matrix, Leon County

LEON COUNTY*
LAND USE DEVELOPMENT MATRIX

PROPOSED LAND USE	TYPE	FUTURE LAND USES																EXISTING ADJOINING LAND USES ^{(A)(B)(G)}										TRANSPORTATION ACCESS ^{(B)(J)}														ENVIRONMENTAL CONSTRAINTS ^(C)								INFRA- STRUCTURE																						
																		COMMERCIAL		OFFICE		RES.	REC.	EDUC.		COMMUNITY FACILITIES		LGT. IND.	HVY. IND.	INTERSECTION LOCATION ^(E)								STREET ACCESS ^(F)																																		
		NEIGHBORHOOD BOUNDARY	RURAL	URBAN FRINGE	ACTIVITY CENTER	RURAL COMMUNITY	LAKE PROTECTION	RESIDENTIAL PRESERVATION	LAKE TALQUIN	GOV. OPERATIONAL	REC. OPEN SPACE	EDUCATIONAL	HEAVY INDUSTRIAL	URBAN RESIDENTIAL	RESIDENTIAL-CORRIDOR	RESIDENTIAL-CORRIDOR-NODE	MINOR	NEIGHBORHOOD	COMMUNITY	REGIONAL	HIGHWAY	MINOR	MAJOR	PARK	LOW	MEDIUM	HIGH	PASSIVE	ACTIVE	ELEMENTARY	MIDDLE	HIGH	COMMUNITY SERVICE	LIGHT INFRASTRUCTURE	HEAVY INFRASTRUCTURE	POST SECONDARY	MINOR	PARK		PRIN. ART/PRIN. ART	PRIN. ART/MIN. ART	PRIN. ART/MAJ. COL.	PRIN. ART/MIN. COL.	PRIN. ART/LOCAL	MIN. ART/MIN. ART	MIN. ART/MAJ. COL.	MIN. ART/MIN. COL.	MIN. ART/LOCAL	MAJ. COL/MAJ. COL.	MAJ. COL/MIN. COL.	MAJ. COL./LOCAL	MIN. COL/MIN. COL.	MIN. COL./LOCAL	LOCAL/LOCAL	PRINCIPAL ARTERIAL	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL H	FLOODPLAIN UNDEVELOPED	SEVERE GRADES	SIGNIFICANT GRADES 10 - 20%	WETLAND	REGULATED CLOSED BASIN	HIGH QUALITY SUCCESSIONAL FOREST	NATIVE FOREST	GROUNDWATER RESOURCE PROTECTION	CANOPY ROAD	SEWER SYSTEM/ PACKAGE PLANT	SEPTIC TANK	WATER SYSTEM	WATER WELL
COMMERCIAL	MINOR	25	X	X	X	X	19	0	X	0	0	0	X	0	0	28	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X	13	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	0	0	0	1	0	3	1	0	X	17	X	X	X	X			
	NEIGHBORHOOD	0	0	0	X	X	0	0	X	0	0	0	0	0	0	0	X	X	X	X	X	X	X	X	X	0	X	X	X	0	X	X	X	X	0	X	X	23	0	0	X	X	0	0	18	0	0	0	0	0	X	X	X	15	0	0	0	0	0	3	1	0	4	11	X	0	X	0				
	COMMUNITY	0	0	0	X	0	0	0	0	0	0	0	0	0	0	0	X	X	X	X	X	X	X	X	0	X	X	0	X	0	0	X	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	0	0	X	0	X	0											
	REGIONAL	0	0	0	X	0	0	0	0	0	0	0	0	0	0	0	X	X	X	X	X	X	X	X	0	X	X	0	X	X	0	X	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	X	0	X	0											
	HIGHWAY	0	0	0	X	0	0	0	X	0	0	0	0	0	0	0	X	X	X	X	X	X	X	X	0	X	X	0	X	X	0	X	X	X	X	X	X	6	6	X	0	0	6	X	0	0	0	0	0	0	0	0	X	X	X	0	0	0	1	0	3	1	0	4	0	X	0	X	0			
OFFICE	MINOR	25	0	X	X	X	19	0	X	0	0	0	0	0	0	28	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X	13	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	0	0	X	X	0	3	X	0	X	X	X	X	X				
	MAJOR	0	0	0	X	0	0	0	0	0	0	0	0	0	0	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	0	0	0	1	0	3	1	0	X	17	X	0	X	0							
	PARK	0	0	0	X	0	0	0	0	0	0	0	0	0	0	0	X	X	X	X	X	X	X	X	0	X	X	X	0	X	X	X	1	X	X	1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	0	0	0	0	3	1	0	4	17	X	0	X	0								
RESIDENTIAL	LOW	X	X	X	0	X	X	X	X	0	0	0	12	X	X	X	X	0	0	0	0	X	X	0	X	X	X	X	X	X	X	X	X	X	0	X	0	0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	16	16	16	X	X	1	X	X	0	3	X	8	X	17	X	20	X	X		
	MEDIUM	0	0	0	X	0	0	0	0	0	0	0	0	0	0	27	X	X	X	9	X	X	X	14	X	X	X	X	X	X	X	X	X	0	X	0	0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	0	0	0	8	0	3	1	0	4	17	X	0	X	0					
	HIGH	0	0	0	X	0	0	0	0	0	0	0	0	0	0	0	X	X	X	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	0	0	0	0	3	1	0	0	17	X	0	X	0									
RECREATIONAL	PASSIVE	0	X	X	X	X	X	X	X	X	X	X	0	X	0	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X					
	ACTIVE	0	X	X	X	X	X	X	X	X	X	X	0	0	0	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	0	X	0	1	0	3	1	0	X	X	X	X	X	5						
COMMUNITY FACILITIES	COMMUNITY SERVICES	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X	X	X	X	X	X	2	X	X	X	X	X	X	X	X	X	X	X	X	X	X	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	24	0	0	X	0	3	X	0	X	X	X	X	X	X	5					
	LIGHT INFRASTRUCTURE	0	X	X	X	X	X	X	X	X	X	X	0	0	0	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	0	0	0	X	0	X	1	0	X	X	X	X	5								
	HEAVY INFRASTRUCTURE	0	X	X	0	0	0	0	X	X	0	0	X	0	0	0	0	X	X	X	X	0	1	1	0	0	0	0	X	0	0	0	1	X	X	0	X	X	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	0	0	0	0	3	1	0	4	17	X	21	X	21							
	POST-SECONDARY	0	X	X	X	X	0	0	X	0	0	X	0	0	0	0	X	X	X	X	X	X	0	X	X	X	1	X	X	X	X	X	X	X	X	0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	0	0	0	1	0	3	1	0	X	X	X	0	X	0								
LIGHT INDUSTRIAL	MINOR	0	10	10	X	10	0	0	0	0	0	0	X	0	0	0	X	X	X	X	X	X	0	X	X	0	0	X	X	0	0	0	X	X	X	X	X	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	0	0	0	1	0	3	1	0	4	0	X	10	X	10							
	PARK	0	0	0	1	0	0	0	0	0	0	0	X	0	0	0	X	X	X	X	X	X	0	0	X	0	0	0	0	0	0	0	0	0	0	X	X	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	0	0	0	0	3	1	0	4	0	X	0	X	0								
HEAVY INDUSTRIAL	HEAVY INDUSTRIAL	0	10	0	0	0	0	0	0	0	0	0	X	0	0	0	X	0	0	X	0	0	0	0	0	0	0	0	0	0	0	0	0	0	X	X	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	0	0	0	0	3	1	0	0	0	X	22	X	22									

X – Land use is compatible/allowable
0 – Land use incompatible/not allowable
1 – PUD or site plan review
2 – Planned unit development required, except for cemeteries or for religious facilities to be used solely for religious functions. P.U.D. requirement will apply if ancillary facilities are proposed in conjunction with religious facilities.
3 – Permitted where sufficient stormwater management capacity exists within the basin
4 – Consistent with aquifer recharge policies contained within the Conservation Element
5 – Permitted outside of Urban Service Boundary
6 – Permitted only at those intersection quadrants which previously have been developed
7 – Permitted in conjunction with mixed use project (footnote deleted)
8 – Cluster development required (Max, 12 DU/AC)
10 – Agricultural related only
11 – No access to canopy road
12 – Residence for security or caretaker personnel allowed
13 – Office use permitted if ancillary to industrial use
14 – Intended for lower level of density range
15 – Secondary access only approved in conjunction with site plan, PUD or DRI

16 – Direct access allowed outside urban service area or on previously platted lot
17 – Primary access to canopy road permitted only when alternate access to non-canopy roads is unavailable. Primary access shall be restricted to one driveway designed to mitigate impacts. Planned development required for approval.
18 – Commercial restricted to 50,000 sq ft
19 – Permitted in county portion of category. (Resultant runoff must be retained on site) P.U.D. required
20 – Permitted on lots greater than ½ acre (Sewer Policy 2.1.3)
21 – Permitted for appropriate facilities located outside of Urban Service Area (Sewer Policy 1.3.7)
22 – May be permitted for sandmines or borrow pits (Conservation Policy 3.2.2)
23 – Commercial limited to one quadrant of the intersection
24 – Access allowed outside the Urban Service Area for Community Services operated by public agencies
25 – Commercial restricted to 5000 sq ft of gross building floor area per parcel and 10,000 sq ft of gross building floor area per acre provided BOTH standards are met
26 – Minor Offices permitted access onto local streets within Neighborhood Boundary category only

27 – Density limited to 10 Dwelling units per acre
28 – Commercial and office restricted to 4,000-sq-feet of gross building floor area per parcel and 8,500-sq-feet of gross building floor area per acre when developed as a single use provided both standards are met or, 10,000-sq-feet of gross building floor area per parcel and 20,000-sq-feet of gross building floor area per acre when developed as a mixed use development provided both standards are met.

NA = Not applicable
* = To be used in conjunction with Future Land Use Map and applicable goals, objectives and policies contained within the Comprehensive Plan

- (A) – An incompatible land use may be permitted with an adequate buffer when its incompatibility with an adjoining land use is along rear property lines. This does not apply to heavy industrial adjoining residential.
- (B) – Non-residential uses permitted on all streets and intersections designated as non-residential streets.
- (C) – Applies to the specific environmentally significant area on site and the plan requires site specific assessment of development impact on endangered, threatened and species of special concern (plants and animals)
- (D) – This portion of the matrix does not apply when existing land use is nonconforming
- (E) – May be waived pursuant to land use policy 3.1.5 or if commercial contained within Mixed Use PUD or DRI development
- (F) – See Transportation Policy 1.6.4
- (G) – Existing adjoining land uses, access, intersection restrictions are not a factor in Activity Center as per conditions of Land Use policy 1.4.22

Effective 06-6-08
Cycle 2007-2

Note:
Matrix is intended to be a pictorial representation of existing policies in the Comprehensive Plan.

DOES NOT APPLY TO BRADFORDVILLE MIXED USE, SUBURBAN, URBAN RESIDENTIAL 2, VILLAGE MIXED USE, PLANNED DEVELOPMENT, UNIVERSITY TRANSITION, DOWNTOWN, WOODVILLE RURAL COMMUNITY, AND CENTRAL URBAN

Greater Bond



Neighborhood First Plan



LAND USE

Goal: *Integrate residential, commercial, and industrial development through land use and zoning mechanisms that address historic preservation, protect the natural environment, and enhance the livability of the Greater Bond neighborhood.*



Land use shapes the character of a neighborhood and can present significant challenges or great opportunities for neighborhood revitalization efforts. The Greater Bond neighborhood has a mixture of existing land uses. The neighborhood is home to corner stores, community churches, two community centers, child care/preschool centers, an elementary school, a cement plant, automotive repair shops, and several personal care businesses. Approximately 30 percent of the neighborhood's 468 acres is developed as residential.

The land use challenges identified by the residents include incompatible land uses, limited availability of areas for neighborhood scale commercial development, overgrown vacant lots, dilapidated structures, lack of bicycle and pedestrian connectivity to the broader community, and lack of visually appealing streetscapes. The residents of Greater Bond want to preserve and enhance the residential core

of their neighborhood; however, they are also amenable to creating opportunities for neighborhood scale commercial development within their community.

The recent survey of Greater Bond residents and stakeholders revealed that 95 percent of respondents felt that it was very important to have well-maintained, single-family homes in the neighborhood. Residents were also supportive of pedestrian pathways and bike lanes. The survey also shows that there is support for student housing in the neighborhood and opportunities for neighborhood scale development on three major neighborhood thoroughfares. The following strategies were developed by the Land Use Priority Area Team to support the creation of a land use mix that supports the new vision for the community.



NEIGHBORHOOD CONCERN 1: Incompatible existing land uses

Desired Outcome: Zoning adjustments allow for residential, commercial, and light industrial uses while preserving the character of the neighborhood.

Strategy 1.1:

Preserve single-family residential character in areas zoned Residential Preservation while creating opportunities to develop new and enhance existing commercial areas in the neighborhood.

Action Item 1.1.1:

Coordinate with Planning through a Greater Bond Land Use Committee (comprised of residents, realtors, and developers) to address policy changes.



Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Growth Management; Planning; Parks, Recreation and Neighborhood Affairs), Greater Bond Neighborhood Association, realtors, and developers.

Action Item 1.1.2:

Develop and present recommendations to Planning that address non-conforming businesses, compatible home businesses, and new businesses that serve neighbors and students. This may include new commercial opportunities along Osceola Street, Floral Street, Gamble Street, Mill Street, Lake Bradford Road, Orange Avenue; the Villa Mitchell area; and connections for Greater Bond to the FAMU Gateway corridor.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Growth Management; Planning; Parks, Recreation and Neighborhood Affairs), Greater Bond Neighborhood Association

Comprehensive neighborhood revitalization involves an evaluation of existing land uses and current zoning and development patterns with the aim of identifying opportunities for the creation of a land use mix that supports the new vision for the community.



Action Item 1.1.3:

Involve Greater Bond residents in the Comprehensive Plan update process that addresses the development of the area between Mill Street and Lake Bradford Road for commercial, entrepreneur/innovation facilities, entertainment, and light industrial uses, which will contribute to significant economic opportunities for current and future neighborhood residents.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Growth Management; Planning; Parks, Recreation and Neighborhood Affairs), Greater Bond Neighborhood Association

NEIGHBORHOOD CONCERN 2: Vacant lots and dilapidated structures

Desired Outcome: Dilapidated and abandoned structures in the neighborhood are redeveloped, and local historically significant neighborhood structures are preserved.

Strategy 2.1:

Develop City-owned properties in the neighborhood.

Action Item 2.1.1:

Sell City-owned properties with contractual conditions that assure new development is affordable and consistent with the character of the community.

Lead: City of Tallahassee
Potential Partners: City of Tallahassee (Community Housing and Human Services, Real Estate)

Action Item 2.1.2:

Explore the feasibility of implementing a community land trust model on City-owned properties in the Greater Bond neighborhood.

Lead: City of Tallahassee
Potential Partners: City of Tallahassee (Community Housing and Human Services, Real Estate)

Strategy 2.2:

Rehabilitation of renter-occupied homes throughout the neighborhood.

Action Item 2.2.1:

Implement an education program that informs residents about tenant rights regarding requesting repairs and how to properly report code enforcement issues, if necessary.

Lead: City of Tallahassee
Potential Partners: City of Tallahassee (Growth Management)

Action Item 2.2.2:

Educate landlords about obtaining rehabilitation loans, rental assistance programs, renter rehabilitation agreements (for example, renters agree to paint and make repairs if landlord pays for materials, a lease that reduces rent for a set period, or a lease-to-own agreement), etc.

Lead: City of Tallahassee
Potential Partners: City of Tallahassee (Community Housing and Human Services)

Strategy 2.3:

Encourage the development of privately owned, dilapidated buildings, and vacant lots.

Action Item 2.3.1:

Through the GBNA Land Use Committee (comprised of residents, realtors, and developers), survey, prioritize, and promote properties available for development.

Lead: Greater Bond Neighborhood Association
Potential Partners: City of Tallahassee (Community Housing and Human Services)

Strategy 2.4:

Preserve historic structures throughout the neighborhood.

Action Item 2.4.1:

Create an inventory of the neighborhood's significant historic structures.

Lead: Greater Bond Neighborhood Association
Potential Partners: Riley House Museum, Black Archives

Action Item 2.4.2:

Identify incentives that promote the preservation of the neighborhood's historically significant structures.

Lead: Greater Bond Neighborhood Association
Potential Partners: Riley House Museum, Black Archives

NEIGHBORHOOD CONCERN 3: Lack of bicycle/pedestrian connectivity to neighborhood resources and the broader community

Desired Outcome: Bicycle/pedestrian connectivity throughout the neighborhood is improved.

Strategy 3.1:

Identify potential bicycle/pedestrian connections to surrounding development, proposed linear park, gateways to the neighborhood, and FAMU.

Action Item 3.1.1:

Develop a bicycle/pedestrian plan for Greater Bond that identifies needed facilities and routes to nearby destinations.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Planning; Parks, Recreation and Neighborhood Affairs), Greater Bond Neighborhood Association, CRTPA, Blueprint, FDOT, FAMU

Action Item 3.1.2:

Identify potential enhancements to existing neighborhood amenities (i.e., Speed-Spencer-Stephens Park, the linear park, St. Marks Trail, and Tallahassee Junction).

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Planning; Parks, Recreation and Neighborhood Affairs), Greater Bond Neighborhood Association, CRTPA, Blueprint, FDOT, FAMU

Action Item 3.1.3:

Provide traffic calming and bike lanes throughout the neighborhood.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Underground Utilities and Public Infrastructure; Electric Utility), Greater Bond Neighborhood Association



NEIGHBORHOOD CONCERN 4: Lack of visually appealing streetscapes in the neighborhood

Desired Outcome: Improved streetscaping on targeted corridors that enhances public safety and mobility while also beautifying the surrounding neighborhood.

Strategy 4.1:

Develop and implement a comprehensive streetscaping plan that focuses on four key corridors within the Greater Bond neighborhood.

Action Item 4.1.1:

Identify priority streets for enhanced streetscaping. Options include Gamble Street, Saxon Street, Holton Street, Osceola Street, Floral Street, Perry Street, and Eugenia Street.



Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Planning, Community Beautification and Waste Management, Underground Utilities and Public Infrastructure, CRA)

Action Item 4.1.2:

Develop and implement a comprehensive streetscaping plan for the four priority streets that includes improved lighting, appropriate tree plantings, sidewalk improvements, additional street/way-finding signs, historical markers, and other landscaping opportunities.

Lead: City of Tallahassee (Planning)

Potential Partners: Greater Bond Neighborhood Association, City of Tallahassee (Community Beautification and Waste Management, Underground Utilities and Public Infrastructure, CRA)





Griffin Heights DRAFT PLAN

Neighborhood Infrastructure

Concern: Riley Park is underutilized.

Desired Outcome: Riley Park is a safe and well-used community resource.

Strategy 1: Explore options for enhancing and increasing utilization of Riley Park.

Action Item 1.1: Establish a working group comprised of residents and other stakeholders to partner with COT Parks, Recreation & Neighborhood Affairs Department to determine what kind of park the neighborhood wants and what improvements can be made to the park to increase utilization given its topographic and environmental constraints.

Potential Partners: COT Parks, Recreation & Neighborhood Affairs, GHNA,

Action Item 1.2: Pursue funding opportunities to support implementation of the working groups' recommendations.

Potential Partners: COT Parks, Recreation & Neighborhood Affairs, GHNA

Action Item 1.3: Improve and stabilize the footpaths on south entrance to increase park usage.

Potential Partners: COT Parks, Recreation & Neighborhood Affairs

Concern: Lack of bicycle and pedestrian connectivity to neighborhood resources and the broader community

Desired Outcome: Increased sidewalk coverage and bike/pedestrian infrastructure

Strategy 1: Identify and address gaps in bicycle/pedestrian connections to neighborhood features such as area schools, Riley Park, and major connector streets (Alabama, Tennessee, and Old Bainbridge)

Action Item 1.1: Conduct a Walk A Block assessment on current sidewalks and bike lanes.

Potential Partners: COT (PRNA, UUPI), GHNA

Action Item 1.2: Conduct a Neighborhood Blitz to repair sidewalk issues identified in the Walk A Block Assessment.

Potential Partners: GHNA, COT (PRNA, UUPI)

Action Item 1.3: Install/complete sidewalks on two priority streets: Preston St (from Clay to Woodward) and Colorado Street.

Potential Partners: COT (UUPI)

Action Item 1.4: Install signage to encourage vehicles to share the road with bicycles.

Potential Partners: COT (UUPI)

Action Item 1.5: Install a lighted crosswalk across Basin Street at Arizona to facilitate the safety of kids walking to the bus stop at Basin and Arizona

Potential Partners: COT (UUPI)

Concern: Lack of visually appealing streetscapes and signage in the neighborhood

Desired Outcome: Improved streetscaping on targeted streets that enhances public safety and mobility while also beautifying the surrounding neighborhood

Strategy 1: Enhance streetscaping on key neighborhood gateway streets.

Action Item 1.1: Develop a streetscape plan for neighborhood gateway streets (Basin, Alabama, Colorado, Volusia). Support the Main Street concept for Alabama Street (from Basin Street to North Abraham Street)

Potential Partners: COT (UUPI), GHNA, FSU (DURP)

Note: This strategy also ties into the Community Beautification strategies previously discussed for individual property clean-up/maintenance

Strategy 2: Increase/enhance streetlight coverage in the neighborhood.

Action Item 2.1: Work with COT Electric Utilities to determine streetlight enhancement needs and solutions.

Potential Partners: COT (Electric), GHNA

Action Item 2.2: Report streetlight outages via DigiTally.

Potential Partners: COT (Electric), GHNA

Strategy 3: Implement signage and other creative projects to highlight the unique character of the neighborhood.

Action Item 3.1: Identify locations for additional/enhanced neighborhood signage on gateway streets and construct signage at these locations. Possible locations include Basin and Preston, Basin and Charlotte, Colorado and Indiana or Colorado and Tharpe.

Potential Partners: GHNA, COT (UUPI), PRNA, Growth Mgmt)

Action 3.2: Apply for and use funds from the City's Vibrant Neighborhood Grant program to construct neighborhood signs.

Potential Partners: COT (PRNA), GHNA

Action Item 3.3: Develop a community art project that can involve the neighborhood (ex: mural, etc.)

Potential Partners: GHNA, PRNA, COCA, FSU, FAMU

Concern: Maintenance & appearance of stormwater features

Desired Outcome: Neighborhood stormwater features are a safe, clean and attractive amenity.

Strategy 1: Stormwater ditches are regularly maintained and cleared of litter.

Action Item 1.1: Encourage residents to report litter in ditches immediately via DigiTally or COT phone number.

Potential Partners: GHNA, residents, COT (UUPI)

Strategy 2: Enhance the stormwater facility on Alabama between Calloway and Joe Louis Streets.

Action Item 2.1: Work with the COT Stormwater Division to determine possible enhancements including fencing and landscaping.

Potential Partners: GHNA, COT (UUPI)

Strategy 3: Encourage individual homeowners to reduce erosion using landscaping techniques

Action Item 3.1: Work with the COT Stormwater Division to target properties in need of erosion mitigation and educate residents about effective strategies for controlling erosion.

Action Item 3.2: Promote the TAPP Program's Rain Garden grant

Potential Partners: GHNA, COT (UUPI), TAPP

Concern: Public transportation options are limiting and expensive.

Desired Outcome: Residents have reliable and affordable public transportation options.

Strategy 1: Educate residents about ways to access existing StarMetro and other transportation supports.

Action Item 1.1: Invite StarMetro to community events to demonstrate ways to access bus schedule

Potential Partners: GHNA, StarMetro

Action Item 1.2: Promote the STAR program and other resources for transportation

Potential Partners: Star Metro, Big Bend Transit, Elder Care Services

Action Item 1.3: Create a program to connect residents to bicycle donation or purchase.

Potential Partners: GHNA, COT (PRNA), Bicycle House

Strategy 2: Increase and enhance the availability of services and support facilities for public transportation in the neighborhood.

Action Item 2.1: Advocate for route changes to better service the neighborhood. Ask StarMetro to explore feasibility of providing services that increase coverage of streets.

Potential Partners: GHNA, StarMetro

Action Item 2.2: Enhance bus stops and shelters at these locations: Preston and Richmond; Basin and Arizona (across from Griffin Heights Apts.)

Potential Partners: GHNA, StarMetro

Action Item 2.3: Advocate for the creation of a bus stop that provides Miracle Village (Alabama and Birmingham) residents a closer stop.

Potential Partners: GHNA, Miracle Village, StarMetro

Action Item 2.4: Find resources to allow seniors to get fee waivers or discounts for Dial-A-Ride.

Potential Partners: GHNA, StarMetro

Action Item 2.5: Create a neighborhood-based volunteer program to give rides to seniors.

Potential Partners: GHNA, Churches

Concern: Vacant lots and dilapidated structures

Desired Outcome: Vacant properties are well-maintained or are re-developed for community benefits.

Strategy 1: Develop vacant lots for community benefit.

Action Item 1.1: Develop an inventory of all vacant lots and dilapidated homes within the neighborhood

Potential Partners: COT (Sustainability & Community Preservation, PRNA), GHNA

Action Item 1.2: Support the development of land north of Volusia for affordable/workforce housing.

Potential Partners: GHNA, COT (Housing, PRNA), nonprofit and private developers

Action Item 1.3: Assess lots for feasibility for conversion to workforce housing. Identify funding sources for purchase.

Potential Partners: GHNA, COT (Housing, PRNA), nonprofit and private developers

Action Item 1.4: Assess city- and county-owned lots for feasibility for community gardens or other creative uses (permanent or temporary)

Potential Partners: GHNA, COT (Housing, PRNA)

Action Item 1.5: Support the creation of a community land trust.

Potential Partners: GHNA, COT (Housing, PRNA)

Action Item 1.6: Develop a database of publicly-owned lots that are for sale.

Potential Partners: COT (Sustainability & Community Preservation, Real Estate, Housing), Leon County

Strategy 2: Promote voluntary compliance with city codes.

Action Item 2.1: Work with code enforcement to provide a bi-monthly report on active cases at neighborhood association meetings.

Potential Partners: COT (Sustainability & Community Preservation, PRNA), GHNA

Action Item 2.2: Encourage residents to promptly report potential code violations.

Potential Partners: COT (Sustainability & Community Preservation, PRNA), GHNA

Action Item 2.3: Host a workshop where code enforcement provides education about code violations and ways to report them.

Potential Partners: COT (Sustainability & Community Preservation, PRNA), GHNA

Action Item 2.4: Neighborhood residents find and talk to absentee owners about keeping up homes/land.

Potential Partners: GHNA, churches

Action Item 2.5: Develop and implement a code enforcement amnesty program to waive liens for property owners that do address violations.

Potential Partners: COT (Sustainability & Community Preservation, PRNA), GHNA

Strategy 3: Promote the repair and reuse of existing structures

Action Item 3.1: Develop and implement a housing assistance program that offers financial (grants and/or loans) and regulatory incentive for owners to repair and remodel existing structures.

Potential Partners: COT (Housing, PRNA), GHNA

Concern: Incompatible land uses

Desired Outcome: The neighborhood has land uses that allow for a mix of neighborhood-scale commercial development while also preserving the residential character of the neighborhood.

Strategy 1: Develop land use mechanisms to preserve the single-family residential character of the neighborhood while also creating opportunities for neighborhood-scale commercial development in designated areas.

Action Item 1.1: Designate Alabama Street (from Basin Street to North Abraham Street) as a Main Street corridor, providing opportunities for neighborhood-scale commercial development.

Potential Partners: Tallahassee Leon County Planning Department, GHNA, OEV

Action Item 1.2: Develop and present recommendations for density and nonconforming land uses within the neighborhood to the Tallahassee Leon County Department

Potential Partners: GHNA, Tallahassee Leon County Planning Department

Action Item 1.3: Work with the Tallahassee Leon County Planning Department to refine the proposed General Urban Neighborhood land use category for application within the neighborhood.

Potential Partners: GHNA, Tallahassee Leon County Planning Department

DRAFT

Citizens Comments

TTA 2020 011

**Neighborhood
Boundary**

Received as of February 10, 2020

**No citizen comments have been
received for this proposed amendment**



2020 Comprehensive Plan Amendment Cycle

TTA 2020 013

Welaunee Critical Area Plan and
Urban Services Area

SUMMARY		
Applicant:	Proposed Change	TLCPD Recommendation:
City of Tallahassee	Incorporate the development plan for Welaunee Arch and expand the Urban Services Area	Approve
TLCPD Staff:	Comprehensive Plan Element	LPA Recommendation:
Artie White	Land Use	Approve
Contact Information:	Policy Number(s)	
Artie.White@Talgov.com (850) 891-6400	Goal 13 and associated Objectives and Policies Maps 2 and 3	
Date: December 5, 2019	Updated: February 4, 2020	

A. SUMMARY:

The proposed amendment updated the Welaunee Critical Area Plan (Goal 13 of the Land Use Element and associated Objectives and Policies) to include the development plan for the Welaunee Arch. The proposed amendment also extends the Urban Services Area to include the Welaunee Arch. The Urban Services Area is depicted on Maps 2 and 3 of the Land Use Element.

B. RECOMMENDATION:

Approve.

C. PROPOSED POLICY CHANGE:

See Attachment #1

D. APPLICANT'S REASON FOR THE AMENDMENT:

This comprehensive plan amendment is being initiated by the City consistent with the First Amendment to the Amended and Restated Urban Services-Development Agreement between the City of Tallahassee, Powerhouse, Inc. that states:

the City shall initiate an amendment to the Comprehensive Plan to create a general land use plan for the Arch to be implemented by future Planned Unit Development zoning districts. The general land use plan will be developed by the City's Planning Department, and will include a generalized transportation network, allowable densities and intensities, and other relevant criteria to be determined by the parties. A request to include all of the Welaunee Property within the City limits (plus the contraction area approved in City's Ordinance No. 11-0-25) in the Urban Service Area boundary will be included in the Comprehensive Plan amendment request. The parties shall agree on the amendment application prior to its submittal.

E. STAFF ANALYSIS

History and Background

The City of Tallahassee and Powerhouse, Inc. entered into an Urban Services Development Agreement on April 15, 1990. This agreement indicates that the owners of the area identified as Welaunee Plantation would undertake and implement a comprehensive development plan consistent with the Comprehensive Plan and state statutes. The agreement outlines how public facilities and municipal services would be delivered to the development.

The Welaunee Critical Area Plan was adopted in 2002 with the goal to “Guide planned development within the Welaunee Critical Planning Area through implementation of a critical area plan which includes a mixture of integrated land uses that are predominantly self-supporting rather than dependent upon public funding, places a greater emphasis on pedestrian mobility and transportation alternatives, provides new employment opportunities near major transportation arteries and protects natural systems in an urbanized setting.”

An Amended and Restated Urban Services-Development Agreement was entered into on February 2, 2006. This agreement identifies the approved comprehensive development plan for Welaunee and updates provisions for how public facilities and municipal services would be delivered to the development.

To implement the Critical Area Plan, Planned Unit Developments (PUDs) were developed and adopted for portions of Welaunee. The PUD for Canopy was adopted in 2011 and subsequently amended in 2018. The PUD for the Welaunee Toe East was adopted in 2013.

The City of Tallahassee and Powerhouse, Inc. entered into the First Amendment to the Amended and Restated Urban Services Development Agreement on February 16, 2016. This amendment to the agreement addresses the dedication of land for an Interstate-10 interchange with Welaunee Boulevard. This amendment to the agreement also states:

The parties acknowledge the importance of comprehensively planning the development of the Arch and agree that the City should initiate an amendment to the Tallahassee-Leon County 2030 Comprehensive Plan to create a general land use plan as set forth below for the Arch to be implemented by future Planned Unit Development zoning districts.

The agreement is currently being updated again based on preliminary engineering calculations for the land needed for the interchange.

The development plans for the Welaunee Toe and the Heel identify roadway facilities that would be expanded to serve the Arch as well as the larger northeast sector of the community. The region-serving roads that will support a new I-10 interchange and the extension of the Welaunee Greenway are part of the Northeast Gateway project. Project highlights and a map for the Northeast Gateway are included as Attachment #5.

Welaunee Boulevard has been constructed in Welaunee Toe area. A Project Development and Environment (PD&E) study is currently underway for the extension of Welaunee Boulevard. The PD&E is anticipated to be completed in fall 2020 with construction tentatively planned to begin in 2023.

The original Urban Services Area was established in 1990. Since 1997, it has been amended 10 times. This proposed amendment would expand the Urban Services Area to include the Welaunee Arch.

Amendments to the Urban Services Area Boundary Since 1997

Cycle	Area	Acreage Added	Acreage Deleted
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	
	Totals	1290.15	-1,929.69

The Bureau of Economic and Business Research provides population projections through the year 2045. The most current projections for Leon County are:

County	Estimates April 1, 2018	Projections, April 1					
		2020	2025	2030	2035	2040	2045
LEON	292,332						
Low		286,100	290,400	292,200	291,900	290,700	288,500
Medium		298,300	311,900	322,800	331,500	339,200	346,000
High		309,900	331,500	351,700	369,800	386,900	402,800

The medium projections indicate a population growth of 53,668 people by 2045.

Previous Commission Consideration

- The Welaunee Critical Area Plan (Amendment 02-2-T-008) was adopted into the Comprehensive Plan in 2002 following the Joint County/City Commissions Adoption Hearing on the Cycle 2002-2 Comprehensive Plan Amendments.
- Subsequent amendments to the Welaunee Critical Area Plan were adopted by the City and County Commissions in 2005 (Amendment 2005-1-T-026) and 2017 (Amendment PCT 2017 01). These amendments related primarily to the Welaunee Heel and Toe.

Consistency with Comprehensive Plan

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

Provision of Urban Services Within City Limits

Objective 2.1 of the intergovernmental Coordination Element states that “The City of Tallahassee intends to expand its corporate limits to provide urban services to urbanized and urbanizing areas in the Urban Services Area, including the Southwood and Welaunee study areas as referenced in the Land Use Element.”

Policy 2.1.1 of the intergovernmental Coordination Element states that “The City is required to provide full urban services to areas that are annexed.”

Objective 2.1 and Policy 2.1.1 indicate that the Welaunee Arch, which is located within the City Limits, are intended to have urban services and, as such, should be located within the Urban Services Area.

Planning for the Remaining Portions of the Welaunee Critical Area Plan

Objective 13.2 of the Land Use Element states that “Planning studies for the Toe and Heel, which provided the basis for Land Use Objective 13.1 and its supporting policies, were based on a systems approach that considered linkages and functions of natural and man-made systems extending into the remaining portions of the Welaunee Critical Planning Area (other than the Toe and Heel) and beyond. In addition, the existing Urban Services-Development Agreement addresses certain planning and public facility issues for these remaining portions of the Welaunee Critical Planning Area. Prior to development of these remaining areas, the studies required by Land Use Policy 6.2.2 shall be performed and an amendment to this comprehensive plan shall be adopted.”

The proposed text amendments along with the map amendment proposed in Amendment TMA 2020 012 meet the intent of this Objective 13.2.

Planned Development

Objective 6.2 [L] states “As demands from a rapidly increasing population may require the expansion of the Urban Service Area in the future, additional areas will be identified as Planned Development Areas upon their inclusion within the Urban Service Area.”

Policy 6.2.1 [L] states “Upon expansion of the Urban Service Area, properties that meet the definitions for Planned Development Areas shall be designated such as part of the adopted Future Land Use Map and Zoning Map.” The proposed amendment would include the Welaunee Arch in the Urban Services Area.

Proposed Map Amendment TMA 2020 012 would change the land use designation of the area to Planned Development consistent with this Objective 6.2 and Policy 6.2.1.

Directing Development to Areas with Agreements to Provide Services

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.

The proposed amendment to expand the Urban Services Area is consistent with Objective 1.1 [L] because the City has entered into Urban Services Agreements with Powerhouse, Inc.; therefore, the Comprehensive Plan should direct development to this area that has agreements to provide “the land and water resources, fiscal abilities, and the service capacity to accommodate growth in an environmentally acceptable manner.”

Accommodating 90% of New Residential Dwelling Units inside the USA

Objective 1.1 [L] of the Tallahassee-Leon County Comprehensive Plan also states that “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.”

A review of residential units permitted in 2019 indicate that 83.8% of new residential units within the County were within the Urban Services Area. This falls below the metric of accommodating 90% within the Urban Services Area. The proposed amendments allow the proactive planning to ensure that urban infrastructure is planned in a manner that will accommodate future population growth while protecting environmentally sensitive lands from the impacts of urban development.

The Size of the Urban Services Area

Policy 1.1.8 of the land use element states, “The size of the USA is related to the projected fiscal capacity of the local government to provide urban infrastructure.”

The Urban Services Agreements addressing the provision of urban infrastructure in the Welaunee Critical Area Plan relates to the fiscal capacity of the City of Tallahassee to provide urban infrastructure and therefore related to the USA.

Discouraging Sprawl

Policy 1.1.1 [L] indicates that new development should be concentrated in the urban service area, in order to discourage urban sprawl.

Goal 13 of the Land Use Element, which is the Goal of the Welaunee Critical Area Plan (Goal 13 [L]), is to “Guide planned development within the Welaunee Critical Planning Area through implementation of a critical area plan which includes a mixture of integrated land uses that are predominantly self-supporting rather than dependent upon public funding, places a greater emphasis on pedestrian mobility and transportation alternatives, provides new employment opportunities near major transportation arteries and protects natural systems in an urbanized setting.” This goal is intended to have the new development occur in a manner that discourages sprawl.

The goal of the Welaunee Critical Area Plan is specifically intended to plan for future growth in a manner that avoids the negative impacts of sprawl. The proposed text amendments expand these policies to the Welaunee Arch. Because this area is intended for growth in a manner that discourages urban sprawl, the proposed amendments are consistent with Policy 1.1.1:[L] and Goal 13 [L].

The proposed development plan for the Welaunee Arch is also directly adjacent to Killlearn Estates, Buckhead, the Welaunee Toe and Heel, Roberts Elementary School, and Montford Middle School. Due to this proximity to residential areas and schools, the planning for the Welaunee Arch represents the next logical area for growth while avoiding the “leapfrog” development patterns characteristic of urban sprawl. As depicted on the Welaunee Arch Map, the development program for the Arch contributes to a nodal development pattern that is more easily developed as compact, walkable mixed-use development, Transit Oriented Development (TOD) and/or Trail Oriented Development (TrOD). The Welaunee Arch is also intended to provide a mixture of uses, including region-serving mixed-use and non-residential uses. Including this mix of uses may help reduce the number of vehicle miles traveled by residents in the sector of the community and mitigate against the low-density, single use developments beyond the Welaunee Arch.

F. STAFF REPORT UPDATE

This section is reserved for future updates to staff report.

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

Cycle 2020 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 7, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 4, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	February 25, 2020	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 14, 2020	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 26, 2020	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop – January 7, 2020: A workshop was held on January 7, 2020 to discuss the proposed 2020 Cycle amendments. The LPA had no questions on this amendment.

Local Planning Agency Public Hearing – February 4, 2020: After a staff presentation and public testimony, the Local Planning Agency voted to recommend approval of the proposed amendment.

G. CONCLUSION:

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

Include reasons for recommendation including:

- Consistency with Comprehensive Plan policies
- Consistency with Land Development Code policies
- Consistency with previous Commission actions
- Supportive of the Welaunee Critical Area Plan

H. ATTACHMENTS:

1. Proposed text amendments
2. Urban Services Development Agreement (April 15, 1990)
3. Amended and Restated Urban Services-Development Agreement (February 2, 2006)
4. First Amendment to the Amended and Restated Urban Services Development Agreement (February 16, 2016)
5. Northeast Gateway Project Highlights and Map

WELAUNEE ARCH MASTER PLAN

Objective 13.2: Development of Remainder of Welaunee Critical Planning Area (EFF. 12/10/02)

~~Planning studies for the Toe and Heel, which provided the basis for Land Use Objective 13.1 and its supporting policies, were based on a systems approach that considered linkages and functions of natural and man-made systems extending into the remaining portions of the Welaunee Critical Planning Area (other than the Toe and Heel) and beyond. In addition, the existing Urban Services Development Agreement addresses certain planning and public facility issues for these remaining portions of the Welaunee Critical Planning Area. Prior to development of these remaining areas, the studies required by Land Use Policy 6.2.2 shall be performed and an amendment to this comprehensive plan shall be adopted.~~

Objective 13.2: Development of the Welaunee Arch.

The intent of the Welaunee Arch Master Plan is to create a community with a wide range of land uses and different types of residential neighborhoods and mixed-use centers, connected by a multi-modal transportation system, and designed to protect natural resources.

The portion of the Welaunee Critical Planning Area north of Interstate 10 (the “Arch”) may develop with a development pattern that creates a community with a wide range of land uses with various types of residential neighborhoods and mixed-use centers and a region-serving activity center, connected by a multi-modal transportation system, and designed to protect natural resources.

Policy 13.2.1: Concept. This Welaunee Arch Master Plan satisfies the requirements of Policies 6.1.1 and 6.1.2 for a planned development master plan in order to foster development on the Welaunee Arch with a region-serving mixed-use activity center; residential areas with a strong sense of place and a range of housing choices; transportation choices with linkage to commercial services and jobs; and planned recreation and open space.

Policy 13.2.2: Discourage Urban Sprawl. Development in the Welaunee Arch shall be located wholly within the Urban Services Area. It will discourage urban sprawl by, among other things, directing growth to a next-in-line area identified for future urban development since 1990; promoting walkable, connected neighborhoods that support a range of housing choices and a multimodal transportation system; creating a balance of residential and nonresidential land uses; promoting the efficient and cost-effective provision of public facilities and services; preserving open space and natural lands; protecting environmentally sensitive lands; and providing public recreation and open space.

Policy 13.2.3: Implementation. The Welaunee Arch Master Plan shall be implemented by one or more Planned Unit Development (PUD) Concept Plans that shall be consistent with this master plan and contain guidelines and requirements for land use categories, transportation facilities, access management, and other specific design standards.

LAND USE

Policy 13.2.4: Land Use Districts. The Welaunee Arch shall be designed with these land use districts:

- (1) ***Residential Reserve*** – The Residential Reserve land use district is intended to provide the opportunity for very low-density residential uses mixed with open spaces and compatible with adjacent protected areas such as designated Open Space and the Miccosukee Canopy Road Greenway and Welaunee Greenway. Residential development shall be limited to a maximum density of 1 dwelling unit per acre. Conservation Subdivisions shall be allowed in this land use district with residential units clustered on no more than 50 percent of the least environmentally sensitive or otherwise-significant lands on the site and a minimum 50 percent of the site permanently protected by a conservation easement. A PUD Concept Plan that includes a Residential Reserve area adjacent to the Miccosukee Canopy Road Greenway or the Welaunee Greenway shall provide access points to these facilities.
- (2) ***Residential*** – The Residential land use district is intended to provide the opportunity for a range of housing choices at low densities in proximity to mixed-use centers that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. Residential development shall be limited to a maximum density of six dwelling units per acre mixed with open spaces and compatible with protected areas such as the Welaunee Greenway. A PUD Concept Plan that includes a Residential area adjacent to the Welaunee Greenway shall provide access points to that facility.
- (3) ***Mixed Use*** – The Mixed Use land use district is intended to create centers with a diverse mix of land uses, including retail; office; residential; hotels; entertainment venues; and civic, cultural, and other public uses with a strong sense of place. Development intensities of non-residential uses in the Mixed Use land use district shall range from 4,000 square feet per acre to 20,000 square feet per acre, not to exceed a total of 1.9 million gross square feet within the Arch. Residential use is limited to a maximum density of 15 dwelling units per acre in Mixed Use districts. All uses may be permitted at street level except as further limited by mixed use sub-categories. Mixed-use centers serving neighborhoods should be located convenient to multiple neighborhoods.

Mixed-use centers shall be designed to encourage pedestrian movement, the use of alternative transportation modes, and the use of non-motorized vehicles. It shall create a positive identity through building design and materials, siting structures and parking to minimize the visual impact of automobiles, landscape design and materials, civic spaces, and focal points. Buildings shall be oriented to the street and designed with setback or build-to lines from the street to promote a pedestrian-friendly environment. Building heights in mixed-use centers shall not exceed 65 feet from grade.

A mixed-use center should be designed to have at least one focal point or landmark (such as a fountain, clock tower, plaza, or public square). Such landmarks shall be exempt from height limitations. Property signage in mixed-use centers shall be provided in a coordinated manner

established by a master signage plan in the PUD Concept Plan to achieve compatibility with the architectural vernacular and scale of development.

Within Mixed Use land use districts, non-residential land uses may be further assigned on the basis of the following categories as established in PUD Concept Plans:

- (A) Employment Center** - Employment centers shall be located proximate to major transportation arteries in order to provide jobs for residents as well as regional employment opportunities. Employment centers are intended to contain a mix of uses and not be a single-use environment. They shall be designed with shared parking opportunities for nonresidential uses that have peak parking demands other than during normal office hours. Allowable uses include office, hotels and inns, light industrial, warehousing and distribution, laboratories, research, printing, banks, retail, restaurants and cafes, infrastructure including stormwater management facilities, civic, religious and institutional uses and educational uses. Residential uses shall not be allowed in Employment Centers except when located above the ground floor in mixed-use buildings.
- (B) Town Center** - Town centers shall be planned as compact, efficient nodes. Traffic calming measures such as onstreet parking, buildings close to the road with parking in back, streetscape, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center. A town center shall contain uses that serve surrounding neighborhoods as well as those traveling through the area. Uses shall be mixed horizontally and vertically to the maximum extent feasible. It is the design intent to plan for multiple storefronts and multiple retailers in town centers so all of the available retail space is not aggregated into one or two “big-box” stores. Allowable uses include office, retail, restaurants, bed and breakfasts, hotels and inns, theaters and other entertainment venues, specialty retail, grocery stores, residential, home occupational uses, and civic, religious and institutional uses (including day care services for children and adults).

Development intensities in town centers shall range from 8,000 square feet per acre up to 20,000 square feet per acre. Residential densities shall be allowed up to 15 dwelling units per acre with no minimum density required. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Town centers shall be planned on a block system with a gridded road network and on-street parking.

Stormwater management facilities shall be located outside of town centers to promote a compact, pedestrian-oriented development pattern except where alternative sites for stormwater facilities are not reasonably available or where stormwater facilities can be integrated with pedestrian friendly environments. Community open space in the form of public squares and greens shall be planned as a focal point for a town center. No minimum on-site open space shall be required on each preliminary plat.

- (C) Neighborhood Center** - Neighborhood centers shall allow small retail, specialty retail, office, restaurants, services, residential and other uses (including day care services for children and adults) that support residential uses within a neighborhood. These centers are also intended to function as a neighborhood focal point and are envisioned to have

churches, town squares, and other civic, religious, and institutional uses. The neighborhood centers shall range in size from 5 to 10 acres and shall be designed to create a pedestrian-friendly environment. Traffic calming measures, such as on-street parking, buildings up close to the road with parking in back, streetscape, and other such solutions, shall be utilized to create a pedestrian-friendly, walkable center.

Development intensities in the neighborhood center shall range from 4,000 square feet per acre to 12,500 square feet per acre. The maximum residential density in the neighborhood center shall be 15 units per acre. No minimum density shall be required. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Community open space in the form of village squares and village greens shall be planned as the focal point of a neighborhood center. No minimum on-site open space shall be required for each preliminary plat.

- (4) **Open Space** – The Open Space land use district shall be designed as a connected and continuous network of open space as generally depicted on Welaunee Arch Map, Figure 13-5, including but not limited to Conservation and Preservation lands, aesthetic open space, and the Perpetual Drainage Easement held by the City and County. Passive Recreation Facilities may be constructed in the Open Space land use district. In addition, bandshells, gazebos, and other improved gathering places may be allowed in such lands if designed for pedestrian access only and subject to a management plan approved by the City.

The Open Space land use district shall be open to the general public and be designed with access to the Miccosukee Canopy Road Greenway and the Welaunee Greenway at multiple locations. Such lands shall provide additional buffering for designated Canopy Roads where feasible. They may be privately owned or be dedicated to the public by conveyance to a general- or special-purpose local governmental entity. Public roads and utilities may cross through the Open Space district if no alternative route can be secured and impacts are minimized.

Policy 13.2.5: Program. The development program for the Welaunee Arch shall be:

Land Use District	Density/Intensity	Allocations of Land Use	Estimated Acreages
Residential Reserve	1 Unit per Acre	30-40%	1, 400 to 1,915 Acres
Residential	6 Units per Acre	15-25%	715 to 1,200 Acres
Mixed Use (including Employment Center, Town	15 Units per Acre (residential)	5-10%	95 to 195 Acres (residential)

Center, and Neighborhood Center)	4,000 - 20,000 GSF per Acre (non-residential)		140 to 290 Acres (non-residential)
Open Space	N/A	30-40%	1,430 to 1,915 Acres
TOTALS			4,778 Acres

Policy 13.2.6: Northeast Gateway Activity Center. The Northeast Gateway Activity Center shall be a Mixed Use district located on the north side of the planned I-10 Flyover or Interchange with Welaunee Boulevard. It shall contain a diverse mixture of intensive region-serving commercial, office, hotel, and other nonresidential uses with a trade area extending beyond the Welaunee Arch. It may also contain higher-density residential and public and civic uses that can contribute to the center’s vitality and sustainability.

Policy 13.2.7: Inclusionary housing. A range of housing choices shall be provided to accommodate diverse income levels, age groups, and housing needs. Each PUD Concept Plan shall include an Inclusionary Housing Plan designed to achieve compliance with the City’s Inclusionary Housing Ordinance by buildout of the area governed by that concept plan. In addition to the incentives authorized by the Inclusionary Housing Ordinance, granny flats, garage apartments, and other accessory dwelling units will not be included in unit or density calculations or transportation analyses.

Policy 13.2.8: Community Facilities. Community Services, Light Infrastructure, Community Parks, and Neighborhood Parks shall be allowed uses in the Residential Reserve, Residential, and Mixed Use land use districts.

Policy 13.2.9: Essential Services. Mixed-use centers and residential neighborhoods shall be designed to facilitate essential services, such as fire, police, and emergency medical services consistent with generally accepted response times.

Policy 13.2.10: Landscaping. All landscaped areas, except athletic playing fields and golf course fairways and greens, shall utilize drought-resistant native plant materials from the “Florida Friendly Landscaping™ Guide to Plant Selection and Landscape Design” or other regionally appropriate plant material guide approved by the City. Landscaping may not include invasive species listed by the Florida Exotic Pest Plan Council. Landscaping in mixed-use centers shall include street trees.

Policy 13.2.11: Compatibility. Development in the Welaunee Arch shall be compatible with Adjoining Land Uses through measures including but not limited to density and height limitations, setbacks, and vegetative buffers. Residential development in the Welaunee Arch that is adjoining or adjacent to lands in the

Residential Preservation future land use map category located outside of the Welaunee Arch Boundary, and that is proposed to be developed at higher density than existing adjoining or adjacent Residential Preservation development, shall meet the following criteria:

- (1) Such development shall provide a transitional development area in the higher density residential development.
- (2) Development within the transitional development area shall be at a density, intensity, and use determined to be compatible with the existing development in the adjoining or adjacent existing residential preservation area.
- (3) The maximum density in the transitional development area shall not exceed the maximum density allowed in the Residential Preservation land use category.
- (4) The size and location of transitional development areas shall be approved at the time of site plan approval.

Policy 13.2.12: Interim Uses. Agricultural and silvicultural uses, whether existing or new, shall be an allowed interim use in any area of the Welaunee Arch on which development is planned to occur, up to and until the start of actual construction on the applicable land.

TRANSPORTATION

Policy 13.2.13: Transportation System. The Welaunee Arch shall be served by a transportation system designed to optimize mobility. Major thoroughfares shall be generally located as depicted on Welaunee Arch Map, Figure 13-5, with the final location and design to be based upon site-specific environmental, engineering, and related considerations. Within centers and neighborhoods, where feasible a grid of interconnected streets will provide alternative travel paths. The transportation system, along with the mixture of uses, shall be designed to achieve an internal capture of at least 20 percent of the vehicular trips generated on-site at buildout.

Policy 13.2.14: Northeast Gateway. The Northeast Gateway, which is a major infrastructure project for the entire Welaunee Critical Planning Area, consists of region-serving roads to distribute traffic north, south, east and west from a new I-10 interchange at Welaunee Boulevard, which was recommended in the Florida Department of Transportation (FDOT) Master Plan Update on February 28, 2013. North of I-10, the roadways that make up the Northeast Gateway include the extension of Welaunee Boulevard from south of I-10 north through the Arch, and the extension of Shamrock Way from Centerville Road to U.S. 90 (Mahan Drive). Welaunee Boulevard and Shamrock South Extension are programmed to be constructed by the Blueprint Intergovernmental Agency consistent with the voter-approved Northeast Gateway project and may be phased based upon trip demand. Within the Arch, both Welaunee Boulevard and Shamrock South Extension shall be designed to function as a complete street to promote mobility for multiple users—pedestrians, bicyclists, motorists, and transit riders of all ages. No residential driveways shall connect directly to Welaunee Boulevard.

Policy 13.2.15: I-10 Flyover or Interchange. Welaunee Boulevard shall connect to a flyover across I-10 or an interchange, if approved by the Federal Highway Administration, in order to facilitate vehicular movement to Welaunee Boulevard south of I-10. Any flyover or interchange shall meet federal requirements to ensure the safe and efficient use of I-10.

Policy 13.2.16: Right-of-Way Reservation. The landowner shall reserve for future conveyance the right-of-way for Welaunee Boulevard, the Shamrock South Extension, and the I-10 Flyover or Interchange as generally depicted on Welaunee Arch Map, Figure 13-5. Reservation means that such land will not be committed to an irreversible land use that would preclude construction of planned transportation facilities and shall be by means of a written agreement, entered into previously or concurrent with the effective date of this master plan, with the City and/or other transportation providers that specifies right-of-way width and other terms. Rights-of-way shall be restricted to transportation facilities and compatible linear infrastructure.

Policy 13.2.17: Complete Streets. A PUD Concept Plan shall provide in mixed-use centers for complete streets that include safe and convenient pedestrian facilities reasonably free from hazards and adequately separated from streets that carry high volumes of vehicular traffic, and create a reasonable and direct route between destinations. Sidewalks shall be provided on both sides of streets in mixed-use centers; however, outside of mixed-use centers, a single multi-use path may substitute for sidewalks. Sidewalks shall be provided on one side of all other streets.

Policy 13.2.18: Bicycle Facilities. A PUD Concept Plan shall include a network of bicycle facilities, including on-street and off-street facilities, to provide safe and convenient movement for bicycles reasonably free from hazard and providing a reasonable and direct route between destinations. Bicycle facilities shall be designed so they may be connected to similar facilities in other PUD Concept Plans.

Policy 13.2.19: Parking in Mixed-Use Centers. In mixed-use centers, vehicular parking shall be located on the street, in parking structures, or off-street at the street level. Off-street parking shall be provided in the rear of buildings where feasible and shall be limited in size and scale through such measures as shared parking, parking credits, and maximum parking limits.

Policy 13.2.20: Canopy Roads. Direct access to Canopy Roads shall not be permitted for any residential or nonresidential uses. Road access to the Welaunee Arch shall be provided from Miccosukee Road at no more than three locations. Road access to the Arch shall be provided from Centerville Road in no more than two (2) locations.

PUBLIC FACILITIES AND SERVICES

Policy 13.2.21: Adequate Public Facilities and Services. Development in the Welaunee Arch shall be served by adequate public facilities and services as required by law and consistent with the Welaunee Urban Services-Development Agreement, as restated and amended. Such facilities and services may be phased and financed, constructed, owned, operated, or maintained by any entity allowed by law, including but not limited to independent or dependent special districts, property owner associations, homeowner associations, or any combination of such entities. Any such entity may finance public facilities through any means allowed by law.

Policy 13.2.22: Utilities. Potable water, sanitary sewer, electricity, and natural gas service shall be provided by the City pursuant to the Welaunee Urban Services-Development Agreement, as restated and amended. Private providers shall provide telecommunications services. The installation of utilities may be phased.

Policy 13.2.23: Stormwater Management. Prior to approval of the first PUD Concept Plan, a Stormwater Facilities Master Plan for the entire Arch shall be prepared by the applicant and reviewed and approved by the City. If the Arch is intended to develop in phases, the stormwater plan may be conceptual and generalized based upon the maximum development allowed by this master plan. Stormwater facilities shall be designed to meet treatment and attenuation requirements of the Environmental Management Ordinance. Such facilities may be located in Open Space subject to design standards in a PUD Concept Plan and consistent with protection of conservation and preservation lands required by the comprehensive plan and the Environmental Management Ordinance.

Policy 13.2.24: Schools. Each PUD Concept Plan shall be analyzed for impacts on public schools based upon then-applicable pupil generation rates utilized by Leon County Schools. Schools shall be located in relation to neighborhoods in order to serve residents and provide a focal point for the neighborhoods. The colocation of schools, civic spaces, and active parks is encouraged.

RECREATION AND OPEN SPACE

Policy 13.2.25: Open Space. Open Space may include but are not limited to conservation and preservation lands, buffers for environmentally sensitive areas, aesthetic open space, active and passive recreation areas, and community gathering spaces. Open Space may be applied to satisfy requirements of the Environmental Management Ordinance. Constructed stormwater facilities may be utilized to satisfy open space requirements in a PUD Concept Plan.

Policy 13.2.26: Conservation and Preservation Lands. Conservation and Preservation lands shall be subject to a management plan to be reviewed and approved concurrent with the PUD Concept Plan that includes the applicable Conservation and Preservation lands. Such management plan shall include measures to protect the values for which such lands were designated and may include conservation easements and other measures consistent with the Environmental Management Ordinance. To the extent allowed by local, state, or federal law, Conservation or Preservation lands may be utilized to achieve mitigation required by permits.

Policy 13.2.27: Recreation Areas. A PUD Concept Plan shall provide for reasonable public access to parks, recreation areas, natural areas, and open space. A multi-use trail system should link residential neighborhoods with mixed-use centers, civic spaces, employment, recreation and open space, and the Welaunee Greenway and Miccosukee Canopy Road Greenway.

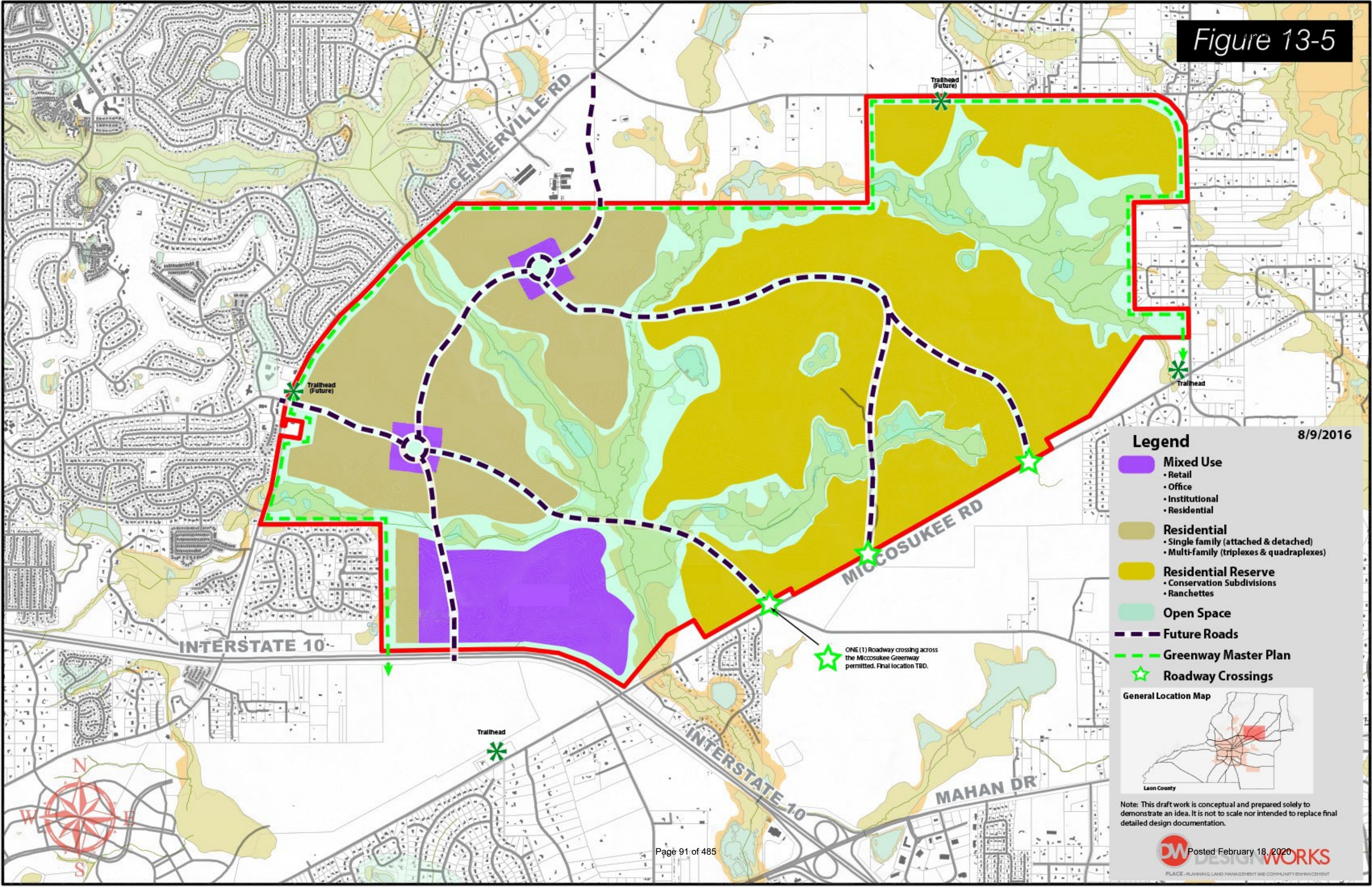
Policy 13.2.28: Perpetual Drainage Easement. The Perpetual Drainage Easement across the Welaunee Arch shall be subject to the Order Clarifying Definition of Perpetual Drainage Easement, entered by Leon County Circuit Court on March 13, 1997. Lands within the Perpetual

Drainage Easement shall be considered Open Space and may be utilized for active and passive recreation facilities and activities, including but not limited to, walking and bicycle trails, playgrounds, and athletic fields associated with development of lands owned by the landowner within the altered or undisturbed floodplains so long as the function of the easement is not impaired.

Policy 13.2.29: Welaunee Greenway.

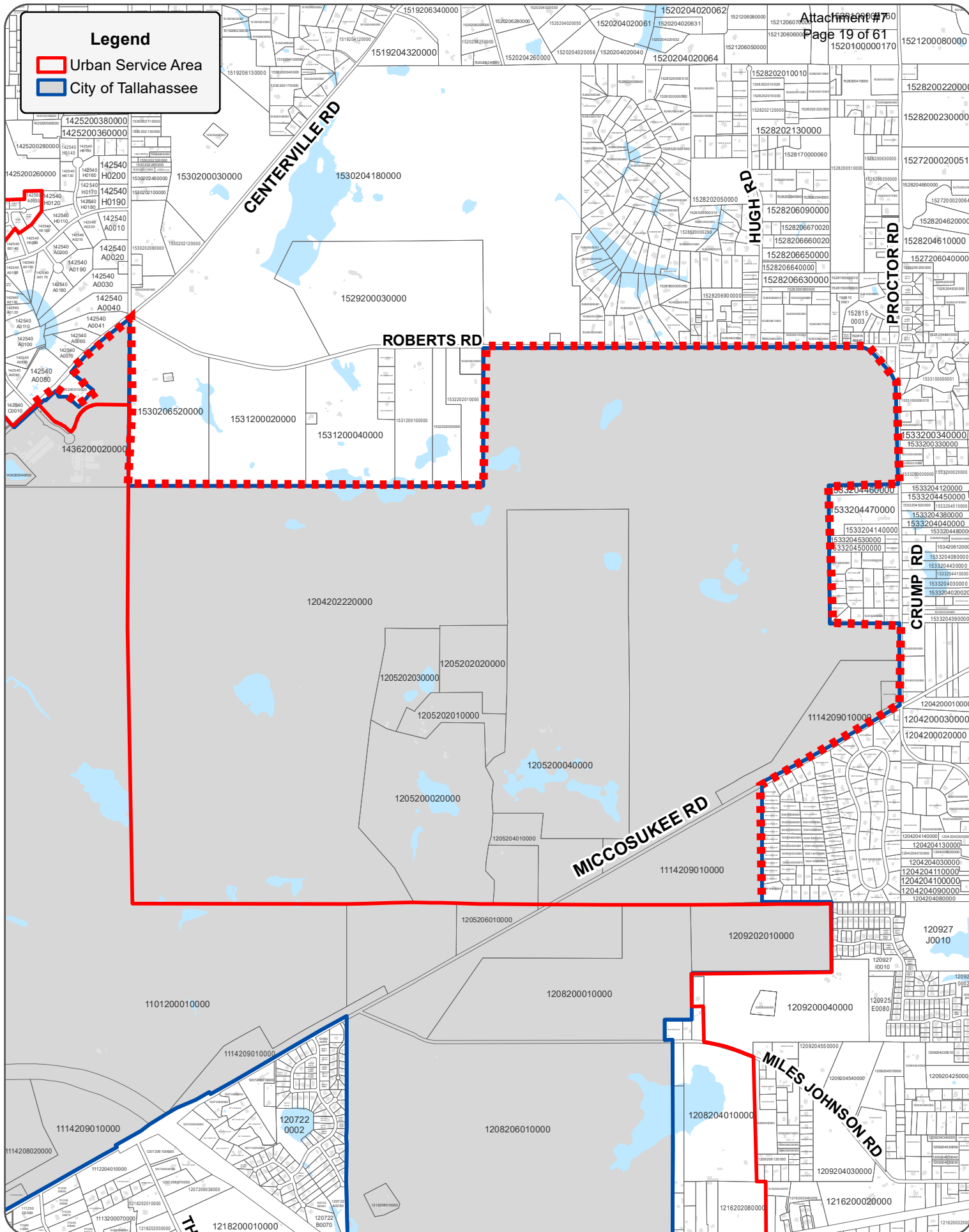
The Welaunee Greenway shall consist of an 8.4-mile-long shared-use trail corridor along the northeast, north, and west perimeter of the Arch, and shall be developed per the Northeast Gateway Blueprint 2020 infrastructure project and consistent with the Tallahassee-Leon County 2015 Greenways Master Plan. The Welaunee Greenway shall connect to the existing Miccosukee Canopy Road Greenway to create a 17-mile linear park loop. The Welaunee Greenway shall have a management plan approved by the City that is consistent with the policies of this master plan. Public roadways and utilities may cross through the Welaunee Greenway as needed.

Figure 13-5



Legend

- Urban Service Area
- City of Tallahassee



Attachment #2: Urban Services Development Agreement (April 15, 1990)

URBAN SERVICES-DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into on this 15 day of April, 1990, by and between the CITY OF TALLAHASSEE, a Florida municipal corporation (hereinafter referred to as "City"), and POWERHOUSE, INC., a Florida holding company, the Estate of John W. Mettler, Jr., Eleanor T. Mettler, John W. Mettler III, Peter W. Mettler, Ellen Mettler, Christopher F. Davenport and Louise M. Davenport, known collectively as "Owners".

W I T N E S S E T H :

WHEREAS, Owners proposed the phased development of property ("the Development") shown on Exhibit "A" to this Agreement to be known as "WELAUNEE PLANTATION"; and,

WHEREAS, Owners are desirous of undertaking and implementing a comprehensive development plan approved by local government and consistent with City's Comprehensive Plan and the provisions of Florida Statutes Chapter 163, Part 2, the Growth Management Act, and

WHEREAS, Owners and City are desirous of ensuring that public facilities are available to ensure the best available protection of the ground and surface waters in the Development as well as the drainage basin; and,

WHEREAS, Owners are desirous of securing the delivery of municipal services to the Development; and,

WHEREAS, City has the need for certain road rights-of-way and other public facilities and has the authority to condemn land beyond city limits for said purposes; and

WHEREAS, Owners are willing to make a significant donation of properties for the purpose of providing needed public facilities and major transportation improvements; and,

WHEREAS, City is capable of providing such municipal services to the Development and is desirous of acquiring for the use of the public, the property donations for public facilities referenced below.

NOW, THEREFORE, the parties hereby agree as follows:

1. Water Utilities: Within one (1) year after Owners have notified City in writing, City will make potable water available to the boundary of the Development in sufficient capacity to serve the projected needs of the Development. However, in no case shall City be required to provide potable water to Owners prior to October 1, 1992. In providing said written notice, Owners shall provide a water master plan specifying the anticipated demand for the initial requested phase, and to the extent feasible, projected demand and phases for the total Development. Owners shall be responsible for the initial expense of installation of water lines within the Development, which expense shall be eligible for reimbursement to Owners as provided for in Paragraph 9 below. Owners may connect into the City water mains at the property boundary for no additional charge. The location of water wells and elevated storage tank sites shall be

mutually agreed upon by Owners and City and donated sites shall not exceed a total of 10 acres.

2. Sanitary Sewer: Within one (1) year after Owners have notified City in writing, City shall, at its expense, provide off-site sanitary sewer lines to the boundary of the Development with sufficient capacity to service the Development. However, in no case shall City be required to provide sanitary sewer to Owners prior to April 1, 1993. In providing said written notice, Owners shall provide a wastewater master plan specifying the anticipated demand for the initial requested phase, and to the extent feasible, projected demand and phases for the total Development.

Owners shall, at their initial expense, which expense shall be eligible for reimbursement as provided for in Paragraph 9 below, install all on-site sewer lines within the portion of the Development as shown on Exhibit "A".

All "pump station" or "lift station" sites will be donated by Owners. Owners shall construct a "pump station" or "lift station" on such sites and refund or rebate of the costs to Owners by City shall be in accordance with Paragraph 9 below. No connection fee will be charged to Owners for extension of the sanitary sewer system.

Any time prior to April 1, 1993, or if at any time during development a sewer tap moratorium shall halt any further use of the sewer facilities, City agrees that Owners may, to the extent

allowed by State law and the Comprehensive Plan, use septic tanks in place of the sewer system.

3. Underground Electric: City shall provide electric service throughout the entire Development. All electric distribution service provided by City shall be underground and at the expense of City. Installation of electrical service shall be coordinated with Owners so as to minimize any disruption to Owners' schedule for completion of services to the Development. Owners agree to donate no more than ten (10) acres as site(s) for electric substation(s), the location of said site(s) to be mutually agreed upon by Owners and City.

4. On-Site Roadway Improvements: The on-site roadway improvements within the Development shall be made by Owners at their cost and in compliance with City standard specifications. All streets and sidewalks within the Development designated by Owners as public shall be dedicated to and accepted by City as public streets and public sidewalks. All required new sidewalks on public streets shall be paid for by City. Owners shall reserve for future dedication right-of-way for the Northeast Capital Parkway (Parkway) from and along a corridor from Dempsey Mayo Road north of Dove Lake then northeasterly to a proposed intersection of I-10 and then northerly to the northwest corner of the Development (Exhibit "A") to Centerville Road as shown on Exhibit "B". Right-of-way width shall be based upon the typical cross-section #3 Capital Parkway as shown on Exhibit "C". Owners' obligation to dedicate said Parkway right-of-way shall

cease on January 1, 1998, if, by said date, continuous on-site construction of the Parkway has not begun. City shall be entitled to a three (3) year extension until January 1, 2001, provided it requests said extension in writing to Owners on or before January 1, 1997. Further, City agrees that Owners shall be provided the following Parkway access and right to approve the location of

- a) a single Interchange south of I-10 located between Miccosukee Road and I-10 as depicted in Exhibit B; said Interchange shall be designed to provide direct access to Owners' property from a connector road;
- b) a minimum of two (2) bridges with dimensions of no less than 40' width and 14' in height located south of I-10; and
- c) three (3) at grade interchanges north of I-10.

City and Owners agree that Owners shall be entitled to access to Miccosukee Road south of I-10 at two points; one at Arendahl Way and one at Edenfield Road. Owners will provide right-of-way for the easterly extension of Shamrock South from Centerville Road to the east of the intersection of Interstate 10 with U.S. 90 (Mahan Road). The final siting of the right-of-way shall be agreeable to both City and Owners. Right-of-way width shall be based upon estimated traffic generation from the development; however, in no event shall the right-of-way be less than 100 feet nor shall it exceed 150 feet. The cost of construction shall be borne by whichever party (i.e. City or

Owners) requires it be constructed first. The surface water retention/treatment facilities constructed by Owners as a part of the roadway improvements shall be dedicated to the local government having jurisdiction, which local government shall be responsible for the ownership, maintenance, and management of these facilities.

5. Trees: Trees will be planted in accordance with City policy as amended from time to time within the road rights-of-way. Planting the trees will be the obligation of the ultimate home builder. The trees must be planted before a certificate of occupancy is issued.

6. Stormwater and Recreational Facilities: Stormwater management systems used for recreational purposes shall be owned and managed by a Homeowners' Association. The City/County will be granted easements and the perpetual right to discharge stormwater from the publicly owned streets and facilities within the Development to the stormwater management system used for recreational purposes. However, stormwater shall be treated in conformance with state water quality standards (e.g. Chapters 17-3 and 17-25, F.A.C.) prior to discharge to this stormwater management system. All stormwater management systems not used for recreational purposes shall be dedicated to the City/County. Lands utilized for stormwater management systems shall be credited toward the open space, preservation and conservation requirements in the local comprehensive plan.

7. Annexation: Owners have executed and filed with the City irrevocable Petitions for Voluntary Annexation of the Development shown in Exhibit "A" to this Agreement. The obligations of City and Owners as set forth herein shall be contingent upon the successful annexation of at least that portion of the Development depicted as Phase I on Exhibit "D".

8. Easements: Owners shall provide to City at no expense to City and upon request by City, all easements within the Development as are necessary for sewer, water, electricity and City's care and maintenance of public facilities as provided for in paragraph 11 below. The location of such easements shall be mutually agreed upon by City and Owners and shall not interfere with the buildable area of residential lots.

9. Rebates and Acceptance of Dedicated Improvements: City shall, within 90 days of acceptance of facilities by the City, establish a refunding account to reimburse Owners in accordance with the provisions of Section 25-139 and 25-141 of the Code of the City of Tallahassee for the installation of on-site water lines, on-site sewer lines and any other sewer lines or facilities required by City and paid for by Owners. These reimbursement provisions shall continue in effect if Section 25-139 and 25-141 cited above are repealed and shall expire only in accordance with the provisions in Paragraph 14 of this Agreement.

10. Assignability: This Agreement shall be binding upon Owners and City, their successors or assigns. As to Owners, this Agreement, including all benefits and obligations contained

herein, may be assigned in whole or in part, provided that such assignment is made in writing, approved as to form by the City and filed with the City Treasurer-Clerk.

11. Public Facility Sites: Owners, at no cost to City, shall deed to the City fee simple title to a site approximately eighty (80) acres in size, thirty (30) of which shall constitute a buffer zone, the design of which shall be mutually agreed upon by City and Owners. This site shall be used only for a wastewater treatment facility and elevated water storage tank and for no other purpose including but not limited to, the on-site disposal of effluent except by DER approved deep well injection or rapid infiltration basin technologies. There shall be no on-site application of sludge and no on-site spray irrigation of effluent. If rapid infiltration is utilized, it shall be for no more than one (1) million gallons per day and shall cease operation when this site is connected by sewerage transmission lines to another disposal site. Should this site be used for any purpose other than described above, it shall revert to Owners. Owners consent to examine the feasibility of effluent reuse for irrigation purposes on any golf course development within the Development. The 80-acre site shall be located west of the proposed Parkway and contiguous to the southern boundary of I-10, the configuration of which shall be mutually agreed upon by City and Owners. Owners further agree to provide one two (2) acre site for fire protection provided City is unable to co-locate such service on lands provided for water utilities pursuant to

Section 1 of this Agreement. City agrees that on-site construction of the wastewater treatment plant will commence not sooner than January 1, 1997.

12. Letter of Agreement: In addition to this Agreement, the parties will enter into a Letter of Agreement in a standard form used by the City for installation of improvements and payment of rebates for those improvements. The Letter of Agreement is supplemental and subordinate to this Urban Services-Development Agreement; if any conflict exists between the Letter of Agreement and this Agreement, then this Agreement shall control.

13. Owners' Contribution: City shall credit toward any impact fee or exaction imposed by local ordinance upon any land within the Development, any Owner 1) contribution of land for a public facility; or 2) construction, expansion, or payment for land acquisition; or 3) construction or expansion of a public facility, or a portion thereof. The intent of this paragraph is that Owners shall be entitled to the credits and contributions described herein to the extent not prohibited by the current City Code. City agrees that future changes to the City Code notwithstanding, this paragraph shall continue to be interpreted according to the City Code as it exists on the date of execution of this Agreement, and shall remain in effect for the duration of this Agreement according to the terms of paragraph 14. In providing Owners credit for contributions described above, the value of all Owners contributions made pursuant to this Agreement

shall be established by MAI appraisal at the time of donation. The selection of the appraiser shall be mutually agreed upon by City and Owners. The value of the contributions shall constitute a "bank" upon which Owners, at their discretion, may draw in lieu of and in payment of impact fees or exactions imposed by local ordinance. In recognition of Owners reservation of Parkway right-of-way pursuant to paragraph 4 of this Agreement, City agrees that ten per cent (10%) of the present value of said right-of-way shall immediately be credited to and irrevocably vest with the "bank" described above to be applied by Owners as described above. If the additional three year option pertaining to reservation of Parkway right-of-way is exercised by City as described in paragraph 4 above, Owners shall be entitled to an additional 5% credit to be applied to the "bank." Said additional 5% credit shall be established by mutually agreed upon MAI appraisal and immediately and irrevocably vest on January 1, 1998.


14. Terms: This Agreement shall become effective upon execution and shall run for a period of 30 years, said time period to commence upon Owners' receipt of all City approvals necessary to commence development. The provisions of this paragraph shall be tolled for and during the duration of any development moratorium or similar prohibition on the commencement or completion of development.

15. Miscellaneous: The term "continuous," as used in this Agreement shall mean no lapse in construction activity for a period of six (6) months or more; any lapse in construction activity of more than six (6) months shall not be considered continuous.

EXECUTED by City and Owners as indicated by their
signatures.

ATTEST:

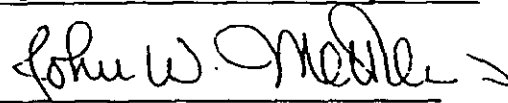
CITY OF TALLAHASSEE

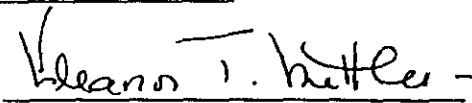
By: 
ROBERT B. INZER
City Treasurer-Clerk

By: 
MAYOR
City of Tallahassee

DIRECTORS OF POWERHOUSE, INC.

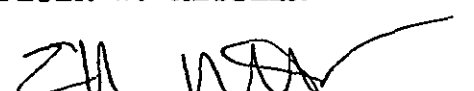
PROPERTY OWNERS

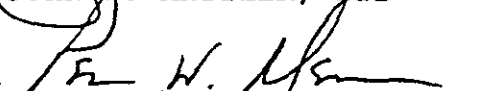
By: 
JOHN W. METTLER, III
CEO and Vice President

By: 
ELEANOR T. METTLER

By: 
PETER W. METTLER

By: 
JOHN W. METTLER, III

By: 
ELLEN METTLER

By: 
PETER W. METTLER

By: 
ELEANOR T. METTLER

By: 
ELLEN METTLER

By: 
WILLIAM E. STARK

By: 
LOUISE M. DAVENPORT

By: 
LOUISE M. DAVENPORT

By: 
CHRISTOPHER F. DAVENPORT

By: 
CHRISTOPHER F. DAVENPORT
President and Chief Operating Officer

PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN W. METTLER, JR.

By: 
THOMAS A. BARRON

EXHIBIT 'A'
WELAUNEE PLANTATION

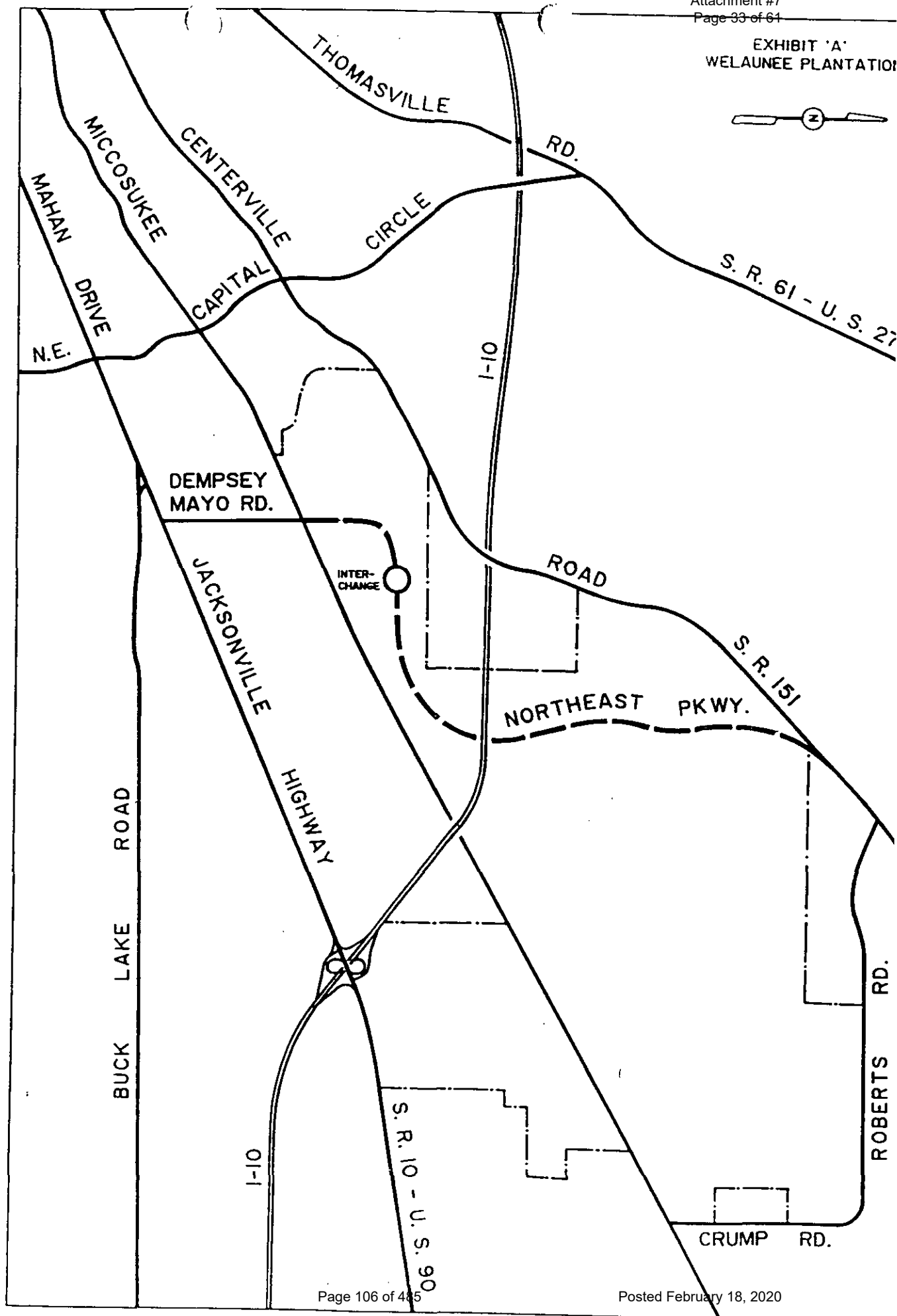
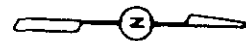


EXHIBIT 'B'
ON-SITE N. E. PARKWAY

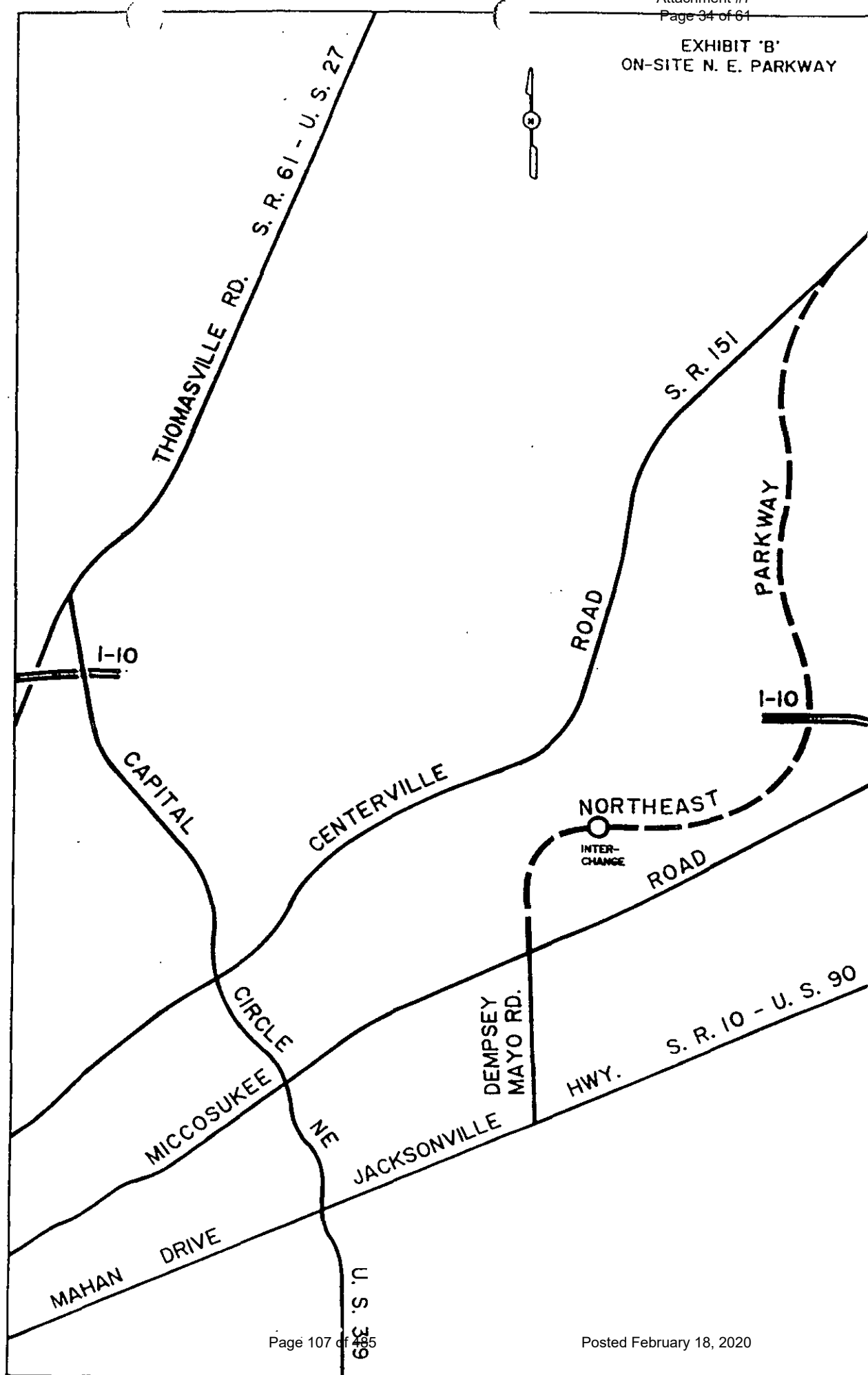
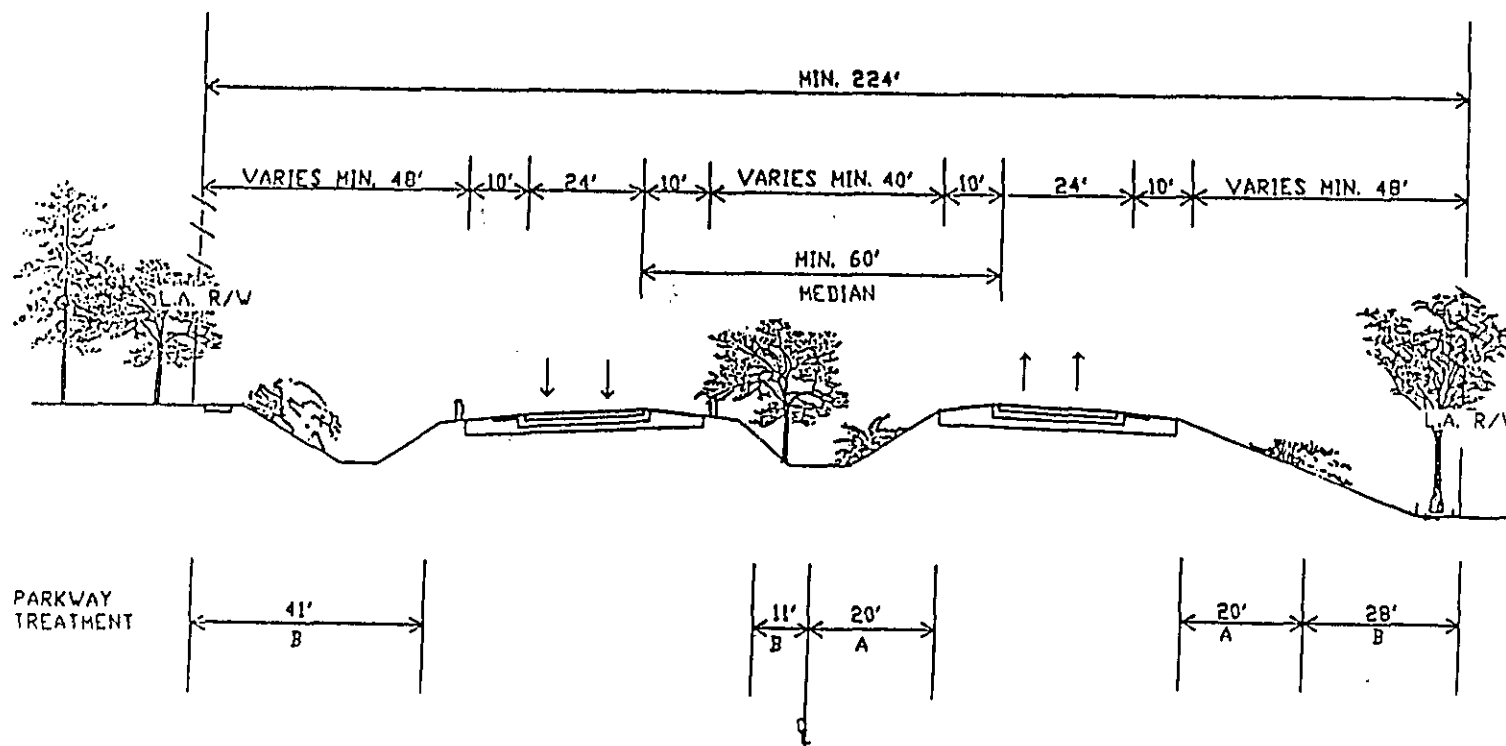


EXHIBIT "C"
PARKWAY CROSS SECTION



NOTES:

ZONE A: SMALL TREES AND SHRUBS,
(LESS THAN 4" DIA.) PERMITTED.

ZONE B: LARGE AND SMALL TREES PERMITTED.

LT. AND RT. ROADWAYS ARE SHOWN WITH AND WITHOUT
GUARDRAIL, RESPECTIVELY, TO ILLUSTRATE LANDSCAPING
ZONES FOR BOTH ALTERNATIVES.

EXHIBIT "C"

CAPITAL PARKWAY
PROJECT DEVELOPMENT &
ENVIRONMENTAL STUDY

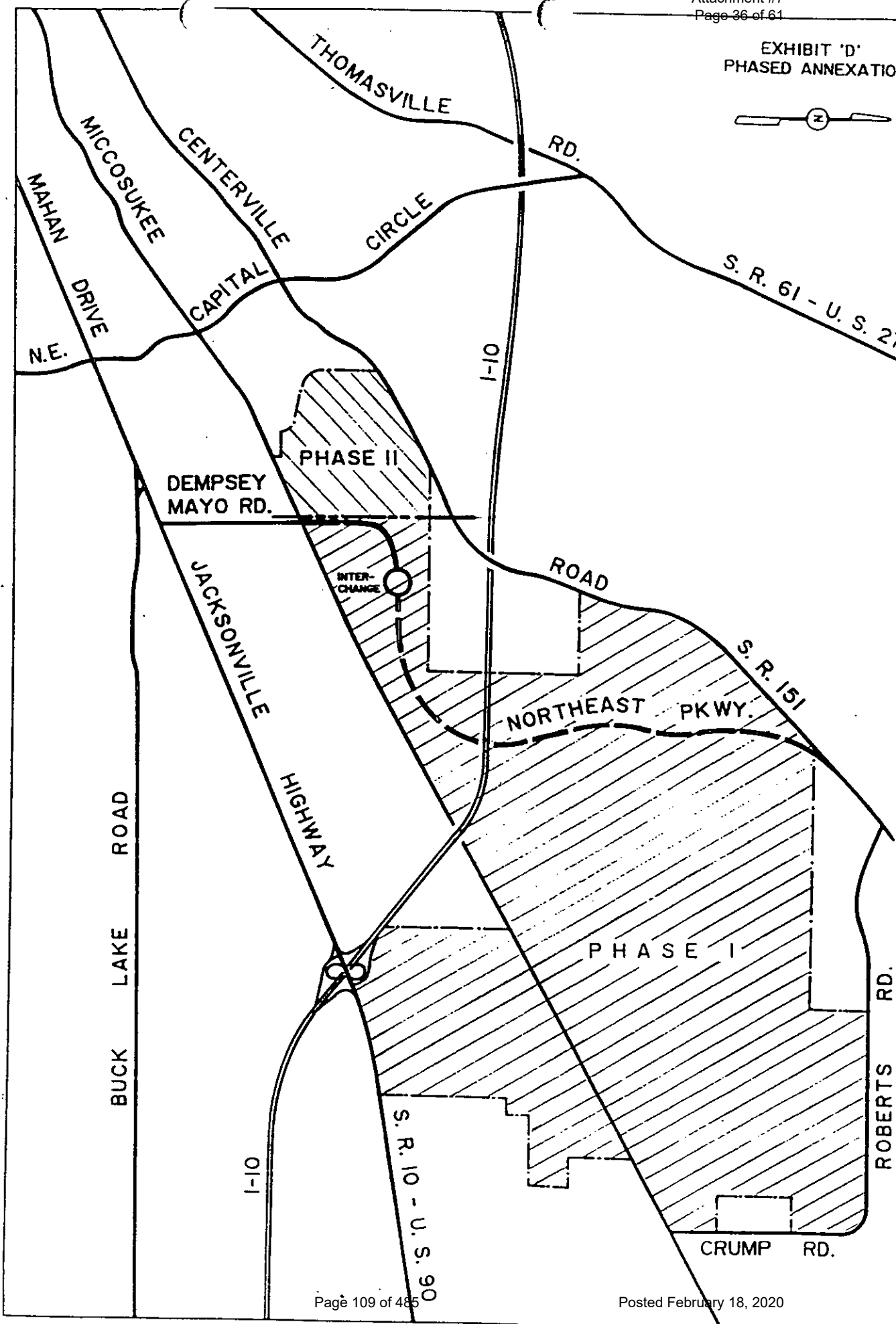
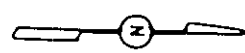
TYPICAL CROSS SECTION #3

DESIGN SPEED = 60 mph
(DESIRABLE SECTION)
(NTS)

EXHIBIT

9

EXHIBIT 'D'
PHASED ANNEXATION



Attachment #3: Amended and Restated Urban Services-Development Agreement (February 2, 2006)

**AMENDED AND RESTATED URBAN
SERVICES-DEVELOPMENT AGREEMENT**

THIS AMENDED AND RESTATED Urban Services-Development Agreement is entered into on this 2nd day of February, 2006, by and between the CITY OF TALLAHASSEE, a Florida municipal corporation (hereinafter referred to as "City"); and POWERHOUSE, INC., a Florida corporation; CHRISTOPHER F. DAVENPORT; LOUISE M. DAVENPORT; and ELLEN METTLER (collectively, hereinafter referred to as "Owners").

W I T N E S S E T H:

WHEREAS, Owners proposed the phased development of property ("the Development") shown on Exhibit "A" to this Agreement to be known as "Welaunee", and

WHEREAS, Owners are desirous of facilitating development on portions of Welaunee through implementation, by themselves or others, of a comprehensive development plan approved by local government and consistent with City's Comprehensive Plan, including the Welaunee Critical Area Plan, and the provisions of Florida Statutes Chapter 163, Part 2, the Growth Management Act; and

WHEREAS, Owners and City are desirous of ensuring that public facilities are available to ensure the best available protection of the ground and surface waters in the Development as well as the drainage basin; and

WHEREAS, Owners are desirous of securing the delivery of municipal services to the Development; and

WHEREAS, the City has the need for certain road rights-of-way and other public facilities and has the authority to condemn land beyond city limits for said purposes; and

WHEREAS, Owners are willing to make a significant donation of properties for the purpose of providing needed public facilities and major transportation improvements; and

WHEREAS, City is capable of providing such municipal services to the Development and is desirous of acquiring for the use of the public, the property donations for public facilities referenced below; and

WHEREAS, on April 15, 1990, City and Owners entered into this Urban Services-Development Agreement ("Agreement") to address the issues set forth above; and

WHEREAS, certain signatories to the Agreement as "Owners" are deceased (Eleanor Mettler); no longer have a legal existence (the Estate of John W. Mettler, Jr.); or no longer have an estate or interest in the real property encompassed by the terms of the Agreement (John W. Mettler III and Peter W. Mettler); and

WHEREAS, the Owners' obligation under the Agreement, as executed in 1990, to reserve for future dedication the right-of-way for the proposed Northeast Capital Parkway expired on January 1, 2001, and is no longer of any legal effect; and

WHEREAS, the Tallahassee-Leon County Metropolitan Planning Organization ("MPO") eliminated the Northeast Capital Parkway from its long-range transportation plans and instead proposed establishment of a thoroughfare to be named Welaunee Boulevard, to traverse portions of Welaunee and to include an interchange with Interstate Highway 10 ("I-10"); and

WHEREAS, on September 26, 1996, City; Powerhouse; Leon County; and Holy Comforter Episcopal Church and Day School entered into that certain Planning Agreement ("Planning Agreement") by which Powerhouse exercised the "advance

development option” for the Welaunee Critical Planning Area pursuant to Land Use Goal 6 of the Tallahassee-Leon County Comprehensive Plan and its supporting objectives and policies, and the parties to said Planning Agreement further agreed to the initiation of certain limited development on a portion of Welaunee; and

WHEREAS, on March 24, 1997, City; Powerhouse; Leon County; and Holy Comforter Episcopal Church and Day School entered into that certain First Amendment to Planning Agreement (“First Amendment to Planning Agreement”) by which certain modifications were made to terms and conditions of the Planning Agreement; and

WHEREAS, Owners have conveyed to City two electric substation sites, not exceeding 10 acres in all, and a water well and water storage tank site, both as required by the Agreement as executed in 1990; and

WHEREAS, Owners initiated in 2000 and completed in 2002, at their sole expense and direction, in consultation with a broad-based Community Advisory Group, all required studies for a critical area plan for portions of Welaunee consistent with Policy LU 6.2.2 of the Tallahassee-Leon County Comprehensive Plan; and

WHEREAS, the City Commission and the Board of County Commissioners of Leon County, on April 9, 2002, adopted the Welaunee Critical Area Plan as Land Use Goal 13 of the Tallahassee-Leon County Comprehensive Plan, effective December 10, 2002, to establish allowed uses, densities and intensities of use and development controls for portions of Welaunee; and

WHEREAS, on February 2nd, 2006, Powerhouse sold and City purchased approximately 428 acres in an area of Welaunee bounded by I-10, Miccosukee Road,

Centerville Road and Fleischman Road ("City Property"), and commonly known as the Toe, and

WHEREAS, Owners and City have agreed on other matters concerning eventual development of portions of Welaunee, including but not limited to alignment and certain design characteristics for portions of Welaunee Boulevard; and

WHEREAS, City and Owners desire to revise and update certain terms of the Agreement to reflect these transactions and changed circumstances.

NOW, THEREFORE, the parties hereby agree as follows:

1. Water Utilities: Within one (1) year after Owners have notified City in writing, City will make potable water available to the boundary of the Development in sufficient capacity to serve the projected needs of the Development. However, in no case shall City be required to provide potable water to Owners prior to October 1, 1992. In providing said written notice, Owners shall provide a water master plan specifying the anticipated demand for the initial requested phase, and to the extent feasible, projected demand and phases for the total Development. Owners shall be responsible for the initial expense of installation of water lines within the Development, which expense shall be eligible for reimbursement to Owners as provided for in Paragraph 9 below. Owners may connect into the City water mains at the property boundary for no additional charge. The location of water wells and elevated storage tanks sites shall be mutually agreed upon by Owners and City and donated sites shall not exceed a total of 10 acres.

2. Sanitary Sewer: Within one (1) year after Owners have notified City in writing, City shall, at its expense, provide off-site sanitary sewer lines to the boundary of the Development with sufficient capacity to service the Development. However, in no

case shall City be required to provide sanitary sewer to Owners prior to April 1, 1993. In providing said written notice, Owners shall provide a wastewater master plan specifying the anticipated demand for the initial requested phase, and to the extent feasible, projected demand and phases for the total development.

Owners shall, at their initial expense, which expense shall be eligible for reimbursement as provided for in Paragraph 9 below, install all on-site sewer lines within the portion of the Development as shown on Exhibit "A", except on the City Property.

All "pump station" or "lift station" sites will be donated by Owners except on the City Property. Owners shall construct a "pump station" or "lift station" on such sites and refund or rebate of the costs to Owners by City shall be in accordance with Paragraph 9 below. No connection fee will be charged to Owners for extension of the sanitary sewer system.

Any time prior to April 1, 1993, or if at any time during development a sewer tap moratorium shall halt any further use of the sewer facilities, City agrees that Owners may, to the extent allowed by State law and the Comprehensive Plan, use septic tanks in place of the sewer system, except on the City Property.

3. Underground Electric: City shall provide electric service throughout the entire Development. All electric distribution service provided by City shall be underground and at the expense of City. Installation of electrical service shall be coordinated with Owners so as to minimize any disruption to Owners' schedule for completion of services to the Development.

4. On-Site Roadway Improvements: The on-site roadway improvements within the Development shall be made by Owners at their cost, except on the City Property, and in compliance with City standard specifications. All streets and sidewalks within the Development designated by Owners as public shall be dedicated to and accepted by City as public streets and sidewalks. All required new sidewalks on public streets shall be paid for by City.

City and Owners agree that Owners shall be entitled to access to Miccosukee Road south of I-10 at Arendell Way, Edenfield Road and Dempsey Mayo Road. Roads at these locations shall be located within existing road access easements across the Miccosukee Canopy Road Greenway and shall have no more than two through travel lanes. Owners shall reserve for future dedication the right-of-way for the easterly extension of Shamrock South from Centerville Road to the east of the intersection of Interstate 10 with U.S. 90 (Mahan Drive). The final right-of-way alignment shall be agreeable to both City and Owners. Right-of-way width shall be based upon estimated traffic generation from the development; however, in no event shall the right-of-way be less than 100 feet nor shall it exceed 150 feet. The cost of construction shall be borne by whichever party (i.e. City or Owners) requires it be constructed first; provided, however, that either Owners or City may elect to construct a phase of the Shamrock South extension on a mutually agreed alignment and length without incurring the obligation to pay for construction of the extension on its entire length from Centerville Road to U.S. 90. The surface water/stormwater management facilities constructed by Owners as a part of roadway improvements shall be, upon approval and acceptance of the facility, dedicated to the local government having jurisdiction, which local

government shall be responsible for the ownership, maintenance, and management of these facilities, or to one or more community development districts, at the Owners' option, except on the City Property.

5. Trees: Trees will be planted in accordance with City policy as amended from time to time within the road rights-of-way. Planting the trees will be the obligation of the ultimate home builder. The trees must be planted before a certificate of occupancy is issued.

6. Stormwater and Recreational Facilities: Stormwater management systems used for recreational purposes shall be owned and managed by one or more community development districts, except on the City Property. The City/County will be granted easements and the perpetual right to discharge stormwater from the publicly owned streets and facilities within the Development to the stormwater management system used for recreational purposes. However, stormwater shall be treated in conformance with the City's Land Development Code and state water quality standards (e.g. Chapters 17-3 and 62-25, F.A.C.) prior to discharge to this stormwater management system. All stormwater management systems not used for recreational purposes shall be dedicated to the City/County or one or more community development districts, at the Owners' option, except on the City Property. Lands utilized for stormwater management systems shall be credited toward the open space, preservation and conservation requirements in the local comprehensive plan.

7. Annexation: Owners have executed and filed with the City irrevocable Petitions for Voluntary Annexation of the Development shown in Exhibit "A" of this Agreement. The City hereby acknowledges that the portion of the Development

depicted as Phase I on Exhibit "D" has been successfully annexed, and that therefore the City and Owners are each entitled to their respective benefits, and each are bound to perform their respective obligations, under this Agreement.

8. Easements: Owners shall provide to City at no expense to City and upon request by City, all easements within the Development, except on the City Property, as are necessary for sewer, water, electricity, stormwater, and City's care and maintenance of public facilities as provided for in paragraph 11 below. The location of such easements shall be mutually agreed upon by City and Owners and shall not interfere with the buildable area of residential lots.

9. Rebates and Acceptance of Dedicated Improvements: City shall, within 90 days of acceptance of facilities by the City, establish a refunding account to reimburse Owners in accordance with the provisions of Sections 21-86 through 21-91 and Section 21-93, Tallahassee General Code of Ordinances (formerly Sections 25-139 and 25-141 of the Code of the City of Tallahassee) for the installation of on-site water lines, on-site sewer lines and any other sewer lines or facilities required by City and paid for by Owners. These reimbursement provisions shall continue in effect if Sections 21-86 through 21-91 and Section 21-93 (formerly Sections 25-139 and 25-141) cited above are repealed and shall expire only in accordance with the provisions in Paragraph 4 of this Agreement.

10. Welaunee Boulevard. The following provisions shall apply with respect to Welaunee Boulevard as addressed in the adopted Welaunee Critical Area Plan and in the 2020 Long-Range Transportation Plan update:

- a) Owners and City shall reserve for future dedication, on portions of the property which they respectively own, right-of-way for a thoroughfare which shall be named Welaunee Boulevard, in a corridor from the intersection of Fleischmann Road and Welaunee Boulevard in the Southern Corridor alignment, to north of Dove Pond, and then to an interchange with I-10, as depicted on Exhibit "B", which is attached hereto and incorporated herein. The reserved right-of-way shall be 120 feet wide with a 94-foot-wide right-of-way for segments in planned town or neighborhood centers, with a speed limit of 35 mph consistent with a walkable mixed-use town center. The final right-of-way alignment for Welaunee Boulevard south of I-10 shall be mutually agreed by City and Owners. Right-of-way shall be dedicated in conjunction with development.
- b) Welaunee Boulevard shall be designed and constructed as a "town-and-country" road consistent with Policy LU 13.1.4 of the Tallahassee-Leon County Comprehensive Plan. Right-of-way widths may vary and shall be based upon the typical cross-sections in Composite Exhibit "C", attached hereto and incorporated herein. Right-of-way width may exceed 200 feet in low-density areas only with approval of Owners and if necessary to provide an "eyebrow" road or to accommodate a split-section profile to minimize environmental impacts.
- c) City and Owners agree to dedicate, from their respective landholdings, the land necessary for an I-10 interchange with Welaunee Boulevard as approved by the Federal Highway Administration and Florida Department

of Transportation, not to exceed 9 acres on each side of I-10. City agrees to apply for and diligently seek approval from all agencies with jurisdiction for an interchange designed and constructed consistent with Policy LU 13.1.4 of the Tallahassee-Leon County Comprehensive Plan.

- d) Owners' obligation to reserve right-of-way for the I-10 interchange shall expire 10 years from the effective date of this Agreement as amended and restated, if actual and continuous construction of the interchange has not begun by that date.

11. Public Facility Sites: Dove Pond shall be incorporated into a regional stormwater management system to provide flood protection for downstream property owners as provided in the Welaunee Critical Area Plan and consistent with all applicable regulatory requirements. Owners shall, contemporaneous with issuance of a final local development order which establishes and allocates build-out stormwater capacity for that area of Welaunee bounded by I-10, Miccosukee Road, Centerville Road and Fleischman Road (the Toe), make available the necessary land or rights of use, at no cost to the public, for Dove Pond to be incorporated into a regional stormwater management system for storage of treated stormwater to an expected elevation of approximately 100 feet NGVD. As provided by Policy LU 13.1.5(3), Owners' obligation to grant this land or rights of use shall be contingent upon: (a) approval by the local government with jurisdiction of a regional stormwater management plan for the Tri-Basin Study Area; (b) approval of public funding in an adopted local government budget(s) for stormwater management facilities to implement the regional plan; and (c) approval by the City and Leon County of interbasin transfers necessary to

implement the regional plan. Owners shall not be obligated to grant the land or rights of use to accommodate stormwater from any portion of the Toe outside the Welaunee Closed Basin, or for any lands within the Welaunee Closed Basin where stormwater requirements will be met on-site and without utilization of Dove Pond.

12. Letter of Agreement: In addition to this Agreement, the parties will enter into a Letter of Agreement in a standard form used by the City for installation of improvements and payment of rebates for those improvements. The Letter of Agreement is supplemental and subordinate to this Urban Services-Development Agreement; if any conflict exists between the Letter of Agreement and this Agreement, then this Agreement shall control.

13. Owners' Contribution: City shall credit toward any impact fee or exaction imposed by local ordinance upon any land within the Development, any Owner 1) contribution of land for a public facility; or 2) construction, expansion, or payment for land acquisition; or 3) construction or expansion of a public facility, or a portion thereof. The intent of this paragraph is that Owners shall be entitled to the credits and contributions described herein to the extent not prohibited by the current City Code. City agrees that future changes to the City Code notwithstanding, this paragraph shall continue to be interpreted according to the City Code as it exists on the date of execution of this Agreement, and shall remain in effect for the duration of this Agreement according to the terms of paragraph 14. In providing Owners credit for contributions described above, the value of all Owners contributions made pursuant to this Agreement shall be established by MAI appraisal at the time of donation. The selection of the appraiser shall be mutually agreed upon by City and Owners. The

value of the contributions shall constitute a “bank” upon which Owners, at their discretion, may draw in lieu of and in payment of impact fees or exactions imposed by local ordinance. City agrees that credits for the contribution of right-of-way for the Welaunee Boulevard extension may be used by Owners to defray off-site transportation concurrency obligations.

14. Term: This Agreement shall become effective upon execution and shall run for a period of 30 years, said time period to commence upon Owners' receipt of all City approvals necessary to commence development. The provisions of this paragraph shall be tolled for and during the duration of any development moratorium or similar prohibition on the commencement or completion of development.

15. Land Use Allocations and Limitations: Owners and City agree that in the area of Welaunee bounded by I-10, Miccosukee Road, Centerville Road and Fleischmann Road (the Toe), the parties' respective land use allocations under the adopted Welaunee Critical Area Plan shall be as follows: for Powerhouse, 1,283 residential units, 102,800 GSF of retail and 60,119 GSF of office and on the City Property, 1,429 residential units, 136,940 GSF of retail and 135,509 GSF of office. Until build-out of Owners' acreage in this area but not more than eight years from commencement of actual physical development or more than 12 years from February _____, 2006, whichever shall occur first, the City Property may be used only for public, charitable and civic uses, including conservation, passive or active recreation, community services, stormwater management facilities, affordable housing and ancillary on-site uses and other uses which do not compete with uses on the Owners' acreage in this area. During this period, any other allowable uses expressly identified for this area

shall be subject to prior review and approval by Owner. Thereafter, the City Property may be used for any purpose allowed by the Welaunee Critical Area Plan, as it may be amended.

16. Shared Costs. City and Owners agree they will share costs for the required Natural Features Inventory (NFI) and Stormwater Facilities Master Plan (SFMP) in the area bounded by I-10, Miccosukee Road, Centerville Road and Fleischman Road on a pro rata basis, based on each party's respective acreage in this area. City and Owners each agree to pay its share for preparation and adoption of the NFI and SFMP upon request by the other party, and the parties acknowledge that the NFI and SFMP may be required to prepare a regional stormwater management plan pursuant to the adopted Welaunee Critical Area Plan. The NFI and SFMP studies shall be based on the adopted Welaunee Critical Area Plan and the land use allocations in Paragraph 15.

17. Acknowledgement: City hereby acknowledges that Owners are entitled to receive the following credits based on performance of certain obligations under this Agreement between its effective date and the effective date of this Agreement as amended and restated:

a) \$51,300 in credits against transportation-related impact fees, exactions or system charges for reservation for the Northeast Capital Parkway right-of-way through December 31, 1997; and

b) In lieu of engaging an MAI appraiser to appraise the value of the Northeast Capital Parkway right-of-way as of January 1, 1998, for purposes of the three-year extension through December 31, 2000, half the sum of \$51,300 (i.e., \$21,650

in credits against transportation-related impact fees, exactions or system charges for extension of the reservation for the Northeast Capital Parkway right-of-way from January 1, 1998, through December 31, 2000; and

c) \$44,000 in credits against water system fees, exactions or charges for dedication of a water well and water tank site on Fleischmann Road.

18. Planning Agreement: City and Owners agree that the terms and conditions of this Agreement shall not vary or affect the terms and conditions of either the Planning Agreement or the First Amendment to Planning Agreement.

19. No Unified Plan of Development: City and Owners agree this Agreement is not intended to be, and shall not constitute evidence of, a unified plan of development for purposes of section 380.0651(4), Fla Stat.

20. Miscellaneous: The following provisions shall also apply to this Agreement:

a) This Agreement shall be binding upon Owners and City, their successors or assigns. As to Owners, this Agreement, including all benefits and obligations contained herein, may be assigned in whole or in part, provided that such assignment is made in writing, approved as to form by the City and filed with the City Treasurer-Clerk.

b) The recitals set forth above are incorporated herein as a material part of this Agreement and shall be construed as such.

c) This Agreement shall be governed by, construed under and enforced in accordance with Florida law.

d). Paragraph headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of the terms and conditions of either agreement.

e) This Agreement may be executed in multiple counterparts, each constituting a duplicate original, but all such counterparts constituting one and the same agreement.

f) Without limiting the rights and obligations set forth in this Agreement, City and Owners declare their intention to cooperate with each other in effectuating the terms of this Agreement, and to coordinate performance of their respective obligations.

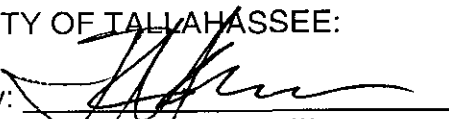
g) Any required notices or reports shall be sent to the following:

For City: City Attorney
City Hall, Second Floor
300 South Adams Street
Tallahassee, FL 32301

For Owners: Christopher F. Davenport
c/o Powerhouse, Inc.
3000 Welaunee Road
Tallahassee, FL 32309

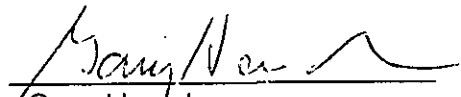
EXECUTED by the City and Owners as indicated by their signatures:

CITY OF TALLAHASSEE:

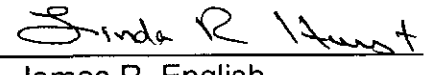
By: 
John R. Marks, III
Mayor

Date: 2/1/06


ATTEST:

By: 
Gary Herndon
City Treasurer-Clerk

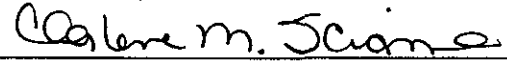
APPROVED AS TO FORM:

By: 
James R. English
City Attorney

POWERHOUSE, INC.:

By: 
Christopher F. Davenport
Its President

Date: FEBRUARY 2, 2006


Witness

Charlene M. Sciame

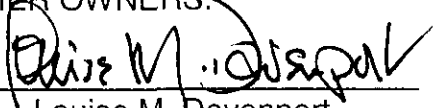
Printed Name of Witness


Witness

Russell D. Gautier

Printed Name of Witness

OTHER OWNERS:

By: 
Louise M. Davenport

By: 
Christopher F. Davenport

By: 
Ellen Mettler

This document prepared by:

David L. Powell
Hopping Green & Sams
Post Office Box 6526
Tallahassee, FL 32314
Tel: (850) 425-2222
Fax: (850) 224-8551

Attachment #4: First Amendment to the Amended and Restated Urban Services Development Agreement
(February 16, 2016)

FIRST AMENDMENT TO THE
AMENDED AND RESTATED URBAN SERVICES-DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO THE Amended and Restated Urban Services-Development Agreement is entered into on this 16th day of ~~January~~ ^{February}, 2016, by and between the CITY OF TALLAHASSEE, a Florida municipal corporation (hereinafter referred to as "City"); and POWERHOUSE, INC., a Florida corporation; CHRISTOPHER F. DAVENPORT; LOUISE M. DAVENPORT; and THOMAS A. BARRON, as Trustee under The Maximilian Mettler Moore Trust u/a/d November 18, 2005 (collectively, hereinafter referred to as "Owners").

WITNESSETH:

WHEREAS, the parties entered into the Amended and Restated Urban Services-Development Agreement (hereinafter referred to as "Agreement") on February 2, 2006; and

WHEREAS, in paragraph 10c of the Agreement, the parties agree to dedicate, from their respective landholdings, the land necessary for an I-10 interchange with Welaunee Boulevard, not to exceed 9 acres on each side of I-10; and

WHEREAS, also in paragraph 10c, the City agrees to apply for and diligently seek approval from all agencies with jurisdiction for an interchange designed and constructed consistent with Policy LU 13.1.4 of the Tallahassee-Leon County Comprehensive Plan (I-10 Interchange); and

WHEREAS, the Owners' obligation to reserve right-of-way for the I-10 interchange is set to expire on February 2, 2016, if actual and continuous construction of the interchange has not begun by that date; and

WHEREAS, the City has applied for and is diligently seeking approval from the agencies with jurisdiction for the I-10 Interchange; and

WHEREAS, it is apparent that construction on the I-10 Interchange will not begin before February 2, 2016, or that the final approval for the I-10 Interchange will be obtained before February 2, 2016; and

WHEREAS, the parties acknowledge the benefit of the I-10 Interchange to the entire community and the benefit of extending the expiration date for the Owners' and City's obligation to donate land on their respective properties needed for the I-10 Interchange; and

WHEREAS, the parties also acknowledge that 9 acres is insufficient for an interchange at the proposed location, and each is willing to dedicate up to 15 acres for the I-10 Interchange; and

WHEREAS, the parties additionally acknowledge that efforts for planning development of the Toe portion of the Welaunee property is essentially complete and that the time is ripe for planning development of the Arch portion of the Welaunee property; and

WHEREAS, the parties acknowledge the importance of comprehensively planning the development of the Arch and agree that the City should initiate an amendment to the Tallahassee-Leon County 2030 Comprehensive Plan to create a general land use plan as set forth below for the Arch to be implemented by future Planned Unit Development zoning districts; and

WHEREAS, this First Amendment to the Agreement is intended to extend the expiration date for the dedication of property for the I-10 Interchange and to increase the amount of acreage each party will dedicate to the I-10 Interchange.

NOW, THEREFORE, the parties hereby agree as follows:

1. The recitals above are incorporated herein as though set forth in their entirety.
2. Paragraph 10 of the Agreement shall be amended as follows:

10. Welaunee Boulevard. The following provisions shall apply with respect to Welaunee Boulevard as addressed in the adopted Welaunee Critical Area Plan and in the 2020 Long-Range Transportation plan update:

...

c) City and Owners agree to dedicate, from their respective landholdings, the land necessary for an I-10 interchange with Welaunee Boulevard as approved by the Federal Highway Administration and Florida Department of Transportation, not to exceed 15 acres on each side of I-10. City agrees to apply for and diligently seek approval from all agencies with jurisdiction for an interchange designed and constructed consistent with Policy LU 13.1.4 of the Tallahassee-Leon County Comprehensive Plan.

d) Owners' obligation to reserve right-of-way for the I-10 interchange shall expire 13 years from the effective date of this Agreement as amended and restated, if actual and continuous construction of the interchange has not begun by that date.

3. The Agreement shall be amended by adding the following as paragraph 20 and renumbering the existing paragraph 20 (Miscellaneous) as paragraph 21:

20. As part of the Cycle 2017-1 amendments to the Tallahassee-Leon County 2030 Comprehensive Plan ("Comprehensive Plan"), the City shall initiate an amendment to the Comprehensive Plan to create a general land use plan for the Arch to be implemented by future Planned Unit Development zoning districts. The general land use plan will be developed by the City's Planning Department, and will include a generalized transportation network, allowable densities and intensities, and other relevant criteria to be determined by the parties. A request to include all of the Welaunee Property within

the City limits (plus the contraction area approved in City's Ordinance No. 11-O-25) in the Urban Service Area boundary will be included in the Comprehensive Plan amendment request. The parties shall agree on the amendment application prior to its submittal.

4. In all other respects, the Agreement shall remain unchanged except as amended by that certain Canopy Development Agreement recorded in the public records of Leon County in Book 4224, beginning at Page 194.

APPROVED by the City Commission on the 27th day of January, 2016.

EXECUTED by the City and Owners as indicated by their signatures:

CITY OF TALLAHASSEE:

By: Andrew D. Gillum
Andrew D. Gillum
Mayor

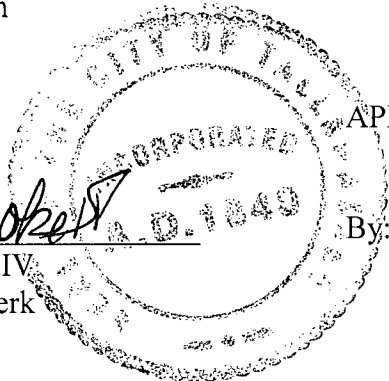
Date: 2/8/2016

ATTEST:

APPROVED AS TO FORM:

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

By: Lewis E. Shelley
Lewis E. Shelley
City Attorney



POWERHOUSE, INC.:

By: Christopher F. Davenport
Christopher F. Davenport
Its President

Date: 1/29/16

Witness
Joseph Langford

Printed Name of Witness
Joseph Langford

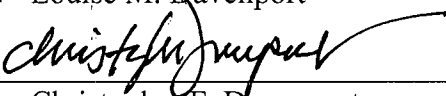
Witness
Debi Collins

Printed Name of Witness
Debi Collins

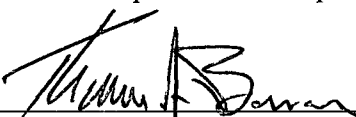
OTHER OWNERS:

By: 
Louise M. Davenport

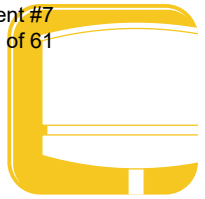
Date: 1/29/16

By: 
Christopher F. Davenport

Date: 1/29/16

By: 
Thomas A. Barron, as Trustee
under The Maximilian Mettler
Moore Trust u/a/d November 18, 2005

Date: 1/29/16



Northeast Gateway Welaunee Critical Area Plan Regional Infrastructure

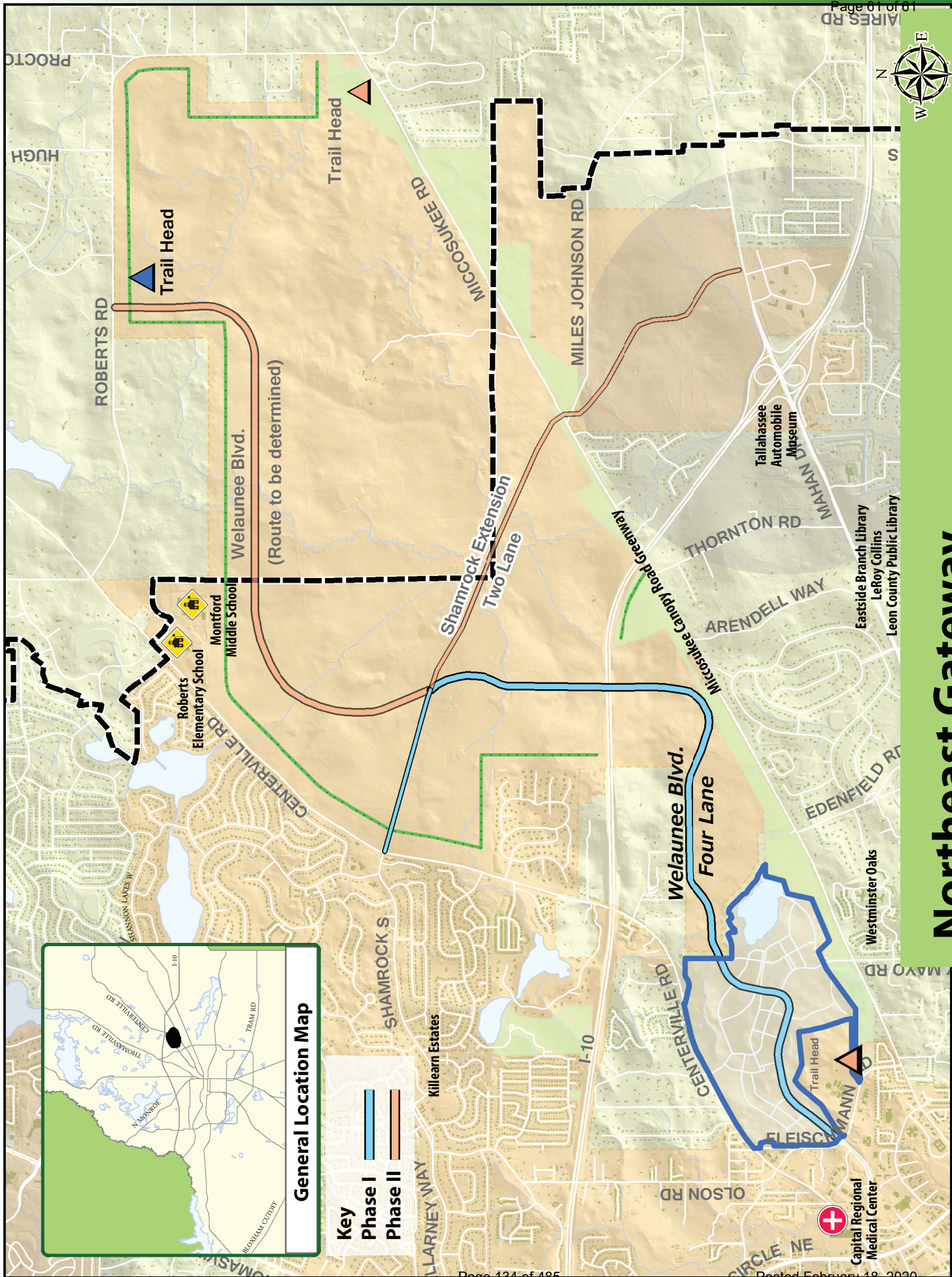


Project Highlights

- Creates a gateway for northeast Leon County that is split into two project phases.
- Phase 1 project elements include:
 - Creates a regional road to support a new I-10 interchange
 - Constructs four lane Welaunee Boulevard South (Fleischmann Road to I-10) and North (I-10 to Shamrock Way)
 - Extends two lane Shamrock Way (Centerville Road to Welaunee Boulevard)
 - Creation of the 8.4 mile Welaunee Greenway, with a footbridge across I-10 to connect to the Miccosukee Greenway, creating a 17-mile trail loop
- Phase 2 project elements may occur once transportation connections north of Roberts Road have been identified and funded consistent with the County and City interlocal agreement. Phase 2 project elements include:
 - Extends four lane Welaunee Boulevard North (Shamrock Way to Roberts Road)
 - Extends two lane Shamrock Way (Welaunee Boulevard to Mahan Drive)
 - Adds four additional trailheads on Miccosukee Greenway
- Estimated Cost: Phase 1 - \$47.3 million; Phase 2 - \$30.7 million

The Northeast Gateway includes major infrastructure within the entire 7,000-acre Welaunee Critical Planning Area. Building region-serving roads to support a new I-10 interchange will provide leverage to attract interchange funding from other sources. The I-10 interchange, Welaunee Boulevard and other region-serving roads may take pressure off the scenic and protected Miccosukee and Centerville canopy roads, and potentially avoid costs for upgrades at the Thomasville Road and U.S. 90 I-10 interchanges. Except for a portion of the Welaunee Greenway, all potential development spurred by these road improvements will be located inside the Urban Services Area on lands planned for urban development since 1990.

Posted February 18, 2020



Northeast Gateway

General Location Map

- Key**
- Phase I
 - Phase II

Citizens Comments

TTA 2020 013

Welaunee Critical Area

Plan and Urban

Services Area

Received as of February 11, 2020

White, Artie

From: Humowiecki, Michelle
Sent: Tuesday, December 17, 2019 6:20 PM
To: Planning Inquiries
Cc: White, Artie
Subject: Welaunee Arch TMA2020 013, TTA2020 013

Hello,

My comments are as a homeowner and not in any official government capacity. The proposed future land use directly east of the Buckhead residential subdivision appears incompatible with the adjacent RP-1 low density neighborhood. Further- the proposed future land use is listed as residential, which includes single family and multi-family up to quadraplexes. This proposed density seems way too high adjacent to an existing residential neighborhood consisting of approximate half-acre size lots. Please revise the proposed future land use east of the Buckhead subdivision to a lower density, such as RP-1 or RP-2 which should eliminate triplexes and quadraplexes. Also the 35 acres of mixed use future land use on the west side of future Welaunee Blvd. is too large of an area in my opinion near low density residential, and so far north of the downtown area. I am opposed to the proposed future land use east of the Buckhead subdivision as noted herein. Thank you for consideration.

Please include me on the mailed noticing list since we failed to receive mailed public notice of this Open House.

Regards,
Michelle Humowiecki

From: [White, Artie](#)
To: [Humowiecki, Michelle](#)
Subject: RE: Welaunee Arch TMA2020 013, TTA2020 013
Date: Friday, January 24, 2020 4:52:00 PM
Attachments: [image001.png](#)

The map is part of the Critical Area Plan. This is a master plan that would be adopted into the comprehensive plan. It sets the broad parameters for a future PUD, but it is not zoning at all. The PUD cannot exceed the parameters of this map and the associated objective and policies, but would otherwise subject to the overall PUD process .

From: Humowiecki, Michelle
Sent: Friday, January 24, 2020 10:20 AM
To: White, Artie
Subject: RE: Welaunee Arch TMA2020 013, TTA2020 013

The color map showed specific zoning within the PUD, and therein lies my concern. Are those conceptual level zoning categories- subject to change in the TRZ zoning through Russell's group and DRC- or fairly set as part of this future land use process?

-MH
X7015

From: White, Artie <Artie.White@talgov.com>
Sent: Thursday, January 23, 2020 12:23 PM
To: Humowiecki, Michelle <Michelle.Humowiecki@talgov.com>
Subject: RE: Welaunee Arch TMA2020 013, TTA2020 013

The Future Land Use next to Buckhead is still proposed as Planned Development. Your comments are in the file that will be submitted to the LPA for the February 4th public hearing. Those packets will be sent out next week. They will be available online then also. Your comments (along with any others we receive) will also be submitted in the packets that go to the City and County Commissions.

From: Humowiecki, Michelle
Sent: Thursday, January 23, 2020 11:09 AM
To: White, Artie
Subject: RE: Welaunee Arch TMA2020 013, TTA2020 013

Hello,
I have a few questions about the subject project. Were there any changes to the future land use immediately surrounding the Buckhead subdivision to a less-intense category? Is there a revised map available? Were my prior public comments added to the file for the upcoming Planning Commission, or do I need to restate them? Please advise, thanks.

-Michelle

From: White, Artie <Artie.White@talgov.com>
Sent: Thursday, December 19, 2019 10:40 AM
To: Humowiecki, Michelle <Michelle.Humowiecki@talgov.com>
Subject: RE: Welaunee Arch TMA2020 013, TTA2020 013

Michelle,
Here is the notice that was mailed out. There is no other email group aside from the regular City's subscription service where you can opt in for Planning Department communications (same at Growth Management communications).

Kind regards,
Artie

From: Humowiecki, Michelle
Sent: Thursday, December 19, 2019 10:19 AM
To: White, Artie
Subject: RE: Welaunee Arch TMA2020 013, TTA2020 013

Thank you. Can you add me to the email group easily?
-MH

From: White, Artie <Artie.White@talgov.com>
Sent: Wednesday, December 18, 2019 2:41 PM
To: Humowiecki, Michelle <Michelle.Humowiecki@talgov.com>
Subject: RE: Welaunee Arch TMA2020 013, TTA2020 013

Michelle,
You're comments are being incorporated into the record.
I did check and you are outside of the 1,000 ft. notification area for the mail notices, but the Buckhead HOA was informed of the amendment.

Kind regards,
Artie

Artie White, AICP, CNU-A

Administrator | Comprehensive Planning

Tallahassee-Leon County Planning Dept.

Comprehensive Planning Division

850.891.6432 • artie.white@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: Humowiecki, Michelle
Sent: Tuesday, December 17, 2019 6:20 PM
To: Planning Inquiries
Cc: White, Artie
Subject: Welaunee Arch TMA2020 013, TTA2020 013

Hello,

My comments are as a homeowner and not in any official government capacity. The proposed future land use directly east of the Buckhead residential subdivision appears incompatible with the adjacent RP-1 low density neighborhood. Further- the proposed future land use is listed as residential, which includes single family and multi-family up to quadraplexes. This proposed density seems way too high adjacent to an existing residential neighborhood consisting of approximate half-acre size lots. Please revise the proposed future land use east of the Buckhead subdivision to a lower density, such as RP-1 or RP-2 which should eliminate triplexes and quadraplexes. Also the 35 acres of mixed use future land use on the west side of future Welaunee Blvd. is too large of an area in my opinion near low density residential, and so far north of the downtown area. I am opposed to the proposed future land use east of the Buckhead subdivision as noted herein. Thank you for consideration.

Please include me on the mailed noticing list since we failed to receive mailed public notice of this Open House.

Regards,
Michelle Humowiecki

**Jeff Blair – 1803 Old Fort Drive – Tallahassee - Comments Regarding:
Comprehensive Plan Amendment TMA20200012—Welaunee Arch**

Hello Commissioners: Expanding the USA into the Welaunee Arch is not justified economically, demographically, or based on a housing need, is not good growth policy, and directly contradicts one of the key elements of the Comprehensive Plan which is to prevent suburban sprawl and focus growth and development on infill within the existing USA.

We do not have a rapidly increasing population as evidenced from 2020 BEBR statistics showing that from the 2010 census to 2019 our population increased by 21,012 to a total of 296,499 which is only a 7.6% increase over 9 years or less that 1%/year. Our growth rate has decreased over the decades from 24.4% in 1990-2000, to 15% in 2000-2010, to 7.6% for the current decade, and that trend continues.

This proposed amendment will create additional suburban sprawl and increase traffic loads; and, most importantly, will siphon away badly needed resources and focus required to make downtown Tallahassee a vibrant destination community where our citizens can live and walk to enjoy the outdoors, restaurants, shops and activities. Four elements are needed to create a vibrant downtown: programming that regularly brings lots of people downtown, retail and entertainment options, office space options, and diverse residential options. Pensacola is a successful example of this approach (Building a Vibrant Community-Quint Studer).

Tallahassee has made some strides toward making the downtown more vibrant, Cascades Park being a good example. Unfortunately, we still need to make a serious investment in infrastructure including improving the functionality and safety of our roads, and adding bike lanes, sidewalks, and protected walkways. In addition, we should be providing economic incentives and training and development services to help a variety of small locally owned businesses succeed in the downtown area. We should use our resources to encourage a variety of residential opportunities that are attractive and affordable to those wishing to walk to work, to shop, and to recreate. The bottom line is we need to invest our public funds and encourage private investment in creating a vibrant and livable downtown with a range of job opportunities for small local business entrepreneurs, and not in an unneeded, unwarranted, and ill-advised expansion of the USA. We have the state government, two universities and a community college, and on that basis alone our downtown should be a home run, like Madison, WI. and Austin TX., and we should focus on investing and encouraging growth and development there.

I urge you to NOT recommend transmittal or adoption of the application for the Welaunee USA Expansion, and to recommend that the Commission NOT approve Comprehensive Plan Amendment TMA20200012. Thank you.

From: jblair@fsu.edu
To: [CMP_PLN_AMND](#)
Cc: [Perrine, Beth](#)
Subject: 2020 Comp Plan Public Comment Submission
Date: Tuesday, February 04, 2020 12:56:02 PM

- **Amendment:** TMA2020012 Map
- **Name:** Jeff Blair
- **Address:** 1803 Old Fort Drive
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32301
- **Email Address:** jblair@fsu.edu
- **Comments:** Jeff Blair – 1803 Old Fort Drive – Tallahassee - Comments Regarding: Comprehensive Plan Amendment TMA20200012—Welaunee Arch Expanding the USA into the Welaunee Arch is not justified economically, demographically, or based on a housing need, is not good growth policy, and directly contradicts one of the key elements of the Comprehensive Plan which is to prevent suburban sprawl and focus growth and development on infill within the existing USA. We do not have a rapidly increasing population as evidenced from BEBR statistics showing that from the 2010 census to 2019 our population increased by 21,012 to a total of 296,499 which is only a 7.6% increase over 9 years or less than 1%/year. Our growth rate has decreased over the decades from 24.4% in 1990-2000, to 15% in 2000-2010, to 7.6% for the current decade, and that trend continues. This proposed amendment will create additional suburban sprawl and increase traffic loads; and, most importantly, will siphon away badly needed resources and focus required to make downtown Tallahassee a vibrant destination community where our citizens can live and walk to enjoy the outdoors, restaurants, shops and activities. Four elements are needed to create a vibrant downtown: programming that regularly brings lots of people downtown, retail and entertainment options, office space options, and diverse residential options. Pensacola is a successful example of this approach (Building a Vibrant Community-Quint Studer). Although Tallahassee has made some strides toward making the downtown more vibrant Cascades Park being a good example; unfortunately, we still need to make a serious investment in infrastructure including improving the functionality and safety of our roads, and adding bike lanes, sidewalks, and protected walkways. In addition, we should be providing economic incentives and training and development services to help a variety of small locally owned businesses succeed in the downtown area. We should use our resources to encourage a variety of residential opportunities that are attractive and affordable to those wishing to walk to work, to shop, and to recreate. The bottom line is we need to invest our public funds and encourage private investment in creating a vibrant and livable downtown with a range of job opportunities for small local business entrepreneurs, and not in an unneeded, unwarranted, and ill-advised expansion of the USA. We have the state government, two universities and a community college, and on that basis alone our downtown should be a home run, like Madison, WI. and Austin TX., and we should focus on investing and encouraging growth and development there. I urge you to NOT recommend transmittal or adoption of the application for the Welaunee USA Expansion, and to recommend that the Commission NOT approve Comprehensive Plan Amendment TMA20200012. Thank you.

From: maddy.lessirard@gmail.com
To: [CMP_PLN_AMND](#)
Cc: [Perrine, Beth](#)
Subject: 2020 Comp Plan Public Comment Submission
Date: Tuesday, February 04, 2020 11:26:14 AM

- **Amendment:** TMA2020012 Map
- **Name:** Madeline Hart
- **Address:** 3302 Robinhood Road
- **City:** Tallahassee
- **State:** Florida
- **Zip:** 32312
- **Email Address:** maddy.lessirard@gmail.com
- **Comments:** To Whom It May Concern, I am a tax paying member of the public who lives in Leon County and voted for the original Blueprint plan when I THOUGHT it was going to go toward the good of the community. Instead it has been focused on funneling taxpayer money to developer friends of city and county commissioners and fudging numbers to present projects Tallahassee has no need for. While the east portion of town is rapidly expanding, much of the area's near the I-10 interchange and this proposed addition to the USA are mostly rural or low intensity development, for good reason: that is what the residents want. The Amendment's approval rationale from the City says this somehow will not encourage sprawl, yet if you consider that currently blighted or underdeveloped parts of Tallahassee already exist within the USA or closer in proximity to the existing USA, you can clearly see that this entire Welaunee development and addition to the USA IS in fact sprawl by definition. You are aiming to change the land use pattern for a portion of the county that is mostly low density development and/or rural. Replacing that with medium to high density development, including paving roads through an established greenway, is not preventing sprawl under any definition. In addition to this, the State is finally realizing we live in an area with extremely precious, vulnerable natural resources. More sprawl, pavement, and development, without upgrades to our City WWTP or connecting more people to sewer who are currently on septic, is dangerous and will further destroy our groundwater quality and precious springs like Wakulla Spring. Currently, the BMAP adopted by DEP in 2018 is in effect for Wakulla Spring, meaning there is a moratorium on urban fertilization within its boundaries by municipalities, yet I am sure all these new homes will require lots of fertilizer for their lawns, town centers, and landscaping. This has yet to be addressed in any of the documentation I've reviewed. In addition to the environmental concerns, there is not currently a population to support this growth, despite that being claimed in the amendment documentation. While the east portion of town does have a larger, growing population, job growth in Tallahassee has been extremely stagnant, with most new jobs coming from the service industry which is extremely transient and does not lend itself to home purchasing or community placemaking. If the City and County seek to attract out of state retirees, as I'm thinking is the plan considering the City/County have done absolutely nothing to retain the highly educated talent put out by our multiple universities, they should rethink their actions. Out of state retirees have ruined portions of central and south Florida, and they are not wanted here in Tallahassee. There are other parts of Florida for them to move to if they so desire. Tallahassee is a unique gem that does not need to court the bigoted, penny pinching types from the midwest and northeast that do not have an understanding of public goods and the requirement to support them and our sensitive Florida

environment. Please reconsider approving this update to the USA. There is a way to ease congestion and develop Tallahassee equitably and smartly. There are vast amounts of demographic and GIS data available to support this and aid in the process, it would be wise if they were employed in this and future decisions.

Welaunee USA Expansion and Planned Development Application
Comprehensive Plan Amendment #12

Dear Planning Commissioners:

I ask you to not recommend transmittal or adoption of the application for the Welaunee USA Expansion. This huge increase in the USA is premature at this time.

An expansion of the Urban Services Area (USA) of this size is predicated upon a need to accommodate population growth, growing development pressure outside the USA or the Rural Communities, having urban services largely available inside the existing USA and a fair distribution of the limited public infrastructure and planning dollars among all parts of our community.

1. There is no evidence of a “rapid increasing population” nor is there any evidence that the USA is “too small”. **The development capacity of the current USA can easily accommodate TWICE the expected residential development needs of Leon County’s population growth to 2045.**
2. **It is premature to expand the USA, an integral part of the Land Use and Transportation Element, before the upcoming. Comprehensive Plan Revision has been completed.** Such a huge expansion of the USA should be considered as part of the Comp Plan revision. **Since 2010, over 90% of residential development has been occurring inside the USA, the intent of Objective 1.1 [L] of the Comp Plan.** This is largely due to the successful emphasis on urban and suburban infill by COT and the Planning Department and the demands of the market for greater variety of housing types, smaller homes, more walkable communities and aging households. The addition of a large rural area may derail this progress as was evident in the past.
3. There are substantial areas inside the USA where urban services such as water and sewer are not available and therefore cannot be developed to even the minimum zoning currently allowed. **Urban services need to be provided to the existing USA so that efficient land use can occur and owners can realize their property development value before a new huge expanse is added.**
4. Blue Print is looking to create an encircling linear park along the edges of Welaunee, from the Miccosukee Greenway at Crump Road, along Crump and Roberts Roads to the intersection with Bradfordville and Centerville. The negotiations for this land for a valuable public purpose should not be hindered with the premature upzoning of the property. **Do not artificially increase the cost of a public park.**
5. Welaunee Toe and Heel are already under development and will take 10-25 more years to fulfill current plans. Tens of millions of public dollars are being spent to provide infrastructure to these private developments. **Adding 2800 more acres to Welaunee at this time could easily deflect planning and infrastructure dollars from other areas in the City and Unincorporated USA that need these resources to fulfill their development potential.** Rural Communities also have need of development planning and infrastructure.

6. Welaunee Toe and Heel are already under development and will take 10-25 more years to fulfill current plans. Tens of millions of public dollars are being spent to provide infrastructure to these private developments. **Adding 2800 more acres to Welaunee at this time could easily deflect planning and infrastructure dollars from other areas in the City and Unincorporated USA that need these resources to fulfill their development potential.** Rural Communities have need of development planning and infrastructure also.

I believe our community should be looking forward to the middle of the 21st century, to building a resilient community that can provide for changing demographic and financial characteristics Leon County households and our collective need to reduce the environmental and public cost of our past development patterns. The expansion of the USA to include thousands of acres of rural land in the already well developed and infrastructure endowed northeast of our County is a step back into the 1990s. Please go forward, not back.

I request that you do not recommend Amendment #12 for transmittal or adoption as it is premature to expand the USA to the huge extent requested.

Sincerely,

Pamela Hall

More detail on the reasons why the Welaunee Extension of Urban Services Area (USA) is premature at this time and should not take place.

1. Population Accommodation

Objective 6.2 [L] states: “**As demands from a rapidly increasing population may require expansion of the Urban Services Area in the future**, additional areas will be identified as Planned Development Areas upon their inclusion within the Urban Services Area”

There is no evidence that there will be a “rapidly increasing population” in Leon County for which the Urban Services Area needs to be greatly expanded now or in the foreseeable future.

Population Accommodation Calculation

The number of Dwelling Units (DU) needed to accommodate population growth is calculated as:

Population Projections for Leon County:

Population now: (2017) =	287,899
Population CP horizon (2045) =	344,100
Difference, additional residents =	56,201

Number of Dwelling Units Needed for Population Projections:

Persons Per Household (2017) =	2.33
Number of DU (Difference/PPH) =	24,121
Market/Surplus Factor* =	20%
Total DU needed for additional residents=	28,945

*Broadly based on residential vacancy rate that has been 12% in recent years. Being conservative, allow for 20% more dwelling units than the number needed to account for errors in projection and market issues.

The overall rate population growth rate is only projected to be 0.64%/yr from 2017 to 2045. However, the rate of growth is projected to decrease over the coming decades . This is an average increase of 2000 people per year (decreasing to less than 1400 by 2045). Current permitting rates are 1400 DU per year, above the current need to 2020 of about 1100 per year and much higher than needed in the future. **See the Graph 1 for the projected population growth in Leon County to 2045.**

Therefore, population growth is slowly decreasing in Leon County. There is no justification for expanding the USA at this time due to population growth.

Development Capacity in the existing USA

The development capacity of the existing land in the USA has been estimated many times over the past years. All of these estimates have resulted in recognition that there are many unrealized development opportunities inside the USA, that population needs change over time though often development is slow to respond to new types of demands.

A range of assumptions can be made about whether platted parcels could be re-subdivided, what type of housing would be built, and how much of the maximum allowed by zoning can be achieved. To these points, re-plats regularly occur, single family detached is usually assumed to be the housing that will be built, but there is a demand for the “missing middle” i.e. attached residences that are smaller, have less yard maintenance and are more affordable. Aging populations also need “downsizing” opportunities. Much of this demand has been unmet as there is still little housing diversity in Leon County. Single-family detached and large multi-family largely for young adults and students are still the overwhelming dominant forms of residential development. is not Zoning usually allows for more dwelling units than can actually be built due to acreage needed for infrastructure. But where there are no minimum lot size requirements much of the allowable maximum number of dwelling units can be captured by creating very small lots, mixed housing types and clustering away from environmental features. In addition, zoning can be changed, location of future multi-family housing and its location are often hard to determine.

One way to estimate development capacity is to tabulate vacant parcels and developed parcels that much less dense than current zoning. Platted subdivisions, even old ones, often have vacant lots that are ready for building. There are vacant parcels that have not been subdivided. There are parcels that have a residence but the parcel is very large relative to surrounding development or to zoning capacity, so redevelopment is highly likely and encouraged.

The Planning Department has estimated the development capacity of the USA many times in the past years. Every time they have concluded that there is plenty of capacity to accommodate expected population growth. **One of the most recent assessments is provided in Table 1 and in the tabulation below.**

The total number of DU that existing Major Planned Developments can provide is 13,647. Note that Welaunee Toe and Heel, NOT the Arch, are already included. The estimate for Welaunee covers the current Canopy development and the expectations for development on the COT parcels, approximately 1035 acres. It does not appear

to include any of the area north of I-10 but within the existing USA which is an additional 1961 acres. It does not include the Arch, which is 2800 acres.

The “Vacant & Potentially Developable Parcels in the USA, 2017” has four categories of parcels.

The “Vacant & Potentially Developable Parcels in the USA, 2017” has four categories of parcels. The following calculation of number of possible DU from these parcels was done:

Vacant Parcels	Number of Parcels	Total Acreage	% of Acreage in Wetland	Number of Expected DU
SFD platted subdivisions *	1699	1280	8.4%	1,699
Mixed use subdivisions *	2697	1257	8.6%	2,697
Parcels not in subdivisions **	2398	7629	20.0%	27,464
Large Parcels **	134	3276	24.2%	11,518
TOTALS	6928	13442	8.4%	43,379

*For SFD platted subdivisions and Mixed use subdivisions assume lots will not be further subdivided.

**For Parcels not in subdivisions and Large parcels that some degree of clustering away from wetlands can take place. So remove half of the acreage in wetlands from total acreage and assume a gross density of 4 DU/acre on remaining acreage.

The sum of these two sources of development 57,026 DU. This is enough for twice as many units as needed to accommodate the projected population growth by 2045.

In reality, the development capacity of the remaining vacant land inside the USA and the redevelopment capacity is truly a matter of policy. The aim of the Comprehensive Plan is to limit suburban sprawl, reduce the environmental impact of conversion of open space, provide a diversity of residential options instead of relying on single family detached, provide walk-able mixed neighborhoods, provide mobility options, reduce car miles traveled and create transit suitable neighborhoods that are more affordable to families, elderly and singles. With these aims, the Comp Plan can be revised to create a very high capacity for development that can also be enhanced by redevelopment and conversion of some out-of-date development patterns to more modern and desired forms.

The huge addition of 2800 acres of development potential of the Weluanee Arch is extremely premature. There is no population accommodation justification or development capacity need for expanding the USA at this time.

2. A revision of Comprehensive Plan is pending

The existing USA has served its purposed well. Objective 1.1 [L] Growth Management/Urban Services Area states:

“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. “

Since 2010, and the economic revival from the recession, >90% of residential development has been within the USA. This is a reflection of changes in residents housing interests, population aging, downsizing, and the desire use cars less. The USA is working and should not be significantly altered without statistical and analytical justification of need.

A revision of the Comprehensive Plan has been under discussion for about 4 years. During that time, the Planning Department has identified 5 values that this community holds: Stewardship, Equity, Opportunity, Choice and Livability. In order to provide Goals, Objectives and Policies that support and implement these community values, there should be a comprehensive analysis of the housing, transportation, business and educational needs of our existing and future population and its changing demographics. **The County and City Commissions have recently authorized hiring consultants to assist the Planning Department to undertake this large and important task. No huge change in the Urban Services Area, one of the most important tools in land use planning, should be considered until the Comprehensive Plan revision has been completed.**

3. Under Utilization of the existing USA

The USA is the area where urban services are to be provided because focusing these services within a limited area allows for their fiscal efficient delivery and for equitable capacity for development and affordable living.

There are substantial areas inside the existing Urban Services Area that do not have the essential infrastructure to develop as planned according to the Future Land Use map. Much of this is in the unincorporated area. The City is the provider of the most important urban services for development potential: sewer and water. There needs to be greater planning of how to expand urban services into the unincorporated areas inside the USA so that efficient, modern forms of development

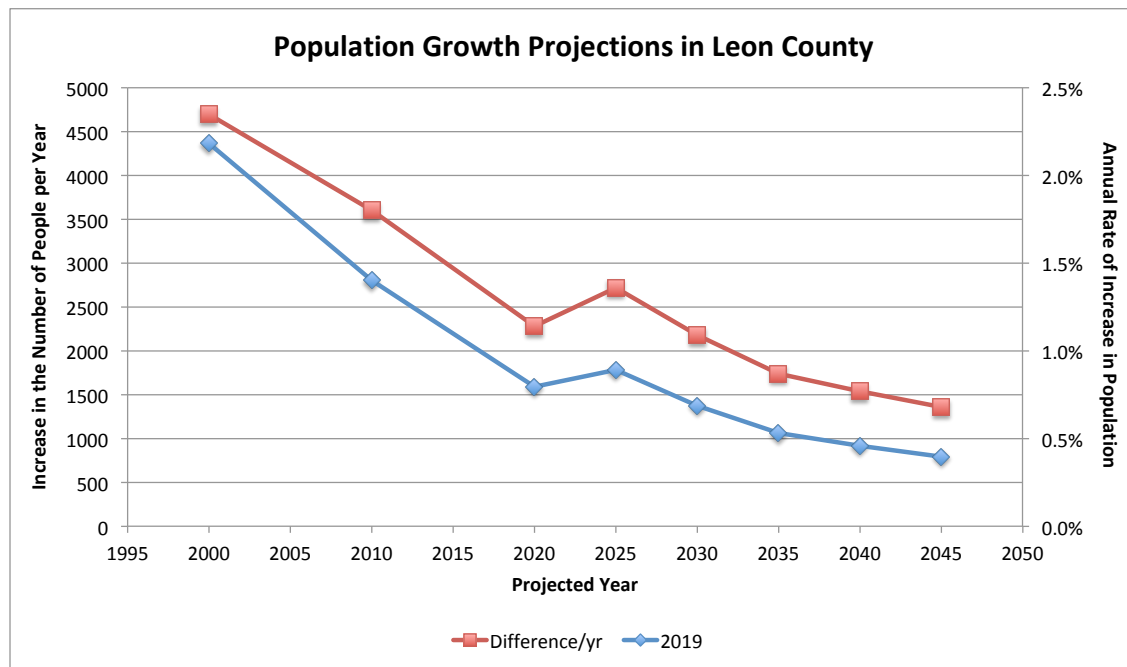
can occur. This will be an important component of the Comprehensive Plan revision.

No large expansion of the USA should be occurring until the existing USA has been provided with urban services.

Figure “Water and Sewer Service Areas” shows areas inside the existing USA where water and/or sewer is not available. Providing these services would greatly increase the development capacity of these areas. Note too that there are 13 unsewered existing neighborhoods, some quite large, inside the USA that need to be converted to sewer both for restoring water quality (in the aquifer and Wakulla Springs) and to provide further development and redevelopment potential to these locations.

Graph 1: Population Growth in Leon County from TLH Statistical Digest.

The right axis is the annual increase in the number of people per year in Leon County and the values are in RED.
The left axis is the Annual Rate of Population Increase and the values are in BLUE.



Population Accomodation

Note that the increase in population is currently about 2000 people per year and is expected to decrease to <1400.

In 2020, an average of 1030 new dwelling units (DU) per year are needed and only 721DU in 2045.

Permitted development has averaged 1433 DU/yr since 2012 (including all types of DU)

The rate of new residential units is currently exceeding need and appears it will do so for years until there is a glut on the market.

This is similar to what happened during the early 2000s until the market crash in 2008. Hopefully development will slow less precipitiously.

Population Characteristics:

At this time, 74% of the population growth is due to natural increase and only 26% is due to immigration.

The most rapidly increasing portion of the population is people ≥ 65 years of age.

This age group increased by 4.9% per year since 2010.

Working age (18-55), which includes college students, increased by only 0.14%. Children (<18 yrs) increased by 0.47%.

College and University enrollment has stablized in the last 5 years to about 64,000 students (22% of LC population).

Leon County is becoming an older community even while having a large proportion of college students.

About 50% of households in Leon County are composed of "Families", defined as related individuals.

About half of these, or 25% of the total, are parent(s) with children). The other half are related adults.

About 50% of households are either single individuals or unrelated adults. Many of the latter are students sharing housing.

The population of the middle of the 21st century and beyond is not going to want to live, work, play and move around as we do today.

Population Accommodation and the USA

Major Planned Developments

- Southwood = 1,450 units (Remaining in DRI as of Jan. '18)
- Fallschase = 1,514 units (Site Plan)
- Southside = 2,800 units (Formerly Proposed DRI)
- Welaunee = 4,978 units (Toe and Heel only, includes Canopy)
- Summerfield= 255 units (Remaining Units in PUD)
- Park Place PUD= 680 units (PUD Concept Plan)
- Colin English = 2,000 units est. (10,610 based on SESP)
- **Total = 13,647 units**



Vacant & Potentially Developable Parcels in the USA, 2017

Parcels not contained within Major Development Projects

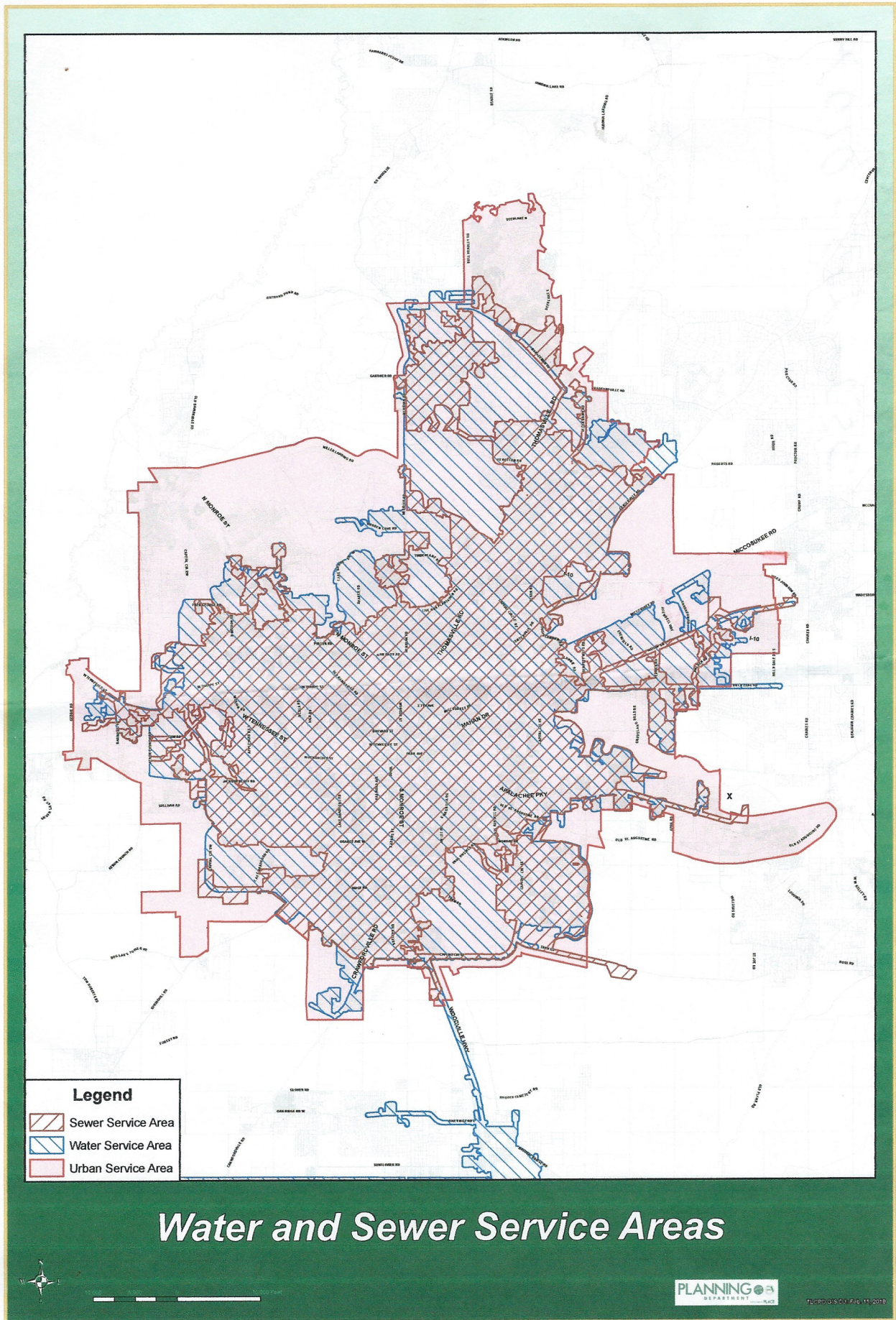
	Number of Parcels	Total Acreage	Median Parcel Size (Acres)	% of Acreage in Wetland
Vacant Parcels in USA in Single-Family Detached Subdivisions	1,699	1,280	0.39	8.4%
Vacant Parcels in USA in Subdivisions With Other Residential & Mixed Uses	2,697	1,257	0.18	8.6%
Vacant Parcels in USA not in Subdivisions	2,398	7,629	1.00	20.0%
Large Parcels (10+ Acres) in USA With Existing Single-Family Uses	134	3,276	14.53	24.2%

This product has been compiled from the most accurate source data from Leon County and the City of Tallahassee. However, this product is for reference purposes only and is not to be constructed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County and the City of Tallahassee assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Sources:

Leon County Property Appraiser
 Accela Automation, Leon County Department of Development Support and Environmental Management
 Permit Enforcement Tracking System, City of Tallahassee Growth Management Department
Prepared By:
 Tallahassee-Leon County Office of Economic Vitality





From: yellow.columbine@yahoo.com
To: [CMP_PLN_AMND](#)
Cc: [Perrine, Beth](#)
Subject: 2020 Comp Plan Public Comment Submission
Date: Monday, February 03, 2020 11:21:04 PM

- **Amendment:** TMA2020012 Map
- **Name:** Karen Rose
- **Address:** 9601 Miccosukee Rd
- **City:** Tallahassee
- **State:** Florida
- **Zip:** 32309
- **Email Address:** yellow.columbine@yahoo.com
- **Comments:** I urge you to think with a tremendous amount of caution. Shamrock and Killarney Way are neighborhood roads with mailboxes and mailcarriers, delivery drivers, and children. Miccosukee Rd is a designated canopy road, a 2 lane road that will stay 2 lanes no matter how many cars back up along its length. There is NO way that either of these roads can accommodate the city expanding out to meet them. Make it easy on yourselves by keeping the city where it is. Keep the focus on urban infil and improving city services in the heart of the city.

From: jblair@fsu.edu
To: [CMP_PLN_AMND](#)
Cc: [Perrine, Beth](#)
Subject: 2020 Comp Plan Public Comment Submission
Date: Monday, February 03, 2020 9:13:23 AM

- **Amendment:** TMA2020012 Map
- **Name:** Jeff Blair
- **Address:** 1803 Old Fort Drive
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32301
- **Email Address:** jblair@fsu.edu
- **Comments:** Welaunee USA Expansion and Planned Development Application
Comprehensive Plan Amendment #12 Dear Planning Commissioners: I ask you to not recommend transmittal or adoption of the application for the Welaunee USA Expansion. This huge increase in the USA is premature at this time. An expansion of the Urban Services Area (USA) of this size is predicated upon a need to accommodate population growth, growing development pressure outside the USA or the Rural Communities, having urban services largely available inside the existing USA and a fair distribution of the limited public infrastructure and planning dollars among all parts of our community.
 - There is no evidence of a “rapid increasing population” nor is there any evidence that the USA is “too small”. The development capacity of the current USA can easily accommodate TWICE the expected residential development needs of Leon County’s population growth to 2045.
 - Since 2010, over 90% of residential development has been occurring inside the USA, the intent of Objective 1.1 [L] of the Comp Plan. This is largely due to the successful emphasis on urban and suburban infill by COT and the Planning Department and the demands of the market for greater variety of housing types, smaller homes, more walkable communities and aging households. The addition of a large rural area may derail this progress as was evident in past development trends.
 - There are substantial areas inside the USA where urban services such as water and sewer are not available and therefore cannot be developed to even the minimum zoning currently allowed. Urban services need to be provided to the existing USA so that efficient land use can occur and owners can realize their property development value before a new huge expanse is added.
 - Welaunee Toe and Heel are already under development and will take 10-25 more years to fulfill current plans. Millions of public dollars are already being spent to provide infrastructure to these private developments. Adding 2800 more acres to Welaunee at this time could easily deflect planning and infrastructure dollars from other areas in the City and Unincorporated USA that need this attention to fulfill their development potential. Rural Communities have need of development planning and infrastructure also. I believe our community should be looking forward to the middle of the 21st century and build a resilient community that can provide for changing demographic and financial characteristics of Leon County households and our need to reduce the environmental and public cost of our past development patterns. The expansion of the USA to include thousands of acres of rural land in the already well developed and infrastructure endowed northeast of our County is a step back into the 1990s. Let’s invest our resources to enhance infrastructure and livability in our urban and existing suburban areas. Please go forward, and not contribute to additional sprawl by expanding the USA to include this amendment.Sincerely, Jeff Blair, President, Keep It Rural, Inc.



Welaunee USA Expansion and Planned Development Application
Comprehensive Plan Amendment TMA20200012—Welaunee Arch

Dear Planning Commissioners:

I ask you to not recommend transmittal or adoption of the application for the Welaunee USA Expansion. This huge increase in the USA is premature at this time. An expansion of the Urban Services Area (USA) of this size is predicated upon a need to accommodate population growth, growing development pressure outside the USA or the Rural Communities, having urban services largely available inside the existing USA and a fair distribution of the limited public infrastructure and planning dollars among all parts of our community.

- There is no evidence of a “rapid increasing population” nor is there any evidence that the USA is “too small”. **The development capacity of the current USA can easily accommodate TWICE the expected residential development needs of Leon County’s population growth to 2045.**
- **Since 2010, over 90% of residential development has been occurring inside the USA, the intent of Objective 1.1 [L] of the Comp Plan.** This is largely due to the successful emphasis on urban and suburban infill by COT and the Planning Department and the demands of the market for greater variety of housing types, smaller homes, more walkable communities and aging households. The addition of a large rural area may derail this progress as was evident in past development trends.
- There are substantial areas inside the USA where urban services such as water and sewer are not available and therefore cannot be developed to even the minimum zoning currently allowed. **Urban services need to be provided to the existing USA so that efficient land use can occur and owners can realize their property development value before a new huge expanse is added.**
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I believe our community should be looking forward to the middle of the 21st century and build a resilient community that can provide for changing demographic and financial characteristics of Leon County households and our need to reduce the environmental and public cost of our past development patterns. The expansion of the USA to include thousands of acres of rural land in the already well developed and infrastructure endowed northeast of our County is a step back into the 1990s. Let’s invest our resources to enhance infrastructure and livability in our urban and existing suburban areas. Please go forward, and not contribute to additional sprawl by expanding the USA to include this amendment.

Sincerely,
Jeff Blair, President, Keep It Rural, Inc.

From: amrose@embarqmail.com
To: [CMP_PLN_AMND](#)
Cc: [Perrine, Beth](#)
Subject: 2020 Comp Plan Public Comment Submission
Date: Monday, February 03, 2020 11:31:05 AM

- **Amendment:** TMA2020012 Map
- **Name:** Agnes R McMurray
- **Address:** 9601 Miccosukee Road #23
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32309
- **Email Address:** amrose@embarqmail.com
- **Comments:** Welaunee USA Expansion and Planned Development Application
Comprehensive Plan Amendment #12 Dear Planning Commissioners: I am writing to ask that you not recommend transmittal or adoption of the application for the Welaunee USA Expansion. This huge increase in the USA is premature at this time. An expansion of the Urban Services Area (USA) of this size is predicated upon a need to accommodate population growth, growing development pressure outside the USA or the Rural Communities, having urban services largely available inside the existing USA and a fair distribution of limited public infrastructure and planning dollars among all parts of our community. • There is no evidence of a “rapid increasing population” nor is there any evidence that the USA is “too small”. The development capacity of the current USA can easily accommodate TWICE the expected residential development needs of Leon County’s population growth to 2045. • Since 2010, over 90% of residential development has been occurring inside the USA, the intent of Objective 1.1 [L] of the Comp Plan. This is largely due to the successful emphasis on urban and suburban infill by COT and the Planning Department and the demands of the market for greater variety of housing types, smaller homes, more walkable communities and aging households. The addition of a large rural area may derail this progress as was evident in past development trends. • There are substantial areas inside the USA where urban services such as water and sewer are not available and therefore cannot be developed to even the minimum zoning currently allowed. Urban services need to be provided to the existing USA so that efficient land use can occur and owners can realize their property development value before a new huge expanse is added. • Welaunee Toe and Heel are already under development and will take 10-25 more years to fulfill current plans. Millions of public dollars are already being spent to provide infrastructure to these private developments. Adding 2800 more acres to Welaunee at this time could easily deflect planning and infrastructure dollars from other areas in the City and Unincorporated USA that need this attention to fulfill their development potential. Rural Communities have need of development planning and infrastructure also. Our community should be looking forward to the middle of the 21st century and building a resilient community that can provide for changing demographic and financial characteristics of Leon County households. The community needs to also reduce the environmental and public cost of our past development patterns. The expansion of the USA to include thousands of acres of rural land in the already well developed and infrastructure rich northeast of our County is a step back into the 1990s. Let’s invest our resources to enhance infrastructure and livability in our urban and existing suburban areas. Please do not contribute to additional sprawl by expanding the USA to include this amendment. Sincerely, Agnes R McMurray

White, Artie

From: Humowiecki, Michelle
Sent: Tuesday, February 04, 2020 12:58 PM
To: White, Artie
Subject: RE: Welaunee Arch TMA2020 013, TTA2020 013

Hello,

I am unable to attend the Planning Commission meeting tonight but please ensure my prior comments are included. Again- I am commenting as a nearby resident and homeowner. Also as a follow-up to my comments, I request the Welaunee Arch master plan (dated 8/9/2016) as part of the Critical Area Plan be updated to further break down the Residential category into low density and high density, with the lower density adjacent to the Buckhead subdivision at east and north sides.

Thank you.

-Michelle Humowiecki

From: White, Artie <Artie.White@talgov.com>
Sent: Friday, January 24, 2020 4:53 PM
To: Humowiecki, Michelle <Michelle.Humowiecki@talgov.com>
Subject: RE: Welaunee Arch TMA2020 013, TTA2020 013

The map is part of the Critical Area Plan. This is a master plan that would be adopted into the comprehensive plan. It sets the broad parameters for a future PUD, but it is not zoning at all. The PUD cannot exceed the parameters of this map and the associated objective and policies, but would otherwise subject to the overall PUD process .

From: Humowiecki, Michelle
Sent: Friday, January 24, 2020 10:20 AM
To: White, Artie
Subject: RE: Welaunee Arch TMA2020 013, TTA2020 013

The color map showed specific zoning within the PUD, and therein lies my concern. Are those conceptual level zoning categories- subject to change in the TRZ zoning through Russell's group and DRC- or fairly set as part of this future land use process?

-MH
X7015

From: White, Artie <Artie.White@talgov.com>
Sent: Thursday, January 23, 2020 12:23 PM
To: Humowiecki, Michelle <Michelle.Humowiecki@talgov.com>
Subject: RE: Welaunee Arch TMA2020 013, TTA2020 013

The Future Land Use next to Buckhead is still proposed as Planned Development. Your comments are in the file that will be submitted to the LPA for the February 4th public hearing. Those packets will be sent out next week. They will be available online then also. Your comments (along with any others we receive) will also be submitted in the packets that go to the City and County Commissions.

From: Humowiecki, Michelle
Sent: Thursday, January 23, 2020 11:09 AM

To: White, Artie
Subject: RE: Welaunee Arch TMA2020 013, TTA2020 013

Hello,

I have a few questions about the subject project. Were there any changes to the future land use immediately surrounding the Buckhead subdivision to a less-intense category? Is there a revised map available? Were my prior public comments added to the file for the upcoming Planning Commission, or do I need to restate them? Please advise, thanks.

-Michelle

From: White, Artie <Artie.White@talgov.com>
Sent: Thursday, December 19, 2019 10:40 AM
To: Humowiecki, Michelle <Michelle.Humowiecki@talgov.com>
Subject: RE: Welaunee Arch TMA2020 013, TTA2020 013

Michelle,

Here is the notice that was mailed out. There is no other email group aside from the regular City's subscription service where you can opt in for Planning Department communications (same at Growth Management communications).

Kind regards,
Artie

From: Humowiecki, Michelle
Sent: Thursday, December 19, 2019 10:19 AM
To: White, Artie
Subject: RE: Welaunee Arch TMA2020 013, TTA2020 013

Thank you. Can you add me to the email group easily?
-MH

From: White, Artie <Artie.White@talgov.com>
Sent: Wednesday, December 18, 2019 2:41 PM
To: Humowiecki, Michelle <Michelle.Humowiecki@talgov.com>
Subject: RE: Welaunee Arch TMA2020 013, TTA2020 013

Michelle,

You're comments are being incorporated into the record.

I did check and you are outside of the 1,000 ft. notification area for the mail notices, but the Buckhead HOA was informed of the amendment.

Kind regards,
Artie

Artie White, AICP, CNU-A
Administrator | Comprehensive Planning
Tallahassee-Leon County Planning Dept.
Comprehensive Planning Division
850.891.6432 • artie.white@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: Humowiecki, Michelle
Sent: Tuesday, December 17, 2019 6:20 PM
To: Planning Inquiries
Cc: White, Artie
Subject: Welaunee Arch TMA2020 013, TTA2020 013

Hello,

My comments are as a homeowner and not in any official government capacity. The proposed future land use directly east of the Buckhead residential subdivision appears incompatible with the adjacent RP-1 low density neighborhood. Further- the proposed future land use is listed as residential, which includes single family and multi-family up to quadraplexes. This proposed density seems way too high adjacent to an existing residential neighborhood consisting of approximate half-acre size lots. Please revise the proposed future land use east of the Buckhead subdivision to a lower density, such as RP-1 or RP-2 which should eliminate triplexes and quadraplexes. Also the 35 acres of mixed use future land use on the west side of future Welaunee Blvd. is too large of an area in my opinion near low density residential, and so far north of the downtown area. I am opposed to the proposed future land use east of the Buckhead subdivision as noted herein. Thank you for consideration.

Please include me on the mailed noticing list since we failed to receive mailed public notice of this Open House.

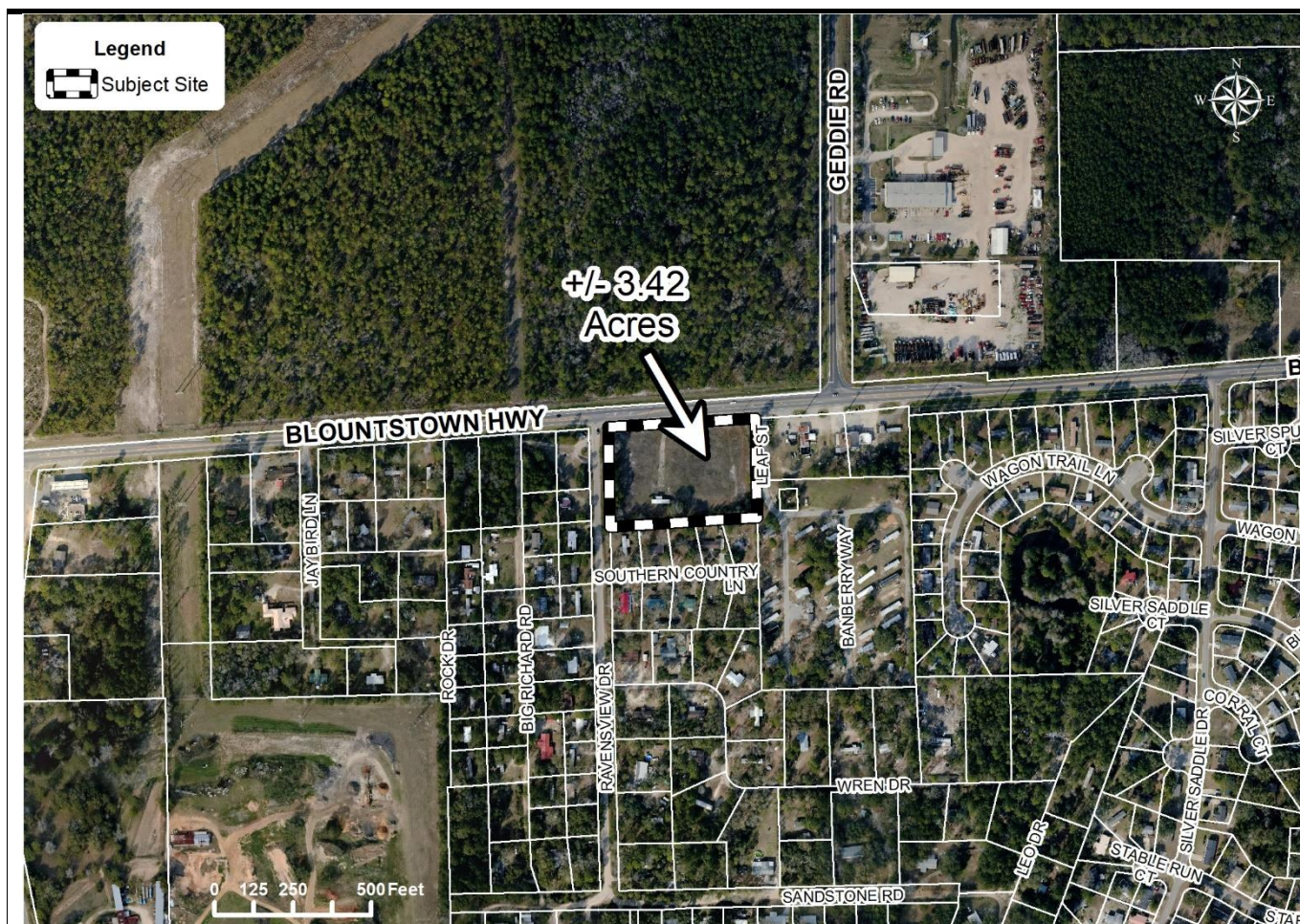
Regards,
Michelle Humowiecki



2020 Comprehensive Plan Amendment Cycle

LMA 2020 01

7601 Blountstown Highway



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Secon Recovery & Towing, LLC	7601 Blountstown Highway, between Ravensview Drive and Leaf Street	Approve
Applicant:		
Teramore Development, LLC		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Anne Rokyta	<u>Future Land Use:</u> Urban Fringe <u>Zoning:</u> Urban Fringe	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
anne.rokyta@talgov.com 850-891-6436	<u>Future Land Use:</u> Suburban <u>Zoning:</u> C-2 General Commercial	
Date: November 1, 2019	Updated: February 10, 2020	

A. REASON FOR REQUESTED CHANGE

The applicant, Teramore Development, LLC, is a potential buyer of a 3.34+/- acre site located at 7601 Blountstown Highway (SR 20) and proposes a FLUM amendment from Urban Fringe to Suburban to allow for the development of a freestanding commercial structure intended for use as a neighborhood retail store. A preliminary site plan attached to the application shows an 8,960 square foot retail structure on the western portion of the site. The anticipated tenant offers an assortment of consumable basic merchandise including health and beauty aids, packaged food products, home cleaning supplies, housewares, stationery, seasonal goods, basic clothing and domestics. In general, most new stores of this type also offer coolers that have perishable items such as meats, dairy and frozen items such as vegetables, etc.

The site's current FLUM designation, Urban Fringe, allows for appropriately sized minor commercial and office. The Urban Fringe designation is implemented by the Urban Fringe (UF) zoning district (Sec. 10-6.613) which allows for Minor Commercial uses based on locational standards. The proposed retail store exceeds the 5,000 square foot maximum for a single structure under the Minor Commercial use.

The requested change to the Suburban land use category and concurrent rezone to the General Commercial (C-2) district would allow 12,500 square feet per acre, which would allow up to 41,750 square feet of non-residential development on the subject site. However, central sanitary sewer is not available to the site, limiting non-residential development to a maximum of 2,500 square feet. It may be possible to request a deviation from this limitation if it can be shown the proposed development does not exceed 900 gallons of wastewater flow per day per Comprehensive Plan Sanitary Sewer Policy 1.2.3.

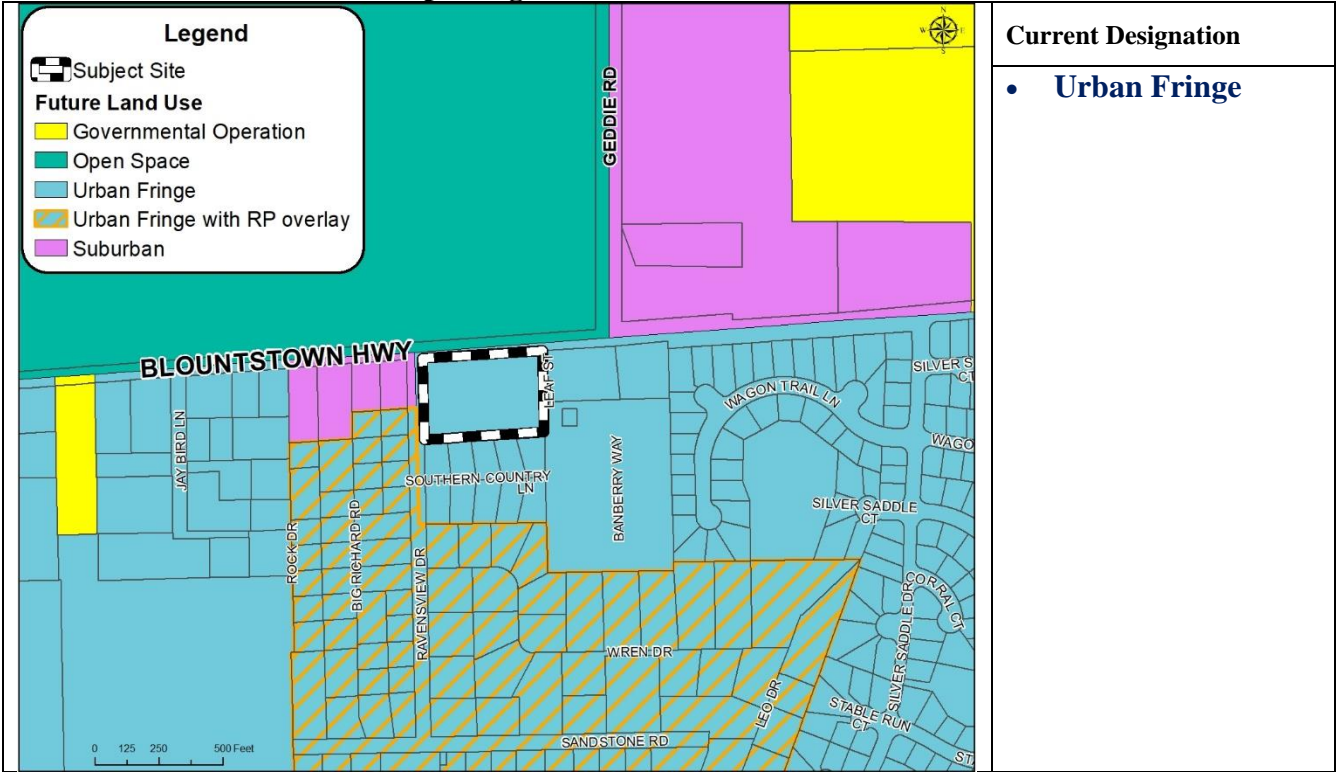
B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

The Subject Site is currently designated Urban Fringe on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the site to Suburban.

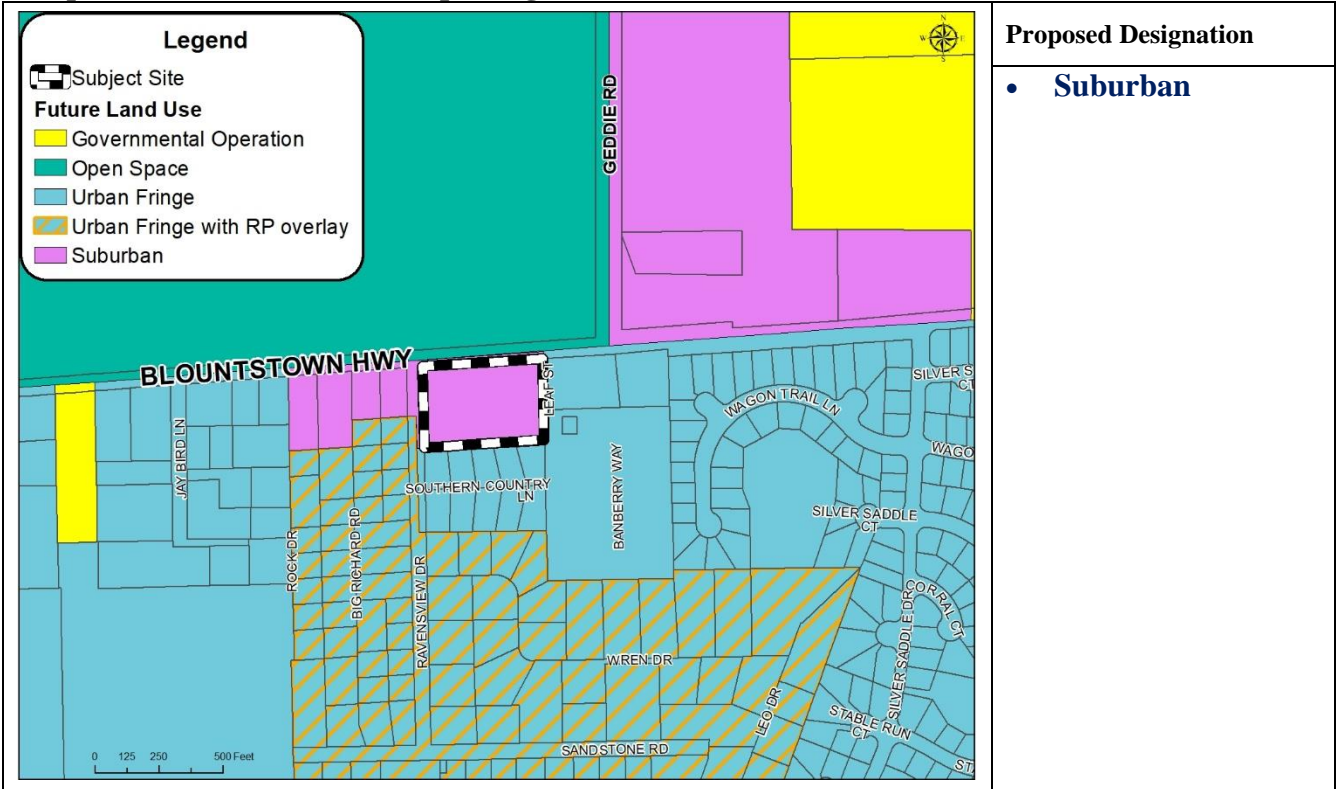
The current FLUM designation, Urban Fringe, is characterized by very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area and allows for appropriately sized minor commercial and office. The proposed Suburban FLUM designation provides for reinvestment in residential, office, and retail development with convenient access to low and medium density residential land uses.

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

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



C. STAFF RECOMMENDATION

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

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

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

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

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

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The subject site is currently used for a towing and recovery business, a use that is not permitted in the current Urban Fringe (UF) zoning district and was illegally established. Compliance is being sought under code enforcement case #LEC190250. This application is made by a potential buyer as part of the process to relocate the current use.
2. The proposed development qualifies for Minor Commercial uses based on its location at an intersection of an arterial with a local street, but would exceed the maximum 5,000 square foot limitation for Minor Commercial single structures.
3. The subject site is eligible for designation from Urban Fringe (Policy 2.2.2 [L]) to a more dense or intense land use category because it is within the Urban Service Area.
4. The subject site is suitable for non-residential uses because:
 - The site is located near an intersection of major roadways in a suburban to rural setting, falling within a natural node.
 - Development of the site will have little environmental impact because the site is flat, largely cleared of vegetation, and is not identified as having environmental concerns.
 - The large-lot site provides a transition of uses and a buffer from heavy traffic between Blountstown Highway (a Principal Arterial) and residential lots to its south.
 - Historically, the site has been zoned and used for non-residential uses. It was zoned C-4 Automotive Commercial District in 1987 by a limited use site plan adopted by Leon County Ordinance 87-48. With the adoption of the 1990 Comprehensive Plan it was zoned to Urban Fringe, which allows Minor and Neighborhood commercial. The property was used as a manufactured homes sales lot from 1987 to 2006.

5. The Suburban category (Policy 2.2.5 [L]) is appropriate for the proposed retail use because:
 - the intent of the Suburban category is for “advantageous placement of employment and shopping opportunities”,
 - “the category predominantly consists of single-use projects that are interconnected whenever feasible”, and
 - “business activities are not intended to be limited to serve area residents”.
6. The subject site is appropriately situated for designation as Suburban (Policy 2.2.5 [L]) because the site is:
 - located adjacent to lands already within the Suburban category,
 - has “convenient access to low to medium density residential land uses” by way of its adjacency to Blountstown Highway (a principal arterial),
 - oriented such that interconnection between single-use projects is feasible,
 - located outside the Central Core
 - in close proximity to residential uses “to reduce automobile dependency of residents and employers” and
 - located such that “[b]usiness 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.”
7. Expansion of the Suburban FLUM category (Policy 2.2.5 [L]) is compatible with the adjacent Urban Fringe FLUM category (Policy 2.2.2 [L]) because the existing residential development pattern exceeds the maximum residential density allowed by the Urban Fringe category (1 unit per 3 acres). The existing development patterns (generally 0.25 to 0.50 acre lots) are more consistent with the intended development patterns of the Suburban category (0 to 20 units per acre) than with Urban Fringe category.
8. Inability to connect to central sanitary sewer does not necessarily preclude designation of the site to the Suburban category, however intensity of non-residential development will be limited according to the following policies:
 - In the Suburban category “areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use” (Policy 2.2.5 [L]),
 - “any non-residential development that is calculated to generate a wastewater flow in excess of 900 gallons per day must be connected to a central sanitary sewer service.” (Policy 1.2.3 [SS]), and
 - requirements that anticipate future connection to sanitary sewer for any development using septic tanks within the Urban Service Area are established by Policy 2.1.12 [SS].
 - If rezoned to C-2 General Commercial as requested, “non-residential development is limited to a maximum of 2,500 square feet of building area” if central sanitary sewer is not available. (Leon County Code of Ordinances Sec. 10-6.647, General Note (1)).

- Development may be eligible for a deviation to the above referenced square footage limitation in Sec. 10-6.647 if it can be demonstrated that the use complies with Policy 1.2.3 [SS] limiting non-residential uses connected to septic systems to 900 gallons of wastewater per day.
9. The concurrent request to rezone the subject site to the C-2 General Commercial Zoning District (Leon County Code of Ordinances Sec. 10-6.647) is consistent with the request to designate the site Suburban.
- “The C-2 district is intended to be located in areas designated [...] Suburban [...] on the future land use map of the Comprehensive Plan.”
 - The C-2 zone “shall apply to areas with direct access to major collector or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes.”
 - “The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity.”
 - “C-2 districts shall not be located closer than one-quarter mile to other C-2 or C-1 districts or to parcels of land containing commercial developments including more than 20,000 gross square feet of floor area and shall not exceed 30 acres in size.”

F. STAFF ANALYSIS

History and Background

The subject site is currently used for vehicle storage and an office by the current owners of the property, Secon Recovery & Towing, LLC. The property was conveyed to the current owners on September 7, 2016 (Leon County Clerk of Courts Official Record BK: 4970 PG: 1709). Leon County Permitted Use Verification VC1900036, issued March 18, 2019, found that the use was not lawfully established. As such, there is an active zoning code enforcement case (#LEC190250). The owner is in the process of relocating. This application is made by a prospective buyer in coordination with the property owner.

The site was previously utilized for a commercial mobile home sales business between 1987 and 2006. According to Leon County Residential Compliance Certificate VC160131, issued November 11, 2016, a mobile home and septic tank were permitted on the property in 1987. The mobile home was permitted to be used as an office for a commercial mobile home sales business that same year. Based on aerial and street view imagery, it appears this business operated until 2006.

Prior to 1990 the property was zoned Automotive Commercial C-4 with a Limited Use Site Plan established by Leon County Ordinance 87-48 wherein it was rezoned from Agricultural 2. A retail use was consistent with the limited use site plan. The subject site has been designated and zoned Urban Fringe (UF) since the adoption of the 1990 Comprehensive Plan.

The four parcels directly to the west of the subject site are currently designated Suburban and zoned C-2 General Commercial. These four parcels were designated Residential Preservation by the 1990 Comprehensive Plan, but were previously zoned C-1. A FLUM amendment to Mixed Use B was approved in 2000 and was concurrently rezoned to C-2 General Commercial. The Mixed Use B designation was updated to Suburban in 2007 with adoption of a Comprehensive Plan Update to more specific categories.

Current and Proposed Future Land Use Categories

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

Urban Fringe (Current)

The site is currently designated Urban Fringe, which is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. The designation also provides for appropriately sized minor commercial and office activities. More intense commercial, office, and industrial uses are prohibited due to lack of infrastructure and potential environmental impacts. The maximum residential density allowed is one unit per three acres. Lands designated Urban Fringe shall not be converted to a more dense or intense land use category unless lands are within the Urban Service Area.

The site is located within the Urban Services Area and is eligible for conversion to a more dense or intense land use category. The residential uses within the Urban Fringe category surrounding the site are more dense than allowed by the category.

Suburban (Proposed)

The proposed FLUM designation, Suburban, is intended to create an environment of 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. 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.

Allowed land uses within the Suburban Future Land Use Category are regulated by zoning districts that implement the intent while recognizing the unique context of different areas. Any proposed change to a more intensive district shall consider availability of infrastructure. In areas lacking the necessary infrastructure, low intensity interim uses may be permitted.

Consistency with Comprehensive Plan

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

1. Policy 2.2.2 [L] states “the Urban Fringe category is intended to provide the opportunity for very low-density residential areas” and residential “may be permitted at a density of up to one unit per three acres.”

The areas surrounding the subject site are developed at densities exceeding one unit per three acres. The residential development surrounding the subject site are generally single family detached homes on lots ranging from approximately 0.25 acre to 0.50 acre.

2. Policy 2.2.2 [L] states that “no additional lands designated [...] Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary.”

The subject site is within the Urban Service Area.

3. Policy 2.2.5 [L] states that the Suburban future land use category is intended for “shopping opportunities with convenient access to low to medium density residential land uses.” Table 4 defines low density residential as 0-8 units per acre and medium density as 8-16 units per acre.

Although the subject site is located adjacent to areas designated Recreation/Open Space and Urban Fringe that allow no to very low density (1 unit per 3 acres) residential uses, the surrounding existing development pattern is low density.

Blountstown Highway, a Principal Arterial, is the primary vehicular circulation route for several residential subdivisions. The subject site’s location on Blountstown Highway makes it convenient to these residential uses.

4. Policy 2.2.5 [L] states that the Suburban future land use category “predominantly consists of single-use projects that are interconnected whenever feasible.”

The preliminary site plan indicates that only a portion of the subject site will be used for the proposed single-use project, presumably allowing for other, interconnected, development on the site.

5. Policy 2.2.5 [L] states that the Suburban future land use category “is most suitable for those areas outside of the Central Core.”

The subject site is well outside the Central Core.

6. Policy 2.2.5 [L] states that the Suburban future land use category intends “to reduce automobile dependency of residents and employers” and “to complement the residential aspects of this development pattern [...] commercial goods and services should be located nearby.”

The subject site’s location directly adjacent to developed residential areas provides shopping opportunities within walking or biking distance. The site’s location at the periphery of the Urban Service Area provides an opportunity for residents further afar to reduce automobile miles traveled to reach shopping.

7. Policy 2.2.5 [L] states that business activities within the Suburban future land use category “are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.”

The subject site’s location on Blountstown Highway provides an optimal location to serve shoppers from the greater area in a manner that limits impacts to area residents.

8. Policy 2.2.5 [L] states within Suburban future land use category “those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use” and “[a]ny evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.”

The subject site lacks access to central sewer services. The proposed General Commercial (C-2) zoning district implements the Suburban FLUM category and limits non-residential uses to a maximum of 2,500 square feet of building area if central sanitary sewer is not available (General note (1) to Sec. 10-6.647).

9. Policy 1.2.3 [SS] addressing septic tank regulation, states “any non-residential development that is calculated to generate a wastewater flow in excess of 900 gallons per day must be connected to a central sanitary sewer service. For the purposes of administering this specific policy, Rule 64E-6.008 F.A.C. shall be used in calculating estimated sewage flows attributable to various types of non-residential development.”

The wastewater flow per day will be calculated at the time of site plan submittal and this Policy will be administered by the Leon County Development Support and Environmental Management department.

10. Policy 2.1.12 [SS] establishes requirements that anticipate future connection to sanitary sewer for any development using septic tanks within the Urban Service Area.

The proposed C-2 General Commercial zoning district (Sec. 10-6.647) references this Comprehensive Plan policy in General note (1) to be applied at site plan review.

Zoning

The Land Development Code sections for Urban Fringe Zoning District (Leon County Code of Ordinances Sec. 10-6.613) and C-2 General Commercial Zoning District (Leon County Code of Ordinances Sec. 10-6.647) are included as Attachment #2.

Urban Fringe (UF) (Current)

The purpose of the Urban Fringe zoning district is to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the urban service area. The district allows for residential development of no greater than one unit on three acres of land. Smaller scale, low-intensity commercial development is permitted to conveniently serve area residents. Commercial uses are allowed within the UF Zone based on locational standards found in Sec. 10-6.619. The subject site, located at the intersection of an arterial with a local street qualifies for Minor Commercial, which allows for “miscellaneous general merchandise stores” and is limited to a maximum of 5,000 square feet per structure.

The proposed 8,960 square foot retail store exceeds the maximum 5,000 square foot per structure allowed in the UF Zone.

C-2 General Commercial (C-2) (Proposed)

The proposed rezoning is consistent with the following intent and standards of the C-2 Zoning District (Leon County Code of Ordinances Sec. 10-6.647).

1. The C-2 district is intended “to be located in areas designated [...] Suburban [...] on the future land use map of the Comprehensive Plan” and “shall apply to areas with direct access to major collector or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity.”

The proposed Suburban FLUM category is appropriately implemented by the proposed C-2 Zone. The subject site’s location meets the access criteria to an arterial roadway and is within convenient traveling distance to several neighborhoods.

2. Sec. 10-6.647 of the Leon County Code of Ordinances limits the maximum density for residential development to 16 units per acre and requires residential uses to be located above the non-residential uses on the first floor.

The proposed development does not include residential uses.

3. Sec. 10-6.647 of the Leon County Code of Ordinances states “[i]n order to maintain compact and nonlinear characteristics, C-2 districts shall not be located closer than one-quarter mile to other C-2 or C-1 districts or to parcels of land containing commercial developments including more than 20,000 gross square feet of floor area and shall not exceed 30 acres in size.”

The proposed rezone to C-2 General Commercial zoning district will join with an existing C-2 zone, resulting in a C-2 Zone of approximately 6 acres. The particular zone will take on a

somewhat linear quality because it is across Blountstown Highway from the conservation land of Lake Talquin State Forest but will create a commercial node around the intersection of Blountstown Highway with Ravensview Drive. The length of the proposed C-2 district will be approximately 1,000 feet along Blountstown Highway.

The nearest other C-1 or C-2 zoning district is over 6,000 feet (1.13 miles) away. Existing commercial development on two parcels to the east, within the Urban Fringe designation and zone, total to approximately 8,250 square feet based on Property Appraiser information.

4. Sec. 10-6.647(6)(a) of the Leon County Code of Ordinances limits the maximum gross non-residential floor area to 12,500 square feet per acre and a maximum gross 200,000 square feet for each district containing 20 acres or less.

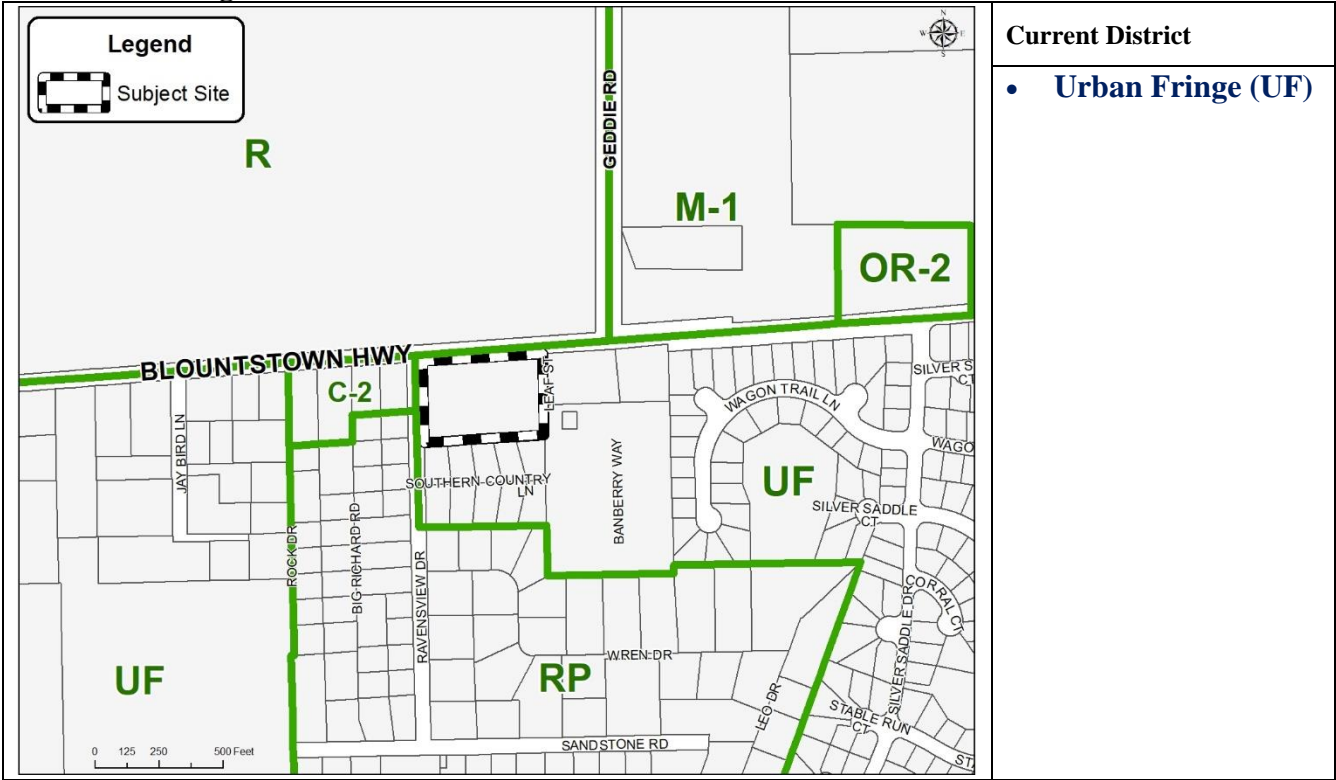
If the subject property is designated Suburban and rezoned to C-2, the 3.34+/- acre site would qualify for up to 41,750 square feet of non-residential floor area based on the maximum building restrictions. The other properties located in the proposed district are vacant and would not count against the maximum 200,000 square feet for the district.

5. General note (1) under Sec. 10-6.647 of the Leon County Code of Ordinances limits non-residential development to a maximum of 2,500 square feet of building area if central sanitary sewer is not available.

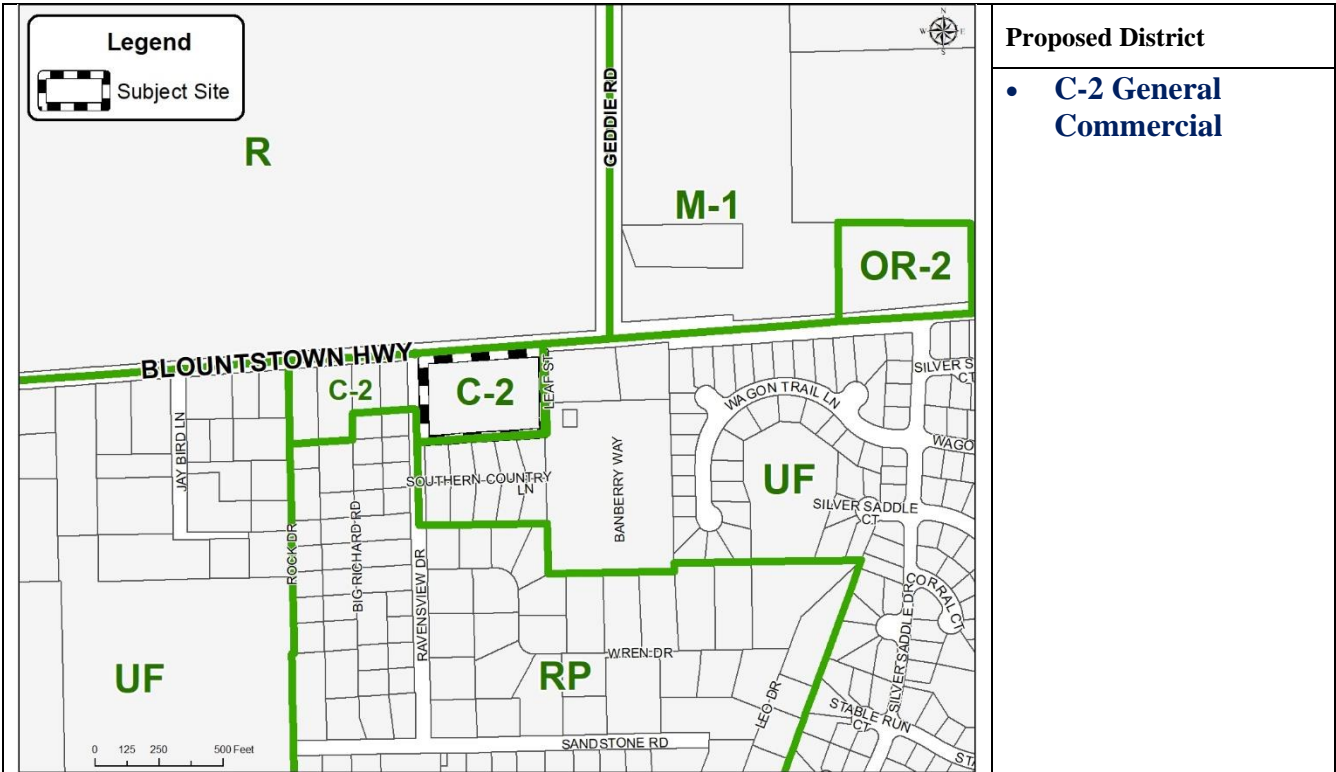
Proposed development may be eligible for a deviation to the square footage limitation for non-residential development not connected to sewer if it can be demonstrated that the use complies with Comprehensive Plan Policy 1.2.3 [SS] limiting uses using septic to 900 gallons per day.

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

Current Zoning



Proposed Zoning



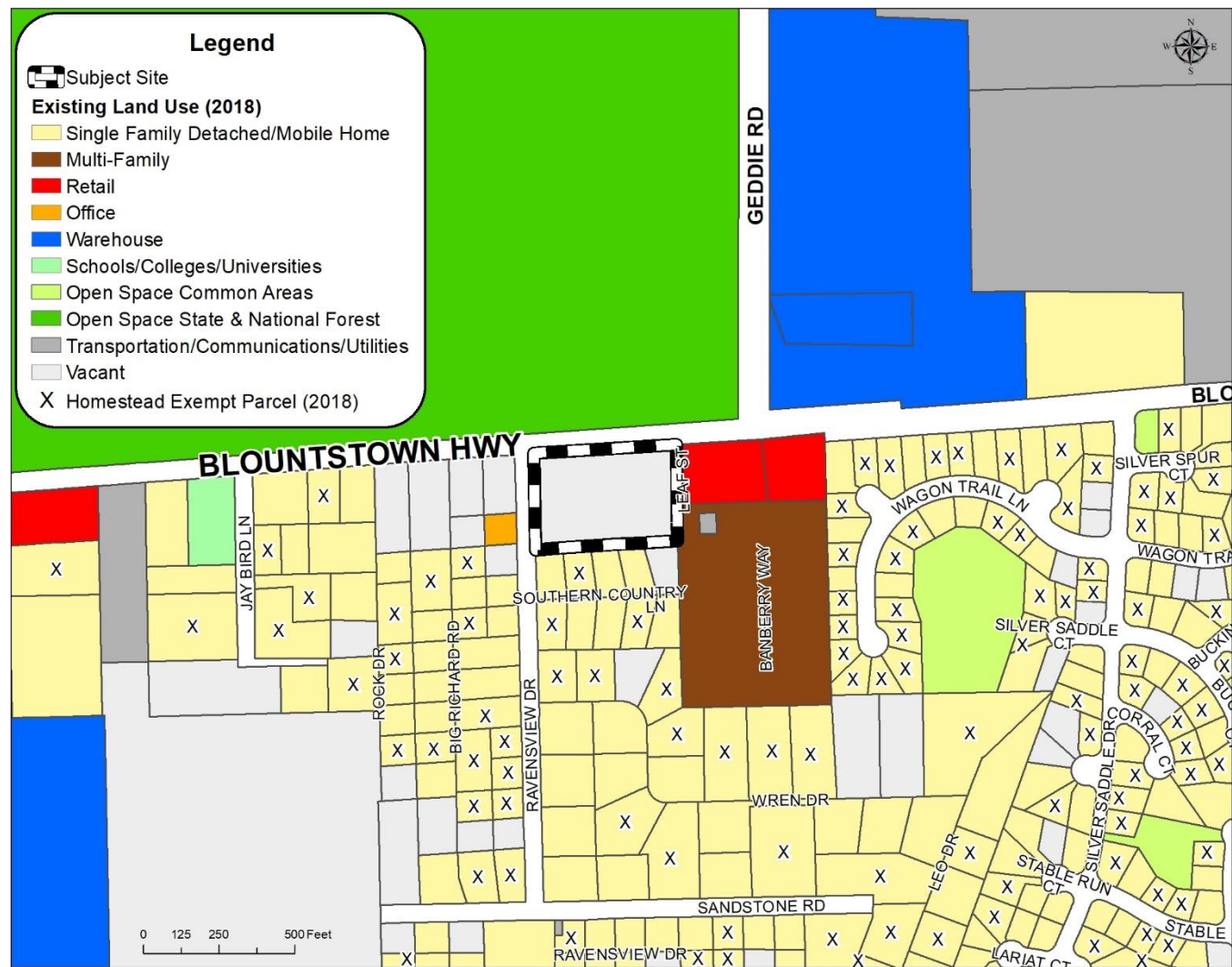
LMA 2020 01: 7601 Blountstown Highway

Page 13 of 16

Existing Land Uses

The 3.42 +/- acre-property is currently utilized for automobile towing and is developed with a mobile home used as an office. Leon County Development Support and Environmental Management (DSEM) records do not indicate the use was lawfully established.

Surrounding uses include Lake Talquin State Forest across Blountstown Highway to the north, retail and a mobile home park across Leaf Street to the east, single-family residential to the south, and single-family and vacant commercial across Ravensview Drive to the west.

Existing Land Use Map

LMA 2020 01: 7601 Blountstown Highway

Page 14 of 16

Infrastructure Analysis*Water/Sewer*

The site is currently served by a well and septic system. Talquin Water & Wastewater, Inc. is able to serve the site with potable and irrigation water. Sewer service through the City of Tallahassee is not available at this time.

Schools

The Subject Area is zoned for Sabal Palm Elementary School, Nims Middle School, and Godby High School. School concurrency impact forms were submitted to the Leon County School Board's Division of Facilities, Construction and Maintenance and approved by the School Board on November 13, 2019.

School Name	Sabal Palm Elementary	Nims Middle	Godby High
Present Capacity	257	559	575
Post Development Capacity	246	554	570

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

Roadway Network

The site is located near the intersection of Blountstown Highway (SR 20), a principal arterial, with Geddie Road (major collector). Ravensview Drive to the west is a local County Road. Leaf Street to the east is a private street.

Pedestrian and Bicycle Network

The site and surrounding area is not served by sidewalks. Bicycle lanes are located on Blountstown Highway adjacent to the site.

Transit Network

The site is not served by transit.

Environmental Analysis

No impacts to environmental features are anticipated. The site is flat and largely cleared of vegetation. No severe slopes, drainage features, flood plains, or karst features are identified on the site. It is also not designated as a springs protection area, brownfield, or special development zone. The subject site is located within the Lake Munson Drainage Basin.

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 110 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	December 6, 2019	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 21, 2019	Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	December 17, 2019	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 27, 2020	Email Subscription Notice sent to all users of service

Public Open House – December 17, 2019: Twenty-four citizens attended the open house to discuss the 2020 Cycle amendments. The applicants for this amendment were present and discussed the issues relating to lack of sanitary sewer with staff. No property owners within 1,000 feet of the site or members of the general public had questions or comment about 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 2020 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 7, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 4, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	February 25, 2020	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 14, 2020	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 26, 2020	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop – January 7, 2020: A workshop was held January 7, 2020 to discuss the proposed 2020 Cycle amendments. The LPA had no questions on this amendment.

Local Planning Agency Public Hearing – February 4, 2020: The Local Planning Agency voted to recommend approval of the proposed map amendment and rezoning. The applicant was available to answer questions. There were no other citizen speakers on this amendment or rezoning.

H. ATTACHMENTS

Attachment #1: Comprehensive Plan policies 2.2.1 and 2.2.5 of the Land Use Element

Attachment #2: Leon County Code of Ordinances sections 10-6.613 and 10-6.647



2020 Comprehensive Plan Amendment Cycle
LMA 2020 01
7601 Blountstown Highway

Attachment #1

Policy 2.2.2: [L] URBAN FRINGE

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

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

Conventional subdivision of land in the Urban Fringe may be permitted at a density of up to one unit per three acres. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation Subdivision developments are allowed and encouraged. Conservation Subdivision design in Urban Fringe may be permitted at a density of up to one unit per three gross acres with units clustered on no more than 50% of the site. Conservation Subdivisions must also permanently set aside at least 50% of the total site as open space and restrict development to the least environmentally sensitive and otherwise significant portions of the land. I. Land Use Tallahassee-Leon County 2030 Comprehensive Plan (as of 2018 Amendment Cycle, eff. 8/13/18) 31 Appropriately sized minor commercial activities and minor offices are permitted. Industrial, office and more intensive commercial land uses are prohibited due to lack of present infrastructure services or potential negative environmental impacts. Present or future agricultural, silviculture and forestry activities may be allowed.

Policy 2.2.5: [L] SUBURBAN
(EFF. 3/14/07)

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

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

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

Suburban Intensity Guidelines

(EFF. 3/14/07; REV. EFF. 7/14/14; REV. EFF. 5/31/18)

Table 4: Suburban Intensity Guidelines

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ ACRE ⁽⁴⁾	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ ACRE ⁽⁴⁾	10,000 SQ FT/ACRE ⁽⁵⁾	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ ACRE	20,000 SQ FT/ACRE	
Medium Density Residential Office	Residential, Office, Ancillary 1st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ ACRE	20,000 SQ FT/ACRE ⁽⁶⁾	
Village Center	Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.	8 to 16 UNITS/ ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less ⁽⁷⁾	

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ ACRE ⁽³⁾	Up to 20,000 SQ FT/ACRE ⁽³⁾	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ ACRE	Up to 25,000 SQ FT/ACRE ⁽⁸⁾	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ ACRE ⁽¹⁾	80,000 SQ FT/ACRE ⁽²⁾	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ ACRE	20,000 SQ FT/ ACRE	5-10%

Notes:

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

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, and retail development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change I. Land Use Tallahassee-Leon County 2030 Comprehensive Plan (as of 2018 Amendment Cycle, eff. 8/13/18) 37 of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.



2020 Comprehensive Plan Amendment Cycle
LMA 2020 01
7601 Blountstown Highway

Attachment #2

Sec. 10-6.613. - Urban Fringe Zoning District.

- (a) *Purpose and intent.* The urban fringe district is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the urban service area. The district allows for very low-density residential development of no greater than one unit on three acres of land, agricultural, and silvicultural activities. Residential development will also be allowed a gross density of one unit per three acres if developed as a conservation subdivision as described in section 10-7.204.
- (1) For sites developed under the previously available "25—75" clustering option, the remaining undeveloped portion (75 percent) may continue to be preserved as undisturbed open (green) space until such time as these sites are included in the urban service area and become eligible for development at urban densities. As an alternative, sites developed under the previously available "25—75" clustering option may seek to develop the undeveloped portion (75 percent) at the urban fringe densities described above prior to the sites inclusion in the urban service area. For either development option, review by the Board of County Commissioners shall be requested to authorize development of these undisturbed open (green) spaces.
 - (2) To conveniently serve area residents, smaller scale, low-intensity commercial development is permitted in this district. To maximize efficiency in the development of agricultural and silvicultural resources located within this zoning district and surrounding areas, agriculturally and silviculturally related industrial activities, such as milling, are permitted. Community facilities are also permitted in this district.
- (b) *Allowable uses.* For the purpose of this subdivision, the following land use types are allowable in this zoning district and are controlled by the land use development standards of this subdivision, the Comprehensive Plan and schedules of permitted uses.
- (1) Low-density residential.
 - (2) Agricultural.
 - (3) Silvicultural.
 - (4) Light industry—agriculturally and silviculturally related only.
 - (5) Passive recreation.
 - (6) Active recreation.
 - (7) Minor commercial.
 - (8) Neighborhood commercial.
 - (9) Community services.
 - (10) Light infrastructure.
 - (11) Heavy infrastructure.
- (c) *List of permitted uses.* Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Allowable uses, appropriate permit level and applicable development and locational standards in the urban fringe district are as follows:
-

Legend

Ag = Agricultural	PR = Passive Recreation
MC = Minor Commercial	AR = Active Recreation
NC = Neighborhood Commercial	CS = Community Services
LR = Low-Density Residency	PS = Postsecondary

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
Residential									
	Dwelling, one-family	P			P				
	Dwelling, two-family	P			P				
	Dwelling, mobile home	P			P				
	Mobile home park				R				
Agriculture, Forestry, and Fishing									
01	Agricultural production—crops	P							
0181	Ornamental nursery products	P							
02	Agricultural production—livestock	P							
074	Veterinary services	P	P	P					
0781	Landscape counseling and planning	R							
092	Fish hatcheries and preserves	P							
Mining									
144	Sand and gravel	S							
145	Clay, ceramic, and refractory minerals	S							
Manufacturing									
201	Meat products	R							
202	Dairy products	R							
204	Grain mill products	R							
21	Tobacco products	R							
24	Lumber and wood products	R							
Transportation and Public Utilities									
401	Railroads		P	P				S	
43	Postal service		P	P					
483	Radio and television broadcasting							R	
Retail Trade									

521	Lumber and other building materials		P	P					
523	Paint, glass, and wallpaper stores		P	P					
525	Hardware stores		P	P					
526	Retail nurseries and garden stores		P	P					
533	Variety stores		P	P					
539	Miscellaneous general merchandise stores		P	P					
541	Grocery stores		P	P					
542	Meat and fish markets		P	P					
543	Fruit and vegetable markets		P	P					
544	Candy, nut and confectionery stores		P	P					
545	Dairy products stores		P	P					
546	Retail bakeries		P	P					
553	Auto and home supply stores		P	P					
554	Gasoline service stations		P	P					
	Convenience store		P	P					
581	Eating and drinking places		R	P					
591	Drugstores and proprietary stores		P	P					
592	Liquor stores		P	P					
593	Used merchandise stores		P	P					
5941	Sporting goods and bicycle shops		P	P					
5943	Stationery stores		P	P					
5961	Catalog and mail order houses		P	P					
5983	Fuel oil dealers		S						
5984	Liquefied petroleum gas dealers		S						
5992	Florists		P	P					
5993	Tobacco stores and stands		P	P					
5994	News dealers and newsstands		P	P					
5995	Optical goods stores		P	P					
5999	Miscellaneous retail stores, nec		R	R					
Finance, Insurance, and Real Estate									
6553	Cemeteries		P					P	
Services									
702	Roominghouses and boardinghouses; dorms				R				
703	Camps and recreational vehicle parks						R		
721	Laundry, cleaning, and garment services		R	R					
7215	Coin-operated laundries and cleaning		P	P					

723	Beauty shops		P	P					
724	Barber shops		P	P					
725	Shoe repair and shoeshine parlors		P	P					
7334	Photocopying and duplicating services		P	P					
7335	Commercial photography		P	P					
7336	Commercial art and graphic design		P	P					
7353	Heavy construction equipment rental	R							
7359	Equipment rental and leasing, nec	R							
753	Automotive repair shops		R	R					
754	Automotive services, except repair		P	P					
762	Electrical repair shops		P	P					
764	Reupholstery and furniture repair		P	P					
784	Video tape rental		P	P					
791	Dance studios, schools, and halls		P	P					
7991	Physical fitness facilities		P	P					
7992	Public golf courses						S		
	Public elementary and secondary schools (that are subject to the school interlocal agreement) (excludes charter and private schools)							S	
822	Colleges and universities								S
823	Libraries—less than 7,500 square feet		P	P					
823	Libraries—7,500 square feet or more							R	
824	Vocational schools								S
835	Day care services		R	P					
836	Residential care		R	P					
841	Museums and art galleries						S		
842	Botanical and zoological gardens						S		
864	Civic and social associations							P	
866	Religious organizations							P	
6553	Cemeteries		P						
Public Administration									
922	Public order and safety							P	
9221	Police protection							P	
9223	Correctional institutions							S	
9224	Fire protection							P	
Recreation									
	Hiking and nature trails						P		
	Picnicking						P		

	Canoe trails					P			
	Bicycle trails					P			
	Horseback riding trails					P			
	Tot lots						P		
	Court sports						P		
	Field sports						P		
	Boat landings						P		
	Archaeological historical sites					S			

P = Permitted use R = Restricted use S = Special exception

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

Commercial Land Use Type	Urban Fringe
Minor*	
Total location	20,000
Single site or quadrant	10,000
Single structure	5,000
Neighborhood**	
Total location	100,000
Single site or quadrant	100,000
Single structure	50,000

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

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

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

	Low Density Residential		Commercial		Agricultural-Related Industrial	Community Services; Active Recreation; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9. Subdivision	
	Noncluster	Cluster	Noncluster	Cluster				
Minimum Setbacks (feet)								
Front yard								
	Building	30	30*	30	25*	50	30	25
	Parking	—	—	40	40*	50	40	—
Corner yard								
	Building	30	30*	30	25*	50	30	25
	Parking	—	—	40	40*	50	40	—

Side yard							
Building	20	20*	40	20*	50	40	15
Parking	—	—	40	20*	50	40	—
Rear yard							
Building	50	50*	50	30*	50	50	50
Parking	—	—	40	10*	50	50	50
Adjoining Lower Intensity Zoning District							
Building	—	—	—	—	100	—	—
Parking	—	—	—	—	100	—	—
Maximum percent impervious surface area	30	25**	30	25**	30	—	30
Heights (feet)							
Maximum at building envelope perimeter	35	35	35	35	35	35	35
Maximum additional height/additional zoning setback	1'1'	1'1'	1'1'	1'1'	1'1'	1'1'	1'1'
Total maximum height	—	35	45	45	45***	45	—
Minimum lot frontage	15	15	40	40	100	—	15
Minimum lot area	3.0	0.5	3.0	0.5	10.0	—	0.5

*This number applies to the perimeter setback only.

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

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

- _____
- (f) *Development standards.* All proposed development shall meet the commercial site location standards (section 10-6.619); buffer zone standards (section 10-7.522); and the parking and loading requirements (subdivision 3, division 5, article VII of this chapter).
- (g) *Restricted uses and special exception uses.* If uses are restricted or are special exception uses according to the schedule of permitted uses, they will not be allowed unless they follow the general development guidelines for restricted uses or for special exceptions as provided in this subdivision. Specific restricted uses are addressed below.
- (1) *Eating and drinking establishments (SIC 581).* No drive-in or drive-thru facilities are permitted within this district.
 - (2) *Laundry, cleaning and garment services (SIC 721).* Does not include dry cleaning plant operations; pick-up stations only.
 - (3) *Funeral services and crematoriums (SIC 726).* This use requires 100 percent opacity buffer surrounding perimeter with exception of access point.
 - (4) *Camps and recreational vehicle parks (SIC 703).* A site plan shall be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following
 - a. Sanitary facilities shall be provided.

- b. Not more than ten campsites per acre shall be provided.
 - c. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.
- (5) *Heavy construction equipment rental and equipment rental and leasing (SIC 7353 and 7359).* A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
- a. Such equipment rental and leasing must be associated with timbering and/or agribusiness.
 - b. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.
- (6) *Mining activities.*
- a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes SIC items 144 and 145.
 - b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 - 1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be setback 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, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the County Administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters, "Danger," "Keep Out," "No Trespassing," or similar language to indicate that there may be hazardous conditions on the premises.

(Code 1992, § 10-6.613; Ord. No. 07-20, § 2, 7-10-2007; Ord. No. 08-17, § 3, 7-22-2008; Ord. No. 09-02, § 2, 1-15-2009; Ord. No. 09-12, § 4, 3-19-2009; Ord. No. 12-01, § 1, 1-24-2012; [Ord. No. 16-07](#), § 2, 5-10-2016)

Sec. 10-6.647. - C-2 General Commercial District.

1. District Intent	Permitted Uses	
	2. Principal Uses	3. Accessory Uses
<p>The C-2 district is intended to be located in areas designated Bradfordville Mixed Use, Suburban or Woodville Rural Community on the future land use map of the Comprehensive Plan shall apply to areas with direct access to major collector or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes.</p> <p>The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity.</p> <p>The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density.</p> <p>The residential uses are required to be located on the second floor or above of a building containing commercial or office uses on the first floor.</p> <p>Mixed use projects in the C-2 district are encouraged, but are not required.</p> <p>In order to maintain compact and nonlinear characteristics, C-2 districts shall not be located closer than one-quarter mile to other C-2 or C-1 districts or to parcels of land containing commercial developments including more than 20,000 gross square feet of floor area and shall not exceed 30 acres in size.</p>	<p>(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Bait and tackle shops. (4) Banks and other financial institutions. (5) Camera and photographic stores. (6) Cocktail lounges and bars. (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, elementary, middle and high schools. Other community facilities may be allowed in accordance with section 10-6.806. (8) Day care centers. (9) Gift, novelty and souvenir shops. (10) Indoor amusements (bowling, billiards, skating, etc.). (11) Indoor theaters (including amphitheaters). (12) Laundromats, laundry and dry cleaning pick-up. (13) Mailing services. (14) Medical and dental offices, services, laboratories and clinics. (15) Motor vehicle fuel sales. (16) Nonmedical offices and services, including business and government offices and services. (17) Nonstore retailers. (18) Passive and active recreational facilities. (19) Personal services (barber shops, fitness clubs, etc.). (20) Photocopying and duplicating services. (21) Rental and sales of DVDs, video tapes and games.</p>	<p>(24) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor. (25) Restaurants, with or without drive-in facilities. (26) Retail bakeries. (27) Retail computer, video, record and other electronics. (28) Retail department, apparel and accessory stores. (29) Retail drug stores. (30) Retail florists. (31) Retail food and grocery. (32) Retail furniture, home appliances, accessories. (33) Retail home/garden supply, hardware and nurseries. (34) Retail jewelry store. (35) Retail needlework shops and instruction. (36) Retail newsstand, books, greeting cards. (37) Retail office supplies. (38) Retail optical and medical supplies. (39) Retail package liquors. (40) Retail pet stores. (41) Retail picture framing. (42) Retail sporting goods, toys. (43) Retail trophy store. (44) Shoes, luggage and leather goods.</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 an 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.</p>

	<p>(22) Rental of tools, small equipment or party supplies.</p> <p>(23) Repair services, nonautomotive.</p>	<p>(45) Social, fraternal and recreational clubs and lodges, including assembly halls.</p> <p>(46) Studios for photography, music, art, dance and voice.</p> <p>(47) Tailoring.</p> <p>(48) Veterinary services, including veterinary hospitals.</p> <p>(49) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>	
For additional development standards, see below			

Development Standards									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	None	None	None	25 feet	15 feet on each side	25 feet	10 feet	<p>Except for properties within the Woodville Rural Community, 12,500 square feet of non-residential gross building floor area per acre and commercial and/or office uses not to exceed 200,000 square feet of gross building floor area for each district containing 20 acres or less. 12,500 square feet of non-residential gross building floor area per acre and commercial and/or office uses not to exceed maximum of 250,000 square feet of non-residential gross building area per district for districts containing more than 20 acres to 30 acres. Individual buildings may not exceed 50,000 gross square feet.</p> <p>Within the Woodville Rural Community, 12,500 square feet of non-residential gross building area</p>	3 stories

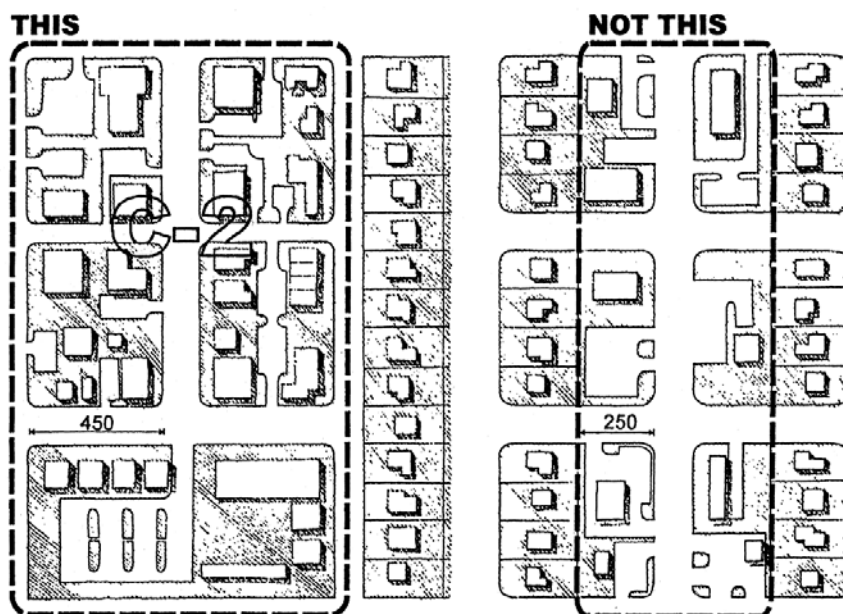
								per acre and commercial uses not to exceed 50,000 square feet of gross building floor area per parcel.	
7. Street Vehicular Access Restrictions: Properties in the C-2 zoning district shall be located on a major collector or arterial street, but may have additional vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RHA, R-1, R-2, R-3, R-4, R-5, MH and RP.									

General notes:

- (1) If central sanitary sewer is not available, residential development is limited to a minimum of 0.50-acre lots and Inside the urban service area non-residential development is limited to a maximum of 2,500 square feet of building area. Inside the urban service area, community service facilities are limited to a maximum of 5,000 square feet of building area of 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.).

C-2 - Neighborhood Commercial District -

The Neighborhood Commercial district limits arterial street frontage to 100 feet per acre. This provision is intended to promote "nodes" of commercial development rather than "strip" commercial development along arterial streets.



C-2 - Neighborhood Commercial District - THIS and NOT THIS illustrations

(Code 1992, § 10-6.647; Ord. No. 07-20, § 2, 7-10-2007; Ord. No. 09-13, § 4, 3-19-2009; Ord. No. 09-33, § 3, 10-13-2009; [Ord. No. 16-07](#), § 10, 5-10-2016)

Citizens Comments

LMA 2020 01

Blountstown Highways

Received as of February 10, 2020

White, Artie

From: rasarah.johnson@talquinelectric.com
Sent: Thursday, December 19, 2019 7:47 AM
To: CMP_PLN_AMND
Cc: Calhoun, Sherri
Subject: 2020 Comp Plan Public Comment Submission

- **Amendment:** LMA202001 Map
- **Name:** RaSarah Johnson -Talquin Electric
- **Address:** 1640 West Jefferson Street
- **City:** Quincy
- **State:** FL
- **Zip:** 32351
- **Email Address:** rasarah.johnson@talquinelectric.com
- **Comments:** Talquin has existing aerial (OH) electric facilities that traverses along the easterly side of the property along Leaf Street and an existing aerial (OH) electric line that parallels the southerly boundary of the property beginning near the SE property corner.



2020 Comprehensive Plan Amendment Cycle
LMA 2020 02
Highway 20 Light Industrial



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
James H. Bailey	North side of Highway 20 (Blountstown Highway) east of Aenon Church Road	Approve
Applicant:		
James H. Bailey		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Stephen M. Hodges	Future Land Use: UR-2 Urban Residential - 2 Zoning: R-5 Manufactured Home and Single-Family Detached District	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
Stephen.Hodges@talgov.com (850) 891-6408	Future Land Use: Industry and Mining Zoning: M-1 Light Industrial	
Date: November 11, 2019	Updated: February 10, 2020	

A. REASON FOR REQUESTED CHANGE

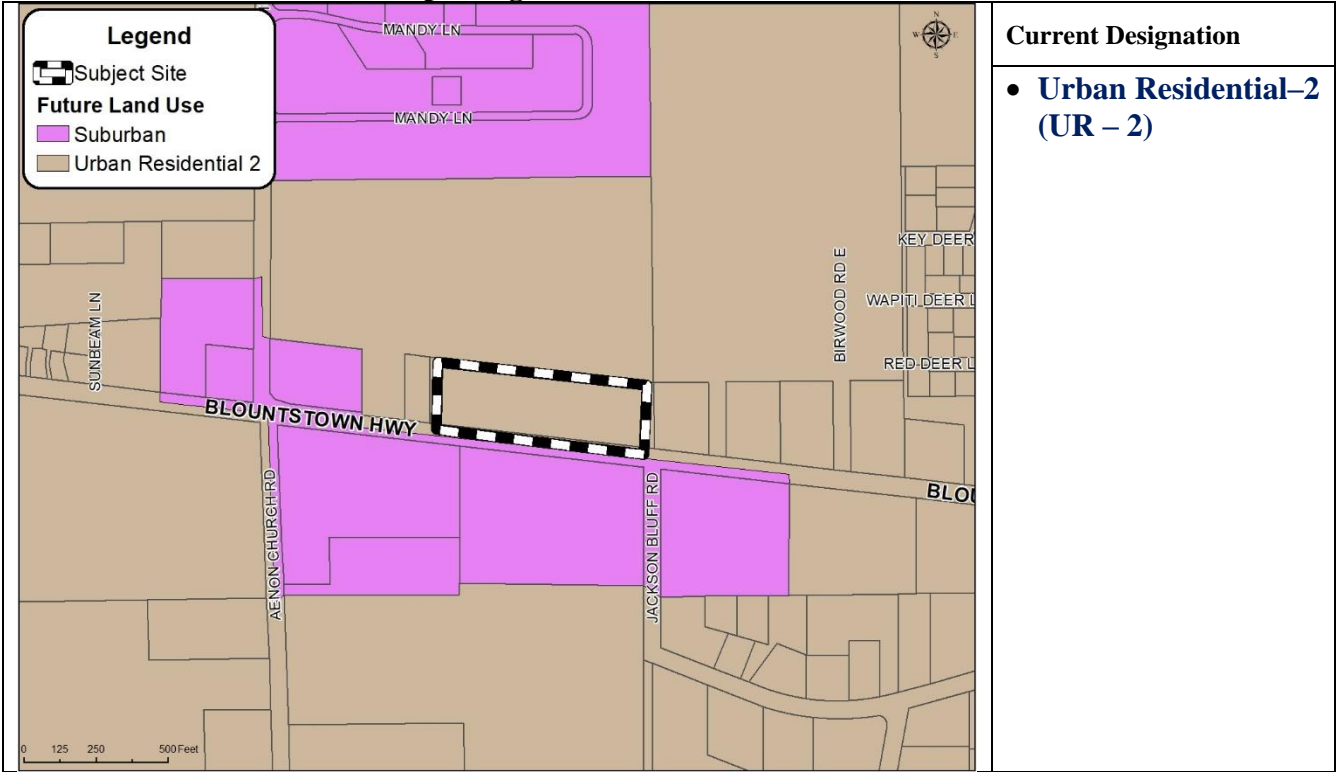
The applicant, James H. Bailey, filed an application to change the subject site's current Future Land Use Map (FLUM) and zoning designations to a non-residential business use that is considered by the applicant to be more compatible with the surrounding land uses.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

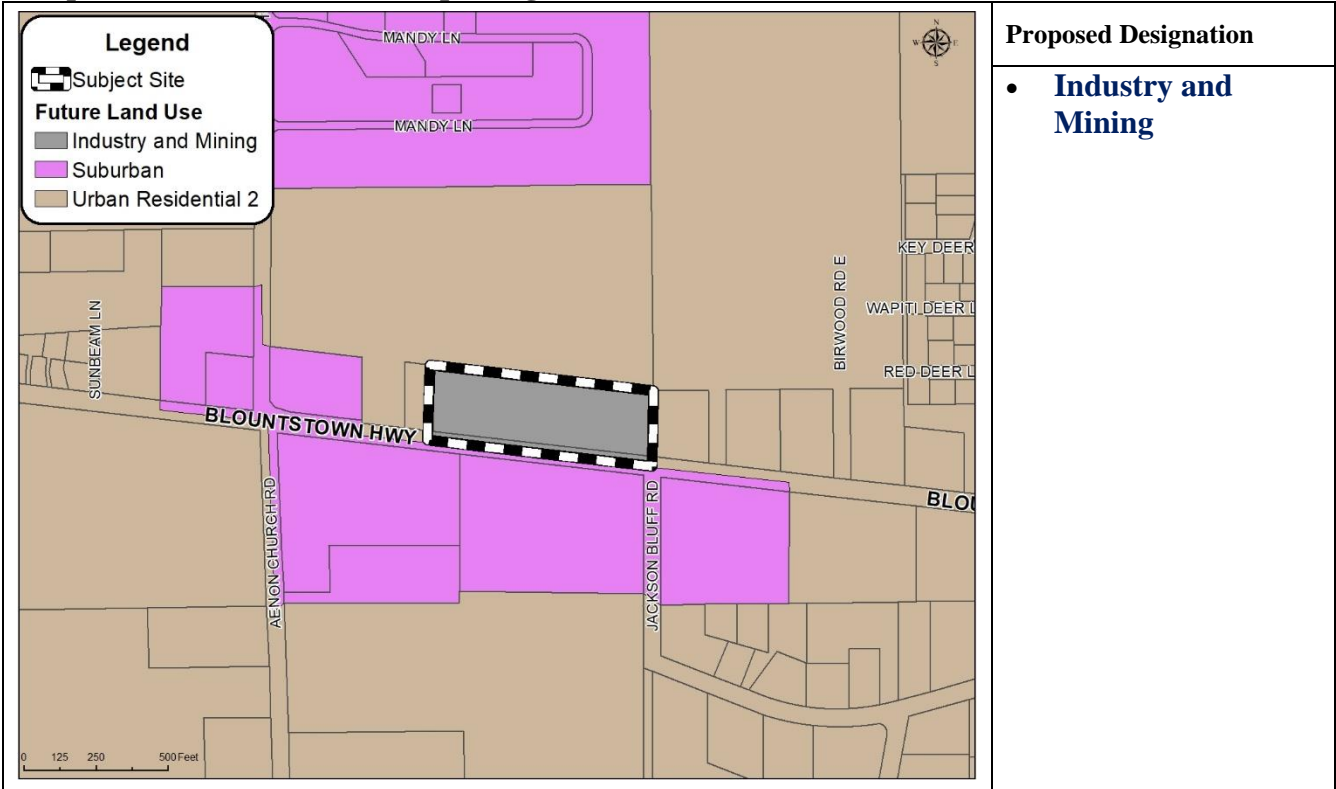
The subject site is currently designated Urban Residential-2 on the FLUM. The proposed amendment would change the FLUM designation of the area to Industry and Mining.

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

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

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

G. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The area on the south side of Highway 20 has a FLUM designation of Suburban and a zoning designation of Light Industrial.
2. The existing uses on the south side of Highway 20 across from the subject site include a large towing and automobile storage and recovery lot and an electric substation belonging to Duke Energy. A mobile home park is located north and northwest of the subject site. However, it is buffered by a large forested wetland area.
3. Policy 2.2.24 [L] states 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.” There are no public or other alternative modes of transportation on Highway 20.
4. The proposed amendment has no adverse impact on existing or planned infrastructure.

H. STAFF ANALYSIS

History and Background

This area along Highway 20 was mostly rural in nature with a mix of forested lands, small farms, and scattered, low-density single family residential areas, but has developed over time into a mixture of residential, light and heavy industrial, commodity extraction (i.e., sand mining), and low- to medium-density residential land uses, including several mobile home parks.

The subject site is 4.1 acres in size and is currently vacant. An older mobile home park is located directly immediately north of the subject site with a small vacant parcel to the immediate west. A large towing and automobile storage lot and an electric substation belonging to Duke Energy are located directly across Highway 20 from the subject parcel. An active sand mine that is also being used for storage of mineral resources and concrete recycling is located south of the substation and the towing and storage operation.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Urban Residential 2 (Policy 2.2.24: [L]) and Industry and Mining Land Use (Policy 2.2.28: [L]) are included as Attachment #1.

Urban Residential-2 (*Current*)

The subject site is within the Urban Services Area (USA). The intent of the Urban Residential-2 (UR-2) land use category, which is to be applied only within the USA, is to encourage a range of density (up to a maximum of 20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure.

This part of the urban area of Tallahassee has a wide mix of land use designations, including a number of isolated areas that are designated UR-2. This designation was applied to many of these areas during the 2006-02 Cycle, whereby the old Mixed Use FLUM designation was replaced by several other FLUM designations, including UR-2. Development along this corridor is somewhat slow and episodic, particularly following the recession in 2007-2008.

Policy 2.2.24 [L] states 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.” However, there are no public or other alternative modes of transportation on Highway 20, and limited demand for the higher density residential developments found elsewhere in the urban area.

Industry and Mining Land Use (*Proposed*)

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

The subject site is located within a mile west of Capital Circle SW, which is designated as FDOT SIS facility from Interstate 10 south to the Tallahassee International Airport. It is also located 3.3 miles north and west of the Airport.

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 Service Area (USA) as designated on the future land use map. The subject site is within the USA.
- Policy 1.1.5: [L] requires Future Land Use Map densities and intensities to reflect the availability of capital infrastructure. Capital infrastructure, which supports higher land use densities and intensities, consists of sewer and water, roads, mass transit, solid waste, drainage, and parks. The proposed Mining and Industry land use designation has no adverse impact on existing or planned infrastructure. The subject site does not have sewer service available to implement the uses allowed by the current land use designation, nor access to mass transit. The proposed land use amendment is consistent with this policy.
- Policy 1.1.7: [L] requires higher density and mixed-use development and its ancillary activities be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure. The subject site does not have sewer service available to implement the uses allowed by the current land use designation, nor access to mass transit. The proposed amendment is consistent with this policy.
- Policy 2.2.8 [L] establishes the Industry and Mining Land Use category. This policy states that "Industry and mining uses intended for the distribution of manufactured goods should be encouraged in areas with access to the Tallahassee International Airport or the Florida Department of Transportation's (FDOT) Strategic Intermodal System (SIS) facilities. Because of the need for infrastructure and public services, the Industry and Mining Land Use shall only apply to areas located within the Urban Services Area." Given its proximity to Capital Circle SW and the Tallahassee International Airport, the proposed amendment is consistent with this policy.

The area immediately south of the subject site along Highway 20 has a land use designation of Suburban and a zoning designation of Light Industrial. The existing use of this area is consistent with its land use and zoning designations. Prior to 2018, Light Industrial zoning was intended for the Suburban Land Use Category, but now Light Industrial is intended for the Industry and Mining category as defined in Policy 2.2.28 [L]. The proposed designation of the subject site would also be consistent with the area on the south side of Highway 20. In order to protect any adjacent land uses

that are not industrial or mining uses, one of the Special Conditions in Policy 2.2.28 states “Site plans must demonstrate the protection of adjacent non-industry and mining properties through development standards outlined in the land development codes.”

Zoning

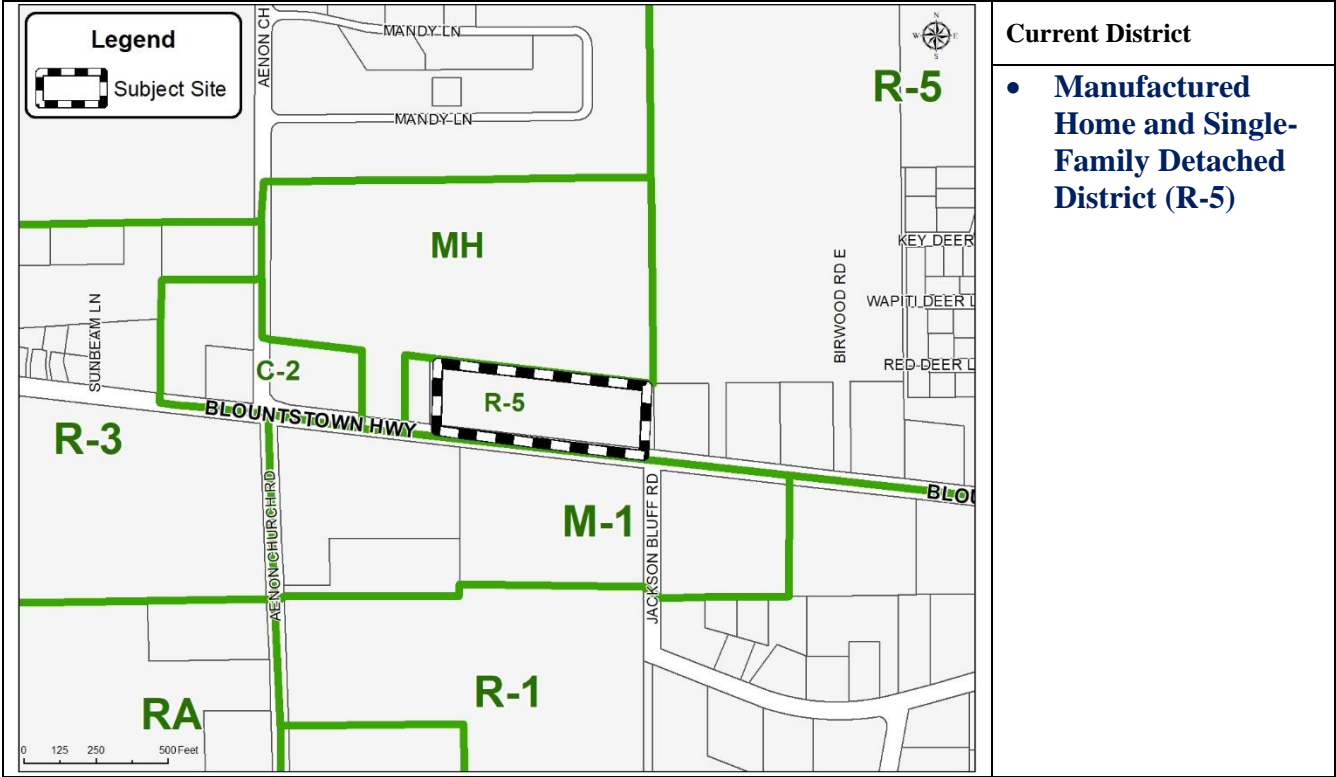
The Land Development Code sections for R-5 Manufactured Home and Single-Family Detached District (Section 10-6.639) and M-1 Light Industrial District (Section 10-6.652) is included as Attachment #2.

The current zoning for the subject site 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 single-family detached housing and manufactured homes on individual, standard sized lots. The maximum gross density allowed for new residential development in the R-5 district is 8 dwelling units per acre. This is fewer than allowed by the current land use designation, and inconsistent with the current FLUM designation because mobile or manufactured homes are not allowed under Policy 2.2.24 [L].

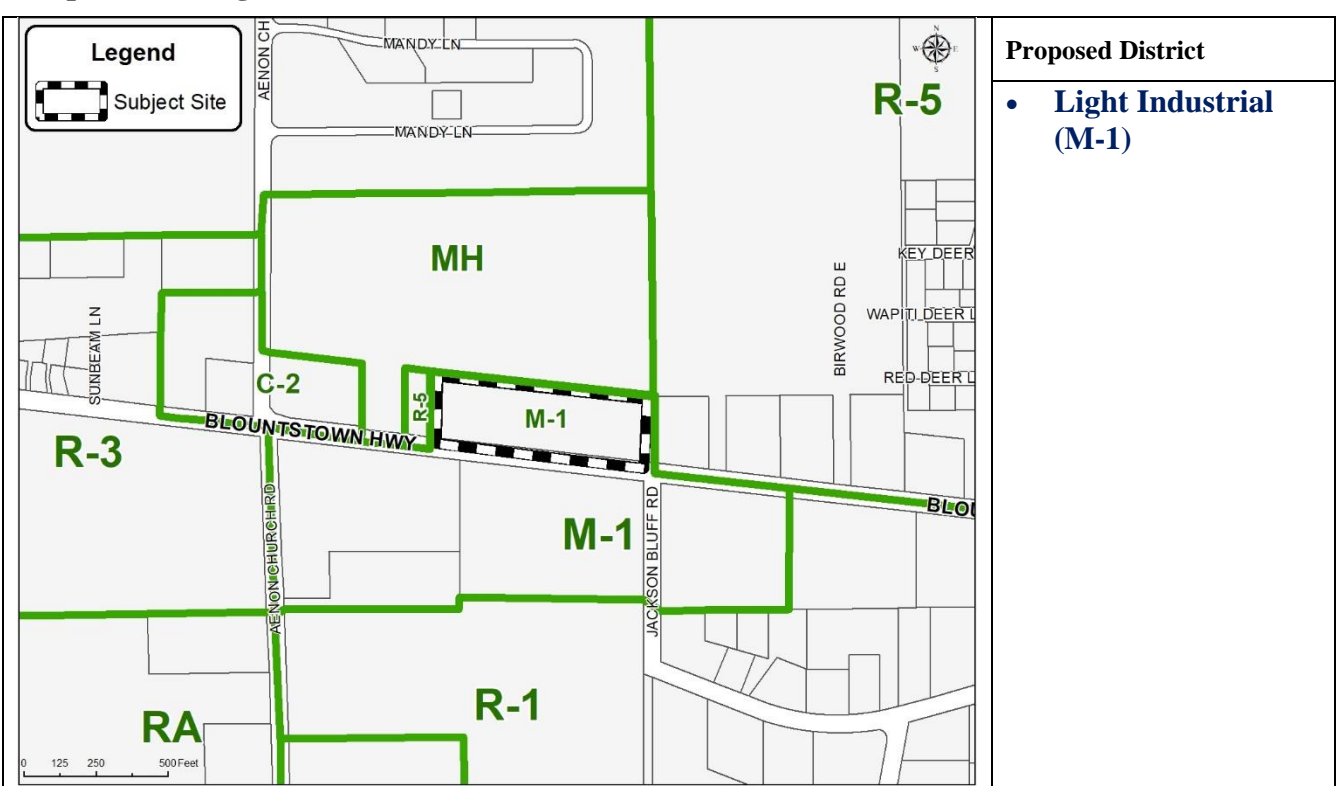
Although the subject site is currently vacant, there are no areas adjacent to the site that exhibit these land use patterns. The mobile home park on the north side of the subject site is located on a single large parcel instead of “individual, standard sized lots.” There is a subdivision of single family homes approximately 0.17 miles east of the subject site that meets the intention of R-5.

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

Current Zoning



Proposed Zoning

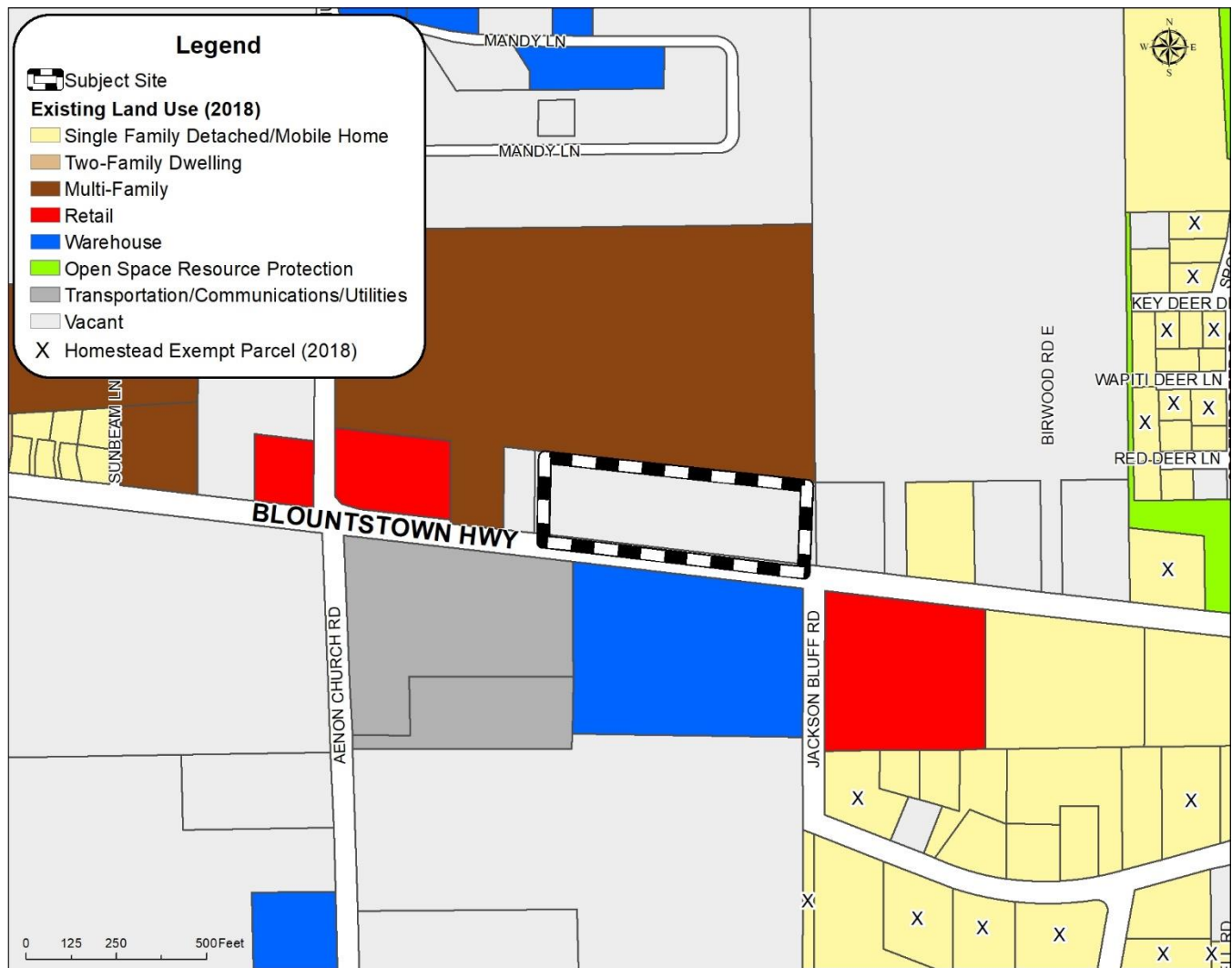


Existing Land Uses

The existing land uses around the subject site are mixed. Vacant parcels are located immediately east, northeast, and west of the subject site, and the parcel that has the mobile home park located on it is designated as multi-family due to the number of individual homes located there. There are two retail parcels located at the intersection of Highway 20 and Aenon Church Road west of the subject site, and another on the south side of Highway 20 immediately southeast of the subject site. The latter is a car wash that appears to be out of business. Two adjacent parcels on the south side of Highway 20 are used for a Duke Energy electric substation, and a towing and automobile storage area is located immediately east of this substation. The remaining area beyond these uses is mostly vacant with some areas of low-density residential (single family detached/mobile home).

The parcel across Highway 20 directly south of the subject site has a large number of presumably inoperable automobiles stored onsite. According to aerial photographs maintained by the Tallahassee – Leon County Geographic Information Systems, this site was being actively mined for sand in 1966 and 1970 and was being used for automobile storage in 1983 until present.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

According to staff at the Talquin Electric Cooperative and the City of Tallahassee's department of Underground Utilities and Public Infrastructure, City water service is available to the subject site, but not sewer service.

Schools

The Subject Area is zoned for Ft. Braden Elementary/Middle School and Godby High School. Because the Industry and Mining Land Use FLUM category does not allow residential uses, there are no school concurrency issues or other related impacts from this proposed land use change.

Roadway Network

The subject site is bounded by Highway 20, a principal arterial. Although there are no plans to improve this roadway at present, there is a project in the Capital Regional Transportation Planning Agency's Connections 2040 Regional Mobility Plan to widen Highway 20 from two to four lanes from Silver Lake Road 3.7 miles east to Capital Circle NW. The Connections 2040 RMP is the long-range transportation plan for the region that addresses road, bike, pedestrian, transit, airport, freight and other transportation opportunities in the four-county area (Gadsden, Jefferson, Leon, Wakulla counties). This proposed project ranked 33 out of 109 roads evaluated for expansion or other improvements; however, this project was not included in the Cost Feasible Plan because of funding limitations.

There are no known concurrency issues, and the subject site is outside of the Multimodal Transportation District.

Pedestrian and Bicycle Network

Highway 20 in Leon County has bike lanes. A sidewalk exists on the north side of the road approximately 0.4 miles east of the subject site. This sidewalk connects to the sidewalk and trail system along Capital Circle SW.

Transit Network

At present, there is no public transportation access to the subject parcel.

Environmental Analysis

At this time, there are no anticipated impacts to sensitive environmental features. A portion of the subject site along its northern border is located within the 100-year floodplain. This is part of a larger bottomland hammock area dominated by Cypress and other water-tolerant hardwood trees that is periodically wet. No development will be allowed within this area. The remainder of the site is forested with a mix of second-growth pines and mixed hardwoods.

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 42 property owners within 1,000 feet of the subject site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	December 6, 2019	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning		Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	December 17, 2019	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 27, 2020	Email Subscription Notice sent to all users of service

Public Open House –December 17, 2019: 24 citizens attended the open house to discuss the 2020 Cycle amendments. None of the attendees had questions regarding this proposed amendment.

G. STAFF REPORT UPDATE

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

Cycle 2020 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 7, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 4, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	February 25, 2020	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 14, 2020	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 26, 2020	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop – January 7, 2020: A workshop was held on January 7, 2020 to discuss the proposed 2020 Cycle amendments. The LPA had no questions on this amendment.

Local Planning Agency Public Hearing – February 4, 2020: The Local Planning Agency voted to recommend approval of the proposed map amendment and rezoning. There were no citizen speakers on this amendment or rezoning.

H. ATTACHMENTS

- Attachment #1: Comprehensive Plan policies for Urban Residential 2 (Policy 2.2.24: [L]) and Industry and Mining Land Use (Policy 2.2.28: [L])
- Attachment #2: Land Development Code sections for R-5 Manufactured Home and Single-Family Detached District (Section 10-6.639) and M-1 Light Industrial District (Section 10-6.652)



2020 Comprehensive Plan Amendment Cycle
LMA2020-02
Highway 20

Attachment #1

Policy 2.2.24: [L]

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

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

Policy 2.2.28: [L] INDUSTRY AND MINING LAND USE (EFF. 5/31/18)

INTENT

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

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

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

ALLOWABLE LAND USES, DENSITIES, AND INTENSITIES

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

1. Light Industrial – Light Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. Ancillary residential uses (intended for caretaking, maintenance, the temporary lodging of employees, or security) may not exceed two units per acre.
2. Mining – Mining uses shall be permitted subject to applicable landscaping and natural area requirements and the dimensional standards included in land development regulations. A land reclamation plan shall be submitted demonstrating that upon termination of the activity, the land shall be returned to a condition that will allow an effective reuse compatible with surrounding properties. All mining uses are subject to fencing requirements as identified in the land development regulations. Mining uses may be subject to an Environmental Resource Permit (ERP) pursuant to Chapter 373, F.S., and Rule 62-330, Florida Administrative Code (F.A.C.) and mandatory reclamation requirements pursuant to Chapter 378, F.S., and Rule 62C-39, F.A.C.
3. Heavy Industrial – Heavy Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. All applicable development must comply with Title 14 Code of Federal Regulations Part 77.9 Construction or alteration requiring notice. Those industries that have the potential to result in any other pollution of the air or ground shall adhere to existing local, state and federal operational or industry standards, and avoid or mitigate these potential impacts. These areas shall have stringent locational criteria and require extensive buffering and/or relative distance from other land uses. These uses may require employment of techniques to prevent substantial impacts off-site or require mitigation and/or minimization techniques for impacts. Ancillary commercial uses designed to serve adjacent workers may be permitted.

SPECIAL CONDITIONS

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

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

Section 10-6.639. R-5 Manufactured Home and Single-Family Detached District.

1. District Intent				PERMITTED USES						
				2. Principal Uses				3. Accessory Uses		
The R-5 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 single-family detached housing and manufactured homes on individual, standard sized lots. The maximum gross density allowed for new residential development in the R-5 district is 8 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, 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) Manufactured homes. (4) Passive and active recreational facilities. (5) 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										
		4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category		a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached and Mobile Homes 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
Any Permitted Principal Non-Residential Use		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	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 services 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 10-6.652. M-1 Light Industrial District.

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Accessory Uses
The M-1 district is intended to be located in areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted. The district is not intended to accommodate heavy industrial operations or to accommodate commercial or residential development which would restrict the principal light industrial operations.	(1) Armored truck services. (2) Assembly of apparel and accessories. (3) Automotive service and repair, including car wash. (4) Bottling plants. (5) Broadcasting studios. (6) Building contractors and related services. (7) Cemeteries. (8) Communications and utilities. (9) Community services, including vocational schools and police/fire stations. Libraries, elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-6.806 of these regulations. (10) Crematoriums. (11) Distribution facilities. (12) Dry cleaning plants. (13) Food processing, excluding slaughter. (14) Golf courses. (15) Gun firing ranges (indoor). (16) Heavy infrastructure (maintenance yards, motor pools, airports, land fills, sewage treatment plants, etc.).	(17) Laboratories; research and development activities. (18) Lawn and tree removal services. (19) Manufacturing (consistent with the definition of light industrial). (20) Non-medical offices and services, including business and government offices and services. (21) Off-street parking facilities. (22) Passive and active recreational activities. (23) Pest control services. (24) Printing and publishing. (25) Repair services, non-automotive. (26) Towing, wrecking, and recovery services. (27) Transportation and freight handling activities. (28) Warehouses, mini-warehouses, or self-storage facilities. (29) Welding and machine shops. (30) Wholesale activities. (31) Wholesale building supplies. (32) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.	(1) A lawfully established use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the gross floor area of the principal use or structure, as determined by the County Administrator or designee. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use. (a) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee. (b) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use). (c) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below. (d) The following uses are permitted accessory uses in this district: 1. Eating and drinking establishments such as cafeterias or snack bars, (located within the interior of any permitted use.) 2. Temporary employment 3. Security Guard Service 4. Day Care Centers-- licensed day care services as described in and regulated by section 10-6.811. 5. Recreational amenities—provided as an accessory to a permitted uses established within the district for use by employees management, and their guests. 6. Retail sales—provided the sales are directly related to the principal light industrial use(s), e.g. gun sales at an indoor shooting range. Retail sales must be limited to no more than 33% of the gross floor area.

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

- 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 Concurrence Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)**

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

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Accessory Uses
The M-1 district is intended to be located in areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted. The district is not intended to accommodate heavy industrial operations or to accommodate commercial or residential development which would restrict the principal light industrial operations.	(1) Armored truck services. (2) Assembly of apparel and accessories. (3) Automotive service and repair, including car wash. (4) Bottling plants. (5) Broadcasting studios. (6) Building contractors and related services. (7) Cemeteries. (8) Communications and utilities. (9) Community services, including vocational schools and police/fire stations. Libraries, elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-6.806 of these regulations. (10) Crematoriums. (11) Distribution facilities. (12) Dry cleaning plants. (13) Food processing, excluding slaughter. (14) Golf courses. (15) Gun firing ranges (indoor). (16) Heavy infrastructure (maintenance yards, motor pools, airports, land fills, sewage treatment plants, etc.).	(17) Laboratories; research and development activities. (18) Lawn and tree removal services. (19) Manufacturing (consistent with the definition of light industrial). (20) Non-medical offices and services, including business and government offices and services. (21) Off-street parking facilities. (22) Passive and active recreational activities. (23) Pest control services. (24) Printing and publishing. (25) Repair services, non-automotive. (26) Towing, wrecking, and recovery services. (27) Transportation and freight handling activities. (28) Warehouses, mini-warehouses, or self-storage facilities. (29) Welding and machine shops. (30) Wholesale activities. (31) Wholesale building supplies. (32) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.	(1) A lawfully established use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the gross floor area of the principal use or structure, as determined by the County Administrator or designee. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use. (a) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee. (b) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use). (c) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below. (d) The following uses are permitted accessory uses in this district: 1. Eating and drinking establishments such as cafeterias or snack bars, (located within the interior of any permitted use.) 2. Temporary employment 3. Security Guard Service 4. Day Care Centers-- licensed day care services as described in and regulated by section 10-6.811. 5. Recreational amenities—provided as an accessory to a permitted uses established within the district for use by employees management, and their guests. 6. Retail sales—provided the sales are directly related to the principal light industrial use(s), e.g. gun sales at an indoor shooting range. Retail sales must be limited to no more than 33% of the gross floor area.

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

- 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 Concurrence Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)**

Citizens Comments

LMA 2020 02

Highway 20

Received as of February 10, 2020

**No citizen comments have been
received for this proposed amendment**



2020 Comprehensive Plan Amendment Cycle
LMA 2020 03
Oak Valley Shopping Center Redevelopment



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Publix Super Markets Inc., C/O Windcrest Development Group	Southwest corner of N. Monroe St. and Capital Circle NW	Approve
Applicant:		
Mario Riveccio		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Mindy Mohrman	<u>Future Land Use:</u> Lake Protection (LP) <u>Zoning:</u> Lake Protection (LP)	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
Melinda.Mohrman@talgov.com 850-891-6415	<u>Future Land Use:</u> Suburban <u>Zoning:</u> Commercial Parkway (CP)	
Date: 10/17/2019	Updated: 2/10/2020	

LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 2 of 24

A. REASON FOR REQUESTED CHANGE

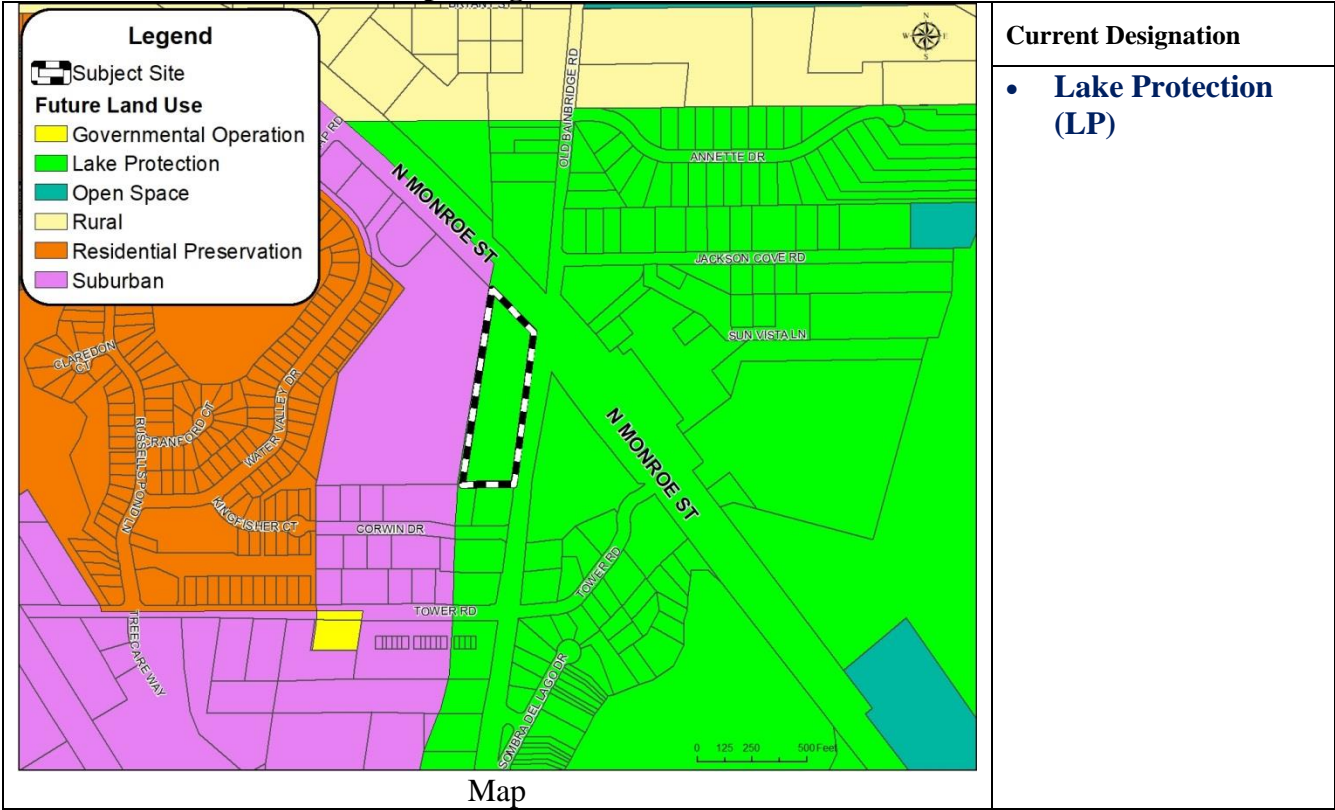
The applicant requested this proposed land use amendment to align the Lake Protection boundary to match the Lake Jackson Basin boundary. This will allow for re-development of the existing Publix Supermarket to provide a larger Publix store and a smaller amount of other retail spaces.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

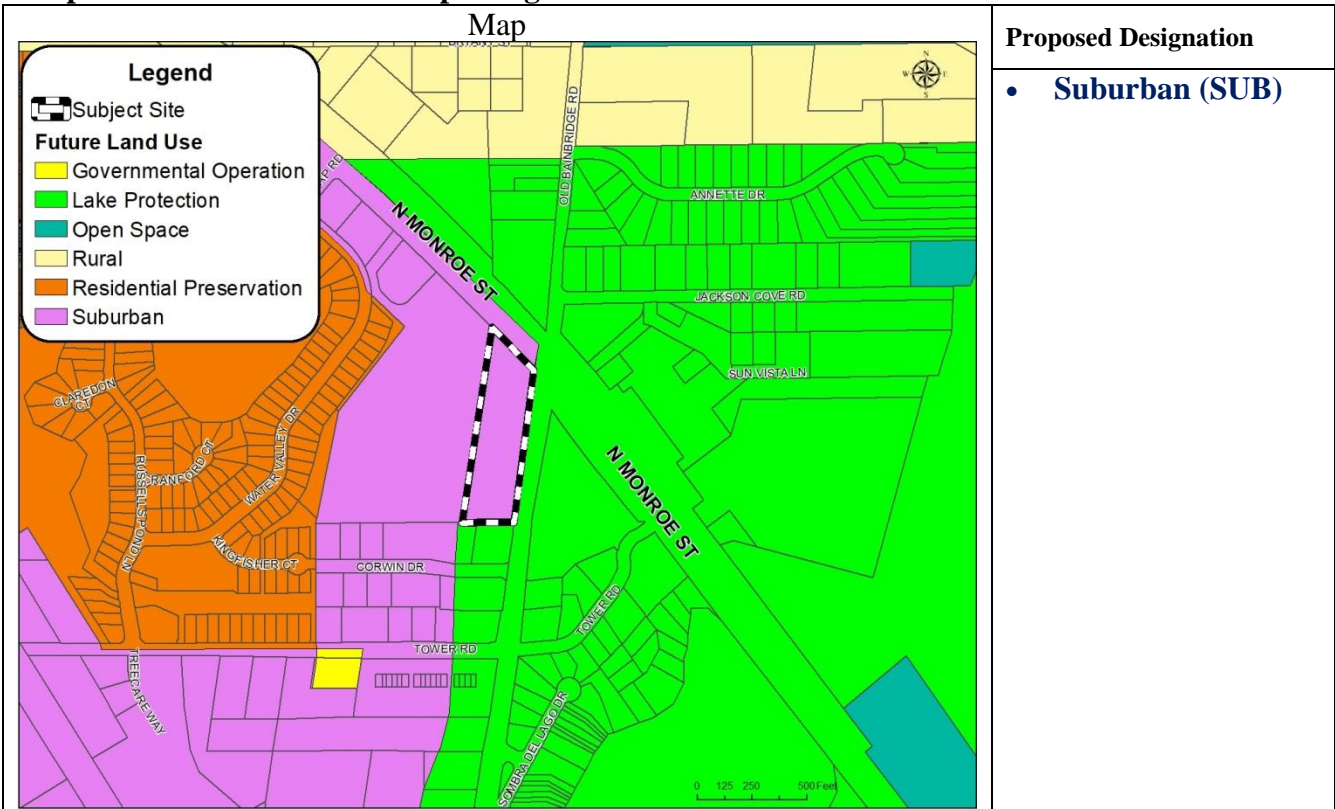
The Subject Site applies to a 4.49 acre portion of an 18.21 acre parcel. The remaining 13.72 acres of the parcel are currently designated Suburban (SUB) on the FLUM and are zoned Commercial Parkway (CP). The proposed amendment would change the FLUM designation of the subject area to Suburban.

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

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 4 of 24

C. STAFF RECOMMENDATION

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

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

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

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

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

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. Policy 2.2.18:[L] states that the Lake Protection category is the basis for regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin. The subject site is located outside of the Lake Jackson Basin boundary. The proposed amendment would align the Lake Protection boundary with the Lake Jackson drainage basin boundary line.
2. Sec. 10.4.323 of the Leon County Land Development Code states that the Lake Protection area is intended to be based on the Lake Jackson basin boundary, adjusted to primarily include undeveloped areas and existing less intensely developed areas. The subject site is outside of the Lake Jackson Basin and is currently developed with an existing Publix Super Market and attached retail space.

F. STAFF ANALYSISHistory and Background

The subject site located at 5814 N. Monroe Street has been developed since the 1990s and consists of a Publix Super Market and additional attached retail spaces. According to the applicant, a large portion of the retail space is vacant although the existing Publix store is very busy. The parcel currently has two land use designations and zoning categories, Suburban land use and Commercial Parkway zoning on the west portion of the parcel, and Lake Protection on the east portion. The subject site is surrounded by a mix of zoning districts, including Lake Protection, Commercial Parkway, Residential Preservation, Light Industrial, Rural, and North Monroe Planned Unit Development.

LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 5 of 24

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Lake Protection (Policy 2.2.18:[L]) and Suburban (Policy 2.2.5:[L]) are included as Attachment #1.

Lake Protection (Current)

The Lake Protection land use category is intended to ensure that development within the Lake Jackson basin occurs in a sustainable and environmentally sound manner with minimal impact to water quality. The Lake Protection category is the basis for regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson basin. The subject area is outside of the Lake Jackson basin boundary. A conservation easement is proposed for existing wetlands and floodplains on site.

Suburban (Proposed)

The Suburban land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. This category is most suitable for those areas outside of the Central Core. Allowed land uses within the Suburban land use category shall be regulated by zoning districts which implement that intent of this category (in this case Commercial Parkway) and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the category.

The Subject Site is a 4.49 acre area currently designated Lake Protection that is part of an 18.21 acre parcel. The remaining 13.72 acre portion of the parcel is designated as Suburban and zoned Commercial Parkway.

Consistency with Comprehensive Plan

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

“Policy 2.2.5: [L] implements the Suburban land use policy. The Suburban designation is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. 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.”

The proposed amendment is consistent with this policy in that it would create an environment for economic investment or reinvestment with the redevelopment of an existing shopping center. The Subject Site is part of a larger proposed redevelopment that would be a single-use project with convenient access to low to medium density residential land uses. As is the intention of the Suburban land use designation, the location of the subject site is adjacent to existing residential areas and will

LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 6 of 24

provide pedestrian connections to existing neighborhoods as well as sidewalks on Capital Circle NW. The Subject Site is also located outside of the Central Core.

Policy 2.2.18: [L] implements the Lake Protection land use policy. The Lake Protection designation is intended to ensure that development within the Lake Jackson basin occurs in a sustainable and environmentally sound manner with minimal impact to water quality. The subject site is located outside of the Lake Jackson Basin boundary. The proposed amendment would align the Lake Protection boundary with the Lake Jackson drainage basin boundary line. In addition, while not a condition of the amendment, the proposed redevelopment would result in a net reduction in building and impervious area. The proposed re-development would reduce the total square footage of buildings and impervious area. The applicant proposes to reduce building square footage from an existing 76,714 ft² to a proposed 66,472 ft², to reduce impervious surface from an existing 394,386 ft² to a proposed 359,459 ft², and to place the existing wetlands and floodplains on site in a conservation easement. Trees along the north and east boundaries of the site are proposed to be preserved, while existing parking lot trees will be removed and replanted as required by land development code.

Zoning

The Land Development Code sections for Lake Protection (Section 10-6.616) and Commercial Parkway (Section 10-6.649) zoning is included as Attachment #2.

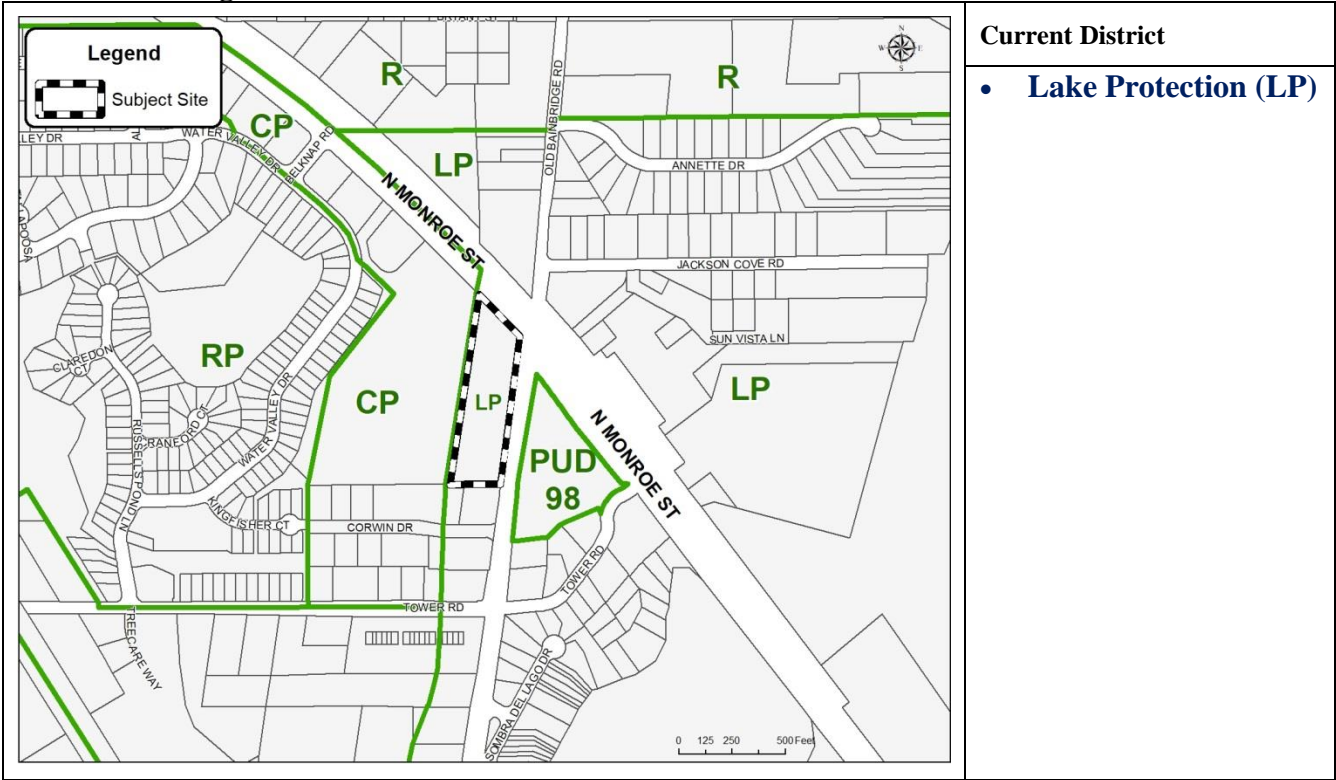
Section 10-6.616 Lake Protection district is intended to allow for the regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin in a manner that improves water quality within the Lake. The bounds of the category include the Lake Jackson Basin and contributing watersheds and limited to the Urban Service Area. Intensely developed properties and areas south of Interstate 10 (I-10) have been excluded from the boundary. The Subject Site is not within the Lake Jackson Basin or a contributing watershed.

Section 10-6.649 Commercial Parkway district is intended to be located in areas designated Suburban in the future land use map of the Comprehensive Plan and shall apply to areas exhibiting an existing development pattern of office, general commercial, community facilities, and intensive automotive commercial development abutting urban area arterial roadways with high traffic volumes. The CP district is characterized by a linear pattern of development. The access management standards set forth for the CP district addressing limitations placed on access are intended to minimize and control ingress and egress to arterial roadways and to promote smooth and safe traffic flow of the general traveling public.

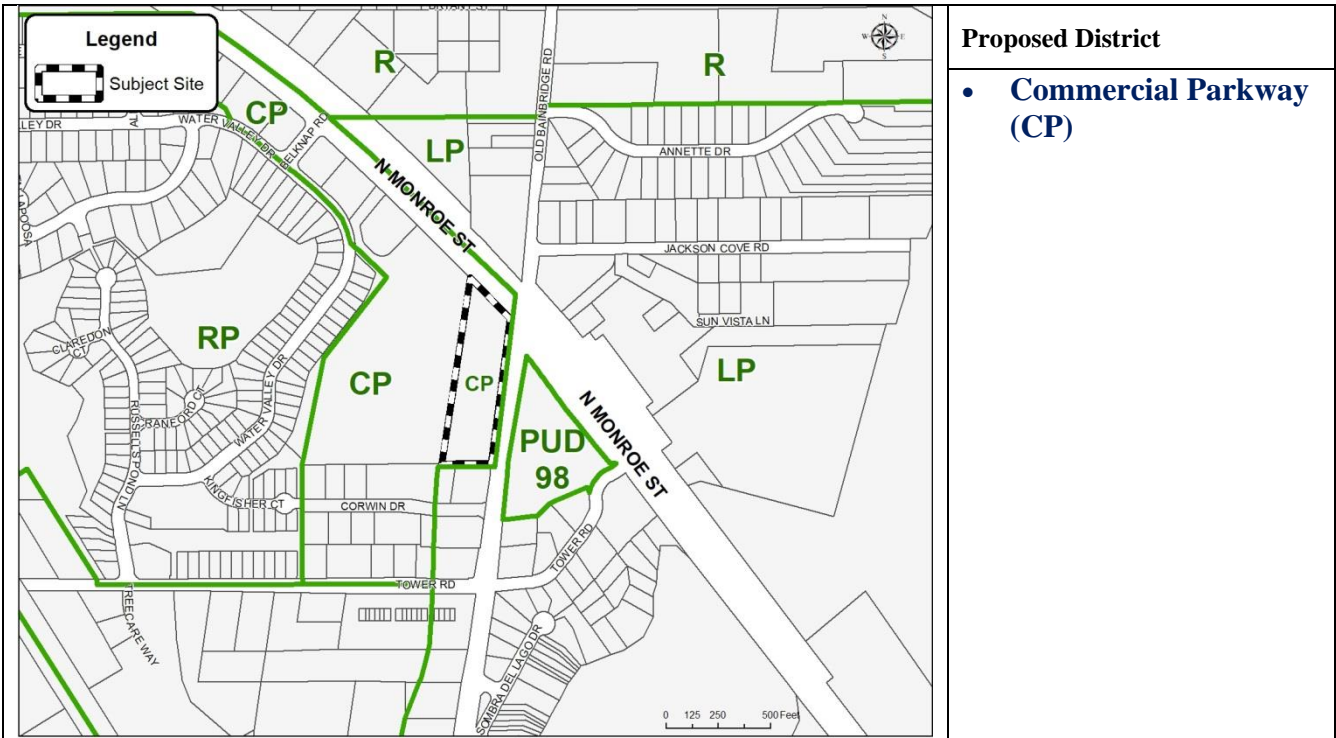
A majority portion of the subject site is currently zoned Commercial Parkway and contains an existing commercial shopping center. Existing ingress and egress points connecting to principal arterial roadways are to remain unchanged. This proposed rezoning is consistent with surrounding zoning districts, which permit a mixture of uses.

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

Current Zoning



Proposed Zoning

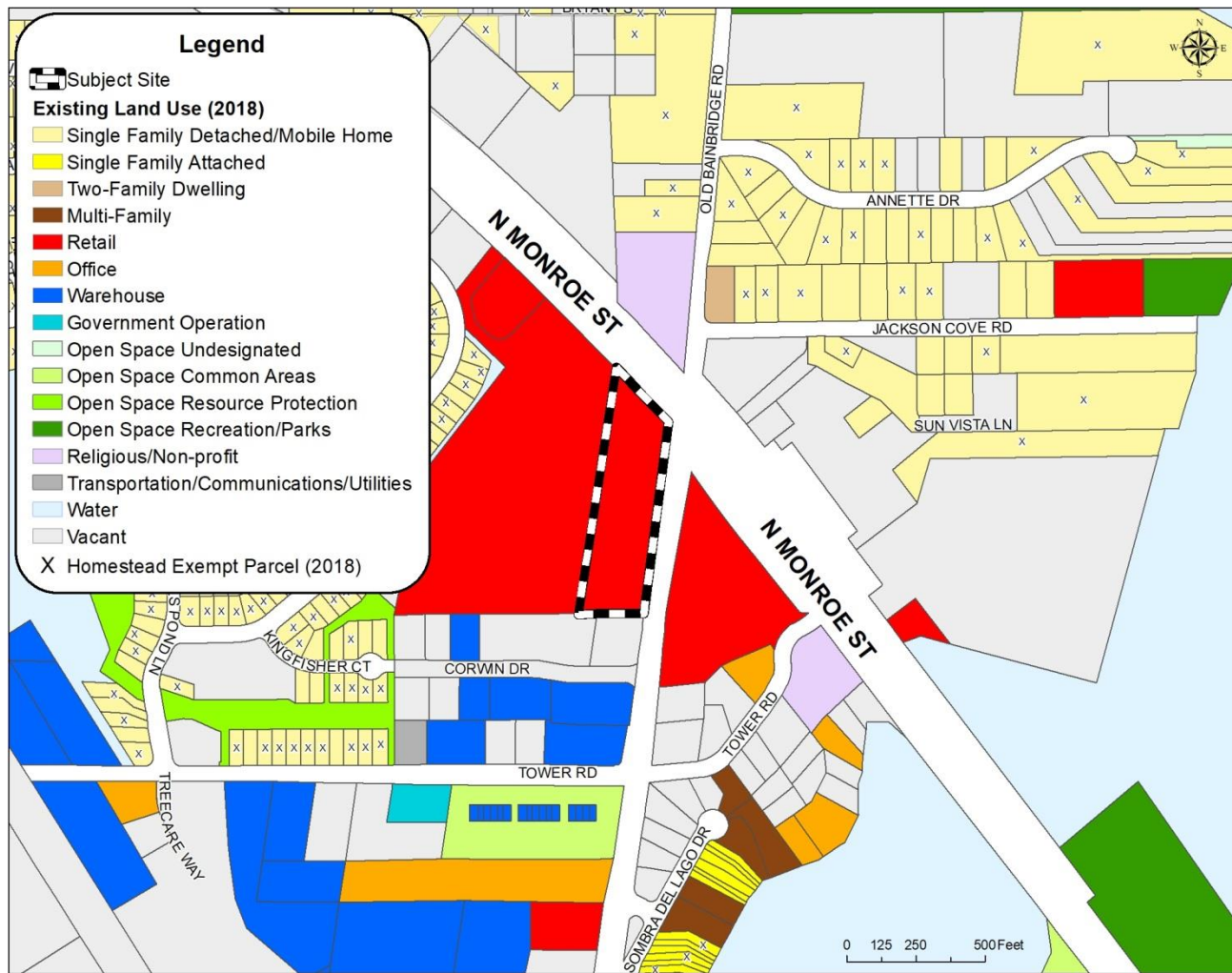


LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 8 of 24

Existing Land Uses

The existing uses on the parcel are retail, currently developed with a Publix Super Market and additional retail spaces. The 4.49 acre portion of the site currently zoned Lake Protection is partially developed with paved parking and open space. Surrounding uses include residential, retail, religious/non-profit, and warehouse.

Existing Land Use Map

LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 9 of 24

Infrastructure Analysis*Water/Sewer*

The subject site has an existing water distribution system and sanitary sewer gravity collection system available directly adjacent to the property, both are confirmed by Talquin Electric, Water, and Wastewater Inc. to have adequate capacity to provide these utilities.

Schools

The Subject Area is zoned for Canopy Oaks Elementary School, Raa Middle School, and Godby High School. The proposed amendment has a concurrent rezoning to a non-residential use and would have no impact to Leon County Schools.

Roadway Network

The subject site is currently accessed by Capital Circle NW on the east and N. Monroe St. on the north. Both are principal arterials roadways maintained by the Florida Department of Transportation. Existing access points are not proposed to be changed.

Pedestrian and Bicycle Network

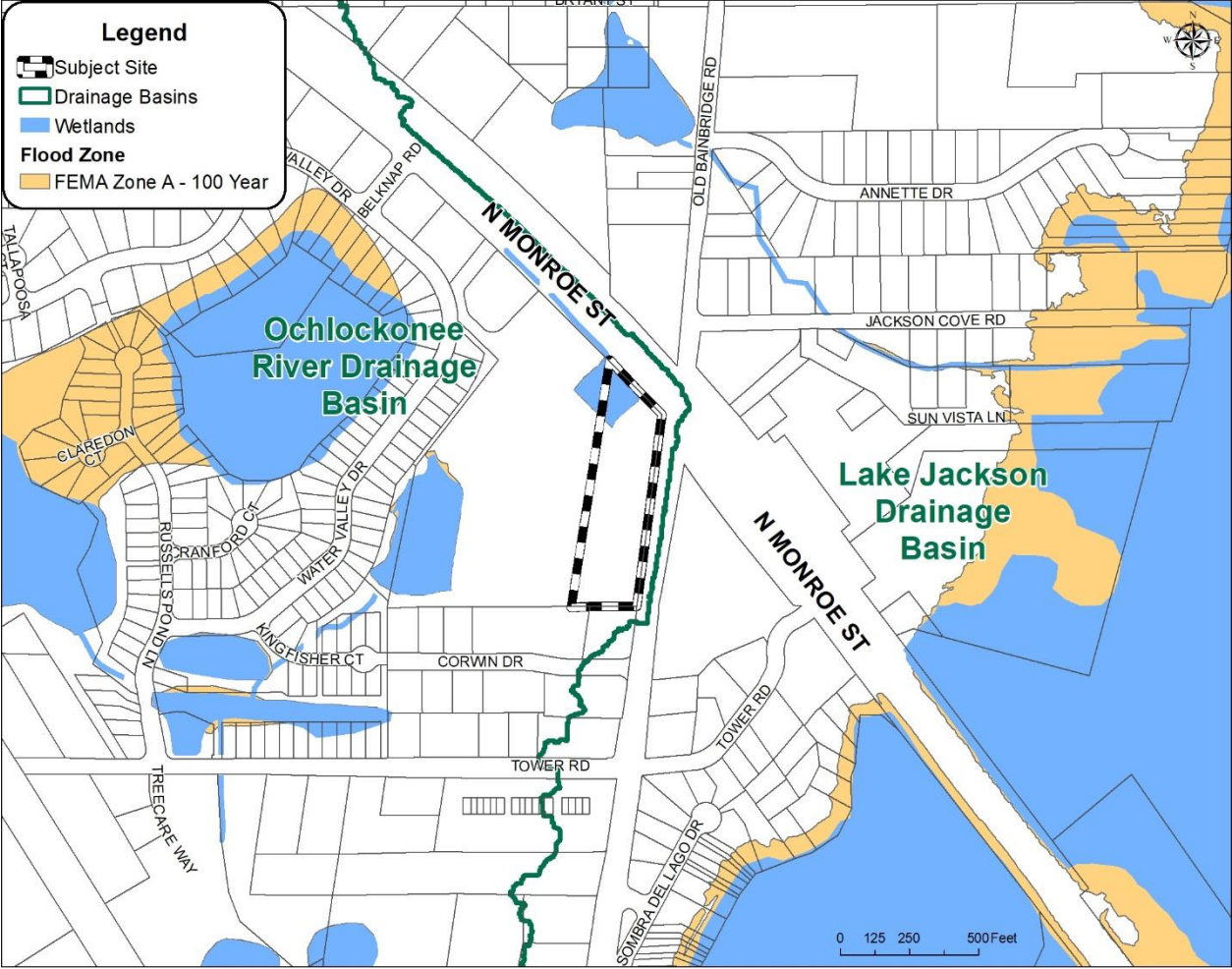
The proposed redevelopment includes the addition of a six foot wide sidewalk along Capital Circle NW connecting an existing pedestrian crossing on N. Monroe to the access drive on Capital Circle NW and extending through the parking lot to the proposed Publix Super Market entrance. A six foot wide sidewalk is also proposed to connect to an existing sidewalk that serves the residential neighborhood to the west and currently connects to nearby existing Hardees and Sonic restaurants.

Transit Network

The site is served by the Lake Jackson FLEX Service. This service is available on a call ahead basis Monday through Friday during peak commute hours, 6-9 a.m. and 4-7 p.m.

Environmental Analysis

The Subject Site is located in the Ochlockonee Basin and Russell's Pond Watershed. The subject site contains 2.83 acres of wetlands and 2.70 acres of floodplain which will be outside of proposed construction limits and placed in a conservation easement. No impact is proposed to these areas. The proposed re-development will reduce the total square footage of buildings and impervious surfacing. Trees along the north and east boundaries of the site are proposed to be preserved, while existing parking lot trees will be removed and replanted as required by land development code.



LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 11 of 24

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 248 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	December 6, 2019	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 21, 2019	Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	December 17, 2019	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Leon County Water Resources Committee	January 6, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 27, 2020	Email Subscription Notice sent to all users of service

Public Open House – December 17, 2019: Twenty-four citizens attended the open house to discuss the 2020 Cycle amendments. No written comments were received for this amendment. One citizen had questions about inconsistency between the boundaries of the Lake Protection FLUM designation and the Lake Jackson Drainage Basin.

Leon County Water Resources Committee – January 6, 2020: Members asked how the Lake Jackson Drainage Basin boundary line was established. The boundary has been updated by the Tallahassee-Leon County GIS office over the years as information and technology has improved. The most recent boundary was established using LiDAR technology and local stormwater conveyance information.

LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 12 of 24

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 2019 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 7, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 4, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	February 25, 2020	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 14, 2020	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 26, 2020	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop – January 7, 2020: A workshop was held on January 7, 2020 to discuss the proposed 2020 Cycle amendments. The LPA had no questions on this amendment.

Local Planning Agency Public Hearing – February 4, 2020: The Local Planning Agency voted to recommend approval of the proposed map amendment and rezoning. There were no citizen speakers on this amendment or rezoning.

H. ATTACHMENTS

Attachment #1: Comprehensive Plan policies (Policy 2.2.5 and 2.2.18) Lake Protection and Suburban

Attachment #2: Land Development Code sections (Sec 10-6.616 and Sec 10-6.649) Lake Protection and Commercial Parkway

LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 13 of 24

Attachment #1**Policy 2.2.18: [L] LAKE PROTECTION***(Ref. Eff. 12/22/95; Rev. Eff. 7/26/06; Renumbered 3/14/07; Ref. Eff. 7/14/14; Ref. Eff. 7/6/15)***INTENT**

Lake Jackson, designated both an Outstanding Florida Water (OFW) and Aquatic Preserve, is one of the most unique waterways in Florida. Historically, the lake has suffered from water quality issues associated with rapid urbanization and large-scale roadway projects. Lake Jackson's water quality has improved since adoption of the Comprehensive Plan, due in large part to the adoption of stringent stormwater treatment standards and the implementation of capital projects; however, nutrient levels in the Lake remain elevated and the Lake continues to be designated "Impaired" by the Florida Department of Environmental Protection.

The intent of the Lake Protection category is to ensure that development within the Lake Jackson basin occurs in a sustainable and environmentally sound manner with minimal impact to water quality. The Lake Protection category is the basis for regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin. The bounds of this category are to be the Lake Jackson basin boundary adjusted to include contributing watersheds but excluding existing, more intensely developed areas south of Interstate 10 and areas outside the Urban Service Area.

ALLOWABLE USES, DENSITIES, AND INTENSITIES**1. Residential**

The Lake Protection category shall allow for residential uses at a base density of one (1) dwelling unit per two (2) gross acres. To encourage compact and efficient development, two density bonus options are available for properties within the category:

- i) A residential density of up to two (2) dwelling units per gross acre may be permitted within developments designed as a Clustered Subdivision.
- ii) A residential density of up to eight (8) dwelling units per gross acre may be permitted within the Lake Protection Node (LPN) zoning district.

2. Mixed-use & Non-residential

Non-residential and mixed-use development (including, but not limited to, office and commercial uses) within the Lake Protection category may only be permitted within areas designated with the Lake Protection Node (LPN) zoning district. Within this district, single use, non-residential development shall be allowed at a maximum intensity of 10,000 square feet (S.F.) per gross acre. Projects containing a vertical mixture of uses, including any combination of office, commercial and residential uses, may receive a bonus of 2,500 S.F. per gross acre, for a total of 12,500 S.F. per gross acre.

3. Community and Recreational Facilities

Community services, light infrastructure, and recreational uses shall be permitted within the Lake Protection (LP) and Lake Protection Node (LPN) zoning districts. Facilities associated with these uses shall be allowed at a maximum intensity of 10,000 square feet (S.F.) per gross acre.

SPECIAL CONDITIONS

The following special conditions shall apply to the Lake Protection Future Land Use category:

1. The Lake Protection Node zoning district shall only be permitted at the following intersections:

- Highway 27 North and Sessions Road

LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 14 of 24

- Highway 27 North and Capital Circle NW/Old Bainbridge Road
- Highway 27 North and Fred George Road
- Bannerman Road and Bull Headley Road

The exact extent of these Nodes shall be specified in the City of Tallahassee and Leon County land development regulations, but generally shall not extend beyond ¼ mile from the respective intersection and shall not include areas within a Special Development Zone (SDZ) or existing single-family subdivisions.

2. As an alternative to large-lot developments, Clustered Subdivisions shall be permitted within the Lake Protection zoning district. Clustered Subdivisions shall:

- Contain a minimum of 60% contiguous open space preserved in perpetuity and comprised of such things as preservation and conservation features, Special Development Zones, undeveloped uplands, passive recreation areas, and storm water facilities designed as a community amenity;
- Be developed at a maximum density of two (2) dwelling units per gross acre; and,
- Be served by central water and sewer systems.

3. A volume control based stormwater treatment standard shall be required for all development and redevelopment within the Lake Protection land use category. This standard shall ensure that runoff volumes in excess of the pre-development runoff volume shall be retained for all storm events up to a 100-year, 24-hour duration storm. To encourage redevelopment in the Lake Protection category, a partial credit may be applied toward existing impervious surface on previously developed sites.

4. Additional development standards deemed necessary to protect Lake Jackson from further degradation and/or improve existing water quality may be included in the land development code.

5. Existing, lawfully established, non-residential uses within the Lake Protection land use category that are compatible with surrounding uses and meet all water quality standards for the Lake Jackson Basin shall be considered permitted uses.

Policy 2.2.5: [L] SUBURBAN (*Effective 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 those those areas outside of the Central Core. However, additional areas inside the Central Core may be designate 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.

LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 15 of 24

Suburban Intensity Guidelines (Effective 3/14/07; Rev. Effective 7/14/14)

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre ⁽⁴⁾	10,000 sq. ft. per acre	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre ⁽⁴⁾	10,000sq. ft. per acre ⁽⁵⁾	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/acre	20,000 sq. ft. per acre	
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools	8 to 20 units/acre	20,000 sq.ft. per acre ⁽⁶⁾	
Village Center	Residential, Office, Commercial up to 50,000 sq ft, maximum business size. Centers shall not be located closer than 1/4 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. per acre per parcel for center 20 acres or less ⁽⁷⁾	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 units/acre ⁽³⁾	Up to 20,000 sq ft/acre ⁽³⁾	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 units/acre	Up to 25,000 sq ft/acre ⁽⁸⁾	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 units/acre ⁽¹⁾	80,000 sq ft/acre ⁽²⁾	
Business Park	Office, Residential and Commercial,	Up to 16 units/acre	20,000 sq ft/acre	5-10%
Light Industrial	Office, Commercial up to 10,000 sq ft per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools and ancillary residential	1 unit / development	20,000 sq ft /acre ⁽⁹⁾	

Notes:

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

LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 16 of 24

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

Attachment #2**Section 10-6.616 LAKE PROTECTION****1. District Intent**

The purpose and intent of the Lake Protection (LP) zoning district is to allow for the regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin in a manner that improves water quality within the lake. The bounds of the category include the Lake Jackson Basin and contributing watersheds and limited to the urban service area. Intensely developed properties and areas south of Interstate 10 (I-10) have been excluded from the boundary.

The LP zoning district shall permit single-family residential development at one dwelling unit per two gross acres. A clustered subdivision option is available that allows two dwelling units per gross acre, consistent with environmental and infrastructure constraints. The clustered subdivision option allows an increased number of residential units if developed on 40 percent of the property, provided central water and sewer are available and leaving the remaining 60 percent of the property as contiguous, undisturbed open space in perpetuity. The cluster subdivision option is intended to leave large areas of natural open space within the watershed and minimize pollution.

Community services, light infrastructure and passive recreational facilities, including boat ramps, consistent with the applicable provisions of section 10-6.806, may be approved by the Board of County Commissioners through review by the existing Type C process. Approval by the Board of County Commissioners shall be based upon findings that the proposed use is consistent with the purpose and intent stated herein and the proposed development will comply with the provisions of section 10-4.323(b), as well as all current stormwater regulations.

Other non-residential uses are not permitted within the LP zoning district. These sites shall be regulated by the allowable uses provided in section 10-6.660, lake protection node, subject to additional limitations noted herein.

Urban services are intended for this district. The density of permitted development may depend upon the availability of such services.

2. Allowable District Location

The district may only be located within areas designated lake protection on the future land use map.

3. Principal Uses

- (1) Single-family detached dwellings.
- (2) Community services in accordance with section 10-6.806.
- (3) Passive recreational facilities and boat ramps.
- (4) Light infrastructure.

4. Prohibited Uses

- (1) Commercial, retail, office, and industrial activities.
- (2) Active recreation, except for boat ramps.
- (3) Golf courses.
- (4) Manufactured and/or mobile home parks.
- (5) High schools and post-secondary schools are prohibited.
- (6) Heavy infrastructure.
- (7) Campgrounds and recreational vehicle parks.
- (8) Other uses which, in the opinion of the County Administrator or designee, are of a similar nature to those prohibited uses in this district.

5. Restricted Uses

LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 18 of 24

(1) Single-family attached dwellings shall be allowed in a clustered subdivision.

(2) Mobile homes and standard design manufactured homes may be replaced or may be located within subdivisions platted explicitly for manufactured housing.

Development Standards									
6. Minimum Lot or Site Size				7. Minimum Building Setbacks				8. Maximum Building Restrictions	
Use Category	a. Lot or Site area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Conventional Residential									
Single-family detached dwellings	2 acres	80 feet	100 feet	25 feet	15 feet on each side; or any combination of setbacks that equals at least 30 feet, provided that no such setback shall be less than 10 feet	25 feet	25 feet	Not applicable	3 stories
Clustered Subdivision									
Single-family detached dwellings	5,000 square feet	40 feet	100 feet	15 feet; 10 feet w/alley-loaded garage	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	15 feet; 10 feet w/alley-loaded garage	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	15 feet; 10 feet w/alley-loaded garage	Not applicable	15 feet	15 feet; 10 feet w/alley-loaded garage	Maximum length: 8 units	3 stories
Existing Non-Residential, Nonconforming Uses									
Lawfully established non-residential use; refer to additional standards noted in subsection 10 of this section	N/A	60 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

9. Clustered Subdivision:

1. Density and layout. The maximum gross density allowed for new residential development in the LP district is one dwelling unit per two gross acres. As an alternative to large-lot developments, a clustered subdivision shall be permitted within the lake protection zoning district. Clustered subdivisions shall:

- (a) Contain a minimum of 60 percent open space as a reserve area, comprised of such things as special development zones, preservation and conservation features, undeveloped uplands, passive recreation areas, and stormwater facilities designed as a community amenity;
- (b) Be developed at a maximum density of two dwelling units per gross acre;
- (c) Be served by central water and sewer systems.

LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 19 of 24

2. Reserve area. The acreage of the reserve area shall comprise no less than 60 percent of the total parcel; shall be permanently preserved through the creation of a perpetual easement; shall be continuous and contiguous with other portions of the site; shall be contiguous with or proximal to existing or planned public or private greenspace to the greatest extent practicable, and shall be of sufficient size and buffered to ensure the protection of all critical on-site resources that are to be preserved and to accommodate authorized uses.

(a) All preservation areas, special development zones, conservation areas, archaeological sites and view-shed areas within designated protection zones for canopy roads shall be incorporated into the reserve area even if total acreage exceeds the minimum requirement of 60 percent of the total parcel; other open space areas shall be incorporated into the reserve area to the greatest extent practicable.

(b) The reserve area shall adjoin any existing or planned adjacent areas of open space, or natural areas that would be potential sites for inclusion as part of a future area of protected open space as depicted in the Greenways Master Plan. In those instances where a clustered subdivision will be located adjacent to another existing or approved clustered subdivision, the proposed clustered subdivision shall be designed so that reserve areas are adjacent to the greatest extent practicable.

(c) Reserve area land shall be reserved permanently by easement for natural open space, passive recreation uses (e.g., greenbelts, trails, picnic areas or open fields), stormwater facilities, or other environmental conservation purposes.

(d) Stormwater management facilities which are otherwise permissible are allowed in the reserve area provided that the facilities are located outside of preservation areas, canopy road protection zones, naturally forested areas, special development zones, and meet either of the applicable following two standards:

1. Wet retention ponds shall have side slopes of 6:1 or flatter with appropriate wetland tree and aquatic plants species that visually integrates the stormwater facility into the overall reserve area.

2. All other retention ponds shall have side slopes of flatter than 4:1 or with appropriate tree and plant species that visually integrates the stormwater facility into the overall reserve area. All such facilities shall be designed as community amenities, with trails, observation decks, or platforms where appropriate.

(e) All applicants for a clustered subdivision shall submit a management plan describing how the reserve area land will be maintained in perpetuity, including provision of a dedicated source of funds approved by the local government, to finance the timely and consistent execution of the plan.

3. Development area. The development area shall be the area not set aside as reserve area and shall comprise no more than 40 percent of the total parcel. The development area shall be located on the least environmentally sensitive or otherwise significant portions of the total clustered subdivision parcel; be contiguous to the greatest extent practicable; and allow maximum open space to be easily maintained in the reserve area. Design of the development area shall follow the procedural steps set forth below.

(a) Delineate areas of the site to be reserved due to their significant features and value to the area's continued natural character in accordance with subsection 2 of this section;

(b) Determine the number of allowable lots desired;

(c) Locate potential development sites on the area of the tract not delineated as reserve area, with due consideration for topography, soil suitability for construction, and efficient service by public or central water and sewerage systems;

(d) Align streets to serve residential sites, with due consideration for topography and connections to existing, planned or potential streets in adjacent areas, and align pedestrian trails if planned;

(e) Delineate boundaries of individual residential lots where lot sizes and shapes, block sizes and shapes, and street networks and alignments shall be designed in accordance with accepted planning practices to produce a rational and economical system without undue clearing or grading. The lot arrangement, design and orientation shall be such that all lots will provide satisfactory building sites that are properly related to topography and the character of surrounding development, encourage a range of housing types and sizes, and provide safe and convenient vehicular access to public streets; and

(f) Specific development and locational standards shall be subject to the minimum standards of the underlying land use category and base zoning district and shall be established at the time of development plan submittal.

LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 20 of 24

10. Existing Nonconforming Non-Residential Uses: Existing non-residential uses within the lake protection land use category that meet all water quality and stormwater standards for their respective use, as specified within the land development regulations, will be considered permitted uses.

11. Sidewalks: Sidewalks shall be provided in the LP district consistent with the provisions of section 10-7.529. For clustered subdivisions, all required sidewalks shall connect to existing and proposed sidewalks to the maximum extent possible. Multi-use trails designed for non-motorized vehicles and pedestrians are also encouraged in the LP district to promote connectivity and to reduce automobile dependency

12. Stormwater Management: Refer to section 10-4.301 for water quality treatment and volume control standards associated with development. Whenever possible. Low impact development (LID) techniques, as outlined in section 10-4.308, such as rain gardens and bio-retention swales are encouraged to allow stormwater infiltration to occur as close to the source as possible. A decentralized stormwater management design which disperses stormwater facilities across the site rather than to a centralized treatment facility is encouraged.

General notes:

(1) If central sanitary sewer is not available, residential lots shall contain a minimum of 0.50 acres of contiguous buildable area. Non-residential development and community facilities are limited to a maximum of 900 gallons of wastewater flow per day. Refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.

(2) Residential lots in clustered subdivisions less than 60 feet in width shall be alley-loaded.

(3) Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.

(4) Refer to the concurrency management ordinance for information pertaining to the availability of capacity for certain public facilities (roads, schools, parks, etc.).

(Code 1992, § 10-6.616; Ord. No. 07-20, § 2, 7-10-2007; Ord. No. 14-18, § 1, 12-9-2014; Ord. No. 15-10, § 1, 7-7-2015; Ord. No. 17-01, § 4, 1-24-2017)

Section 10-6.649 COMMERCIAL PARKWAY

1. District Intent

The CP district is intended to be located in areas designated suburban in the future land use map of the Comprehensive Plan and shall apply to areas exhibiting an existing development pattern of office, general commercial, community facilities, and intensive automotive commercial development abutting urban area arterial roadways with high traffic volumes. The CP district is characterized by a linear pattern of development. The access management standards set forth in for the CP district addressing limitations placed on access are intended to minimize and control ingress and egress to arterial roadways and to promote smooth and safe traffic flow of the general traveling public. To encourage the benefits from mixed use development where residences are located in close proximity to the office and commercial uses allowed within this district, including convenience and opportunity for residents and improved market access for business establishments, medium density multifamily residential development up to a maximum of 16 dwelling units per acre is allowed.

Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments in the CP district that share parking facilities, have parking structures and/or have high floor area ratios are encouraged in the CP district.

The principles of traditional neighborhood developments are encouraged, though not required. New CP districts in the suburban FLUM category shall have access to arterial or major collector streets.

2. Principal Uses

LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 21 of 24

- (1) Antique shops.
- (2) Armored truck services.
- (3) Automotive sales and rental (includes any type of motor vehicle including boats and motorcycles).
- (4) Automotive service and repair, including car wash.
- (5) Automotive-retail, parts, accessories, tires, etc.
- (6) Bait and tackle shops.
- (7) Banks and other financial institutions.
- (8) Broadcasting studios.
- (9) Building contractors and related services, without outdoor storage.
- (10) Camera and photographic stores.
- (11) Cemeteries.
- (12) Cocktail lounges and bars.
- (13) Commercial kennels.
- (14) Community facilities, including libraries, religious facilities, vocational schools, and police/fire stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with section 10-6.806.
- (15) Day care centers.
- (16) Gift, novelty, and souvenir stores.
- (17) Golf courses.
- (18) Hotels and motels, including bed and breakfast inns.
- (19) Indoor amusements (bowling, billiards, skating, etc.).
- (20) Indoor theaters (including amphitheaters).
- (21) Laundromats, laundry and dry-cleaning pick up stations.
- (22) Lawn and tree removal services.
- (23) Mailing services.
- (24) Medical and dental offices, services, laboratories, and clinics.
- (25) Manufactured home sales lots.
- (26) Mortuaries.
- (27) Motor vehicle fuel sales.
- (28) Motor vehicle racing tracks, go-karts, etc.
- (29) Nonmedical offices and services, including business and government offices and services.
- (30) Non-store retailers.
- (31) Nursing homes and residential care facilities.
- (32) Off-street parking facilities.
- (33) Outdoor amusements (golf courses, batting cages, driving ranges, etc.).
- (34) Passive and active recreational facilities.
- (35) Pawnshops.
- (36) Personal services (barber shops, fitness clubs, etc.).
- (37) Pest control services.
- (38) Photocopying and duplicating services.
- (39) Printing and publishing.
- (40) Recreational vehicle park.
- (41) Rental and sales of DVDs, videotaps and games.
- (42) Rental of tools, small equipment, or party supplies.
- (43) Repair services, non-automotive.
- (44) Residential, multifamily, up to a maximum of 16 dwelling units per acre.
- (45) Residential, any type, located on or above the second floor of any structure containing nonresidential use on the first floor, up to a maximum of 16 dwelling units per acre.
- (46) Restaurants, with or without drive-in facilities.
- (47) Retail bakeries.
- (48) Retail caskets and tombstones.

LMA 2020 03: Oak Valley Shopping Center Redevelopment
Page 22 of 24

- (49) Retail computer, video, record, and other electronics.
- (50) Retail department, apparel, and accessory stores.
- (51) Retail drug store.
- (52) Retail florist.
- (53) Retail food and grocery.
- (54) Retail furniture, home appliances and accessories.
- (55) Retail home/garden supply, hardware and nurseries.
- (56) Retail jewelry stores.
- (57) Retail needlework and instruction.
- (58) Retail newsstand, books, greeting cards.
- (59) Retail office supplies.
- (60) Retail optical and medical supplies.
- (61) Retail package liquors.
- (62) Retail pet stores.
- (63) Retail picture framing.
- (64) Retail sporting goods, toy stores.
- (65) Retail trophy stores.
- (66) Self-moving operation.
- (67) Retail shoes, luggage, and leather products.
- (68) Sign shops.
- (69) Social, fraternal and recreational clubs and lodges, including assembly halls.
- (70) Studios for photography, music, art, drama, voice.
- (71) Tailoring.
- (72) Towing, recking, and recovery services.
- (73) Trailer sales and service.
- (74) Veterinary services, including veterinary hospitals.
- (75) Warehouses, mini-warehouses, or self-storage facilities.
- (76) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.

3. Accessory Uses

- (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 of 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									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	None	None	None	25 feet	None	25 feet	10 feet	25,000 square feet of building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel.	4 stories

LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 23 of 24

Development Standards									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
								50,000 square feet of building area per acre for storage areas within buildings.	

7. Access Management Criteria: (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):

Capital Circle from Centerville clockwise to I-10. Driveway access to Capital Circle from Centerville Road in the northeast to I-10 in the northwest is prohibited except for:

- Existing driveway access as of December 31, 1995;
- A single driveway access for properties in existence before December 31, 1995 which have sole access to Capital Circle and do not have other street access; and
- Temporary driveway access which may be permitted for properties which establish permanent access in another public street and grant the city or county the right to close the temporary access without compensation upon conversion of Capital Circle to a limited access or controlled access roadway.

All arterials and major collectors:

Full movement access to an arterial or major collector shall not be permitted closer than 330 feet to another full movement access point, nor within 660 feet of a signalized intersection.

Right-in/right-out access to an arterial or major collector shall not be permitted closer than 330 feet to another access point, nor within 100 feet of a signalized intersection, except properties with sole access to an arterial or major collector are permitted at least one right-in/right-out access point. Properties with 660 feet or more of arterial and major collector frontage may be permitted multiple accesses to a single street based upon a traffic safety and capacity evaluation.

All development fronting on an arterial or major collector shall record a joint access and cross easement benefiting adjoining properties fronting on the same arterial or major collector.

Minor collectors: Full movement access to a minor collector shall not be permitted closer than 200 feet to another full movement access point, nor within 400 feet of a signalized intersection. Right-in/right-out access to a minor collector shall not be permitted closer than 100 feet to another access point, nor within 200 feet of a signalized intersection.

Local streets: Full movement access to a local street shall not be permitted within 200 feet of a signalized intersection. Right-in/right-out access to a local street shall not be permitted closer than 100 feet to another access point or intersecting public street, nor within 200 feet of a signalized intersection.

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

9. Additional Criteria for Charitable Donation Stations: Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A "charitable donation station" is considered a community service/facility regulated by section 10-6.806.

LMA 2020 03: Oak Valley Shopping Center Redevelopment

Page 24 of 24

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, parts, etc.).

(Code 1992, § 10-6.649; Ord. No. 07-20, § 2, 7-10-2007; Ord. No. 08-27, § 1, 11-25-2008; Ord. No. 09-13, § 4, 3-19-2009; Ord. No. 17-01, § 7, 1-24-2017)

Citizens Comments

LMA 2020 03

**Oak Valley Shopping
Center**

Received as of February 10, 2020

Amendment # LMA202003

I/We as owner(s) of property at this address: 5315 Tallapoosa Rd 32303 wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

Against the rezoning due to Russels Pond will be impacted and is in
very close proximity to Oak Valley.

SIGNED: Ollie Ann Vaughn

2019 FEB 13 A 9:30

RECEIVED

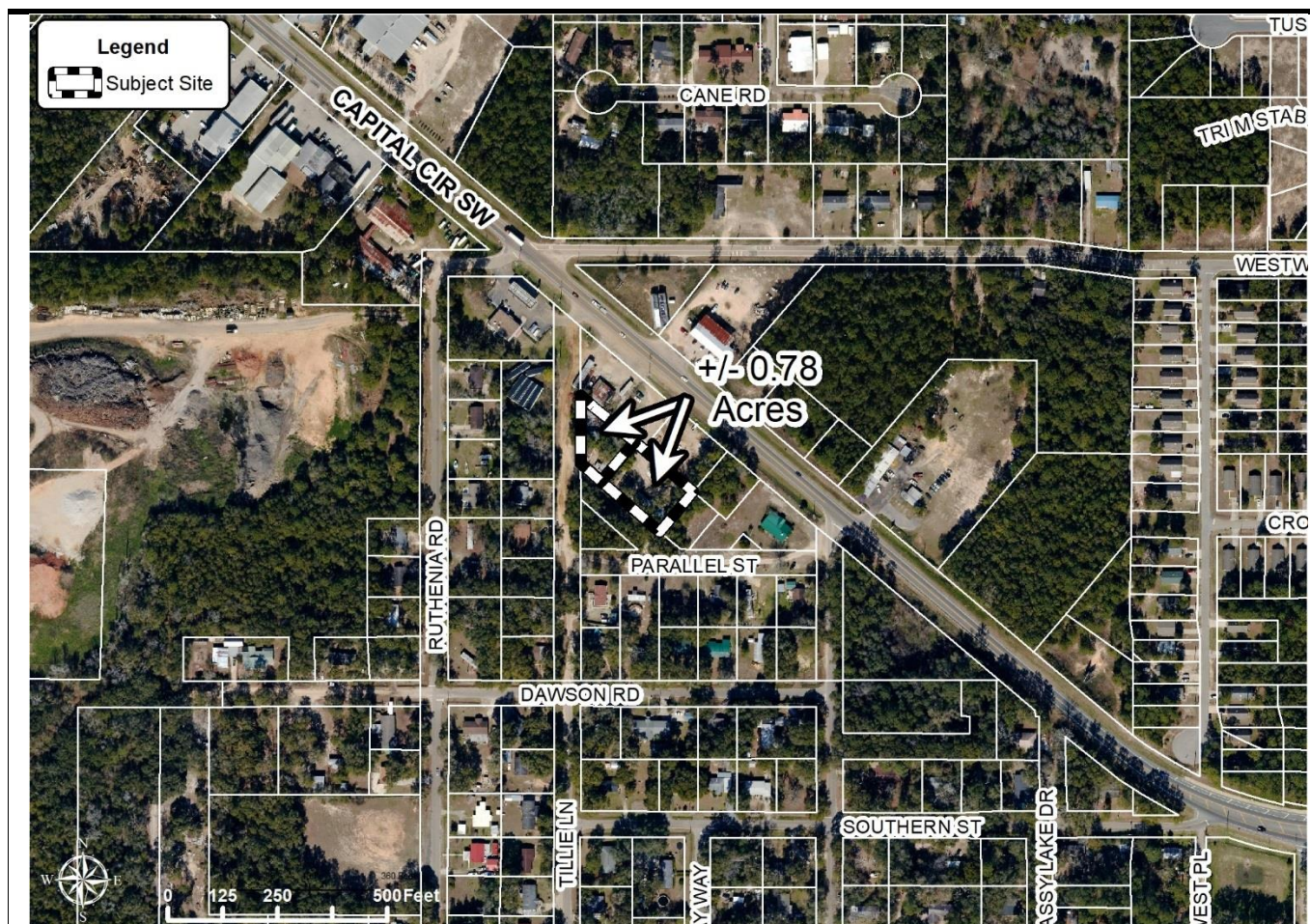
2019 FEB 13 A 9:30

RECEIVED

**2020 Comprehensive Plan Amendment Cycle**

LMA202004

Capital Circle SW

**SUMMARY**

Property Owners:	Property Location:	TLCPD Recommendation:
Velma and Michael Winstead	4973 Tillie Lane, 1478 Parallel Street	Approve
Applicant:		
Velma and Michael Winstead		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Julie Conn Christesen	<u>Future Land Use:</u> Residential Preservation (RP)	Approve
	<u>Zoning:</u> Residential Preservation (RP)	
Contact Information:	Proposed Future Land Use & Zoning:	
Julie.christesen@talgov.com 850-891-6433	<u>Future Land Use:</u> Suburban (Sub) <u>Zoning:</u> Commercial 2 (C-2)	
Date: 12/17/2019	Updated: February 6, 2020	

A. REASON FOR REQUESTED CHANGE

The property owner is requesting this amendment to change the subject site from Residential Preservation to Suburban with General Commercial zoning. The applicant has indicated that the subject site is part of a larger site that is currently Suburban with General Commercial zoning fronting Capital Circle SW. According to the applicant, the property manager of the adjoining parcel has indicated that they are not opposed to this amendment.

The parcels included in this future land use change have recently undergone a Unity of Title process, and as such, these two parcels are now included with the adjoining parcel 412680 S0010. This process combines the separate lots so that they are now unified under one title as an individual building site. It is now considered one plat or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed, or devised separately except in its entirety as one plot or parcel of land unless the parcel has been subdivided pursuant to county regulations.

Although the parcels are now unified, they each retain their individual land use and zoning classification. Parcel 412680 S0010 has a future land use designation of Suburban, and a zoning of General Commercial (C-2).

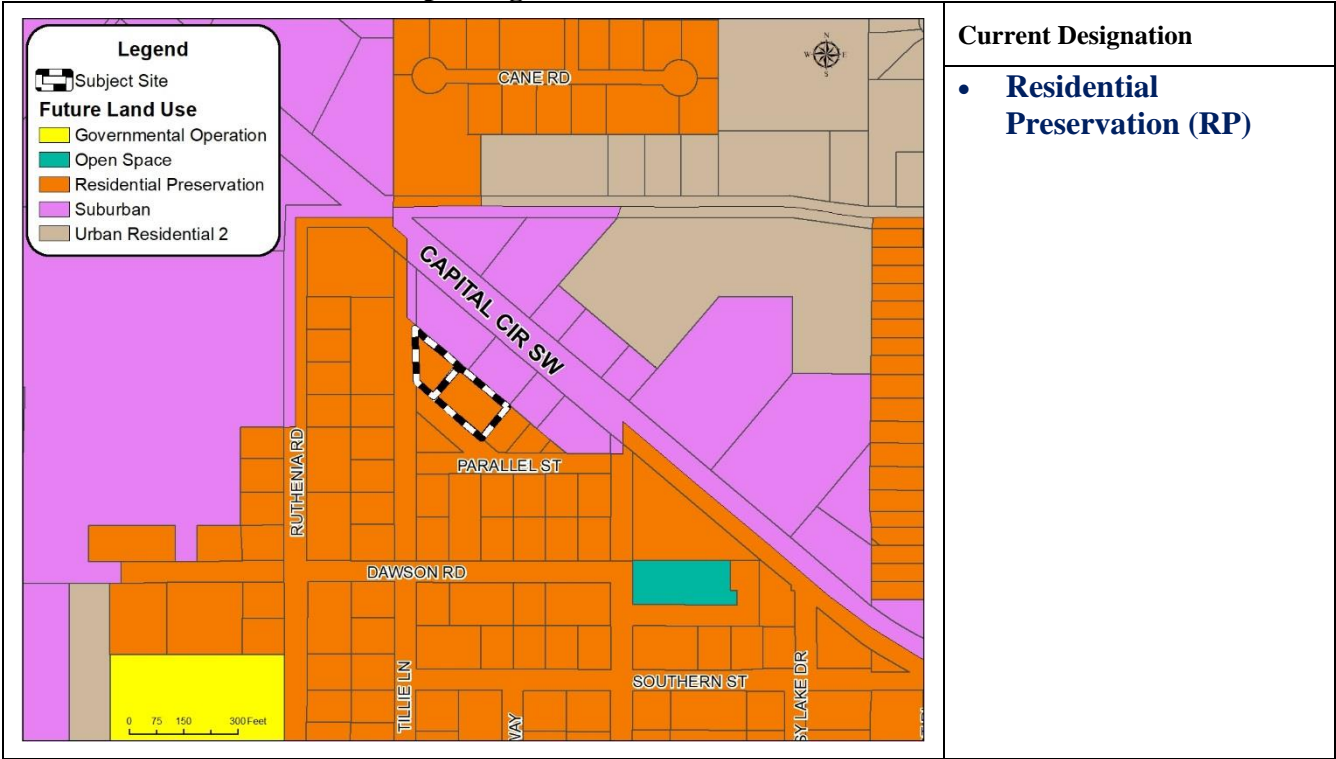
This change will bring the two parcels in this application into the same category as the parcel they are unified with, and they will be consistent with the other surrounding land uses and zoning categories.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

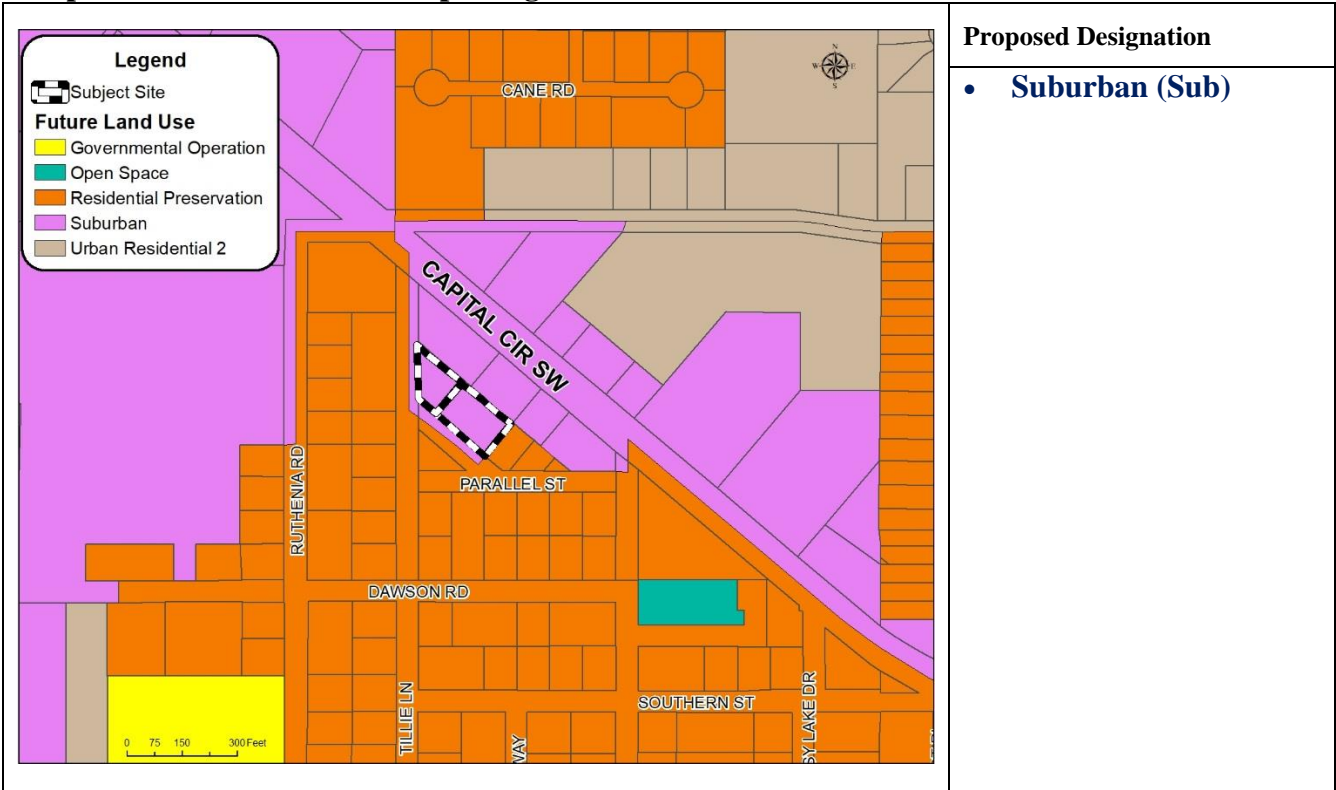
The Subject Area is currently designated Residential Preservation (RP) on the FLUM. The proposed amendment would change the FLUM designation of the area to Suburban (SUB).

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 recommend **ADOPTION** of the proposed amendment.

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

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. 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.
2. 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 parcels under discussion are near residential uses (low density residential), urban residential 2 (low – medium density residential) uses, and surrounding suburban land uses. There is also general commercial (C-2) zoning across the street. These surrounding uses fit well into the intent of the suburban land use category.

F. STAFF ANALYSISHistory and Background

These parcels, along with the parcels adjacent that front Capital Circle, were part of a comprehensive plan amendment application in 1999. That amendment requested a land use change from RP to Mixed Use A. The application also requested a change from RP zoning to C-2 zoning. The parcels that front Capital Circle were approved for both the land use and zoning change, but the sites on the backside of the property were not. The staff report for 1999 did not explain why the back parcels were not included in the land use and zoning change.

The applicant recently finalized a Unity of Title process, and as such, the two subject parcels (412680 S0170 and 412680 S0150) are now included with the adjoining parcel 412680 S0010 that fronts Capital Circle. This process combines the separate lots so that they are now unified under one title as an individual building site. It is now considered one plat or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed, or devised separately except in its entirety as one plot or parcel of land unless the parcel has been subdivided pursuant to county regulations.

Although the parcels are now unified, they each retain their individual land use and zoning classification. Parcel 412680S0010 has a future land use designation of Suburban, and a zoning of General Commercial (C-2), while the subject parcels still need to go through this amendment process to change their land use and zoning designations.

This change will bring the two parcels in this application into the same categories as the parcel they are unified with, and will allow access to Capital Circle, which is a requirement of C-2 zoning.

Previous Commission Consideration

The subject site was previously considered for a Future Land Use Map amendment along with additional properties. On September 21, 1999, the Leon County Board of County Commissioners adopted Ordinance No. 99-25, thereby adopting amendments to the Comprehensive Plan. This included Amendment 99-2-M-001, which amended the Future Land Use Map from Residential Preservation to Mixed Use A. However, only the properties fronting Capital Circle SW were approved. The properties not fronting Capital Circle, including the subject site for this amendment, were not approved.

At the February 22, 2000 Board of County Commissioners Meeting, the County Commission voted to approve the rezoning application of the parcels fronting Capital Circle from RP to C-2. Since the Future Land Use Map amendment did not include the subject site, it was not included in the rezoning to C-2.

In 2007, the Mixed-Use land use categories were replaced in the Comprehensive Plan with more specific categories. At that time, the properties fronting Capital Circle were changed from Mixed-Use A to Suburban on the Future Land Use Map. Since those properties already had C-2 zoning, that zoning district remained. Because the subject site was not included in the original 1999 Comprehensive Plan Amendment, it was not included in these changes.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Residential Preservation (Policy 2.2.3: [L]) and Suburban (Policy 2.2.5 [L]) are included as Attachment #1.

Residential Preservation (RP) (Current)

This site is currently designated as Residential Preservation (RP). RP is characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Commercial, including office as well as any industrial land uses, are prohibited.

Now that the subject site is unified with the parcels fronting Capital Circle, access would be by an arterial roadway, not local streets. The surrounding and adjacent land uses, and the current land use on the subject site, are not fully residential. While the parcels are next to some existing residential areas, they are generally separated by an unpaved road. Redevelopment on the site would require buffers and setbacks from these properties in accordance with the Leon County Land Development Code.

Based on the findings outlined in this staff report, the subject site does not fit the criteria to be identified as RP, therefore the amendment to take it to suburban is consistent with the Comprehensive Plan.

Suburban (SUB) (Proposed)

The purpose of the SUB 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. The Suburban category is most suitable for those areas outside of the Central Core.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods. Buffering requirements between the land use designations as required by the land development code would be addressed during the site planning process.

Consistency with Comprehensive Plan

Policy 1.1.1: [L] directs new development to areas within the Urban Services Area. The policy states, "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." The subject site is located within the Urban Services Area.

Policy 2.2.5: [L] as included in attachment one, implements the Suburban land use policy.

As is the intention of the Suburban land use designation, the development of the subject site into commercial may help 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. Property designated as Residential Presentation is located to the south of the subject site, and property designated as Suburban and Urban Residential- 2 is located to the north of the site. This proximity to these land uses is consistent

with the Suburban Land Use category, which is intended to have convenient access to low to medium density residential land uses. As stated in the section above, buffering requirements between the land use designations as required by the land development code would be addressed during the site planning process.

Zoning

The Land Development Code sections for Residential Preservation (RP) (Sec. 10-6.617) and General Commercial (C-2) (Sec 10-6.647) zoning is included as Attachment #2.

The C-2 district is intended to be located in areas designated Bradfordville Mixed Use, Suburban or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan, and shall apply to areas with direct access to major collector or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes.

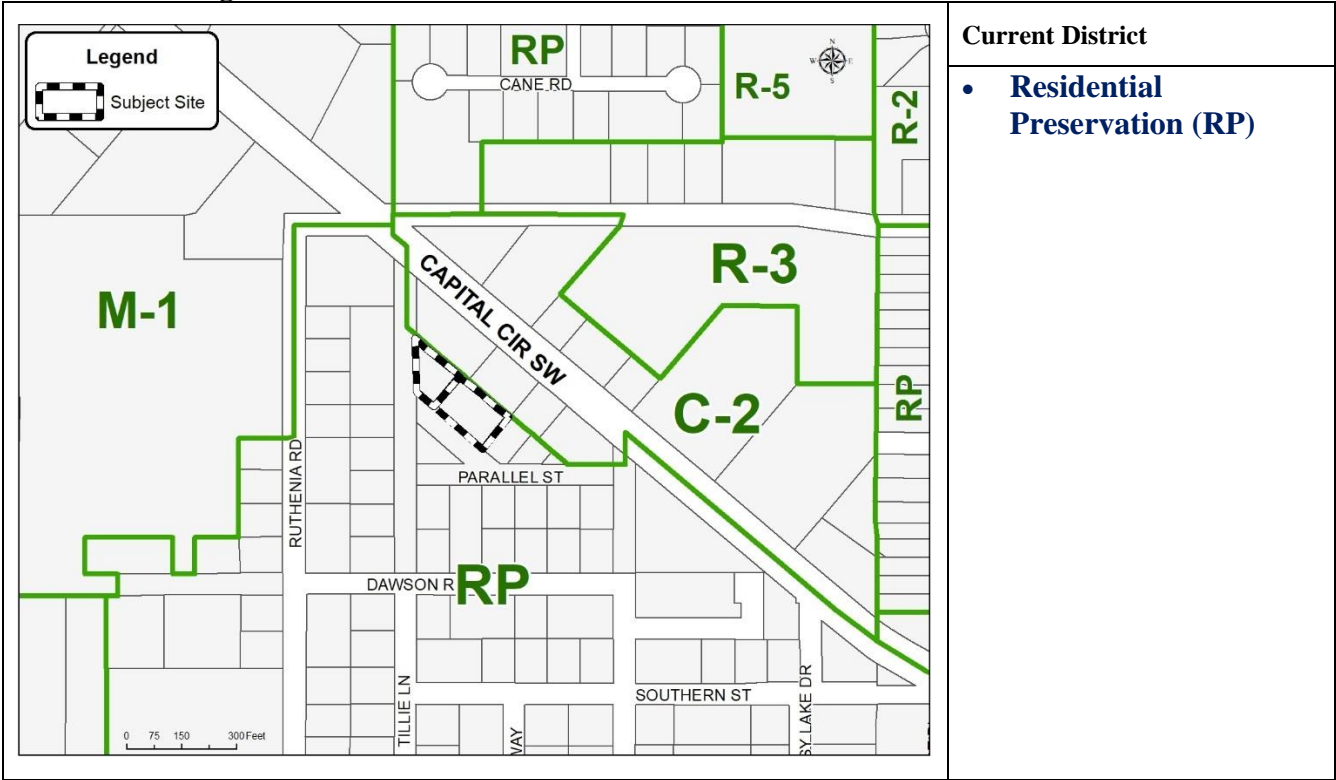
The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density.

The residential uses are required to be located on the second floor or above a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged, but are not required. In order to maintain compact and non-linear characteristics, C-2 districts shall not be located closer than ¼ mile to other C-2 or C-1 districts or to parcels of land containing commercial developments including more than 20,000 gross square feet of floor area and shall not exceed 30 acres in size.

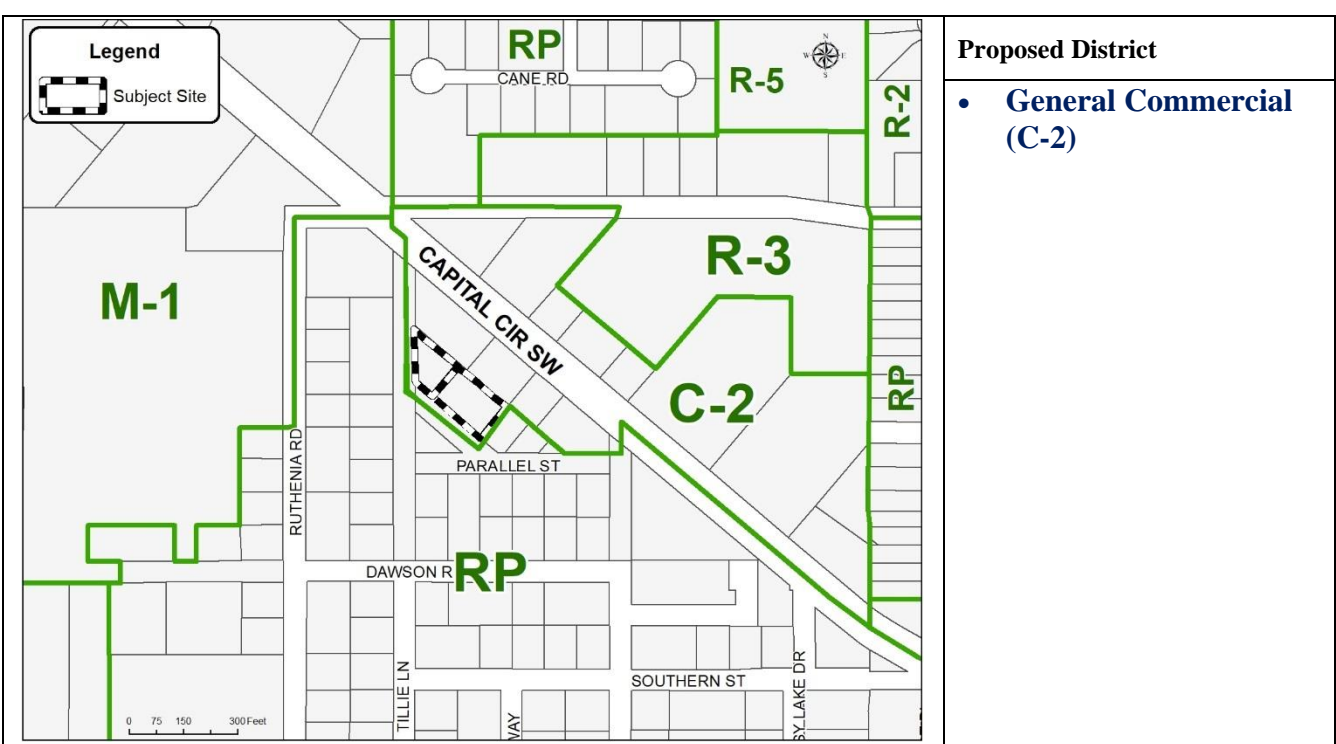
The parcels discussed in this staff report fit the intent of the C-2 district, as they have been unified with the parcels fronting Capital Circle and can now directly access an arterial roadway. They are also located near neighborhoods. This parcel does not exceed 30 acres in size and would be a continuation of C-2 zoning.

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

Current Zoning



Proposed Zoning

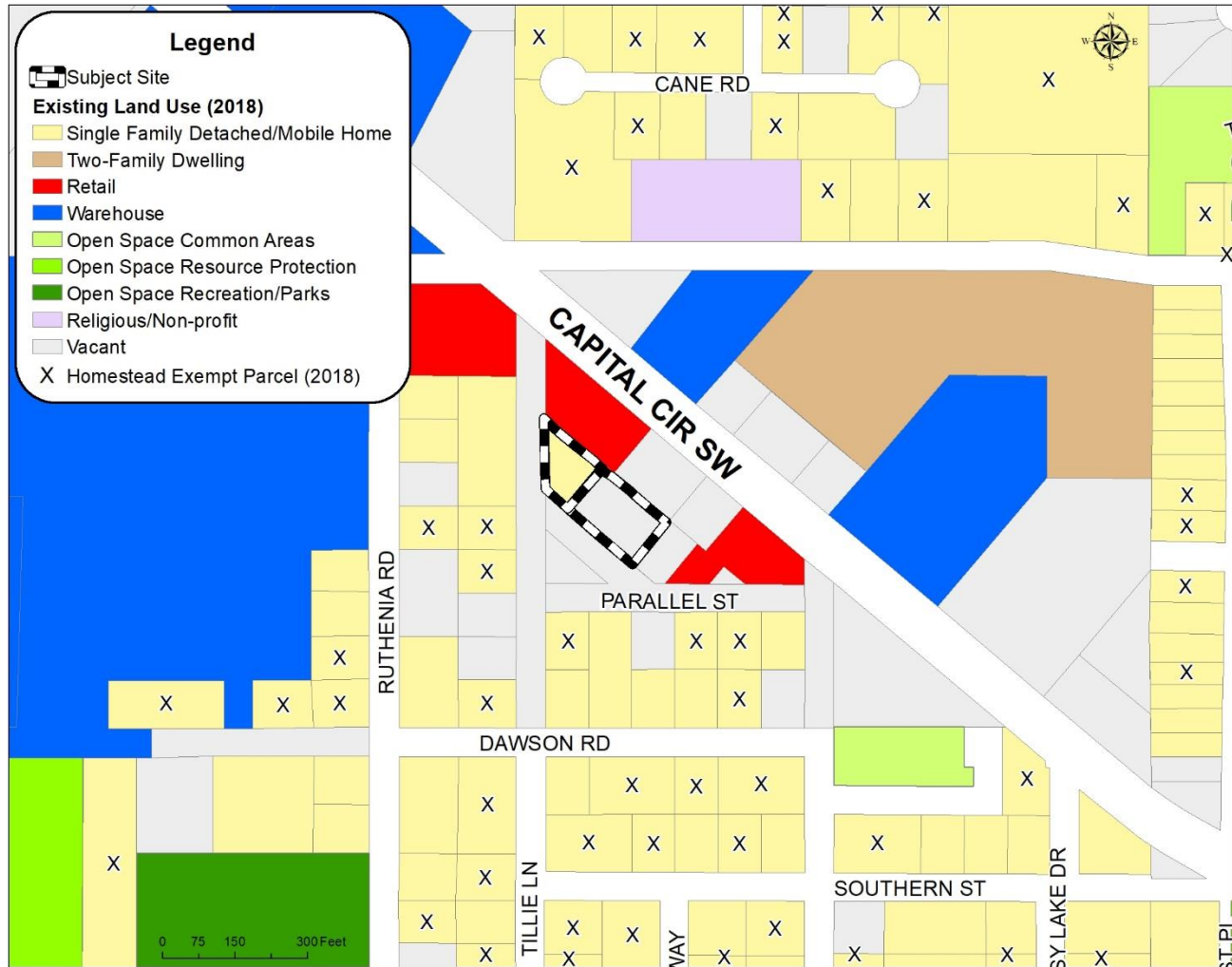


Existing Land Uses

LMA202004: Capital Circle SW

Page 9 of 13

The existing use on the .3 acre parcel on Tillie Lane is single family detached/mobile home. The adjacent .48 acre parcel is currently vacant. Some of the surrounding parcels are vacant. Those that are occupied are either single family detached housing or retail uses.

Existing Land Use Map

Residential Preservation Analysis

Policy 2.2.3: [L] Residential Preservation states that “the Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily all of these criteria.” The criteria are listed below, along with an analysis of the subject site.

A) Existing land use to the south of the area is predominantly residential.

Analysis: Some of the existing land use both within and adjacent to the subject site is residential, but it is also surrounded by vacant lots and retail.

B) Majority of traffic is local in nature.

i) Predominance of residential uses front on local streets.

Analysis: There are unpaved private streets surrounding the subject site (Parallel Street and Tillie Lane), that can be used for the residential lots. However, direct access to the subject site would be Capital Circle SW via the portion of the unified parcel fronting Capital Circle.

ii) Relatively safe internal mobility.

Analysis: The subject has relatively safe internal mobility; however, the internal mobility is limited. Tillie Lane, Parallel Street, and Triangle Street are all unpaved private streets with no sidewalks.

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

Analysis: In the surrounding parcels, densities are generally six units per acre or less. However, there are non residential uses and vacant uses directly adjacent to the subject site.

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

Analysis: There is not a relatively homogeneous pattern within this area. While there are residential uses, there are also nonresidential uses and vacant uses directly adjacent to the subject site.

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

i) Degree of home ownership.

Analysis: 8 of the 17 lots surrounding the subject site that have the existing land use of single family detached are homestead exempt. 9 are not.

ii) Existence of neighborhood organizations.

This property falls within the Munson Area Preservation neighborhood association. However, the area in that jurisdiction contains a mix of non residential and residential uses. The boundary of this neighborhood association includes parcels fronting Capital Circle, including commercial uses.

Based on the analysis within this staff report, this site does not fit the criteria to be identified as residential preservation, therefore the amendment to take it to suburban is consistent with the Comprehensive Plan. The surrounding and adjacent land uses, and the current land use on the subject site, are not fully residential.

Infrastructure Analysis

Water/Sewer

Water is available at the site. Sewer is currently under design and construction is not scheduled to start for at least a year.

Schools

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

All attendance zones in which the property is located have capacity for this project.

Currently, Oak Ridge Elementary has a capacity of 306. Post development capacity of Oak Ridge is 303. Currently, Nims Middle School has a capacity of 559. Post development capacity of Nims is 558. Currently, Rickards High School has a capacity of 464. Post development capacity of Rickards is 463.

Roadway Network

Currently, the site can be accessed from Tillie Lane, a private road, or from Capital Circle SW, a principal arterial. If the zoning changes to C-2, access will only be allowable from Capital Circle SW, as properties in the C-2 zoning district must be located on a major collector or arterial street per the Land Development Code. While properties designated C-2 may have additional vehicular access to any type of street, the Land Development Code does not allow vehicular access to local streets if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, and RP. Since RP is located on the other side of the private street, access to the subject site will be limited to Capital Circle via the portion of the unified parcel fronting Capital Circle.

The subject site is located outside of the Multimodal Transportation District (MMTD). Any future development may be subject to transportation concurrency. Transportation concurrency will be addressed at site plan submission.

Pedestrian and Bicycle Network

The site is located off of Capital Circle SW, which does have on street bicycle lanes. Otherwise, the site is not immediately accessible via sidewalks or trails.

Transit Network

There are no transit stops in the immediate vicinity of this site.

Environmental Analysis

There are no wetlands or floodplains on this property. This site is located in the Lake Munson drainage basin and the Munson lakeside watershed. It is also located in the Primary Springs Protection zone.

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to **111** property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	December 6, 2019	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 20, 2019	Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	December 17, 2019	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 27, 2020	Email Subscription Notice sent to all users of service

Public Open House – December 17, 2019: 24 citizens attended the open house to discuss the 2020 Cycle amendments. None of the attendees had questions regarding this proposed amendment.

G. STAFF REPORT UPDATE

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

Cycle 2020 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 7, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 4, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	February 25, 2020	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 14, 2020	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 26, 2020	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop – January 7, 2020: A workshop was held on January 7, 2020 to discuss the proposed 2020 Cycle amendments. The LPA had no questions on this amendment.

Local Planning Agency Public Hearing – February 4, 2020: The Public Hearing was held on February 4, 2020 to vote on the proposed 2020 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 recommend ADOPTION of the proposed amendment. They also found that 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. There were no public speakers on this item. The applicant was available to answer questions. There were no other citizen speakers on this amendment or rezoning.

H. ATTACHMENTS

- Attachment #1: Comprehensive Plan policies (Policy 2.2.3 and Policy 2.2.5) Residential Preservation and Suburban
- Attachment #2: Land Development Code sections (Sec 10-6.617 and Section 10-6.647) Residential Preservation and General Commercial

Policy 2.2.5: [L]

SUBURBAN (EFF. 3/14/07)

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

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

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

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

Table 4: Suburban Intensity Guidelines

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE ⁽⁴⁾	10,000 SQ.FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE ⁽⁴⁾	10,000 SQ.FT/ACRE ⁽⁵⁾	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ACRE	20,000 SQ.FT/ACRE	65-80%
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ACRE	20,000 SQ.FT/ACRE ⁽⁵⁾	

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

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

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

Policy 2.2.3: [L]

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

7/26/06; REV. EFF. 4/10/09; REV. EFF. 5/31/18)

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

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

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

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

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

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

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

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

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

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

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

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

The design and layout of expanding or redeveloping light industrial uses and adjoining residential preservation areas shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. New light industrial uses shall prevent or mitigate off-site impacts in accordance with the Research and Innovation Land Use category or the Industry and Mining Land Use category and applicable Land Development Regulations.

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

e) Land use compatibility with low density residential preservation neighborhoods

A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. At a minimum, the following factors shall be considered to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/ configuration; architecture; screening; buffers, including vegetative buffers;

setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor. These factors shall also be used to determine the size of transitional development areas.

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

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

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

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

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

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

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

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

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

Section 10-6.647. C-2 General Commercial district.

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Accessory Uses
The C-2 district is intended to be located in areas designated Bradfordville Mixed Use, Suburban or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan shall apply to areas with direct access to major collector or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density. The residential uses are required to be located on the second floor or above a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged, but are not required. In order to maintain compact and non-linear characteristics, C-2 districts shall not be located closer than ¼ mile to other C-2 or C-1 districts or to parcels of land containing commercial developments including more than 20,000 gross square feet of floor area and shall not exceed 30 acres in size.	(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Bait and tackle shops. (4) Banks and other financial institutions. (5) Camera and photographic stores. (6) Cocktail lounges and bars. (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, and high schools. Elementary schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (8) Day care centers. (9) Gift, novelty, and souvenir shops. (10) Indoor amusements (bowling, billiards, skating, etc.). (11) Indoor theaters (including amphitheaters). (12) Laundromats, laundry and dry cleaning pick-up stations. (13) Mailing services. (14) Medical and dental offices, services, laboratories, and clinics. (15) Motor vehicle fuel sales. (16) Non-medical offices and services, including business and government offices and services. (17) Non-store retailers. (18) Passive and active recreational facilities. (19) Personal services (barber shops, fitness clubs etc.). (20) Photocopying and duplicating services. (21) Rental and sales of dvds, video tapes and games. (22) Rental of tools, small equipment, or party supplies. (23) Repair services, non-automotive.	(24) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor. (25) Restaurants, with or without drive-in facilities. (26) Retail bakeries. (27) Retail computer, video, record, and other electronics. (28) Retail department, apparel, and accessory stores. (29) Retail drug store. (30) Retail florist. (31) Retail food and grocery. (32) Retail furniture, home appliances, accessories. (33) Retail home/garden supply, hardware and nurseries. (34) Retail jewelry store. (35) Retail needlework shops and instruction. (36) Retail newsstand, books, greeting cards. (37) Retail office supplies. (38) Retail optical and medical supplies. (39) Retail package liquors. (40) Retail pet stores. (41) Retail picture framing. (42) Retail sporting goods, toys. (43) Retail trophy store. (44) Shoes, luggage, and leather goods. (45) Social, fraternal and recreational clubs and lodges, including assembly halls. (46) Studios for photography, music, art, dance, and voice. (47) Tailoring. (48) Veterinary services, including veterinary hospitals. (49) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.	(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.
FOR DEVELOPMENT STANDARDS REFER TO PAGE 2 OF 2			

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	Except for properties within the Woodville Rural Community, 12,500 square feet of non-residential gross building floor area per acre and commercial and/or office uses not to exceed 200,000 square feet of gross building floor area for each district containing 20 acres or less. 12,500 square feet of non-residential gross building floor area per acre and commercial and/or office uses not to exceed a maximum of 250,000 square feet of non-residential gross building area per district for districts containing more than 20 acres to 30 acres. Individual buildings may not exceed 50,000 gross square feet. Within the Woodville Rural Community, 12,500 square feet of non-residential gross building area per acre and commercial uses not to exceed 50,000 square feet of gross building floor area per parcel.	3 stories
7. Street Vehicular Access Restrictions: Properties in the C-2 zoning district shall be located on a major collector or arterial street, but may have additional vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, , and RP.									

- GENERAL NOTES:**
- 1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and inside the Urban Services Area non-residential development is limited to a maximum of 2,500 square feet of building area. Inside the Urban Services 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.).

Sec. 10-6.617. Residential preservation.

(a) *Purpose and intent.* The residential preservation district is characterized by existing homogeneous residential areas within the community predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. Commercial, retail, office, and industrial activities are prohibited. Certain nonresidential activities may be permitted, such as home occupations consistent with the applicable provisions of section 10-1103; community services and facilities/institutional uses consistent with the applicable provisions of section 10-1104; and churches, religious organizations, and houses of worship. Single-family, duplex residences, manufactured homes, and cluster housing may be permitted within a range of zero to six units per acre. Compatibility with surrounding residential type and density shall be a major factor in the authorization of development approval and in the determination of the permissible density.

(1) In residential preservation areas outside the urban service area, the density of the nonvested development in residential preservation areas shall be consistent with the underlying land use category.

(2) In residential preservation areas inside the urban services area, new residential development densities shall be consistent with those within the developed portions of the recorded or unrecorded subdivision in which they are located. Consistency for the purposes of this paragraph shall mean that proposed lots shall not be smaller than the smallest lot that was created by the original subdivision plat or any subsequent replat that may have occurred consistent with county land development regulations in effect at the time.

(3) When new residential development inside the urban services area is proposed for an area not located within a recorded or unrecorded subdivision, densities shall be permitted in the range of zero to six dwelling units per acre consistent with the availability of central water and sewer service to accommodate the proposed development. If central water and sewer service is not available, density shall be limited to a maximum of two dwelling units per acre consistent with all applicable provisions of the Environmental Management Act.

(4) Allowable development type shall be construed to mean the following:

a. Parcels proposed for residential which are located in a recorded or unrecorded subdivision shall develop consistent with the type of residential development pattern located inside the recorded or unrecorded subdivision.

b. Parcels proposed for residential which are located inside the urban service area and not in a recorded or unrecorded subdivision shall develop consistent with the type of residential development pattern located adjacent to the vacant parcel.

c. Parcels proposed for residential development surrounded by a mix of conventional single-family homes and manufactured homes, shall be developed for conventional single-family homes.

d. Parcels proposed for residential development surrounded by a mix of single-family and duplex development shall be developed for single-family use, unless duplex residential development is the predominant type.

e. The placement of standard design manufactured homes and mobile homes shall be allowed in manufactured home parks, in subdivisions platted explicitly for allowing manufactured homes, or as a replacement unit for any lawfully existing manufactured home consistent with the provisions of article VII of this chapter.

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

- (1) Low-density residential.
- (2) Passive recreation.
- (3) Active recreation.
- (4) Community services.
- (5) Light infrastructure.

(c) *List of permitted uses.* See schedule of permitted uses, section 10-1210. Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted, permitted through special exception, or not allowed. Those uses or activities permitted through special exception shall require review and approval by the Board of County Commissioners consistent with the provisions of section 10-954.

(d) *Development standards.* All proposed development shall meet the applicable buffer zone standards as outlined in section 10-923. For residential development in recorded or unrecorded subdivisions, the development standards including front, rear, side, and side corner yard setbacks for new residential development shall be consistent with the developed portions of the recorded or unrecorded subdivision in which it is located. For new residential development in residential preservation areas not located in recorded or unrecorded subdivisions, the applicable development standards including, but not limited to front, rear, side, and side corner yard setbacks shall be established at the time of subdivision and site and development plan review.

Sec. 10-1210. Residential preservation district.

Allowable uses, appropriate permit level and applicable development and locational standards in the residential preservation district are as follows:

P = Permitted use R = Restricted use S = Special exception

LEGEND	
LR = Low-density residential	CS = Community services
PR = Passive recreation	LI = Light infrastructure
AR = Active recreation	

SIC Code	Name of Use	Development and Locational Standards				
		LR	PR	AR	CS	LI
	RESIDENTIAL					
	Dwelling, one-family	P				
	Dwelling, two-family	R				
	Dwelling, mobile home	P				
	Mobile home park	S				
	SERVICES					
	Elementary and secondary schools				S	
	Religious organizations				S	
	PUBLIC ADMINISTRATION					
922	Public order and safety				S	
9221	Police protection				S	
9224	Fire protection				S	
	RECREATION					
	Hiking and nature trails		P			

SIC Code	Name of Use	Development and Locational Standards				
		LR	PR	AR	CS	LI
	RECREATION (cont.)					
	Picnicking		P			
	Canoe trails		P			
	Bicycle trails		P			
	Horseback riding trails		P			
	Tot lots			P		
	Court sports			P		
	Field sports			P		

Placement of new mobile homes are limited to the following areas: existing mobile home parks; and platted mobile home subdivisions. New mobile homes shall also be allowed as replacements of lawfully existing mobile homes in other locations. New mobile home parks may be established as per the provisions set forth in section 10-1105.

For further information regarding appropriate minimum development standards, see division 5, section 10-920.

Citizens Comments

LMA 2020 04

Capital Circle

Southwest

Received as of February 10, 2020

Ms Mary J Moore
4986 Tillie Ln
Tallahassee, FL 32305

TALLAHASSEE FL 323

17 DEC 2019 PM 3 L



Tallahassee - Leon Co. Planning
Attn: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida
32302

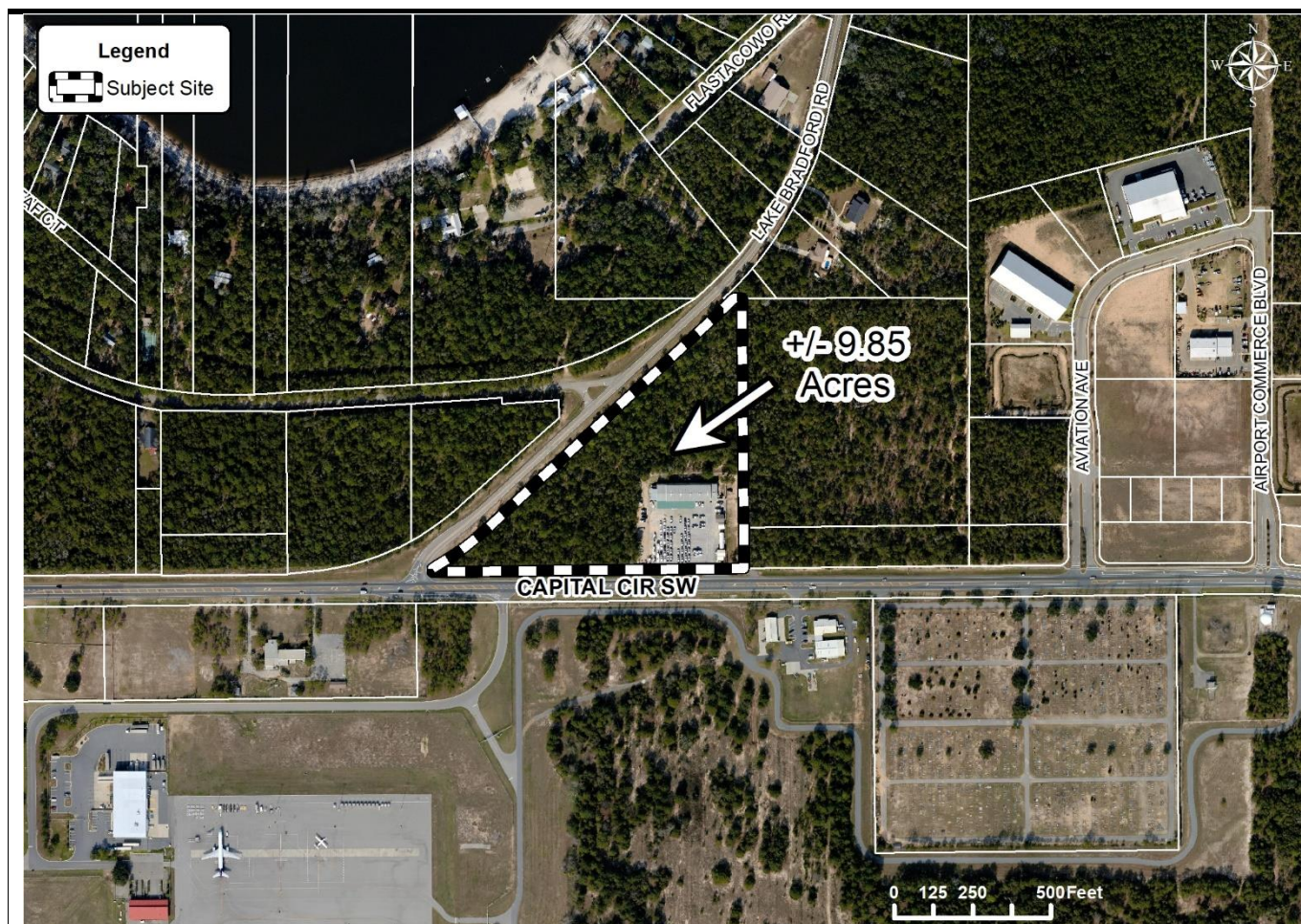
32301-173199



Amendment # LMA202004

I/We as owner(s) of property at this address: 4986 Tillie Lane wish the information below
to be considered by the Local Planning Agency and the City/County Commissions:

We will like the zoning to stay residential, we have children living with us
and we don't need a lot of traffic coming in.
SIGNED: Mary Moore



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Florida Fish and Wildlife Conservation Commission	3465 Capital Circle SW	Approve
Applicant:		
Leon County		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Stephen M. Hodges	<u>Future Land Use</u> : OS Recreation/Open Space <u>Zoning</u> : OS Open Space	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
Stephen.Hodges@talgov.com (850)891-6408	<u>Future Land Use</u> : Government Operational <u>Zoning</u> : No change	
Date: October 25, 2019	Updated: February 10, 2020	

A. REASON FOR REQUESTED CHANGE

The applicant has filed an application on behalf of the State of Florida's Florida Fish and Wildlife Conservation Commission (FWCC). The FWCC operates a maintenance facility on approximately two acres on a 10-acre forested site at 3465 Capital Circle SW and has done since at least 1983. Capital Circle SW is currently planned to be expanded to six lanes; as part of this expansion, the Florida Department of Transportation is acquiring an approximately 130' of right of way along the north side of the existing highway corridor, which will significantly impact FWCC operations in this location.

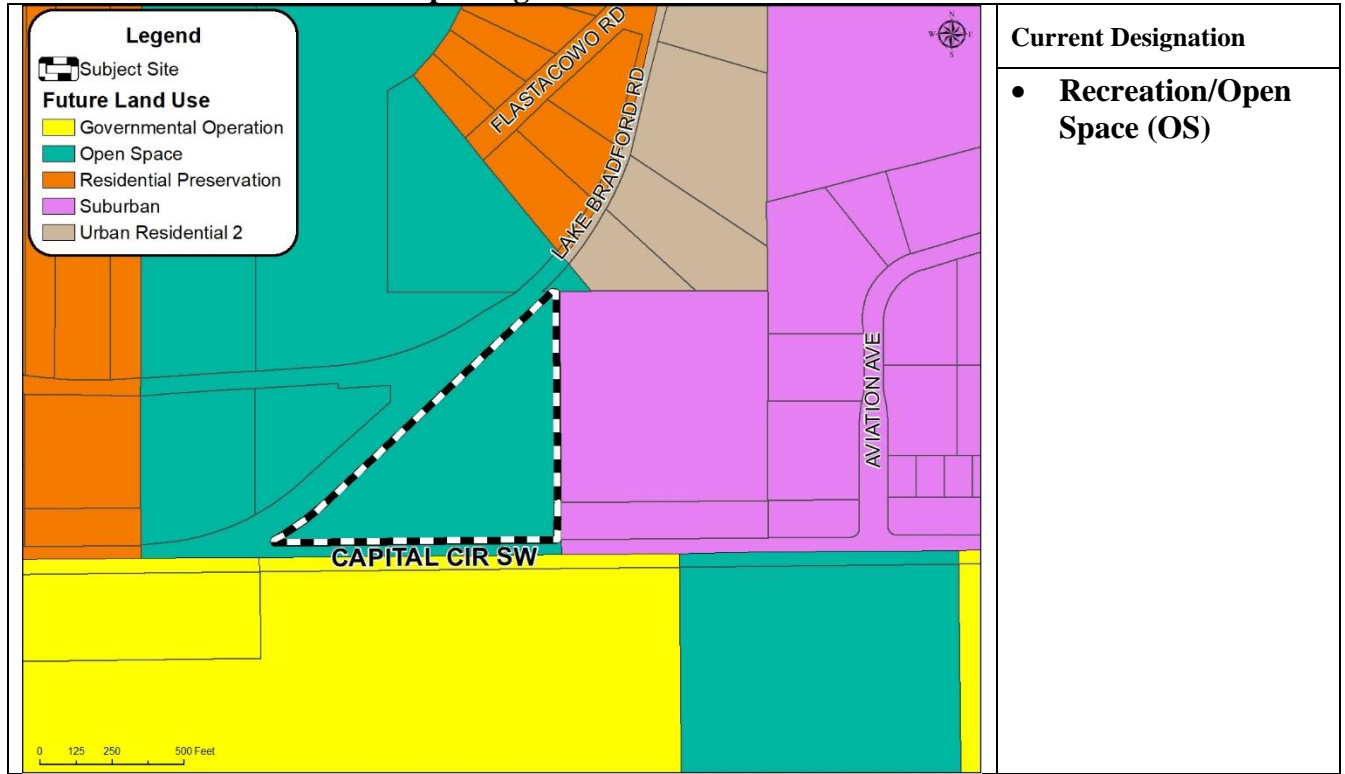
To accommodate this acquisition, FWCC must expand its facility west and/or north. However, the site's current FLUM designation and zoning is not consistent with this existing use. Although the present use was established prior to the adoption of the local comprehensive plan in 1990, this nonconformity does not allow the expansion of the present use. Therefore, in order to change the footprint of the existing use, the FLUM and zoning must be changed so that FWCC can mitigate the acquisition of the southern half of its site. Staff is recommending this future land use change so that this use may continue in this location.

A. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

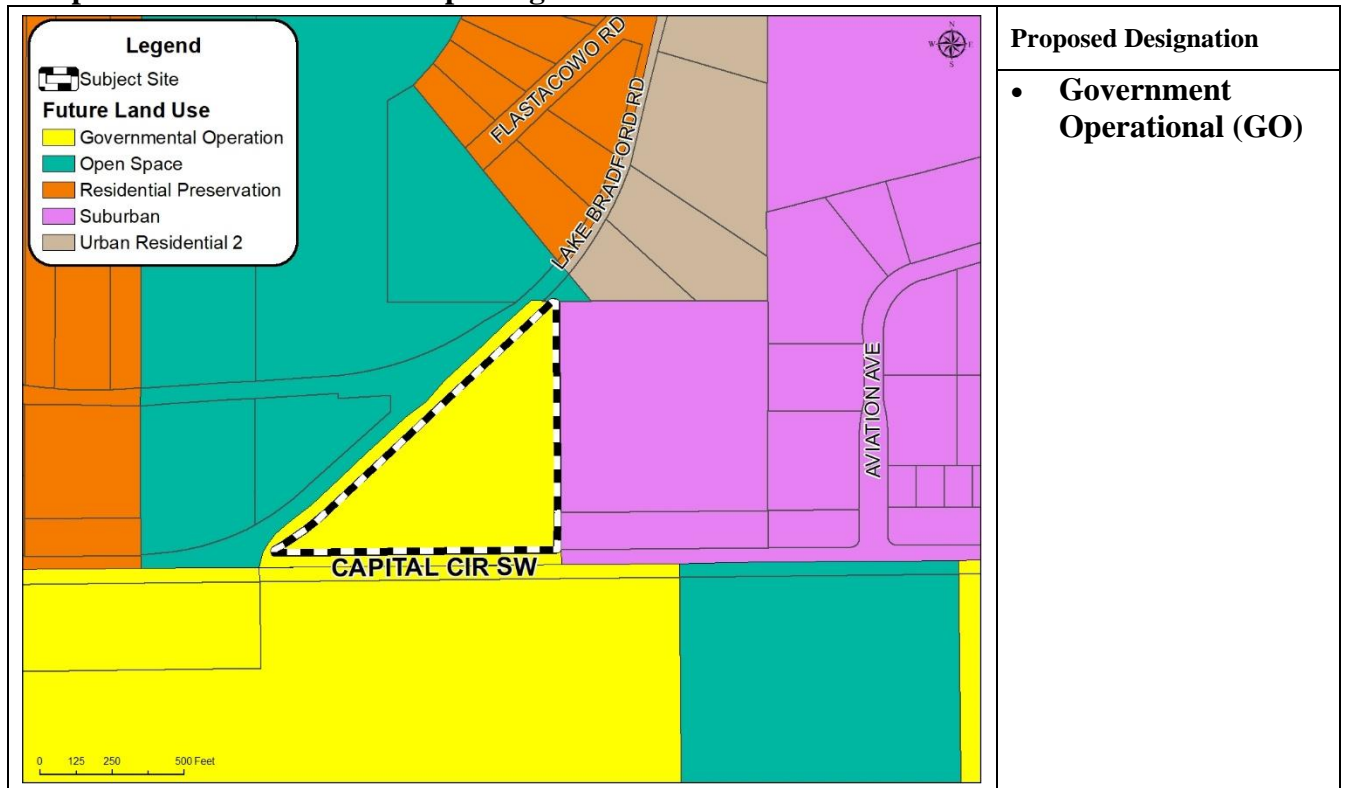
The Subject Area is currently designated Recreation/Open Space (OS) on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the area to Government Operational (GO).

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



B. 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.

C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

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

D. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The existing use of the subject site by FWCC as a maintenance facility is inconsistent with its FLUM designation of Recreation/Open Space as defined by Policy 2.2.14: [L].
2. The existing use of the subject site would be consistent with the Government Operational land use category as defined by Policy 2.2.16: [L].
3. The proposed amendment has no adverse impact on existing or planned infrastructure.

E. STAFF ANALYSIS

History and Background

The State of Florida's Florida Fish and Wildlife Conservation Commission (FWCC) maintenance facility is an approximately two-acre facility located in the southeast corner of a triangular parcel approximately ten acres in size. The facility has existed relatively unchanged in purpose and scope since at least 1983, as evidenced by aerial photography acquired by Leon County. The facility maintains a variety of terrestrial and aquatic vehicles used by the agency in its mission to protect Florida's natural resources and people through enforcement of conservation laws. The remainder of the parcel is forested and vacant.

The intent of the SR 263 Capital Circle Multi-Lane Reconstruction project is to widen the existing roadway from two lanes to six lanes, add lighting, and construct stormwater management facilities and intersection improvements. A 10-foot multi-use path will be constructed on the east side of the roadway and a 5-foot sidewalk will be constructed on the west side of both projects. A new bridge will be constructed over Munson Slough in Segment 1 from Crawfordville Road to Springhill Road. Noise barrier walls are included as part of the design of this segment which is funded for right-of-way acquisition and construction. Bids for construction will be received fall 2021. Segment 2, from Springhill Road to Orange Avenue is funded for right-of-way acquisition and construction. Bids for construction will be received fall 2020.

At this time, the Florida Department of Transportation (FDOT) is acquiring right of way along the north side of Capital Circle SW. The existing right of way is approximately 100' wide, and approximately 130' of additional right of way is being acquired by FDOT to meet the Blueprint design right of way of 230' for Capital Circle. This additional 130' is being acquired on the north side of Capital Circle SW to minimize impacts to the existing Tallahassee International Airport, an existing cemetery, and the existing Thomas P. Smith Water Reclamation Facility.

The acquisition of right of way on the north side of Capital Circle SW will significantly affect the FWCC maintenance facility on the north side of Capital Circle by effectively slicing the facility in half from east to west. The affected area is a secure storage yard where FWCC stores a variety of automobiles, boats, storage sheds, and other components of the maintenance facility. The acquisition of right of way fronting Capital Circle will require FWCC to either shut the facility down and move it to a different site, or to move this storage area to a different location on the parcel.

The subject site has a triangular shape and is bounded by Capital Circle SW along its southern perimeter and Lake Bradford Road along its northwest perimeter. The eastern boundary of the subject site is shared with a square parcel that has a FLUM designation of Suburban and a zoning designation of Office Residential – 1.

The general development pattern of this area of the urban area of Tallahassee has been a mix of residential and institutional uses for several decades. The nearby residential area is composed of single-family houses close to Lake Bradford. The area to the immediate west of the subject site is vacant forest land that has the same current land use and zoning designations as the subject parcel. The area north of the subject site also has the same land use and zoning designations as the subject parcel. The area west and north of the subject site is part of one of two adjacent parcels owned by the State of Florida that used by Florida State University as a recreational area for their students. The parcel directly east of the subject site is vacant.

The FLUM designation of the subject site has been Recreation/Open Space since at least August of 1994. Previous to that, it was originally designated as Mixed Use from the adoption of the original Comprehensive Plan.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Recreation/Open Space (Policy 2.2.14: [L]) and Government Operational (Policy 2.2.16: [L]) are included as Attachment #1.

Recreation/Open Space (Current)

Although the Recreation/Open Space (OS) land use category applies to both government- and privately-owned lands, there are no active or passive recreational facilities, historic sites, forests managed for recreational use, cemeteries, wildlife management areas, golf courses, cemeteries, or wildlife management areas on the subject parcel. Because the current use of the subject site is inconsistent with its Open Space zoning designation (which implements the OS FLUM category), the current use cannot expand or change its footprint.

Government Operational (Proposed)

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 the subject site is wholly consistent with this description. The subject site is owned by the State of Florida and has been used consistently for vehicle maintenance for more than 30 years, which is one of the allowable uses listed in Policy 2.2.16.

Consistency with Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan. As previously indicated, the proposed amendment is consistent with Government Operational Policy 2.2.16: [L] as the subject site is owned by state government and is primarily used for vehicle maintenance.

According to the Glossary of the Comprehensive Plan, vehicle maintenance facilities are considered heavy infrastructure, which is a community facility. Light and heavy infrastructure are also specifically allowed under Policy 2.2.16: [L] (Government Operational) but not under Policy 2.2.14: [L] (Recreation/Open Space).

Zoning

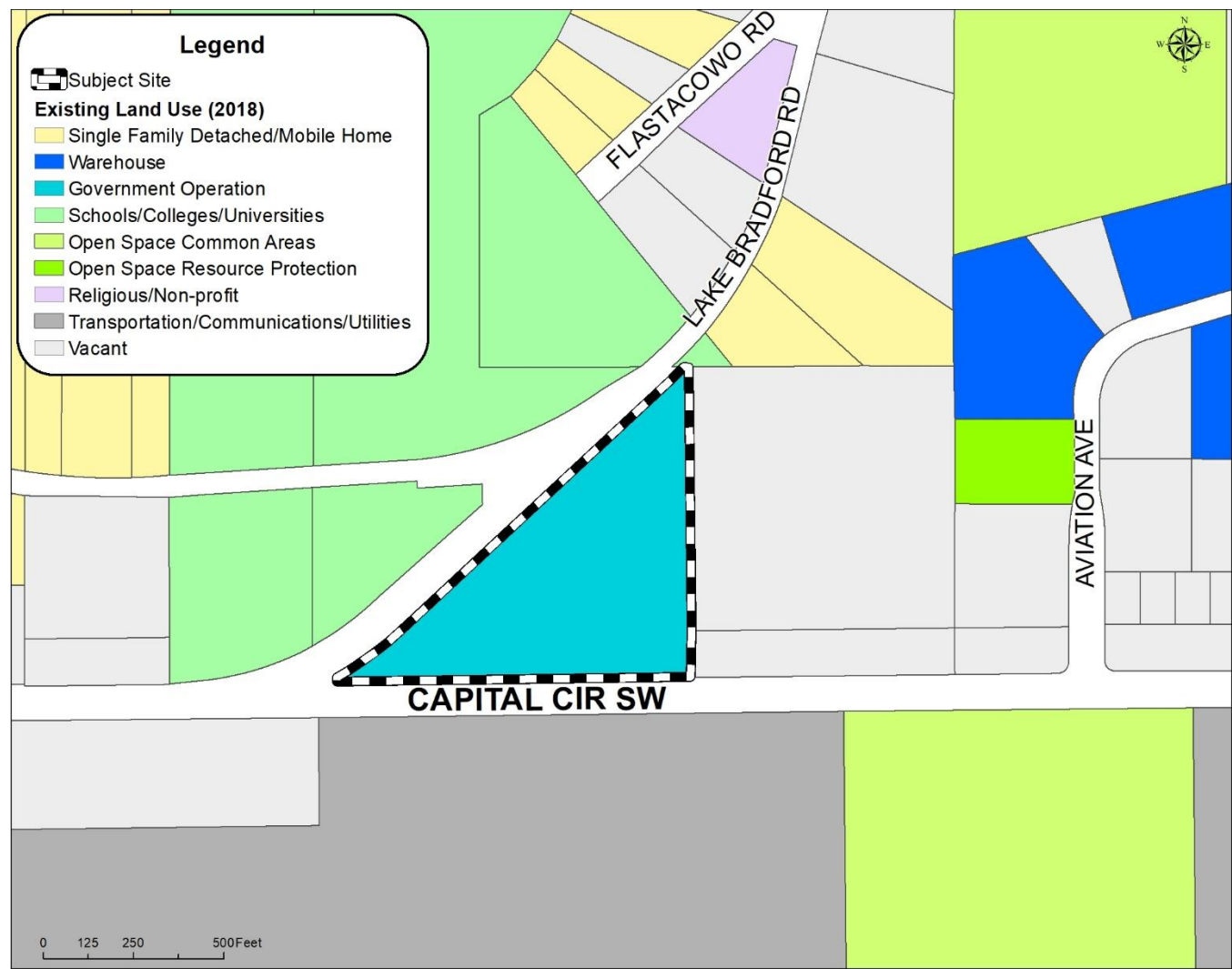
The Land Development Code section for OS Open Space (Section 10-6.658) zoning is included as Attachment #2. The Leon County department of Development Support and Environmental Management is currently writing an ordinance to create a Government Operational zoning district within the unincorporated area. A future rezoning will be proposed for the site once the County GO zoning district is adopted into the County's land development code.

Existing Land Uses

The existing use on the subject site located at 3465 Capital Circle SW is a vehicle maintenance facility located on approximately two acres of the 10-acre subject parcel. This parcel is currently developed with one main building and a parking lot that is used for storage of a variety of vehicles used by FWCC.

The parcels on the east and west of the subject site are vacant. Three parcels northwest of the subject site comprise a Florida State University student outdoor recreational facility, and there is a low-density residential area to the north and northeast. The area south of the subject site is part of the Tallahassee International Airport.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

At this time, City water service is available to the subject site. The only sewer is a force main located on the north side of capital circle. No gravity sewer is available.

Schools

The Subject Area is zoned for Pineview Elementary School, Nims Middle School, and Rickards High School. Because the Government Operational FLUM category does not allow residential uses, there are no school concurrency issues or other related impacts from this proposed land use change.

Roadway Network

The subject site is bounded by two roads, Capital Circle SW and Lake Bradford Road. The former is a principal arterial that is being expanded from two to six lanes, and the latter is a major collector. There are no known concurrency issues, and the subject site is outside of the Multimodal Transportation District.

Pedestrian and Bicycle Network

The expansion of Capital Circle from two lanes to six will included sidewalks and a shared use path or trail on the north side of the roadway. This will provide bicycle and pedestrian access to the site from this roadway.

Transit Network

At present, there is no public transportation access to the subject parcel.

Environmental Analysis

County environmental maps indicate no significant environmental features on the subject parcel. However, there may be two listed species onsite. Florida Golden Aster (*Chrysopsis floridana*), an perennial herb, and Gopher Tortoises (*Gopherus polyphemus*) have been found on several nearby parcels in this area of Leon County. Nevertheless, a natural features inventory will be conducted prior to any development activity, and if any listed species are identified onsite, they will be either protected or mitigated.

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 20 property owners within 1,000 feet of the subject site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	December 6, 2019	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning		Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	December 5, 2019	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 27, 2020	Email Subscription Notice sent to all users of service

Public Open House –December 17, 2019: 24 citizens attended the open house to discuss the 2020 Cycle amendments. None of the attendees had questions regarding this proposed amendment.

G. STAFF REPORT UPDATE

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

Cycle 2019 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 7, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 4, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	February 25, 2020	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 14, 2020	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 26, 2020	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop – January 7, 2020: A workshop was held on January 7, 2020 to discuss the proposed 2020 Cycle amendments. The LPA had no questions on this amendment.

Local Planning Agency Public Hearing – February 4, 2020: The Local Planning Agency voted to recommend approval of the proposed map amendment. There were no citizen speakers on this amendment.

H. ATTACHMENTS

Attachment #1: Comprehensive Plan Policies for Recreation/Open Space (Policy 2.2.14: [L]) and Government Operational (Policy 2.2.16: [L])

Attachment #2: Land Development Code Section for OS Open Space (Section 10-6.658)



2020 Comprehensive Plan Amendment Cycle
LMA 2020 05
FWCC Warehouse

Attachment #1

Policy 2.2.14: [L]

RECREATION/OPEN SPACE (EFF. 8/17/92; REV. EFF. 7/26/06; RENUMBERED 3/14/07)

This category contains:

- (1) Government owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas.
- (2) Privately owned lands which have golf courses, cemeteries, or wildlife management areas.

Permitted uses include passive recreation and silviculture. Active recreation facilities are included if the site is within the USA or a rural community.

Policy 2.2.16: [L]

GOVERNMENT OPERATIONAL (EFF. 8/17/92; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 12/24/10)

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

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

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

Section 10-6.658. OS open space district.

As revised and adopted 5/25/99

1. District Intent				PERMITTED USES							
				2. Principal Uses				3. Accessory Uses			
The OS District is intended to provide areas within the community for the resource conservation and passive or active recreational facility needs of the community. The OS District may be applied to publicly or privately owned lands where preservation of natural features is desired.				(1) Agriculture. (2) Cemeteries. (3) Nature centers and related administrative and service facilities. (4) Open space, natural areas, conservation areas and wildlife management areas. (5) Outdoor passive and active recreational facilities, including trails. (6) Silviculture. (7) Stormwater management facilities.						(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											
		4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions		
Use Category		a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)	
Any Permitted Principal Use		None	None	None	25 feet	None, except 15 ft. if adjoining a low density residential zoning district.	25 feet	10 feet	1,000 square feet of gross building 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 Policies 3.1.6. and 3.1.7. 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.).

Citizens Comments

LMA 2020 05

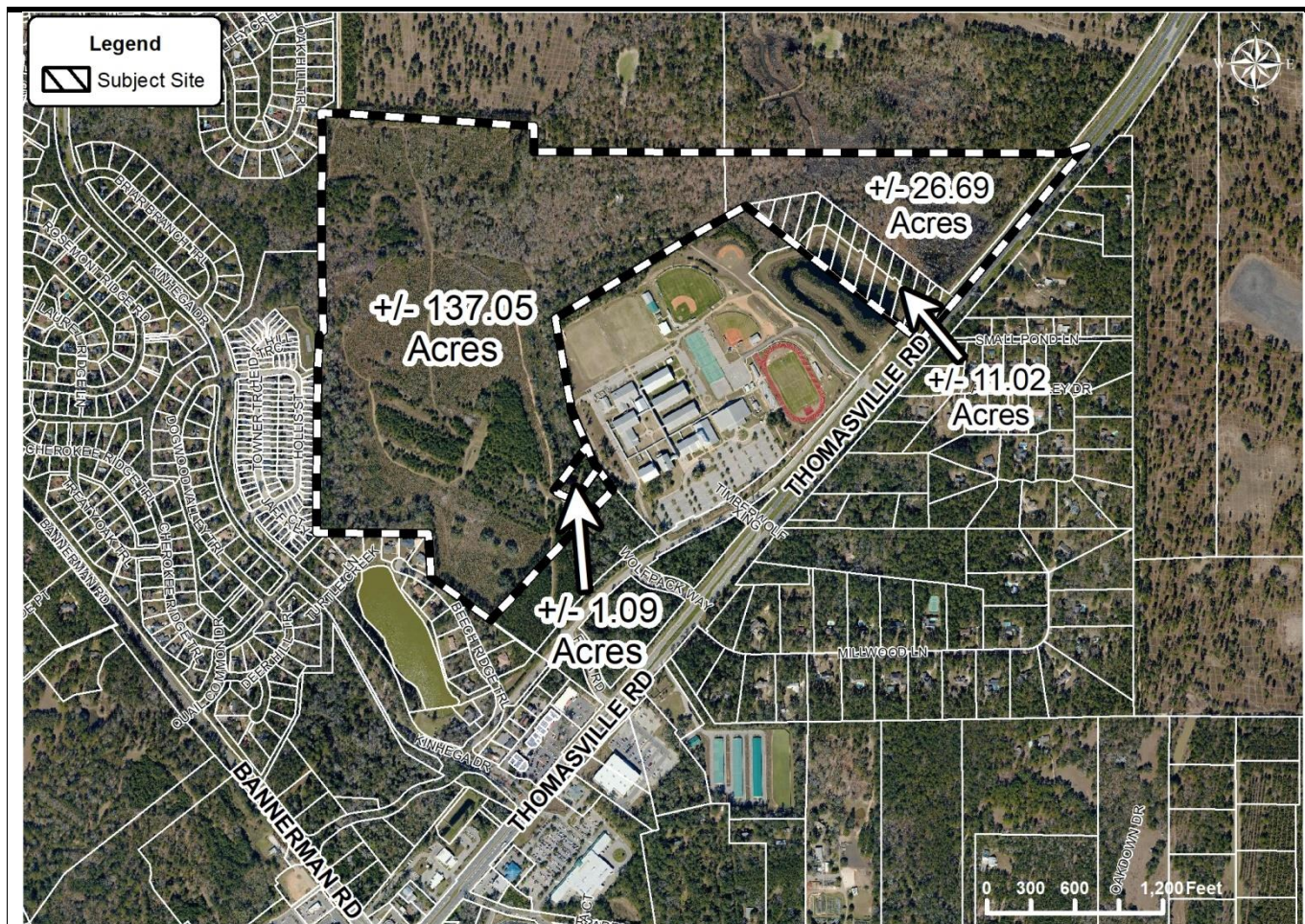
**Florida Fish and
Wildlife Conservation
Commission (FWCC)
Warehouse**

Received as of February 10, 2020

**No citizen comments have been
received for this proposed amendment**



2020 Comprehensive Plan Amendment Cycle
LMA 2020 06
Pine Cone Woods/Thomasville Road



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Pine Cone Woods, LLC	6920 Lawton Chiles Lane Tallahassee, FL 32312	Approve
Applicant:		
Pine Cone Woods, LLC		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Artie White	<u>Future Land Use:</u> Rural <u>Zoning:</u> Rural and Bradfordville Commercial-1	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
artie.white@talgov.com (850) 891-6432	<u>Future Land Use:</u> Bradfordville Mixed Use <u>Zoning:</u> No change	
Date: 10/23/19	Updated: 2/10/2020	

A. REASON FOR REQUESTED CHANGE

This Comprehensive Plan Map Amendment is also the subject of a concurrent application for a text amendment (LTA 2020 06) to extend the Urban Services Area (USA) to include the properties owned by the applicant, as well as part of a portion of Chiles High School owned by the Leon County School Board and a holding pond owned by Leon County that are currently outside of the USA.

The applicants wish to develop portions of the subject site for residential and non-residential uses at densities and intensities comparable to nearby areas, and potentially allow for some expansion of Chiles High School.

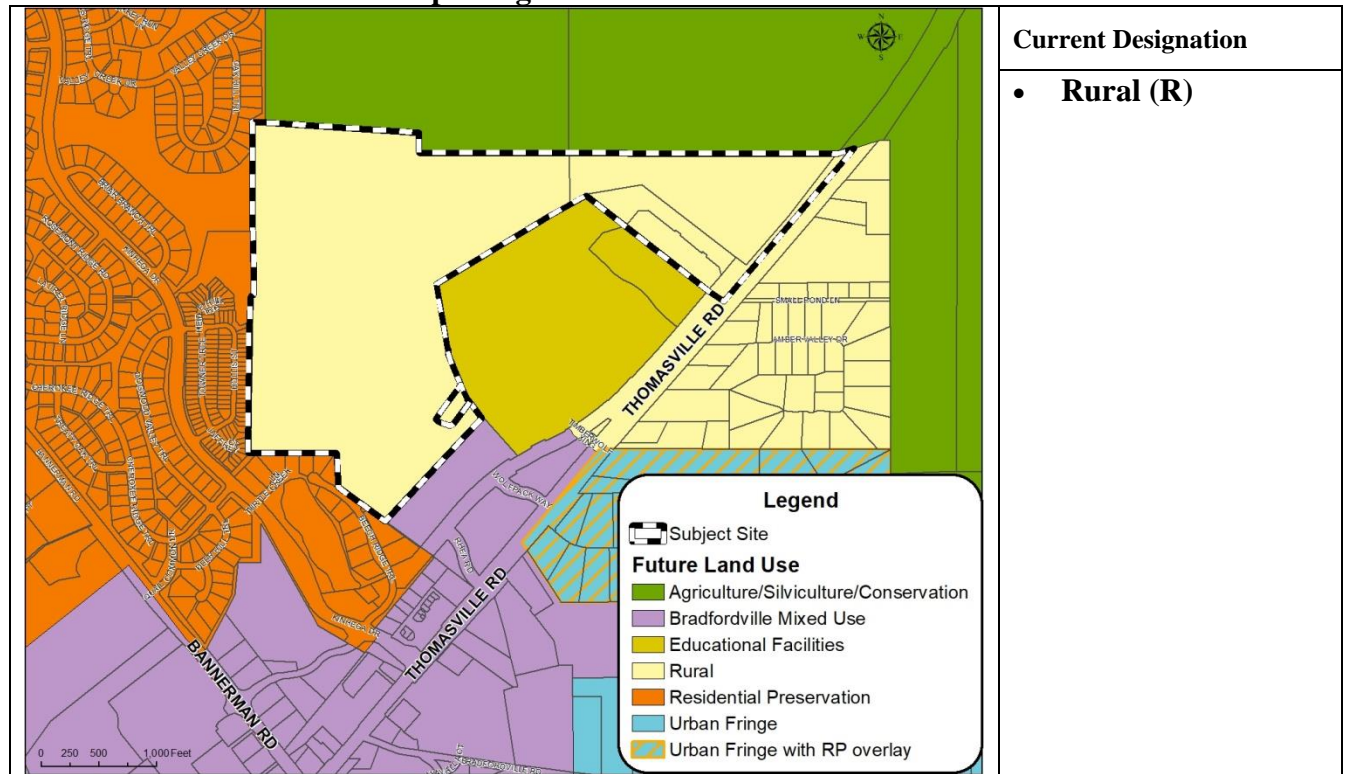
B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

The Subject Area is currently designated Rural on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the area to Bradfordville Mixed Use.

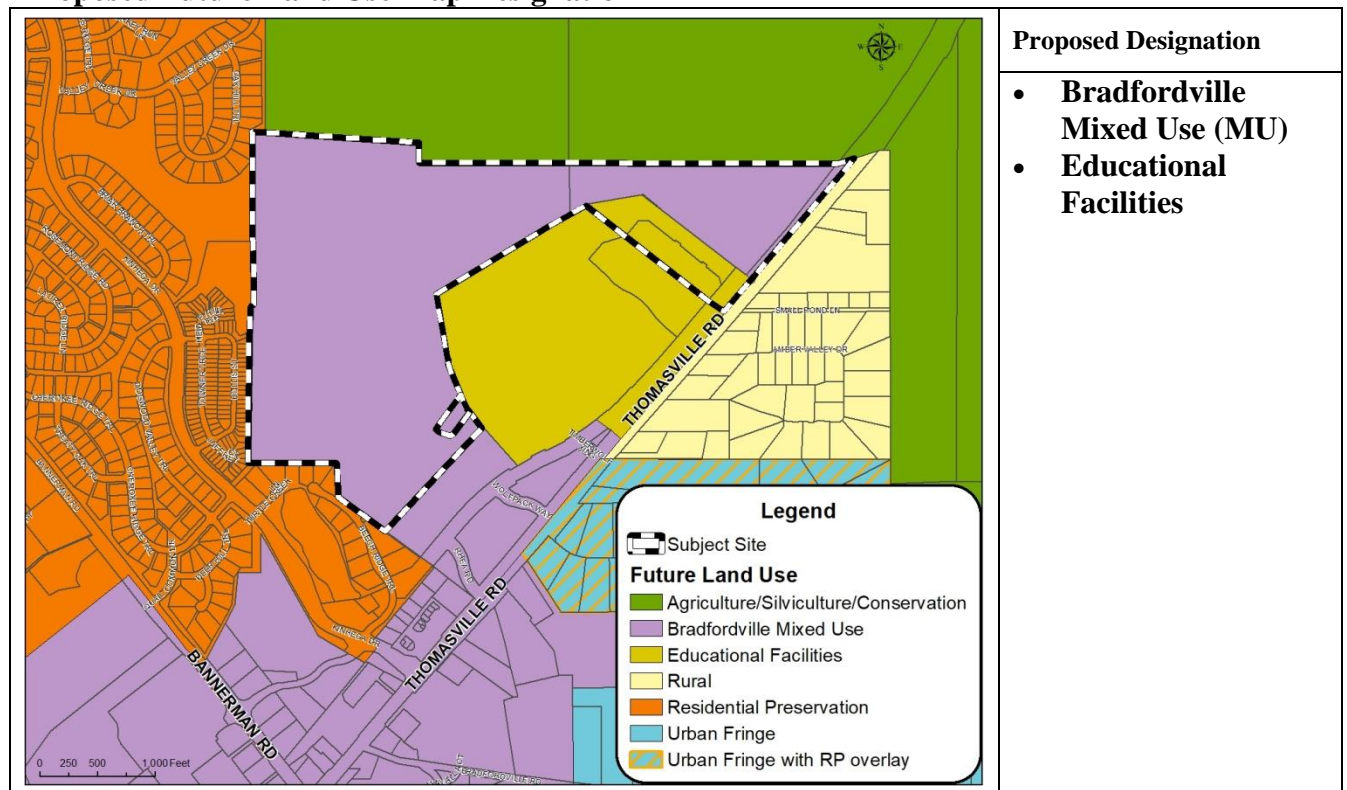
The applicant initially requested the Planned Development land use category. However, the subject site is less than 200 acres, the minimum acreage required for the Planned Development Land Use category. Because the subject site is within the Bradfordville Sector Plan study area, the requested land use category was changed to Bradfordville Mixed Use.

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.

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

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

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 water and wastewater infrastructure available for the subject site, and a planned expansion of the wastewater capacity as well. 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 site adjoins the Urban Service Area or a designated Rural Community. The subject site immediately adjoins the USA to the west, surrounds Chiles High School which is in the USA, and a portion of the subject site owned by the applicant is within the USA, as well. Therefore, this special condition is satisfied.
3. Objective 1.7 [L] provides a number of intended purposes for future development patterns for the Bradfordville Mixed Use land use category. These purposes are furthered in part by the proposed development; or, through the PUD process, which will afford Leon County Development Support and Environmental Management the opportunity to ensure they are met/furthered.
4. Policy 2.2.6 [L] indicates that the Bradfordville Mixed Use Land Use Category is intended to create low to medium density residential land use, small scale commercial shopping opportunities, schools and churches, and recreation and leisure-oriented amenities for the enjoyment of area residents. The applicant has indicated that they wish to develop further residential land uses similar to those of other developments in the surrounding area, provide some additional non-residential commercial opportunities, and allow for the potential expansion of Chiles High School on part of the subject site. These uses are consistent with the uses intended for the Bradfordville Mixed Use land use category as described in Policy 2.2.6 [L].

F. STAFF ANALYSIS

History and Background

Planning for the future development of the northern portion of Leon County has been underway for over 30 years, with the appointment of the Bradfordville Citizen Task Force in August of 1989. This region of Leon County has been the subject of significant planning efforts and conflict over this time, with a Bradfordville Sector Plan ultimately being adopted by the Leon County Board of County Commissioners in July of 2000. The purpose of the Sector Plan is to achieve long-term planning for the Bradfordville Study Area in a manner which demonstrates compliance with the goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Over the life of the Bradfordville Sector Plan there has been a significant amount of residential and nonresidential development in the surrounding area. In the last 5 years, especially there has been an increase in nonresidential development at the Bradfordville Town Center.

The subject site is made up of approximately +/- 182 acres of undeveloped land owned by the applicant Pine Cone Woods, LLC, a 1.06 acre parcel owned by Talquin Water and Wastewater, Inc., and a 13.33 acre retention pond owned by Leon County that is surrounded by the 67.26 acre campus of Chiles High School. Portions of the applicant's property and Chiles High School are included in the Urban Services area, which was expanded in 1997 to expand to include Chiles High School.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Rural (2.2.1 [L]) and Bradfordville Mixed Use (2.2.6)] are included as Attachment #1.

Rural (Current)

The subject site is currently designated as Rural 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.

Bradfordville Mixed Use (Proposed)

The intended function of the Bradfordville Mixed Use category is to create a village atmosphere with an emphasis on low to medium density residential land use, small scale commercial shopping opportunities for area residents, schools and churches, and recreational and leisure-oriented amenities for the enjoyment of area residents.

Consistency with Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County 2030 Comprehensive Plan.

Policy 2.2.1 [L] indicates that urban services are not planned or programmed for lands in the Rural land use category. There is currently water and wastewater services provided by Talquin on the subject site. This fact supports redesignated 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 immediately adjoins the USA to the west, surrounds Chiles High School which is in the USA, and a portion of the subject site owned by the applicant is within the USA, as well. Therefore, this special condition is satisfied.

Objective 1.7 [L] describes the desired development pattern for the Bradfordville Mixed Use land use category. A number of intended purposes are described in Objective 1.7:

- a) Provide opportunity for residential, shopping, employment, education and recreation use within walking distance of each other

Analysis: The applicant has indicated they wish to develop additional residential and commercial land uses and provide the opportunity for the expansion of Chiles High School on the subject site. The size of the property and its proximity to other residential and non-residential uses promote, as well as the proximity to Chiles High School would promote increased pedestrian trips.

- b) Promote higher density housing and concentrations of nonresidential activity in close proximity to each other;

Analysis: The applicant wishes to develop additional residential and nonresidential uses similar to the density and intensity of the surrounding area. The environmental constraints on subject site would require development to largely be sited on the western portion of the property, closest to existing residential and nonresidential development.

- c) Provide for a range of housing opportunities which does not isolate families or individuals based upon age, income or race;

Analysis: At the August 27, 2019 Business Meeting of the Leon County School Board, applicants indicated their intention to include workforce housing as part of their residential development to help ensure individuals of all income levels have access to housing opportunities in this area of new development. This would satisfy Subsection C of Objective 1.7

- d) Ensure that mapping of zoning districts is consistent [with] the long-term protection of environmental features;

Analysis: The subject site is somewhat constrained by environmental features. Parcel 1414202060000 is significantly constrained by wetlands, a waterbody, and is in the 100-year flood plain. The western boundary of parcel 1415200140000 also is constrained from development by wetlands and a water course. The applicants have requested a rezoning to

LMA 2020 006: Pine Cone Woods/Thomasville Road

Page 7 of 11

Planned Unit Development (PUD), which will provide Leon County Development Support and Environmental Management (DSEM) to opportunity to ensure that the environmental features of the subject site are protected.

- e) Ensure that mapping of zoning districts will be appropriate to location, access and surrounding land use;

Analysis: The applicant has requested a PUD rezoning. This will provide Leon County DSEM the opportunity to ensure development will be appropriate to location, access, and surrounding land use.

- f) Ensure that mapping of zoning districts is consistent with the phasing and availability of infrastructure.

Analysis: The applicant has requested a PUD rezoning. This will provide Leon County DSEM to ensure that proposed development is consistent with the availability of infrastructure. The applicants submitted a letter from Talquin Electric Cooperative indicating that they have water capacity to serve the future development needs of the applicant and that they will be expanding their wastewater capacity and will be able to include the capacity needs of future potential development by the applicant, as well.

Policy 2.2.6 [L] indicates that the Bradfordville Mixed Use Land Use Category is intended to create low to medium density residential land use, small scale commercial shopping opportunities, schools and churches, and recreation and leisure-oriented amenities for the enjoyment of area residents. The applicant has indicated that they wish to develop further residential land uses similar to those of other developments in the surrounding area, provide some additional non-residential commercial opportunities, and allow for the potential expansion of Chiles High School on part of the subject site. These uses are consistent with the uses intended for the Bradfordville Mixed Use land use category as described in Policy 2.2.6 [L].

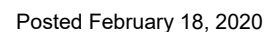
Zoning

The applicants have submitted an application for a rezoning from Rural to Planned Unit Development concurrent with their Comprehensive Plan Amendment Application. Leon County DSEM will process and analyze their application for rezoning. While a PUD allows for customized and tailored development standards, it must still be consistent with the underlying Comprehensive Plan Future Land Use Designation, which would be Bradfordville Mixed Use should this amendment be approved.

Existing Land Uses

As illustrated in the following map, the 182.28 acres of properties owned by the applicant on the subject site are currently vacant/undeveloped land. Chiles High School is surrounded by the applicant's properties and is depicted below as Schools/Colleges/Universities. There is 13.33 acre a retention pond owned by Leon County on the Chiles High School site that is Open Space Resource Protection. Talquin Water and Wastewater Inc. owns a 1.09 acre property with a water tower that is classified as Transportation/Communications/Utilities. Across Thomasville Road to the east of the subject site there are primarily single family residential uses, with one large property that is Office. To the west of the subject property there is medium density residential in the form of single family attached housing, and

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

The Subject Site is within the Talquin water, wastewater, and electricity franchise area. The applicants have provided a letter from Talquin Electric Cooperative (Talquin) that indicates there is water capacity to meet the future development needs of this property. Talquin also indicates that they have plans to expand their wastewater capacity and can include the future capacity needs of the applicant in this expansion.

Schools

The Subject Area is zoned for **Killearn Lakes** Elementary School, **Deer Lake** Middle School, and **Chiles** High School.

This proposed amendment was approved by the Leon County School Board at its November 19, 2019 meeting. School Board staff indicates that while no negative impact with Leon County Schools is anticipated, coordination with Leon County Schools would be necessary if the subject site was developed at its maximum potential.

Roadway Network

The subject site fronts Thomasville Road a major arterial, as well as the local street Lawton Chiles Lane. Lawton Chiles Lane has access to Thomasville Road via the local streets Rhea Road and Wolfpack Way.

Pedestrian and Bicycle Network

Lawton Chiles Lane has a sidewalk separated from the road by a buffer, as well as a paved shoulder. Neither Wolfpack Way nor Rhea road have sidewalks, but they have a paved shoulder. Thomasville Road has On-Street Bike Lanes for a portion of the arterial and paved shoulders traveling further north in Leon County.

Transit Network

The site is not served by transit currently.

Environmental Analysis

The subject site is somewhat constrained by environmental features. Parcel 1414202060000 is significantly constrained by wetlands, a waterbody, and is in the 100-year flood plain. The western boundary of parcel 1415200140000 also is constrained from development by wetlands and a water course, and lands that are in the 100-year flood plain. The applicants have requested a rezoning to Planned Unit Development (PUD), which will provide Leon County Development Support and Environmental Management (DSEM) the opportunity to ensure that the environmental features of the subject site are protected.

LMA 2020 006: Pine Cone Woods/Thomasville Road

Page 10 of 11

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to **304** property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	December 23, 2019	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 21, 2019	Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	December 17, 2020	6 PM, Bradfordville Community Center
X	Supplemental Public Open House	January 6, 2020	6 PM, Bradfordville Community Center
X	Staff Reports Available Online	January 27, 2020	Email Subscription Notice sent to all users of service

Public Open House – December 17, 2019: 24 citizens attended an open house to discuss the 2020 Cycle amendments. None of the attendees had any questions or comments regarding this amendment.

Public Open House – January 6, 2020: 23 Citizens attended an open house to discuss this amendment. The attendees had questions relating to school concurrency/capacity, traffic congestion/capacity, and residential density.

LMA 2020 006: Pine Cone Woods/Thomasville Road

Page 11 of 11

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 2020 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 7, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 4, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
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	Joint City-County Adoption Public Hearing	May 26, 2020	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop – January 7, 2020: A workshop was held on January 7, 2020 to discuss the proposed 2020 Cycle amendments. The LPA had no questions on this amendment.

Local Planning Agency Public Hearing – February 4, 2020: After a staff presentation and public testimony, the Local Planning Agency voted to recommend approval of the proposed map amendment.

H. ATTACHMENTS

Attachment #1: Comprehensive Plan policies for Rural (2.2.1 [L]) and Bradfordville Mixed Use (2.2.6)



2020 Comprehensive Plan Amendment Cycle
LMA 2020 06
Pine Cone Woods/Thomasville Road

Attachment #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) 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 nonresidential 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, light infrastructure, and recreational uses may be permitted provided they are compatible with the natural and rural surroundings. Facilities associated with these uses may be permitted at a maximum intensity of 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 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 2.2.6: [L] BRADFORDVILLE MIXED USE

(REV. EFF. 12/23/96; REV. EFF. 7/26/06; REV. EFF. 3/14/07) (APPLIES TO BRADFORDVILLE STUDY AREA ONLY) The Bradfordville Mixed Use Category is depicted on the Future Land Use Map. The category establishes differing proportions of allowed land uses and land use densities and intensities and is intended to be implemented by zoning districts which will reflect eight different development patterns which are described in Objectives 1.7 and 6.1. The Mixed Use Development patterns shall be applied through zoning and Land Development Regulations in a manner consistent with the Future Land Use Map delineation of Bradfordville Mixed Use. These eight different development patterns are not intended to be mapped as part of the Future Land Use Map, rather they are intended to serve as a mechanism to assure that the appropriate location and mixture of land uses occur within the category. Commercial development allocations in the Bradfordville Mixed Use Future Land Use Category are intended to limit gross leasable square footage per parcel as defined in the Land Development Regulations. Intended Function: Create a village atmosphere with an emphasis on low to medium density residential land use, small scale commercial shopping opportunities for area residents, schools and churches, and recreational and leisure-oriented amenities for the enjoyment of area residents.

The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the residential land use. The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the predominant residential land use. Traffic volumes and speeds shall be kept low, and parking for nonresidential uses shall be minimal. These characteristics are reflective of the village life-style. The essential component of Bradfordville Mixed Use is residential land use. The low to medium density residential development will be located to provide for maximum land use compatibility and enjoyment of recreational and leisure opportunities (recreational land uses are included in the description of Community Facilities). The village will also allow small shops and some services to serve nearby residents. Emphasis on commercial uses shall be limited to convenience, grocery, and small pharmacies and offices. Office and commercial development in scale with and meeting the needs of the surrounding predominately residential area are appropriate. It is also possible that appropriate sites within the area designated for Bradfordville Mixed Use may be developed for enclosed industrial uses. These are land uses that would usually be considered incompatible with the mixed use village, but due to site conditions, with careful design and facility planning, may be

successfully integrated. Compatibility is also protected by allowing few such uses and limiting their size (development intensity). All of the development patterns are appropriate within Bradfordville Mixed Use as described in Policy 1.7.9 [L]. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use.

Allowed land uses within the Bradfordville Mixed Use future land use category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Bradfordville Mixed Use future land use category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

Citizens Comments

LMA 2020 06

Pine Cone Woods
Map Amendment and

TTA 2020 006

Pine Cone Woods
Urban Services Area

Received as of February 10, 2020

From: [Calhoun, Sherri](#)
To: [White, Artie](#)
Subject: FW: 2020 Comp Plan Public Comment Submission
Date: Thursday, January 09, 2020 12:19:54 PM
Attachments: [image001.png](#)

Sherri Calhoun
Staff Assistant
Comprehensive Planning & Urban Design
300 S. Adams Street. Tallahassee, Florida
Ph#: (850) 891-6413
Fax: (850) 891-6404
Sherri.calhoun@talgov.com
<http://www.talgov.com/planning/PlanningHome.aspx>



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: dropco@yahoo.com <dropco@yahoo.com>
Sent: Tuesday, January 7, 2020 10:46 AM
To: CMP_PLN_AMND <cmpplnammd@talgov.com>
Cc: Calhoun, Sherri <Sherri.Sullivan@talgov.com>
Subject: 2020 Comp Plan Public Comment Submission

- **Amendment:** LMA202006 Map
- **Name:** Jon Dropco
- **Address:** 7147 Beech Ridge Trl
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32312
- **Email Address:** dropco@yahoo.com
- **Comments:** I'm concerned with the proposal and what effect it would have on traffic and water management/runoff on Beech Ridge Trail. When the plantation would clear cut the pine trees, the water coming down from the plantation was a flood into Arrowhead Lake. A loss of those trees and the ability to suck up rain would be devastating to my property. Also, Lawton Chiles Ln can barely handle the morning and afternoon traffic from the high school. Development of 175 acres would not be beneficial to the two lane roadways. This proposal should be further limited.

From: [Calhoun, Sherri](#)
To: [White, Artie](#)
Subject: FW: 2020 Comp Plan Public Comment Submission
Date: Thursday, January 09, 2020 12:19:48 PM
Attachments: [image001.png](#)

Sherri Calhoun
Staff Assistant
Comprehensive Planning & Urban Design
300 S. Adams Street. Tallahassee, Florida
Ph#: (850) 891-6413
Fax: (850) 891-6404
Sherri.calhoun@talgov.com
<http://www.talgov.com/planning/PlanningHome.aspx>



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: Blakeboy78@gmail.com <Blakeboy78@gmail.com>
Sent: Thursday, January 9, 2020 2:01 AM
To: CMP_PLN_AMND <cmpplnammd@talgov.com>
Cc: Calhoun, Sherri <Sherri.Sullivan@talgov.com>
Subject: 2020 Comp Plan Public Comment Submission

- **Amendment:** LMA202006 Map
- **Name:** Kyle Blake
- **Address:** 3509 OAK HILL TRL
- **City:** TALLAHASSEE
- **State:** FL
- **Zip:** 32312
- **Email Address:** Blakeboy78@gmail.com
- **Comments:** Please reconsider this development. We recently moved here because of the location. We have an abundance of wildlife and enjoy nearly zero noise pollution. Please don't add more homes that will destroy this ecosystem, create noise, and strain the infrastructure. I vote NO on changing the land from Rural to PUD.

Perrine, Beth

From: Hardcastle.ron@gmail.com
Sent: Thursday, January 09, 2020 9:35 PM
To: CMP_PLN_AMND
Cc: Perrine, Beth
Subject: 2020 Comp Plan Public Comment Submission

- **Amendment:** LMA202006 Map
- **Name:** Ron Hardcastle
- **Address:** 3448 Briar Branch Trail
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32312
- **Email Address:** Hardcastle.ron@gmail.com
- **Comments:** A significant portion (approximately 10 acres on the western boundary) of the land associated with this amendment request is located in a FEMA flood zone. Furthermore the majority of the homes in Killlearn Lakes that border the western boundary are on septic service. The land behind these homes slopes downward into the land designated a flood zone. The septic systems of these homes percolate waste water into this area, the western edge of the property in question for transition from rural to mixed use designation. Any approval should mandate that development may not occur in the area of the property within the flood zone.

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: LMA 2020 06 / TTA 2020 006

- Concerns: (not necessarily in any order)
- ① traffic
 - ② schools
 - ③ water/run off
 - ④ density
 - ⑤ wildlife protection - gopher tortoise, etc.
 - ⑥ ~~concerned regarding expanding USA~~

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

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Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: LMA 2020 06 and

TTA 2020 006

Keep the residential density
similar to that in Killebrew Lakes
2 to 3 units per acre maximum.

Art Berger

3252 Horseshoe Trail
Tallahassee, FL
32312

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: LMA 2020 06 / TTA 2020 06

* We are concerned about
TRAFFIC onto Beech Ridge TRAIL
We already have substantial
water sheet flow on to our
property at 7136 Beech Ridge
TRAIL,

Also a larger concern is the
old CURB STOP across from our
home and how this will
affect our quality of life
and our current simple
street.

Scott & Vicki McLuckie
McLuckies@aol.com

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: LMA202006

NOT PLEASED WITH CURRENT TRAFFIC. MORE DEVELOPMENT
WILL BRING MORE AUTO TRAFFIC.

NOT PLEASED WITH COMMERCIAL DEVELOPMENT SITES
ALONG THOMASVILLE ROAD NEXT TO CARLOS HIGH

DO NOT WANT GAS STATIONS + FAST FOOD RESTAURANTS
ALONG THOMASVILLE ROAD BY CARLOS HIGH. WILL BE
TOO MUCH CONGESTION IN TRAFFIC.

MORE DEVELOPMENT WILL BRING MORE STUDENTS TO AREA
THAT WILL IMPACT ALL TRAFFIC ON THOMASVILLE ROAD

ALL ABOVE WILL IMPACT THE QUALITY OF LIFE ON
MILLWOOD CANY, DIRECTLY ACROSS THOMASVILLE ROAD
FROM PLANNED COMMERCIAL USES.

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: PINE CONE WOODS

Is this project needed? needed by Leon County?

IS so, why not look to areas more north of cities high school?
Why change the land use

From Rural...? I'm thinking it is rural for a
reason...

The owner/developer has probably
paid reasonable taxes for
years - maybe decades. Now they
want to transform a rural area,
collect the money and move on -
maybe to another project.

- David Flagg

850-264-5222

Scottsdale resident,
23 years

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number:

Pine cone Woods

- ① need buffer fronting Thomasville Road.
- ② 20 units per acre is way to dense.
- ③ concerned about what type of commercial goes in on Thomasville Road.
- ④ concerned about increased traffic congestion.

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: LMA 2020 06

It seems very developer friendly to have land zoning put first
and fore front before any kind of impact studies are done. Unfortunately
this is to the detriment of the citizens. More transparency to
this entire process would be appreciated.

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number:

LMA 2020 06
~~LMA 2020 06~~ + TTA 2020 006

I have major concerns about traffic on
Thomasville Rd. + Bannerman Rd. if the zoning
continues to allow more + more development
in this beautiful Bradfordville neighborhood!
Schools to capacity already + the traffic
is already scary!! we want it to stay rural!

Judy A. Stone

7499 Anglewood Lane

e-mail - jastone13@AOL.com

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: Pine Cone Woods

- Can a serious Buffer be established between the future
development & homes in the Killbuck Lakes Plantation
Homes.

- Too many homes per acre

- WE WANT THIS AREA TO STAY RURAL!

Fred & Cindy Fisher

Valley Creek Drive

Killbuck Lakes Plantation

Resident

2020 Comprehensive Plan Amendment Cycle

Public Open House

January 6, 2020

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: TIA 2020 006

The current use is Rural & should not be changed to a more dense development. The infrastructure doesn't exist to support higher density. There are already 3 major projects proposed & approved for Bonnerman Road - with all 3 there will be added over 1,000 residential homes added in next five years. Enough is enough!

Ellen Hicks
Bull Headly Rd

From: vickieyoung823@gmail.com
To: [CMP_PLN_AMND](#)
Cc: [Perrine, Beth](#)
Subject: 2020 Comp Plan Public Comment Submission
Date: Saturday, January 18, 2020 1:29:57 PM

- **Amendment:** LMA202006 Map
- **Name:** Vickie Young
- **Address:** 3564 Dogwood Valley Trl
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32312
- **Email Address:** vickieyoung823@gmail.com
- **Comments:** We as property owners in Killearn Lakes, would like to see this property retain its Rural status. We have seen some of the areas around us already develop into commercial property, and adding more commercial property around the high school will increase traffic congestion that already exists due to high school traffic. Let's reserve this as rural, so we can maintain this area's beautiful and natural scenery, ecosystem function, home to our native animals and just keep Leon County's beauty. Consider purchasing the space across the street where Khol's use to be. This has been vacant for a while and may be a good space to add some light commercial shopping and walking areas, without having to bring down trees and harm our natural areas.

Visit the Planning Department website at: www.talgov.com/compplan2020

**NOTICE OF A REQUESTED AMENDMENT
TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP**

An application has been filed to request a change of designation on the Comprehensive Plan Future Land Use Map for the property shown on the map on the reverse side of this notice. You are being notified of this requested change because public records indicate that you own property within approximately 1,000 feet of the subject site. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled Workshops and Public Hearings on this request. The December 17th Open House event is an opportunity for you to come and ask questions in a less formal setting prior to the start of the more formalized public hearing process. Prior to each meeting, please check www.talgov.com/compplan2020 to confirm there have been no changes to this meeting schedule.

The Local Planning Agency, City Commission, and Board of County Commissioners appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the Local Planning Agency and City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend, but no public comments will be taken at the workshops.

Date	Meeting	Purpose	Time	Location
February 4 (Tuesday)	Local Planning Agency	Local Planning Agency Public Hearing on Comprehensive Plan Amendment and Rezoning	6:00 PM	Renaissance Center 2nd Floor 435 North Macomb Street
February 25 (Tuesday)	County and City Commissions	Joint City-County Commission Workshop	1:30 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
April 14 (Tuesday)	County and City Commissions	Joint City-County Transmittal Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
May 26 (Tuesday)	County and City Commissions	Joint City-County Adoption Public Hearing and Rezoning Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Leon County Courthouse

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours prior to the hearing (excluding weekends and holidays). The Planning Department Telephone is (850) 891-6400. The Florida Relay TDD Service Telephone is 1-800-955-8771.

If you have concerns that you wish to be considered by the City and County Commissions in regard to this application, you may submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at www.talgov.com/compplan2020. More detailed information on each proposed amendment is also available on the website.

Tallahassee-Leon County Planning Department

ATTN: Comprehensive Planning Division

300 South Adams Street

Tallahassee, Florida 32301

Telephone: (850) 891-6400

Fax: (850) 891-6404

Amendment # LMA202006

I/We as owner(s) of property at this address: 7136 BEECH RIDGE TRAIL, 32312 wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

THAT NO ENTRY OR EXIT TO PINE CONE WOODS SHALL BE CONNECTED IN ANY WAY TO BEECH RIDGE TRAIL

SIGNED: _____

SCOTT A. McLUCKIE

Requested Map Amendment: Pine Cone Woods

Reference Number: LMA202006

Applicant: Pine Cone Woods, LLC.

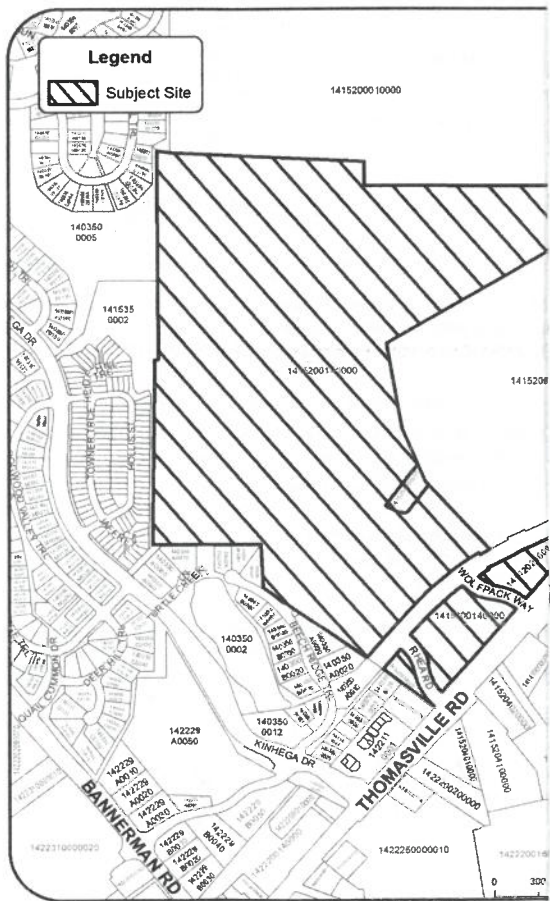
Large Scale Map Amendment: This is a request to change Rural (R) to Bradfordville Mixed Use (MU) on approxima Thomasville Road and surround Chiles High School. The promote agriculture, silviculture, and natural resource-bas ecosystem functions, and to protect the scenic vistas and p County's rural areas. Single family residential uses are all one (1) dwelling unit per ten (10) acres. Non-residential u agricultural silvicultural, and other natural resource-based maximum intensity of 2,000 sq. ft. per acre. The proposed create a village atmosphere with an emphasis on low to m commercial shopping opportunities for area residents, scho oriented amenities for the enjoyment of area residents.

Rezoning Application: A rezoning application will be proc change from Rural (R) to Planned Unit Development (PUD amendment to the Future Land Use Map.

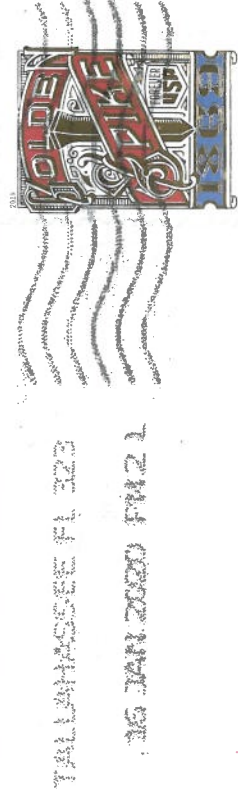
Please direct questions regarding this amendment to: M

To view information on this amendment, go to www.talga

Pine Cone Woods Map



LOCATION



*Tallahassee - Leon Planning Department
Attn: Comprehensive Planning Division
300 South Adams Street
Tallahassee, FL 32301
+ LMA 202006*

32301-179199

I/We as owner(s) of property at this address: 3572 Oak Hill Trail wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

Please consider that I, & many other neighbors, purchased our property with the assumption/presumption of the Plantation

SIGNED: Keeping their land, which runs behind my home, would

remain natural. The proposed Amendment now brings your development too close. What about run-off from parking lots & sewage? Killbuck Lakes already has a problem with that.

Requested Map Amendment: Pine Cone Woods

Also, please consider increased traffic with very little road access to support it. Martha
Construction would only disrupt natural environment. Scott



Martha Scott
3572 Oak Hill Trl
Tallahassee, FL 32312

Tallahassee-Leon County Planning Dept.
Attn: Comprehensive Planning Division
300 South Adams St.
Tallahassee, FL 32301

32301-173199

32301-173199

TALLAHASSEE, FL 323
23 JAN 2020 PM 3 L



**NOTICE OF A REQUESTED AMENDMENT
TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP**

An application has been filed to request a change of designation on the Comprehensive Plan Future Land Use Map for the property shown on the map on the reverse side of this notice. You are being notified of this requested change because public records indicate that you own property within approximately 1,000 feet of the subject site. A location map and a summary of the request are shown on the reverse side of this notice.

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If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours prior to the hearing (excluding weekends and holidays). The Planning Department Telephone is (850) 891-6400. The Florida Relay TDD Service Telephone is 1-800-955-8771.

If you have concerns that you wish to be considered by the City and County Commissions in regard to this application, you may submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at www.talgov.com/compplan2020. More detailed information on each proposed amendment is also available on the website.

**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301**

Telephone: (850) 891-6400

Fax: (850) 891-6404

Amendment # LMA202006

I/We as owner(s) of property at this address: 7124 BEECH RIDGE TRAIL wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

PLEASE SEE ATTACHED LETTER.

SIGNED: _____

Mike Mantei
MIKE & AMY MANTEI
513-515-0417

**Requested Map Amendment: Pine Cone Woods
Reference Number: LMA202006
Applicant: Pine Cone Woods, LLC.**

Mike & Amy Mantei
7124 Beech Ridge Trail
Tallahassee FL 32312

Dear Sirs or madams,

In response to your notice to adjacent property owners concerning the amendment to zoning requested by Pine Cone Woods LLC reference # LMA202006.

While we do not oppose responsible development and growth, in our opinion, the maximum density proposed will be incongruent with the surrounding area. In our opinion, this would cause the area to be degraded aesthetically, environmentally and functionally.

Large areas of subject property include a steep slope with our homes directly below at the base of the slope on Beech Ridge Trail. We already suffer with problematic runoff due to zero drainage infrastructure. We have no ditches, culverts or storm sewers at the base of this large slope where our homes are located. Any additional water coming off that slope due to additional impermeable surfaces could be catastrophic for our homes and property. For this reason alone, we ask that density be restricted, and drainage is carefully planned, especially on the slopes adjacent to Beech Ridge Trail. Thomasville road is already very congested. The schools are already near or at capacity and the environment is already stressed. For example, The County routinely sets up "sand-bag" locations multiple times per year because of the mis handled planning of the past (sheet drainage) through all of Killearn Lakes Plantation, which is directly adjacent the new development being proposed. Please recognize the critical need for high permeable area ratios, buffer zones and carefully designed drainage so as not to exacerbate our already tenuous drainage issues. Perhaps if done well, the new development could even reduce the runoff we experience from those slopes now. We are keenly aware of the immediate and egregious violations and flooding at the start of the "Canopy" development. Please plan for and anticipate similar abuses and prevent them from happening at this development.

Also, before deciding on this change to zoning, we ask that you require the expansion of the "TAPP water drop application map so we can all study and extrapolate the results of the proposed changes to the topography. As of now, this map's functional boundary stops just short of the affected area but could easily be expanded. This would also have educational value as Chiles HS campus would be included.

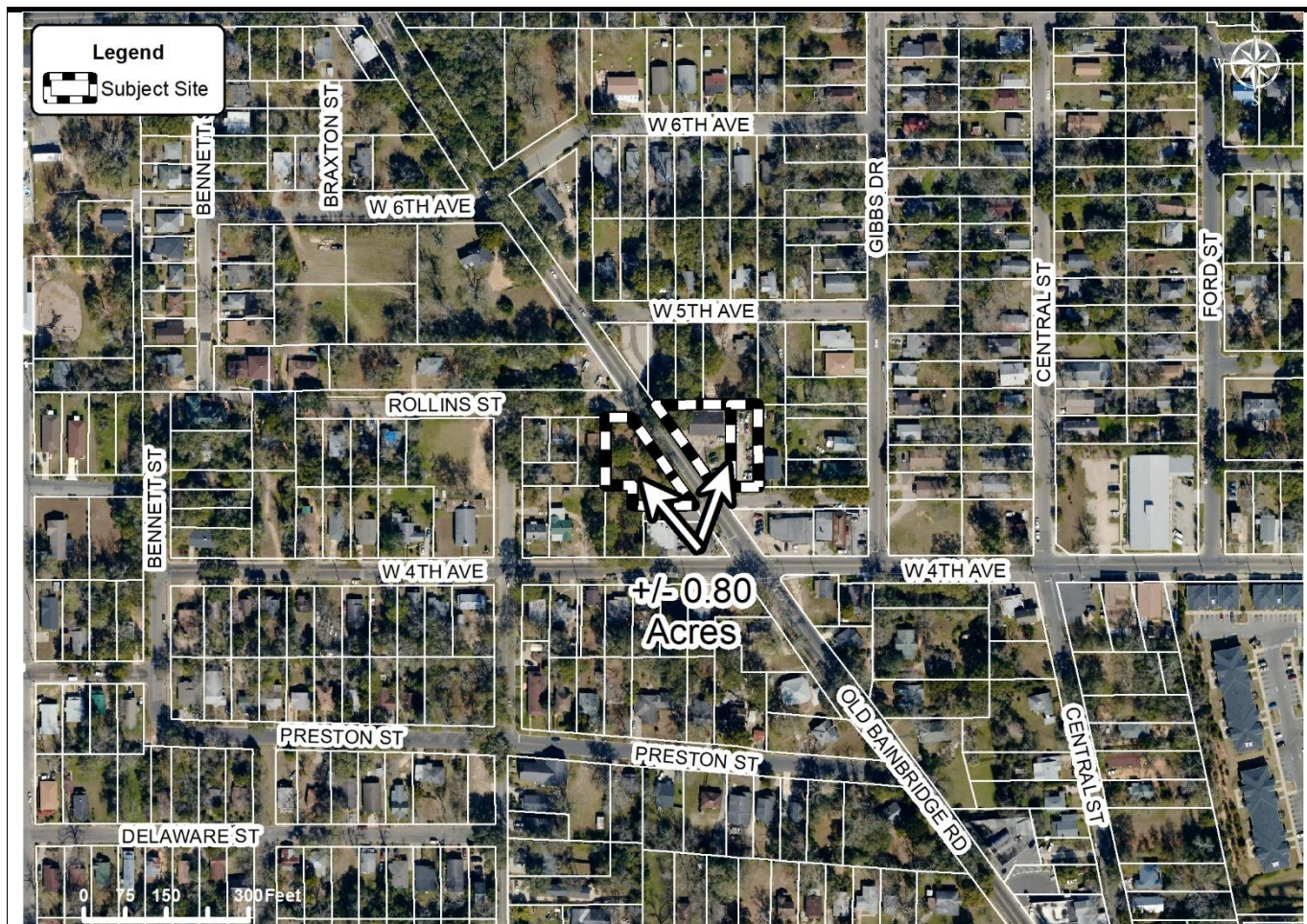
One final suggestion. Imagine if most of the new development was a restricted 55 and older community similar to The Villages. The land is at a higher elevation. The HS is already an evacuation shelter often used to house seniors evacuated from the coast. The crime is lower. The older residents would not impact the school system and contribute less to traffic congestion at peak periods. CVS, Walgreens and Publix within a mile. There are MANY older folks in Killearn Lakes Plantation looking to downsize but stay in the area. Seems like this scenario would exemplify responsible, well planned development/growth and be very profitable for the developer.

Thank you

Mike and Amy Mantei. 513-515-0417



2020 Comprehensive Plan Amendment Cycle
TMA 202002
Sheffield's Body Shop



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Sheffield Body Shop, Inc.	Old Bainbridge Road north of W 4 th Ave. and Alice Jackson Lane.	Approve
Applicant:		
Roderick Sheffield		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Artie White	<u>Future Land Use:</u> Residential Preservation (RP) <u>Zoning:</u> Residential Preservation-2 (RP-2)	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
Artie.White@Talgov.com 850-891-6432	<u>Future Land Use:</u> Suburban (SUB) <u>Zoning:</u> Office Residential-3 (OR-3) and General Commercial (C-2)	
Date: 10/22/2019	Updated: 2/10/2020	

TMA 2020 002: Sheffield's Body Shop

Page 2 of 15

A. REASON FOR REQUESTED CHANGE

The applicant, Roderick Sheffield, has requested this proposed land use amendment to change three parcels totaling approximately 0.8 acres currently designated Residential Preservation (RP) on the Future Land Use Map (FLUM) to Central Urban (CU). The applicant is the sole registered agent for the property owner of the four parcels, Sheffield Body Shop, Inc., and is the sole registered Officer/Director of the corporation.

The applicant's stated reason for requesting the proposed change is that the two properties east of Old Bainbridge Road are currently being used to support the body shop and have been for quite some time. The applicant also stated that these properties were historically zoned commercial, but have since had their land use and zoning changed. Additionally, the applicant highlights adjacent properties that are designated Central Urban on the Future Land Use Map and CU-45 Zoning designation as a reason for the requested change.

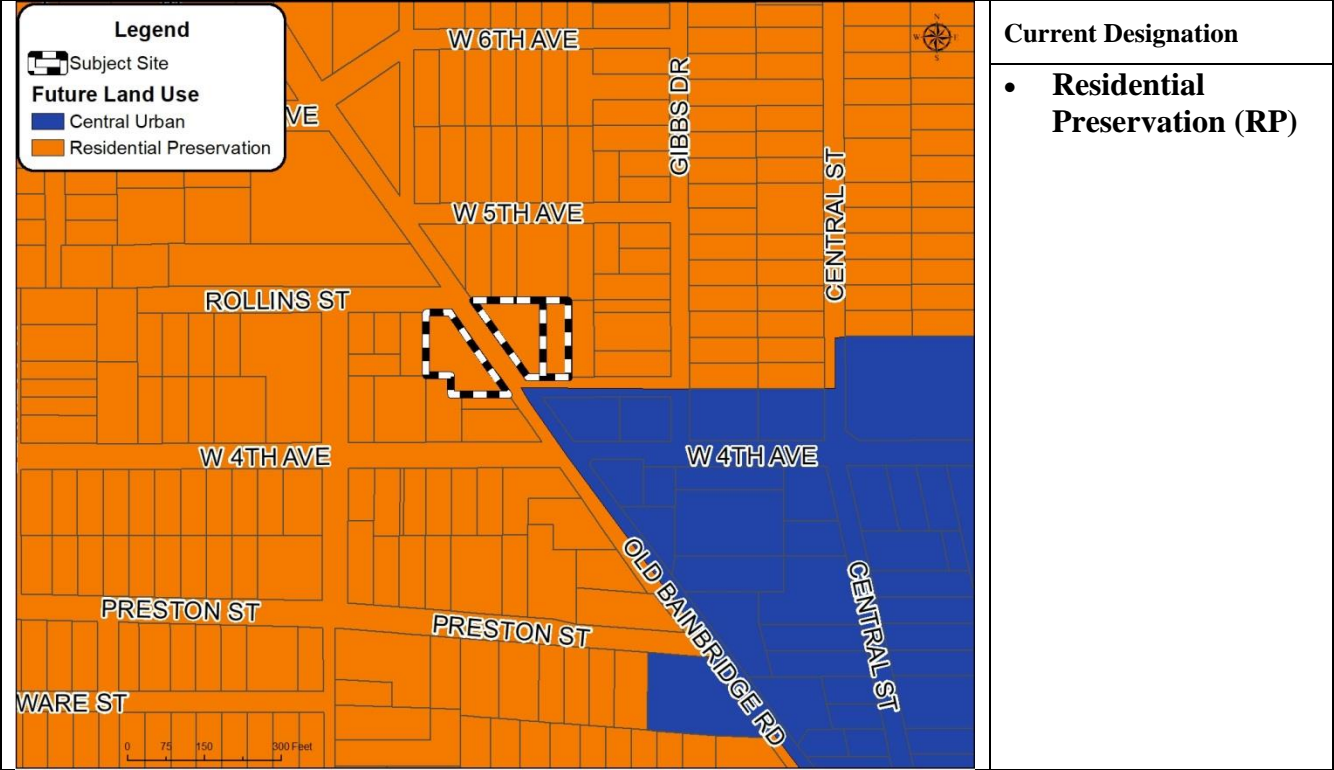
The applicant initially requested an amendment to change the Future Land Use Map designation on the property to Central Urban Land Use with CU-45 zoning district, but has changed their request to the Suburban (SUB) land use category with General Commercial (C-2) and Office Residential-3 (OR-3) Zoning Districts.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

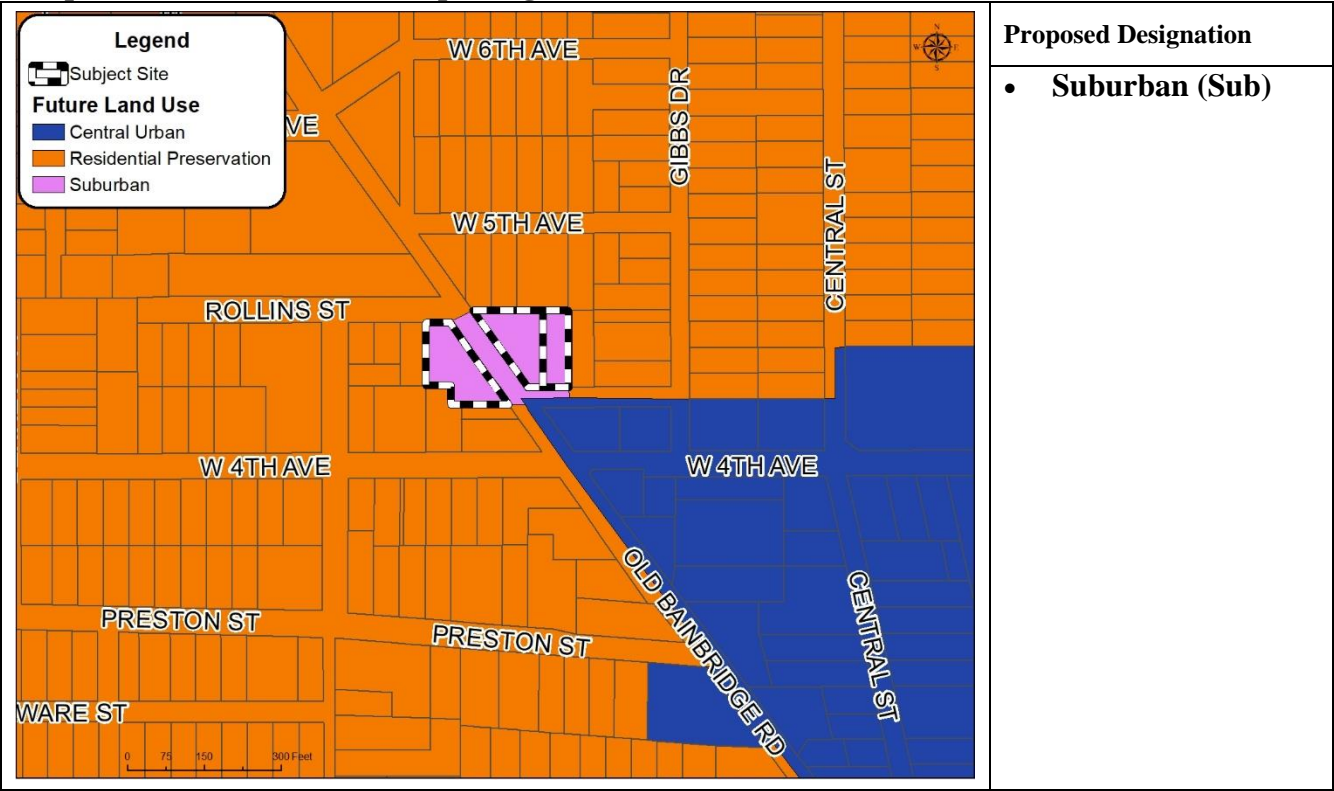
The Subject Area is currently designated Residential Preservation (RP) on the FLUM. The proposed amendment would change the FLUM designation of the area to Suburban (SUB).

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

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

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

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

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The subject site is not consistent with the intent of Policy 2.2.3 [L] and therefore a Residential Preservation designation is not appropriate.
2. The subject site is consistent with the intent of Policy 2.2.5 [L] that describes land uses that create employment and commercial opportunities within close proximity to low to medium density residential uses. The subject site has non-residential uses and is surrounded by other non-residential uses, low density residential uses, and medium density residential uses.
3. Based on the language of Policy 2.2.5 [L], the existing land use of a site should be a major determining factor as to whether the Suburban Land Use category designation is appropriate. As there is a mix of non-residential and residential land uses in close proximity to one another, designating the subject site as Suburban would be consistent with this policy's intent.
4. The land uses and development patterns of the subject properties and surrounding areas are inconsistent with the intent and allowable uses of the RP-2 zoning district. Additionally, the average densities of the residential properties in the surrounding area exceed 6 dwelling units per acre.
5. The subject properties and potential development and intended redevelopment of the applicant are consistent with the intent of Section 10-252 and 10-256 of the land development code for the Office Residential-2 and General Commercial Zoning Districts.

6. Based on the Residential Preservation Analysis below, Residential Preservation is not a land use category that is consistent with the land uses on the subject site. Specifically, the subject site is not homogenously low density residential development fronting local streets and there is a low degree of home-ownership (19%)
7. The proposed amendment is not anticipated to have significant adverse impacts on public facilities.

F. STAFF ANALYSIS

History and Background

The parcels proposed for this land use amendment are comprised of a warehouse located at 1115 Old Bainbridge Rd. (Parcel No. 212522 B0010), a vacant parcel immediately to the west of this address (Parcel No. 212522 B0030), and a parcel directly across Old Bainbridge Rd. from 1115 Old Bainbridge (Parcel No. 212534 B0040). The first two parcels, located on the east side of Old Bainbridge Rd. are part of the ACME Gardens Subdivision, which was established in 1927. The parcel located on the west side of Old Bainbridge Rd. is part of the Harlem Subdivision which was established in 1943.

The majority of the buildings in the immediate vicinity were built in the 1940s, 50s, and 60s, though some were built much earlier (1916) and others more recently (2004). A number of buildings in the immediate vicinity are used for commercial purposes, and according to the applicant, the area has historically been a commercial hub for the surrounding neighborhoods.

Before the current Tallahassee-Leon County Comprehensive Plan, Parcel Nos. 212522 B0010, 212522 B0030, and portions of Parcel No. 212534 B0040 were zoned Commercial-2 (C-2) with the remaining portion of the property zoned as RM-3. With the Tallahassee-Leon County Comprehensive Plan and FLUM, these areas were designated Residential Preservation, which created the nonconformities that this amendment seeks to correct. A historic zoning atlas is included as Attachment #3.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for **Residential Preservation (Policy 2.2.3: [L])**, **Central Urban (Policy 2.2.8: [L])**, and **Suburban (Policy 2.2.5 [L])** are included as Attachment #1.

Residential Preservation (Current)

The Residential Preservation Future Land Use Category (FLUC) is characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Commercial land uses are prohibited.

For many years, several of the subject parcels have operated as commercial uses, which were previously allowed. Along Old Bainbridge Road (which two of the subject parcels front), and in the surrounding area, there is a mixture of single family residential, multifamily residential, retail, warehouse, nonprofit, religious, and vacant uses; with the predominant use in the neighborhoods to the east and west of Old Bainbridge Road being single family residential.

Central Urban (Original Request)

The Central Urban FLUC is characterized by older developed portions of the community that are primarily located adjacent to or in close proximity to the urban core and major universities. Central Urban is intended to provide a variety of residential types (up to 45 DU/AC), employment (includes light manufacturing), office and commercial activities. Infill and potential redevelopment and/or rehabilitation activity should be encouraged. For reasons outlined in the Zoning section below, Central Urban is not a viable option for the subject site based on the applicant's desired use of the property.

Suburban (Revised Request)

The intent of the Suburban FLUC 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.

Consistency with Comprehensive Plan

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

Policy 2.2.3 [L] prohibits commercial land uses within the Residential Preservation land use category. Two of the subject parcels, along with several other nearby parcels currently designated as RP are "non-conforming" commercial land uses that have existed in place since before the current iteration of the Comprehensive Plan.

Policy 2.2.3 [L] states that the Residential Preservation is characterized by existing homogenous residential areas within the community which are predominantly accessible by local streets. The subject site is in an area that is not homogenously residential and is primarily served by a minor arterial and a major/minor collector. Similar to above, this policy's intent does not match what is on the ground at the subject site; therefore, keeping the site designated as Residential Preservation would be inconsistent with the intent of this policy.

Policy 2.2.5 [L] states that 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. As illustrated in the existing land use map below, the subject site contains several non-residential uses, within close walking distance to low and medium density residential land uses, which would be

brought into conformity and make them options for investment or reinvestment to create further employment and commercial opportunities.

Policy 2.2.5 [L] states that the Suburban Land Use category is most suitable for those areas outside of the Central Core, but additional areas inside the Central Core may be designated as appropriate based on existing land use patterns. This indicates that a major factor in considering the designation of the Suburban land use category is the existing land use of a subject site. As outlined extensively below, the subject site is located in an area with a mixture of residential, non-residential, and vacant land uses, further illustrating that it is an ideal location for investment and reinvestment to create additional employment opportunities near to residential uses.

Zoning

The Land Development Code sections for **Residential Preservation-2 (Sec. 10-170)**, **Central Urban District-45 (Sec. 10-239.4.)**, **Office Residential-3 (Sec. 10-253)**, and **General Commercial (Sec. 10-256)** zoning categories are included as Attachment #2.

Section 10-170 of the Tallahassee Land Development Code, the RP-2 District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving the low density residential character of single-family, two-unit townhouse, and duplex residential development, protecting from incompatible land uses, and prohibiting densities in excess of six (6.0) dwelling units per acre. The subject site consists of non-residential uses and is located in an area with retail and other non-residential uses, and residential densities that exceed 6 dwelling units per acre, including multifamily. As such, the subject site is inconsistent with the intent of Section 10-170.

The applicant initially requested a change in zoning from RP-2 to CU-45. While several of the parcels would be consistent with the Central Urban Land Use category and currently are operating as uses allowed under CU-45, the Sec. 10-239.4 of the City of Tallahassee Land Development Code indicates that CU-45 is not intended to be located adjacent to areas designated Residential Preservation on the Future Land Use Map. As such, these properties may not be rezoned CU-45. Staff has conferred with the applicant and is proposing the alternate rezoning of C-2 on the parcels to the east of Old Bainbridge, and of OR-3 to the west of Old Bainbridge.

Under Section 10-256, the C-2 district is intended to be located on sites with direct access to major collector or arterial roadways located within convenient traveling distance to several neighborhoods wherein small groups of retail commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes.

The applicant currently owns a property zoned CU-45 across Alice Jackson Lane from the subject site, on which they operate an automotive repair center. He has indicated he wishes to expand operations onto two parcels of the subject site. General Commercial (C-2) would allow for automotive repair services to occur on this property. Additionally the subject site is primarily sited on Old Bainbridge Road, a minor arterial.

Section 10-253 indicates the Office Residential-3 district is intended to be located within areas designated suburban on the future land use map of the comprehensive plan in areas where

TMA 2020 002: Sheffield's Body Shop

Page 8 of 15

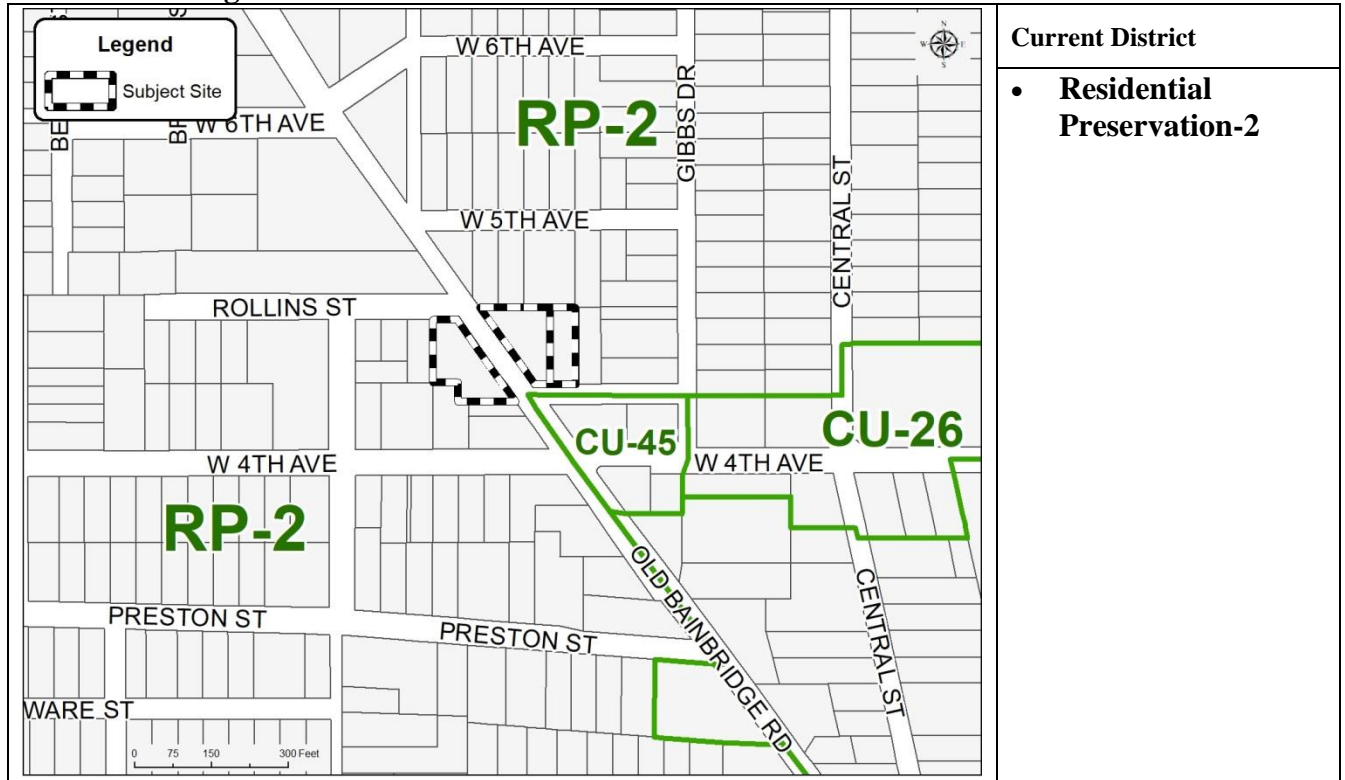
employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. 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-3 district.

On the west side of Old Bainbridge Road, the applicant owns a parcel that he wishes to redevelop into either residential or non-residential uses. The Office Residential-3 District would allow for the non-residential uses allowed under the Neighborhood Commercial (C-1) or General Commercial (C-2) District along with some additional uses that the applicant is potentially interested in redeveloping the property to accommodate. The OR-3 category would provide a transition from the CU-45 and C-2 uses and the Harlem subdivision.

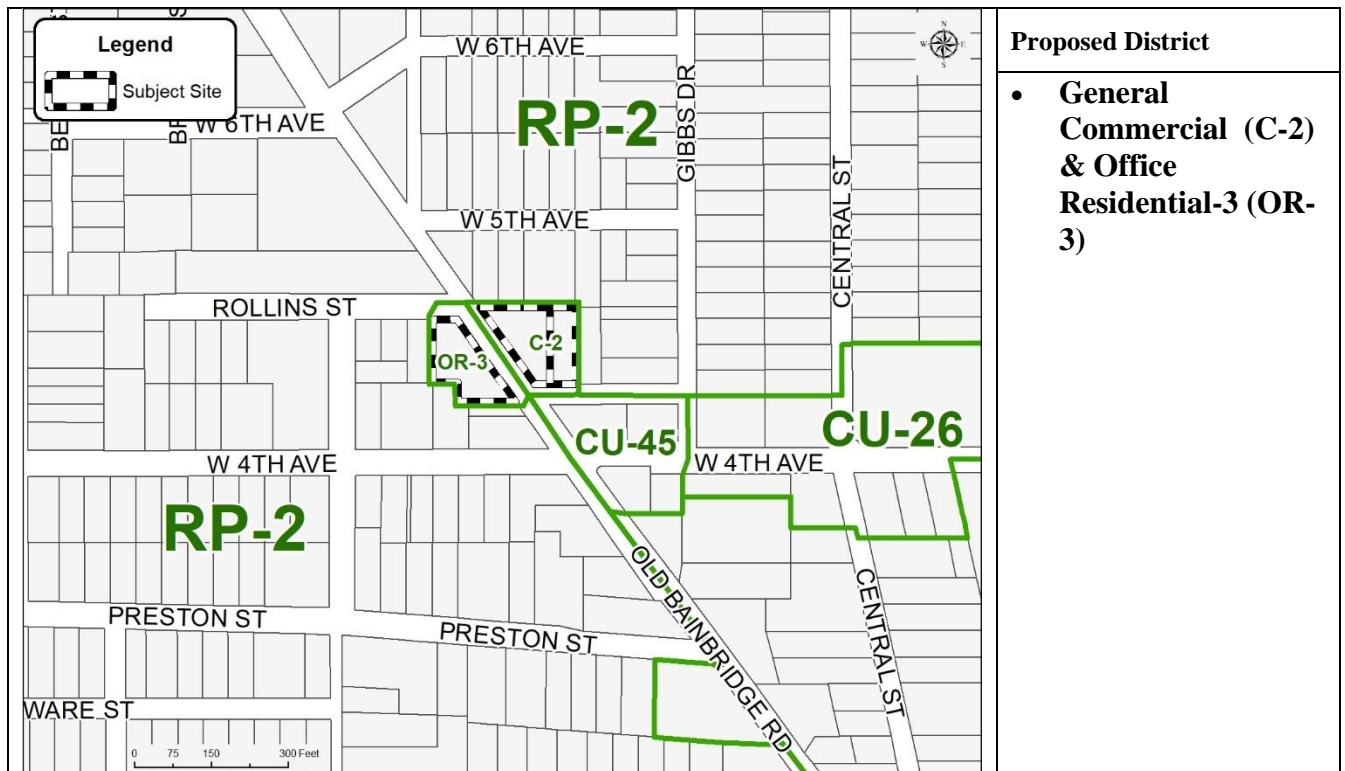
Because the Subject Site is located within the Multimodal Transportation District, the development and redevelopment on the Subject Site will be subject to the development standards for this district. If the Land Use Amendment and Rezoning is approved, the portion of the Subject Site with the C-2 zoning will have to meet the T4: General Urban standards and the portion of the Subject Site with the OR-3 zoning will have to meet the T5: Urban Center standards.

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

Current Zoning



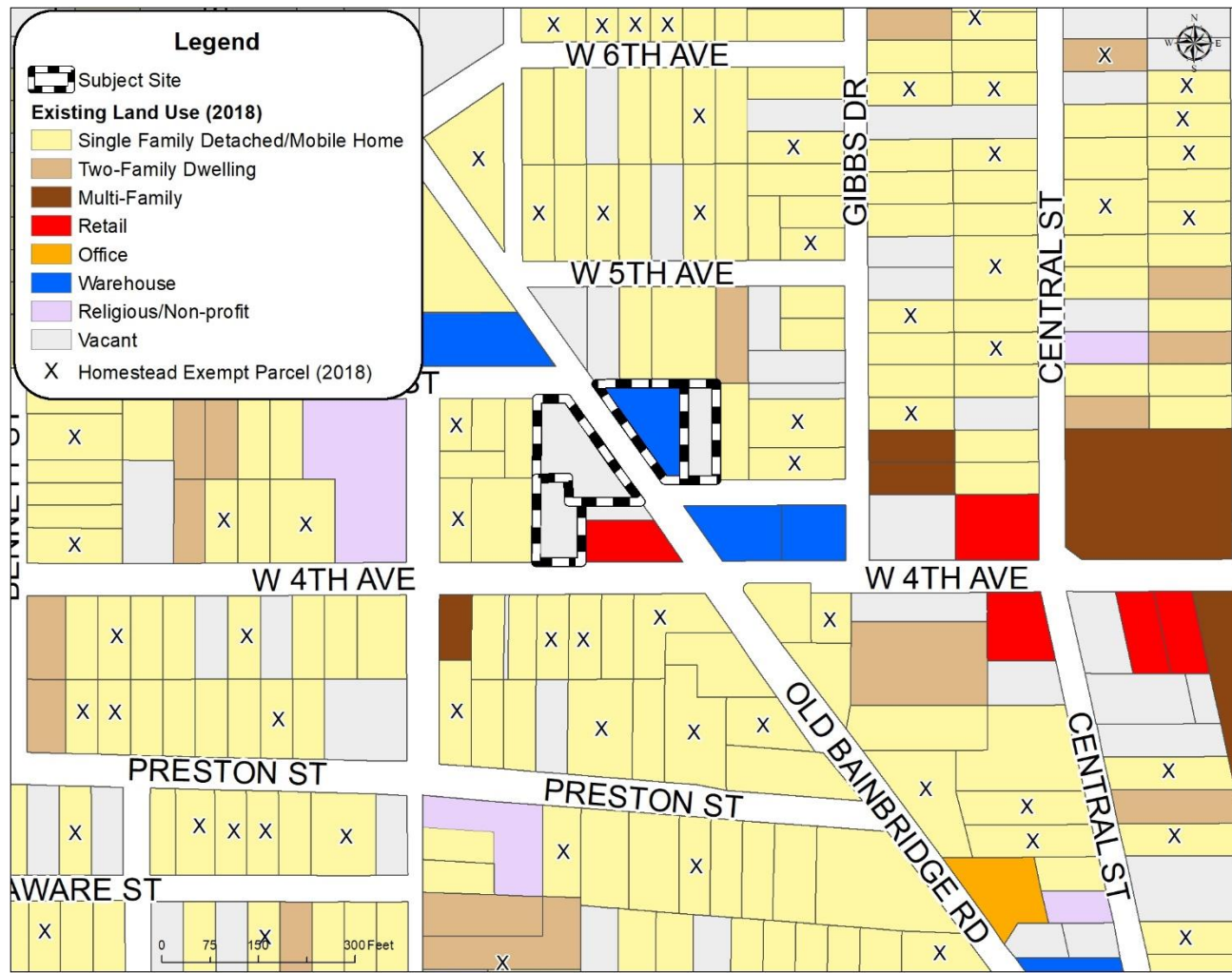
Proposed Zoning



Existing Land Uses

The existing land uses on the subject site are warehouse and vacant. Immediately adjacent to the subject parcels are land uses of warehouse, retail, and single-family residential. Within the near vicinity (2-4 blocks) of the subject site there are duplexes, multifamily residential, retail, warehouse, vacant, and religious/non-profit.

Existing Land Use Map



Residential Preservation Analysis

The following analysis evaluates whether the subject site is consistent with the characteristics of the Residential Preservation Land Use category. There are limited characteristics of the subject site that are consistent with Residential Preservation and there are numerous characteristics of the subject site that are not consistent with the intent and description of Residential Preservation as laid out in Policy 2.2.3 [L].

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

Analysis: While neighborhoods to the east and west of the subject parcels are predominantly residential, the immediate vicinity of the four subject parcels is a mixture of residential, non-residential, and vacant uses.

- B) Majority of traffic is local in nature.

- i) Predominance of residential uses front on local streets.

Analysis: The subject properties are north and east of the intersection of Old Bainbridge Road (a minor arterial) and W 4th Ave (a major collector to the east of Old Bainbridge and minor collector to the west). Old Bainbridge and 4th Ave are fronted by both residential and non-residential uses. Alice Jackson Lane, which two parcels front, is a local street that has both residential and non-residential uses fronting onto it.

- ii) Relatively safe internal mobility.

Analysis: The subject site is located primarily along Old Bainbridge Road, a minor arterial with pedestrian facilities only on the west side of the road. Old Bainbridge Road sees a moderately-high volume of commuter traffic (adjusted volume of approx. 18,000 vehicles as of 2017) and is rated low comfort by the Bike Tallahassee Network. W 4th Avenue, to the south of the subject site is a major collector to the east of Old Bainbridge Road, has pedestrian facilities on the south side of the road, and is rated High Comfort by the Bike Tallahassee Network. Gibbs Drive which runs north/south to the east of the subject properties is also a local street and has pedestrian facilities on the west side of the road. Gibbs Drive is rated Low Comfort by the Bike Tallahassee Network. The mobility near the subject site is not as safe as you would expect from a homogenously residential neighborhood primarily sited on local streets.

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

Analysis: The average density of the residential land uses within the ACME Gardens subdivision is 6.53 DU/AC, with 22% of these properties having a density greater than 6 DU/AC. Across Old Bainbridge Road in the Harlem subdivision, the average density of the residential properties is 7.77 DU/AC with 74% of these properties having a density greater than 6 DU/AC. Immediately to the east of the ACME Gardens subdivision, is the Cherokee subdivision; the average density of the residential properties in this subdivision is 8.43 DU/AC. 84% of the residential properties in the Cherokee subdivision have a density greater than 6 DU/AC. The densities in the area surrounding the subject site are generally slightly higher than 6 DU/AC.

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

Analysis: The subject site has an existing land use classified as warehouse and vacant. Immediately adjacent to the subject parcels are land uses of warehouse, retail, and single-family residential. Within the near vicinity (2-4 blocks) of the subject site there are duplexes, multifamily residential, retail, warehouse, vacant, and religious/non-profit. The densities of properties within 2-4 blocks ranges from 1 DU/AC to 36 DU/AC. While the majority land use is single family residential, the nearby densities and land uses are not homogenous.

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

i) Degree of home ownership.

Analysis: Of the 154 residential properties in the ACME Gardens, Cherokee, Harlem, and Gibbs Trace subdivisions that surround the subject site, only 29 (~19%) have homestead exemptions.

ii) Existence of neighborhood organizations.

Analysis: There is a Frenchtown Working Group/Neighborhood Association that has created a Frenchtown Placemaking Plan. The Griffin Heights Neighborhood (west of Old Bainbridge Road) has a Neighborhood Association that is in the process of putting together a Neighborhood First Plan. To the east of the subject site is the Levy Park Neighborhood, which has a Neighborhood Association, as well.

Infrastructure Analysis

Water/Sewer

The subject site is currently served by City of Tallahassee potable water and sewer services.

Schools

The Subject Area is zoned for Rudiger and Riley Elementary Schools, Raa and Griffin Middle Schools, and Leon High School.

The Leon County School Board approved this amendment at its November 19, 2019 meeting. The School Impact Analysis form approved by the Board indicates that this proposed amendment would have no negative impact to Leon County Schools.

Roadway Network

The subject site is served by Old Bainbridge Road, a minor arterial, as well as several local streets and 4th Ave which is a major collector east of Old Bainbridge and a minor collector to the west. The subject site is located within the Multimodal Transportation network (MMTD). The goal of the MMTD is to facilitate the use of multiple modes of transportation, leading to a reduction in automobile use and vehicle miles traveled.

Pedestrian and Bicycle Network

The site is not entirely immediately accessible by sidewalks; the parcels to the west of Old Bainbridge have access to a sidewalk that runs along the west side of Old Bainbridge Road. There are sidewalks running along the south side of W 4th Ave, and the west side of Gibbs Dr. There are no bike lanes in the immediate area; Old Bainbridge Road and Gibbs Drive are rated as Low Comfort on the Bike Tallahassee Network, while W 4th Ave is rated as High Comfort.

Transit Network

The subject site is served by the Moss StarMetro Route on weekdays with stops at Old Bainbridge Road and on W 4th Ave. Buses run every 30 minutes. On weekends, the Moss Route runs every 60 minutes.

Environmental Analysis

The subject site is located in the Urban Services Area and in the Multimodal Transportation District. Two of the parcels are currently in use, while one is vacant. One of the parcels is listed in the Urban Forest Master Plan Edge Category; one parcel is identified as a Very High Priority Planting Area. The Subject Site is within the Lake Munson Drainage Basin.

TMA 2020 002: Sheffield's Body Shop

Page 14 of 15

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to **609** property owners and tenants within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	December 6, 2019	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	December 9, 2019	Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	December 17, 2019	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 27, 2020	Email Subscription Notice sent to all users of service

Public Open House – December 17, 2019: 24 citizens attended the open house to discuss the 2020 Cycle amendments. None of the attendees had questions regarding this proposed amendment.

G. STAFF REPORT UPDATE

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

Cycle 2020 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 7, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 4, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	February 25, 2020	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 14, 2020	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 26, 2020	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop - A workshop was held on January 7, 2020 to discuss the proposed 2020 Cycle amendments. The LPA asked staff to look for options in addition to homestead exemption for determining whether a homeowner occupies a residential property.

Local Planning Agency Public Hearing – February 4, 2020: The Local Planning Agency voted to recommend approval of the proposed map amendment and rezoning. There were no citizen speakers on this amendment or rezoning.

H. ATTACHMENTS

- Attachment #1: Comprehensive Plan policies for Residential Preservation (Policy 2.2.3: [L]), Central Urban (Policy 2.2.8: [L]), and Suburban (Policy 2.2.5 [L])
- Attachment #2: Land Development Code sections for Residential Preservation-2 (Sec. 10-170), Central Urban District-45 (Sec. 10-239.4.), Office Residential-3 (Sec. 10-253), and General Commercial (Sec. 10-256)
- Attachment #3: Copy of the historic zoning atlas from 1990 showing the subject area zoned C-2 and RM-3.



2020 Comprehensive Plan Amendment Cycle
Sheffield's Body Shop
TMA 2020 002

Attachment #1

Policy 2.2.3: [L] Residential Preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- e) Land use compatibility with low density residential preservation neighborhoods

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

locations; operating hours; noise; and odor. These factors shall also be used to determine the size of transitional development areas.

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

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

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

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

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

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

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

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

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

Policy 2.2.5: [L]**SUBURBAN** *(Effective 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.

TMA 2020 002: Sheffield's Body Shop

Page 5 of 7

Suburban Intensity Guidelines (Effective 3/14/07; Rev. Effective 7/14/14)

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre ⁽⁴⁾	10,000 sq. ft. per acre	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre ⁽⁴⁾	10,000sq. ft. per acre ⁽⁵⁾	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/acre	20,000 sq. ft. per acre	
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools	8 to 20 units/acre	20,000 sq.ft. per acre ⁽⁶⁾	
Village Center	Residential, Office, Commercial up to 50,000 sq ft, maximum business size. Centers shall not be located closer than 1/4 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. per acre per parcel for center 20 acres or less ⁽⁷⁾	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 units/acre ⁽³⁾	Up to 20,000 sq ft/acre ⁽³⁾	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 units/acre	Up to 25,000 sq ft/acre ⁽⁸⁾	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 units/acre ⁽¹⁾	80,000 sq ft/acre ⁽²⁾	
Business Park	Office, Residential and Commercial,	Up to 16 units/acre	20,000 sq ft/acre	5-10%
Light Industrial	Office, Commercial up to 10,000 sq ft per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools and ancillary residential	1 unit / development	20,000 sq ft /acre ⁽⁹⁾	

Notes:

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

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique

TMA 2020 002: Sheffield's Body Shop

Page 6 of 7

land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

Policy 2.2.8: [L] CENTRAL URBAN

(REV. EFF. 6/07/01; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 6/6/08)

Characterized by older developed portions of the community that are primarily located adjacent to or in close proximity to the urban core and major universities. Intended to provide a variety of residential types (up to 45 DU/AC), employment (includes light manufacturing), office and commercial activities. Infill and potential redevelopment and/or rehabilitation activity should be encouraged. Actual siting of land uses within the category are dependent on implementing zoning districts. Roadway access standards are determined by application of land development regulations. Land use intensity is intended to be higher (up to 20,000 sq. ft. for minor commercial uses; up to 100,000 sq. ft. for neighborhood commercial uses; and up to 200,000 sq. ft. for community commercial uses) due to the presence of requisite capital infrastructure and location of employment and activity centers.

Tallahassee Land Development Regulations

Sec. 10-170. Residential Preservation District

- (a) *Purpose and Intent.*
- (1) The district is characterized by existing homogeneous residential areas within the community which are predominantly accessible predominantly by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. Commercial, retail, office and industrial activities are prohibited (Certain non-residential activities may be permitted as home occupations--See article VII of this chapter, Supplementary Regulations). Single-family, duplex residences, mobile home and cluster housing may be permitted within a range of zero (0) to six (6) units per acre. Compatibility with surrounding residential type and density shall be a major factor in the authorization of development approval and in the determination of the permissible density. No development in the residential preservation district shall be permitted which violates the provisions of Policy 2.1.1 of the Future Land Use Element of the 2010 Comprehensive Plan.
- (2) For Residential Preservation areas outside the Urban Service Area the density of the non-vested development in residential preservation area shall be consistent with the underlying land use category: no more than one (1) unit per ten (10) acres in the Rural category; no more than one (1) dwelling unit per acre (clustered) or one (1) dwelling unit per three (3) acres (not clustered) in the Urban Fringe category. The Residential Preservation land use category is divided into five (5) zoning districts based upon existing development patterns and service provision:
 - a. RP-1;
 - b. RP-2;
 - c. RP-MH;
 - d. RP-UF; and
 - e. RPR.
- (3) The intent of the districts listed in subsections (2) a. through e. of this section are as follows:
 - a. The RP-1 District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving single-family residential character, protecting from incompatible land uses, and prohibiting densities in excess of three and six-tenths (3.6) dwelling units per acre.
 - b. The RP-2 District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving the low density residential character of single-family, two-unit townhouse, and

duplex residential development, protecting from incompatible land uses, and prohibiting densities in excess of six (6.0) dwelling units per acre.

- c. The RP-MH District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving the low density residential character of manufactured home, mobile home, and conventional single-family and duplex residential development, providing protection from incompatible land uses and intensities, and prohibiting densities in excess of six (6.0) dwelling units per acre.
 - d. The RP-UF District is intended to apply to residential development in areas designated as both "Urban Fringe" and "Residential Preservation" on the Future Land Use Map, preserving the low intensity residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing the premature development of land at intensities not supportable by existing infrastructure or services, and prohibiting densities in excess of three and six-tenths (3.6) dwelling units per acre in platted subdivisions, one (1.0) dwelling unit per acre (net) for clustered developments on unplatted lots, or one (1.0) unit per three (3) acres, for all other developments.
 - e. The RP-R District is intended to apply to residential development in areas designated as both "Rural" and "Residential Preservation" on the Future Land Use Map, preserving the very low density rural residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing inefficient development patterns, and prohibiting densities in excess of three and six-tenths (3.6) dwelling units per acre in platted subdivisions, or one (1.0) dwelling unit per ten (10) acres on unplatted lots.
- (4) Applications for rezoning to any and all of the residential preservation districts shall include review to ensure compatibility with existing and surrounding residential type and density.
- (b) *Allowable Uses.* For the purpose of this chapter, the following land use types are allowable in the RP-1, RP-2, RP-MH, RP-UF and RP-R zoning districts and are controlled by the Land Use Development Standards of this chapter, the Comprehensive Plan and Schedules of Permitted Uses.
- (1) Low Density Residential
 - (2) Passive Recreation
 - (3) Active Recreation
 - (4) Community Services
 - (5) Light Infrastructure
- (c) *List of Permitted Uses.* See Schedules of Permitted Uses, subsections 10-241(a) and (b). Some of the uses on these schedules are itemized according to the Standard Industrial

Code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed. Restricted and Special Exception Uses must meet the criteria in article VII of this chapter. Chapter 9, article III of this Code sets forth the development approval process required for allowable uses.

- (d) *Development Standards.* All proposed development shall meet the Land Use Development Criteria specified in subsection 10-241(b); commercial site location standards (section 10-174); buffer zone standards (section 10-177); criteria of the Land Development Standards Schedule (article IV, division 4 of this chapter); and parking and loading requirements (article VI of this chapter).

SECTION 10-241 RESIDENTIAL PRESERVATION

ALLOWABLE USES: APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

P PERMITTED USE
S SPECIAL EXCEPTION
R RESTRICTED USE

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

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

DEVELOPMENT TYPE				
RESIDENTIAL PRESERVATION-2	SINGLE FAMILY & 2 UNIT-TOWNHOUSE RESIDENTIAL UNITS NON-CLUSTERED	SINGLE FAMILY RESIDENTIAL UNITS CLUSTERED	DUPLEX RESIDENTIAL UNIT NON-CLUSTERED	COMM. SERVICES; ACTIVE REC.; PUBLIC, PRIMARY & SECONDARY SCHOOLS
MINIMUM SETBACKS (FT)				
Front Yard		Perimeter Setback		
Building	15	25	20	25
Parking	—	—	—	20
Corner Yard		Perimeter Setback		
Building	15	25	20	25
Parking	—	—	—	20
Interior Side Yard		Perimeter Setback		
Building*	7.5	15	7.5	20
Parking	—	—	—	20
Rear Yard		Perimeter Setback		
Building	25	25	25	25
Parking	—	—	—	10
MAXIMUM % OF IMPERVIOUS SURFACE AREA	40	40 (of net area)	40	40
MAX. HEIGHT FEET	35	35	35	35
	7,260 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 6,000 SQ. FT.	THE NET DENSITY OF THE PROJECT SITE (CLUSTERED) DEVELOPMENT AND REQUIRED OPEN SPACE) MAY BE NO GREATER THAN 3.6 UNITS PER ACRE	14,520 SQ. FT AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 7,500 SQ. FT.	1/2 ACRE
MIN. LOT AREA (ACRES)				
MINIMUM LOT FRONTAGE (FEET)	15	15	15	—

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

Sec. 10-239.4 CU-45 Central Urban District.

PERMITTED USES*			
1. District Intent	2. Principal Uses		3. Accessory Uses
<p>The CU-45 district is intended to:</p> <ul style="list-style-type: none"> Provide for medium and high density residential development with densities ranging from a minimum of 4 dwelling units per acre to a maximum of 45 dwelling units per acre; Provide for office development (up to 60,000 square feet per acre); Provide access to major shopping and businesses opportunities (up to 60,000 square feet per acre); Promote infill and redevelopment of urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Downtown and Universities; Promote compatibility with adjacent land uses through limitations on development intensity and use of development and design standards; Allow residential development at the densities necessary to support the use of public transit and Promote pedestrian and bicycle mobility through design requirements. <p>The CU-45 district may only be utilized in the Central Urban Comprehensive Plan Category. The CU-45 zoning district is not subject to the Tallahassee Land Use Development Matrix found in Section I-16 of the Tallahassee/Leon County Comprehensive Plan. Minimum density requirements do not apply to mixed-use projects. The provisions of this district are intended to facilitate co-location of residential, office, and commercial land uses within the same development or close proximity, with an emphasis on compatible scale and design.</p>	<ol style="list-style-type: none"> Active and passive recreational activities. Antique shops. Automotive rental (limited to passenger vehicles). Automotive service and repair, including automated car wash. Automotive: retail parts, accessories, tires, etc. Bait and tackle shops. Banks and other financial institutions without drive through facilities. Banks and other financial institutions with drive-through facilities (Only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with Wadsworth Street and on parcels fronting South Monroe Street between Orange Avenue and 125 feet south of its intersection with East Magnolia Drive). Bed and breakfast inns; as governed by Section 10-412. Camera and photographic stores. Cocktail lounges and bars. Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, and elementary, middle, high, and vocational schools. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. Day care centers. Gift, novelty, and souvenir shops. Government offices and services. Hotels, motels, inns, SRO hotels, boarding houses. Indoor amusements (bowling, billiards, skating, etc.). Indoor theaters (including amphitheaters). Laundromats, laundry and dry cleaning pick-up stations without drive through facilities. Laundromats, laundry and dry cleaning pick-up stations with drive-through facilities (Only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with Wadsworth Street and on parcels fronting South Monroe Street between Orange Avenue and 125 feet south of its intersection with East Magnolia Drive). Live-work units. 		<ol style="list-style-type: none"> Retail department, apparel, and accessory stores. Retail drug store without drive-through facilities. Retail drug store with drive-through facilities (Only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with Wadsworth Street and on parcels fronting South Monroe Street between Orange Avenue and 125 feet south of its intersection with East Magnolia Drive). Retail florist. Retail food and grocery. Retail furniture, home appliances, accessories. Retail home/garden supply, hardware and nurseries. Retail jewelry store. Retail needlework shops and instruction. Retail newsstand, books, greeting cards. Retail office supplies. Retail optical and medical supplies. Retail package liquors. Retail pet stores. Retail picture framing. Retail sporting goods, toys. Retail trophy store. Social, fraternal and recreational clubs and lodges, including assembly halls. Structured parking, when combined with a principal use. Studios for photography, music, art, dance, and voice. Tailoring. Veterinary services, including veterinary hospitals. Warehouses, mini-warehouses, and self-storage; legally established and in existence on 11-25-2008.
			<p>(1) Use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p> <p>4.Special Exception Use</p> <p>Off-street parking facilities (applicable to properties in the Downtown Overlay).</p>

<p>This district is not intended to be located adjacent to areas designated Residential Preservation on the Future Land Use Map except at rear lot lines in the Providence Neighborhood Overlay.</p> <p>To encourage pedestrian-oriented redevelopment, innovative parking strategies, mixed use development, and other urban design features within the Central Core, a 25 percent density bonus is available subject to the provisions of Sec. 10-289 of the Code. A 35 percent bonus is available with an Urban Planned Unit Development as found in Sec. 10-200.</p> <p>Development standards for this zoning district are established within Division 4 applicable to the MMTD.</p>	<p>22) Medical and dental offices, services, laboratories, and clinics.</p> <p>23) Mortuaries.</p> <p>24) Motor vehicle fuel sales.</p> <p>25) Non-medical offices and services, including business Non-store retailers.</p> <p>26) Nursing homes and other residential care facilities.</p> <p>27) Personal Services.</p> <p>28) Pet day care.</p> <p>29) Photocopying and duplicating services.</p> <p>30) Rental of tools, small equipment, or party supplies.</p> <p>31) Repair services, non-automotive.</p> <p>32) Residential – any unit type</p> <p>33) Restaurants without drive through facilities.</p> <p>34) Restaurants with drive-through facilities (Only allowed on parcels fronting West Tennessee Street between Buena Vista Drive and 166 feet east of its intersection with Wadsworth Street and on parcels fronting on South Monroe Street between Orange Avenue and 125 feet south of its intersection with East Magnolia Drive).</p> <p>35) Retail bakeries</p> <p>36) Retail computer, video, record, and other electronics.</p>	<p>60) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</p> <p>* NOTE: Additional requirements for properties in Providence Neighborhood Overlay (See Section 10-168 (c))</p>	
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Section 10-253 OR-3 Office Residential District

The following applies to the OR-3 Office Residential District:

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Accessory Uses
<p>The OR-3 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. Off-street parking facilities in the OR-3 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-3 district. The maximum gross density allowed for new residential development in the OR-3 district is 20 dwelling units per acre, while the minimum gross density allowed is 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(1) Banks and other financial institutions.</p> <p>(2) Broadcasting studios.</p> <p>(3) Community facilities related to office or residential facilities, including libraries, religious facilities, vocational, police/fire stations, elementary, middle, and high schools. Other community facilities may be allowed in accordance with Section 10-413 of these regulations.</p> <p>(4) Day care centers.</p> <p>(5) Golf courses.</p> <p>(6) Hotels and motels, including bed and breakfast inns.</p> <p>(7) Medical and dental offices and services, laboratories, and clinics.</p> <p>(8) Multiple-family dwellings.</p> <p>(9) Non-medical offices and services, including business and government offices and services.</p> <p>(10) Nursing homes, including other residential care facilities.</p> <p>(11) Off-street parking facilities.</p>	<p>(12) Passive and active recreational facilities.</p> <p>(13) Personal services.</p> <p>(14) Rooming Houses.</p> <p>(15) Single-family attached dwellings.</p> <p>(16) Single-family detached dwellings.</p> <p>(17) Social, fraternal, recreational clubs and lodges, and assembly halls.</p> <p>(18) Studios for photography, music, art, dance, drama, and voice.</p> <p>(19) Two-family dwellings.</p> <p>(20) Veterinary services, including veterinary hospitals.</p> <p>(21) Zero-lot line single-family detached dwellings.</p> <p>(22) Any use permitted in the C-1 & C-2 districts with the exception of Billboards (and is not listed in uses 1-21 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 Land Use Administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

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 square feet; avg. of 2,000 square feet	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories
Rooming Houses	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	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	15 feet	10 feet	20,000 square feet of gross building floor area per acre (SEE NOTE 4)	3 stories (SEE NOTE 4)
7. Street Vehicular Access Restrictions: Properties in the OR-3 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited for C-2 uses, not specifically listed as one of the principal uses above, if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, RP-1, RP-2, RP-MH, RP-UF, and RP-R.									

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. In properties formerly designated as Mixed Use C in the Future Land Use Map, the maximum non-residential gross building floor area is 40,000 square feet per acre and the maximum building height is six stories, if parking structures are provided for at least 50% of the parking spaces.

Section 10-256. C-2 General Commercial District

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

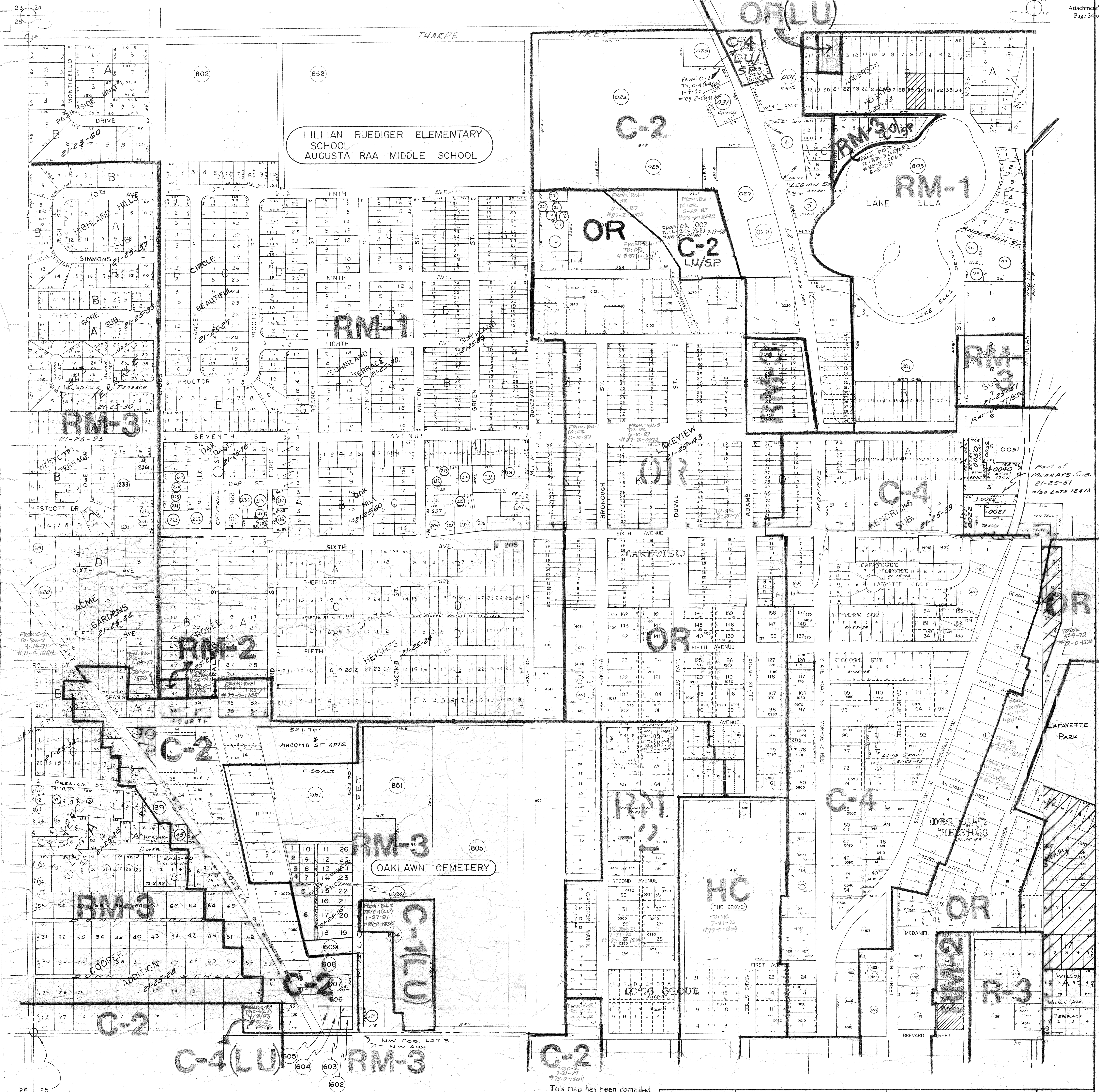
1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The C-2 district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to areas with direct access to major collectors or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density. The residential uses are required to be located on the second floor or above a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged, but are not required.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Bait and tackle shops. (4) Banks and other financial institutions. (5) Camera and photographic stores. (6) Cocktail lounges and bars. (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-413. (8) Day care centers. (9) Gift, novelty, and souvenir shops. (10) Indoor amusements (bowling, billiards, skating, etc.). (11) Indoor theaters (including amphitheaters). (12) Laundromats, laundry and dry cleaning pick-up stations. (13) Mailing services. (14) Medical and dental offices, services, laboratories, and clinics. (15) Motor vehicle fuel sales. (16) Non-medical offices and services, including business and government offices and services. (17) Non-store retailers. (18) Passive and active recreational facilities. (19) Personal services (barber shops, fitness clubs etc.). (20) Pet day care centers (21) Photocopying and duplicating services. (22) Rental and sales of dvds, video tapes and games. (23) Rental of tools, small equipment, or party supplies.</p>	<p>(27) Retail bakeries. (28) Retail computer, video, record, and other electronics. (29) Retail department, apparel, and accessory stores. (30) Retail drug store. (31) Retail florist. (32) Retail food and grocery. (33) Retail furniture, home appliances, accessories. (34) Retail home/garden supply, hardware and nurseries. (35) Retail jewelry store. (36) Retail needlework shops and instruction. (37) Retail newsstand, books, greeting cards. (38) Retail office supplies. (39) Retail optical and medical supplies. (40) Retail package liquors. (41) Retail pet stores. (42) Retail picture framing. (43) Retail sporting goods, toys. (44) Retail trophy store. (45) Shoes, luggage, and leather goods. (46) Social, fraternal and recreational clubs and lodges, including assembly halls. (47) Studios for photography, music, art, dance, and voice. (48) Tailoring. (49) Veterinary services, including veterinary hospitals. (50) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</p> <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

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

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

GENERAL NOTES:

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



SEE INSERT SHEET 11-30-D

SEE INSERT SHEET 21-25-E

This map has been compiled from the most authentic information available. The Leon County Property Appraisers Office is not responsible for any omission or error contained hereon.

REVISIONS	
DATE	BY

LEON COUNTY, FLORIDA
C.C. "DICK" BRAND, JR.
PROPERTY APPRAISER

SECTION: 25
TOWNSHIP: 1N
RANGE: 1W

SHEET NUMBER
21-25
SCALE: 1" = 40'

Citizens Comments

TMA 2020 002

Sheffield's Body Shop

Received as of February 10, 2020

From: [Calhoun, Sherri](#)
To: [White, Artie](#)
Subject: FW: 2020 Comp Plan Public Comment Submission
Date: Thursday, January 09, 2020 12:20:01 PM
Attachments: [image001.png](#)

Sherri Calhoun
Staff Assistant
Comprehensive Planning & Urban Design
300 S. Adams Street. Tallahassee, Florida
Ph#: (850) 891-6413
Fax: (850) 891-6404
Sherri.calhoun@talgov.com
<http://www.talgov.com/planning/PlanningHome.aspx>



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 <webmaster@talgov.com>
Sent: Monday, December 16, 2019 11:55 AM
To: CMP_PLN_AMND <cmpplnammd@talgov.com>
Cc: Calhoun, Sherri <Sherri.Sullivan@talgov.com>
Subject: 2020 Comp Plan Public Comment Submission

- **Amendment:** TMA2020002 Map
- **Name:** Maggie Jerger
- **Address:** 611 ROLLINS ST
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32303
- **Email Address:** n/a
- **Comments:** Ms. Jerger called the Planning Department and said she is OK with the proposed changes on the east side of Old Bainbridge, but opposes the land use and zoning changes on the west side of Old Bainbridge. She is not opposed to development occurring at the current allowed scale, but does not want to see anything more than that. She believes that the west side of Old Bainbridge is a residential neighborhood, and does not want to see any increased commercial uses.

Visit the Planning Department website at: www.talgov.com/compplan2020

**NOTICE OF A REQUESTED AMENDMENT
TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP**

An application has been filed to request a change of designation on the Comprehensive Plan Future Land Use Map for the property shown on the map on the reverse side of this notice. You are being notified of this requested change because public records indicate that you own property within approximately 1,000 feet of the subject site. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled Workshops and Public Hearings on this request. The December 17th Open House event is an opportunity for you to come and ask questions in a less formal setting prior to the start of the more formalized public hearing process. Prior to each meeting, please check www.talgov.com/compplan2020 to confirm there have been no changes to this meeting schedule.

The Local Planning Agency, City Commission, and Board of County Commissioners appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the Local Planning Agency and City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend, but no public comments will be taken at the workshops.

Date	Meeting	Purpose	Time	Location
December 17 (Tuesday)	Planning Department Staff	Open House 2020 Cycle Amendments	5:30 PM	Renaissance Center 2nd Floor 435 North Macomb Street
January 7 (Tuesday)	Local Planning Agency	Local Planning Agency Workshop	6:00 PM	Renaissance Center 2nd Floor 435 North Macomb Street
February 4 (Tuesday)	Local Planning Agency	Local Planning Agency Public Hearing on Comprehensive Plan Amendment and Rezoning	6:00 PM	Renaissance Center 2nd Floor 435 North Macomb Street
February 25 (Tuesday)	County and City Commissions	Joint City-County Commission Workshop	1:30 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
March 11 (Wednesday)	City Commission	Introduction of Adoption Ordinance for Comprehensive Plan Amendment and Rezoning Ordinance	4:00 PM	City Hall 2 nd Floor Commission Chambers
April 14 (Tuesday)	County and City Commissions	Joint City-County Comprehensive Plan Amendment Adoption Public Hearing and Rezoning Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Leon County Courthouse

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours prior to the hearing (excluding weekends and holidays). The Planning Department Telephone is (850) 891-6400. The Florida Relay TDD Service Telephone is 1-800-955-8771.

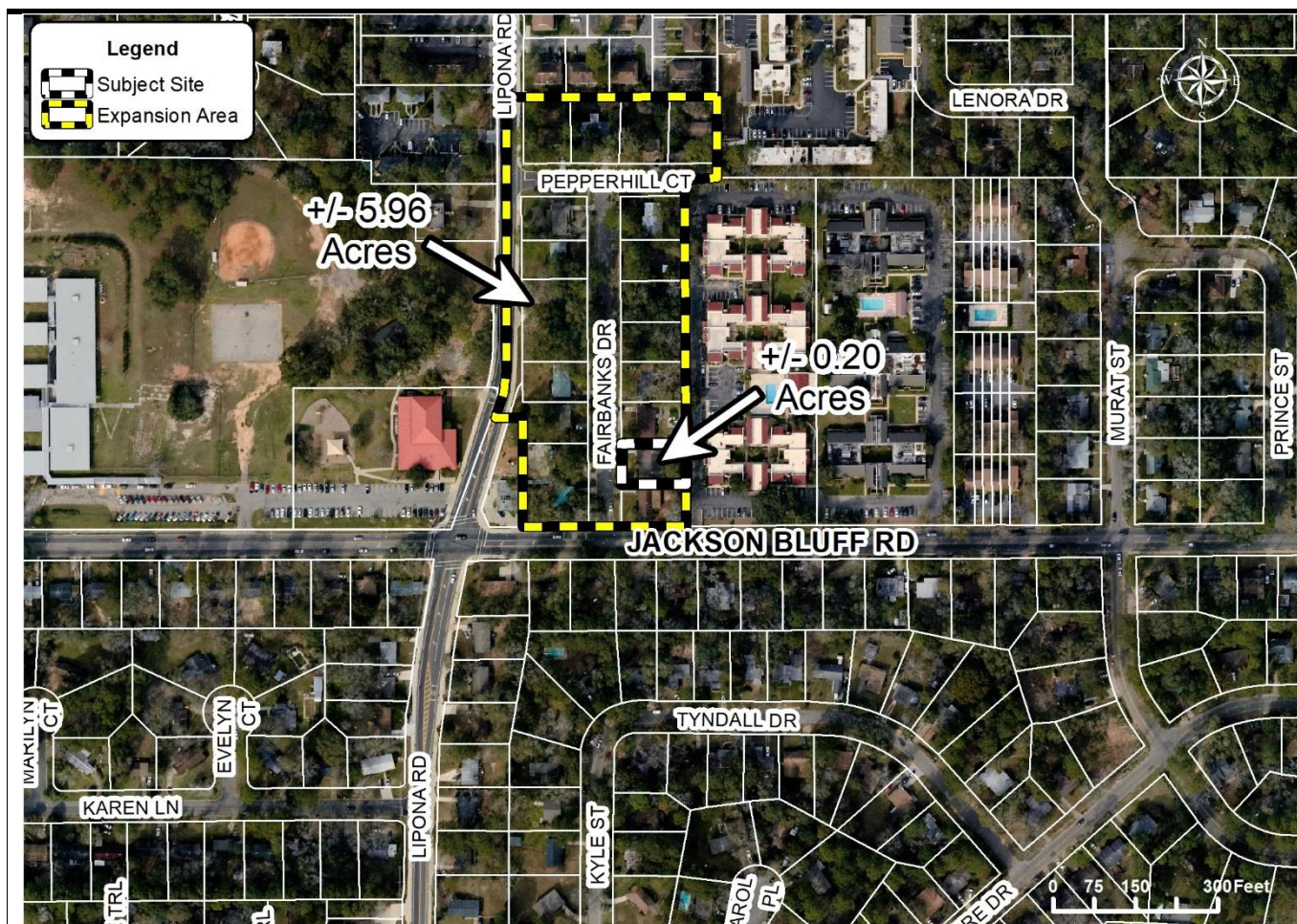
If you have concerns that you wish to be considered by the City and County Commissions in regard to this application, you may submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at www.talgov.com/compplan2020. More detailed information on each proposed amendment is also available on the website.

**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

Amendment # TMA2020002

I/We as owner(s) of property at this address: 682 West 5th Ave wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

We do not wish to have the property listed as commercial property. This is residential property and should remain residential property.
SIGNED: *Adelle Kirkland & family*
THANK YOU

**SUMMARY**

Property Owners:	Property Location:	TLCPD Recommendation:
Kendra Stevens Barry	One parcel on the east side of Fairbanks Drive Expansion area includes entire subdivision	Approve with expansion area
Applicant: Kendra Stevens Barry		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Sean Reiss	<u>Future Land Use:</u> Urban Residential 2 <u>Zoning:</u> Single Family Detached Residential (R-2)	Approve with expansion area
Contact Information:	Proposed Future Land Use & Zoning:	
Sean.Reiss@talgov.com 850-891-6438	<u>Future Land Use:</u> University Transition <u>Zoning:</u> University Transition	
Date: 10/24/2019	Updated: 2/10/2020	

A. REASON FOR REQUESTED CHANGE

The subject site is located north of Jackson Bluff Road on Fairbanks Drive in the Fairbanks Court Subdivision. The applicant, Kendra Stevens Barry, has requested an amendment to the Future Land Use Map (FLUM) to change the designation of the subject property from Urban Residential-2 (UR-2) to University Transition (UT).

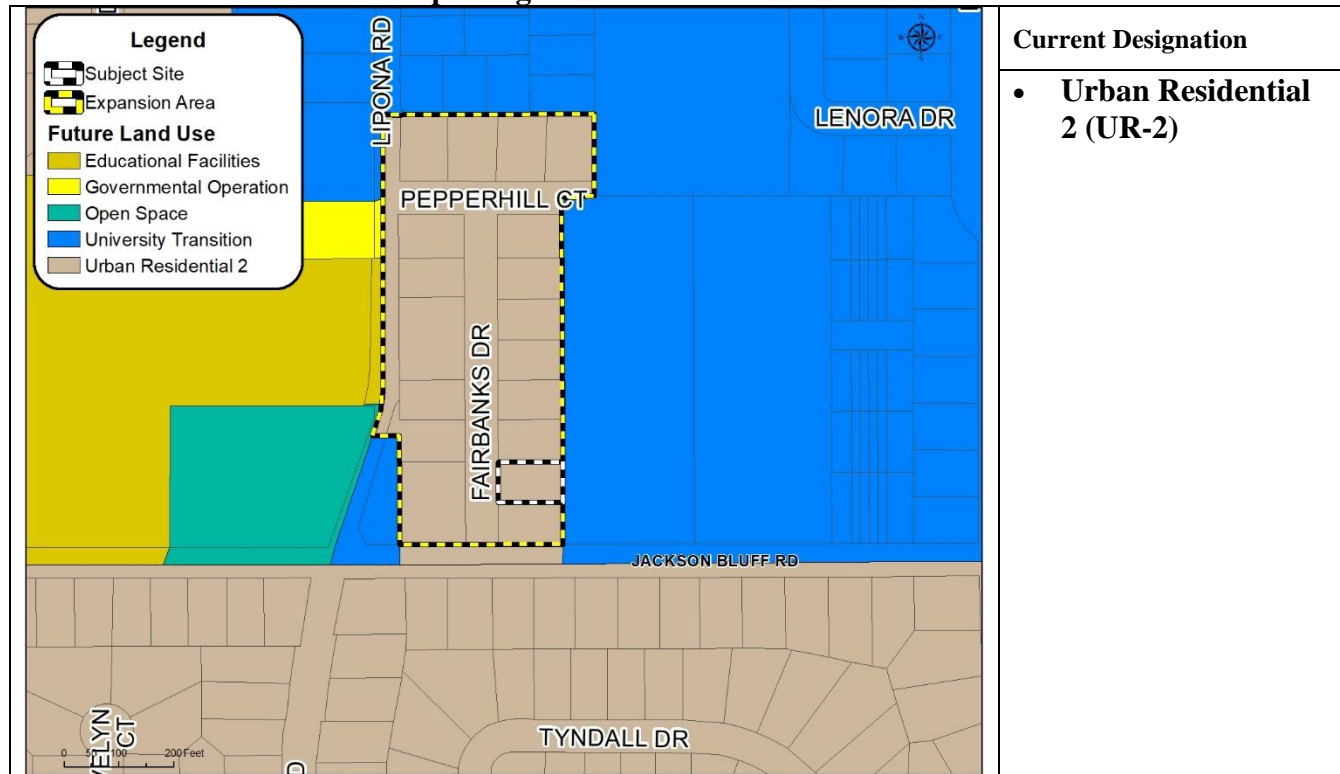
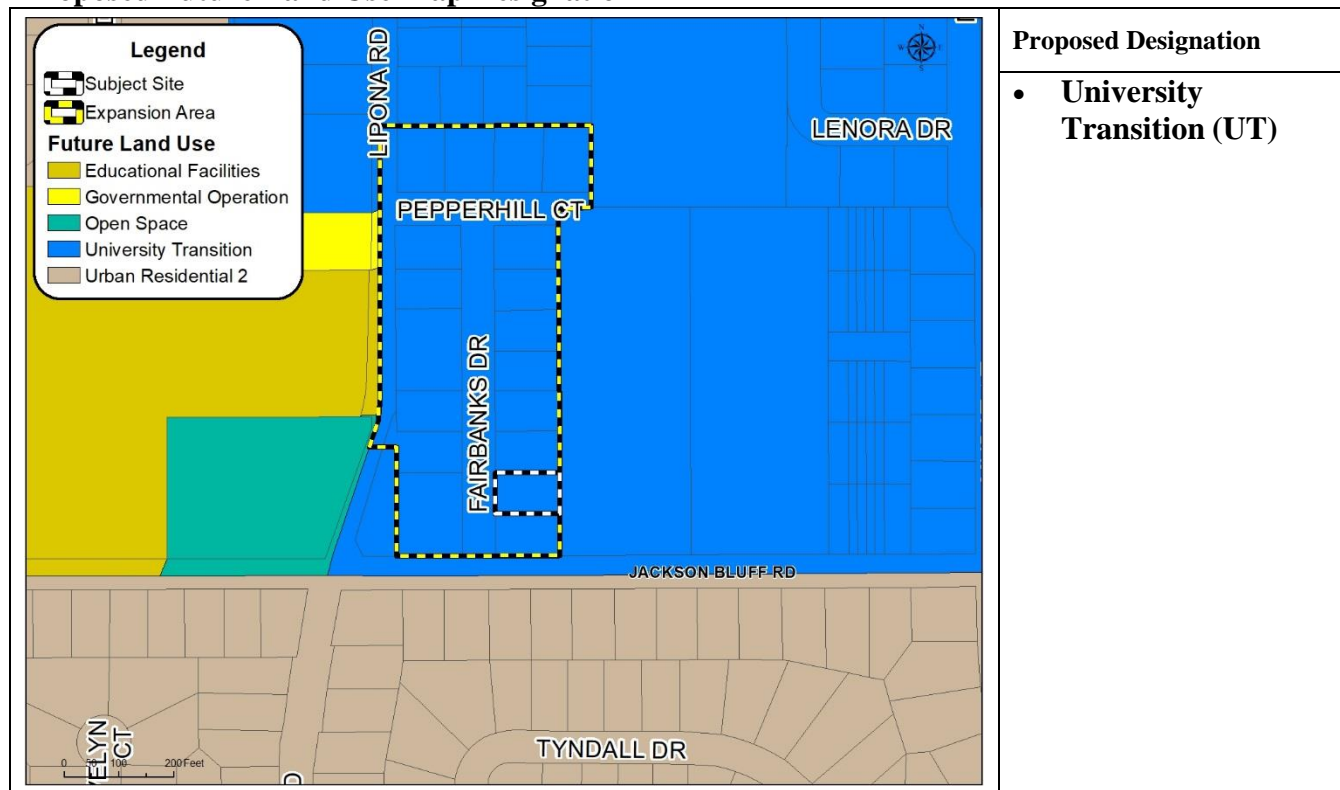
Since 2003, the applicant has used the property, which was a registered rooming house, as a rental property. The applicant's rooming house registration lapsed, which has prompted the proposed amendment so that the applicant can maintain the option to rent to students. Currently, the residential units of the neighborhood are predominantly rental housing, not single-family owned residences. The neighborhood is an enclave of UR-2 surrounded by UT. The proposed UT category allows a mixture of office, commercial uses, and residential densities that are not allowed under the current zoning designation, Single Family Detached Residential (R-2). The proposed amendment is intended to recognize the rental uses of the neighborhood and the proximity to the universities and college.

Upon analyzing the proposed amendment, staff recommends that the requested FLUM change be applied to the entirety of the Fairbanks Court Subdivision ("expansion area").

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

The Subject Site is currently designated Urban Residential 2 on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the area to University Transition.

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 with the proposed expansion area.

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

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

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

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

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The subject site is located near Florida State University, Florida A&M University, and Tallahassee Community College, within the geographic boundary identified in the Comprehensive Plan as being appropriate for the University Transition future land use and is predominantly surrounded by University Transition on the Future Land Use Map.
2. The subject site is primarily comprised of rental units; only one of the 18 parcels 0.06% of the proposed expansion area claim homestead exemption. Based on the existing land use, the proposed amendment would not encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods as the neighborhood has already converted to rental uses and rooming houses.
3. The subject property and expansion area are in the Multi-Modal Transportation District (MMTD), which promotes the use of alternative transportation. Approval of this amendment would further the goal of the MMTD by promoting mixed use development and higher densities, a prerequisite for successful mass transit and other alternative modes of transportation.
4. The proposed amendment is not anticipated to have significant adverse impacts on public facilities.

F. STAFF ANALYSIS

History and Background

The applicant's property consists of one parcel totaling 0.20 +/- acres. The lot is currently occupied by a single-family detached residential home constructed in 1959. The parcel is located within the 5.96 +/- acre Fairbanks Court Subdivision. The staff recommendation is that the entire subdivision be included in the amendment.

The development pattern within the subdivision is composed of single story, detached homes built mostly in the 1950s and 1960s. The surrounding development pattern consists of a combination of townhomes, duplexes, apartments, and single-family housing. Many of the single-family residences in the area surrounding the applicant's property are in use as rooming houses and student rental housing. Similarly, in the Fairbanks Court subdivision, only one of the 18 parcels is owner occupied. The likelihood of the neighborhood reestablishing itself as an owner-occupied, single-family neighborhood is low given that the current surrounding land use patterns are intended to serve the nearby universities. The area's proximity to multiple campuses makes it an ideal location for residents that are affiliated with local universities.

Other changes affecting the viability of this area for low density, single-family have occurred including the closure of two of the area schools, Bellevue Middle School and Brevard Elementary School, and the closure of the neighborhood Community Center. However, Bellevue Middle School is now the home of the School for Arts & Innovative Learning (SAIL) High School and the Palmer Munroe Community Center was reopened as a Teen Center.

In the past five years, the City has had several FLUM amendments in the area to change the future land use to UT to better reflect the character of the area. Those amendments include an amendment in the neighboring Murat Subdivision (TMA 2019 002), the Chapel Ridge neighborhood (PCM 2018 04), and the Fairmeadow neighborhood (PCM 2016 01).

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Urban Residential 2 (Policy 2.2.24 [L]) and University Transition (Policy 2.2.17 [LU]) are included as Attachment #1.

Urban Residential 2 (Current)

The Comprehensive Plan addresses the Urban Residential 2 future land use category in Policy 2.2.24, which states the Urban Residential 2 land use category "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. 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."

University Transition (Proposed)

The Comprehensive Plan addresses the University Transition future land use category in Policy 2.2.17, which states the University Transition land use category “is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment.”

Consistency with Comprehensive Plan

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

Policy 2.2.17 [L] identifies the geographic area “lying west of South Adams Street, South of West Tennessee Street, north of Orange Avenue and adjoining Innovation Park and Tallahassee Community College to the east” as the area where University Transition can be applied. The subject site is located in this geographic area.

Policy 2.2.17 [L] also notes that the University Transition land use should serve to “provide opportunities for student housing near the universities.” The subject site is approximately located less than three quarter miles from Florida State University, one and three-quarter miles from Tallahassee Community College, and one and three quarter from Florida A&M University. Based on these general distances and the fact that the majority of the area is currently rented by students, the proposed amendment is consistent with this characterization of the University Transition land use category.

Policy 2.2.17 [L] states that University Transition is not intended to “encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods.” In a review of the Leon County Property Appraiser’s data, only one (1) parcel of the total 18 parcels in the Fairbanks Court subdivision claims homestead exemption. The principal use of the neighborhood’s residential units is as rentals. Based on this analysis, the proposed amendments would not likely be considered “the premature conversion of existing viable single-family residential neighborhoods.” The locations of the properties qualifying for homestead exemption are shown on the Existing Land Uses map below.

Policy 1.1.2 [M] provides direction to “Designate energy efficiency districts in areas that are intended for greater densities and intensities to support frequent transit service and where primary priority is to be placed on providing a safe, comfortable and attractive environment for pedestrians and cyclists.” The subject site is located within the Multimodal Transportation District (Policy 1.1.9 [M]). The goal of the MMTD is to facilitate the use of multiple modes of transportation, leading to a reduction in automobile use and vehicle miles traveled. Policy 1.1.11 [M] also provides direction to “review the Future Land Use Map and land development regulations within the district boundary(ies) and modify them as necessary to provide for appropriate densities, intensities and mixture of land uses to support 18-hour activity and multimodal transportation.” The proposed amendment would support compact, walkable, mixed-use development within the MMTD.

Policy 1.5.5 [M] established level of service standards and performance targets “to create community design that supports mobility.” These performance targets include “50% of students at

Florida State University (FSU), Florida A&M University (FAMU), and Tallahassee Community College (TCC) commute to campus via non-auto modes.” The proposed amendment would provide for student housing options in a location where non-automobile modes of transportation are viable.

Zoning

The Land Development Code sections for the R-2 Single-Family Detached Residential District and University Transition District are included as Attachment #2.

The intent of the current R-2 district is to be located in areas designated Urban Residential 2 or Suburban on the Future Land Use Map which exhibit a predominant existing development pattern of residential, single-family detached housing with development standards similar to the development standards of the R-2 district. The maximum gross density allowed for new residential development in the R-2 district is 4.84 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.

The intent of the proposed UT district is to:

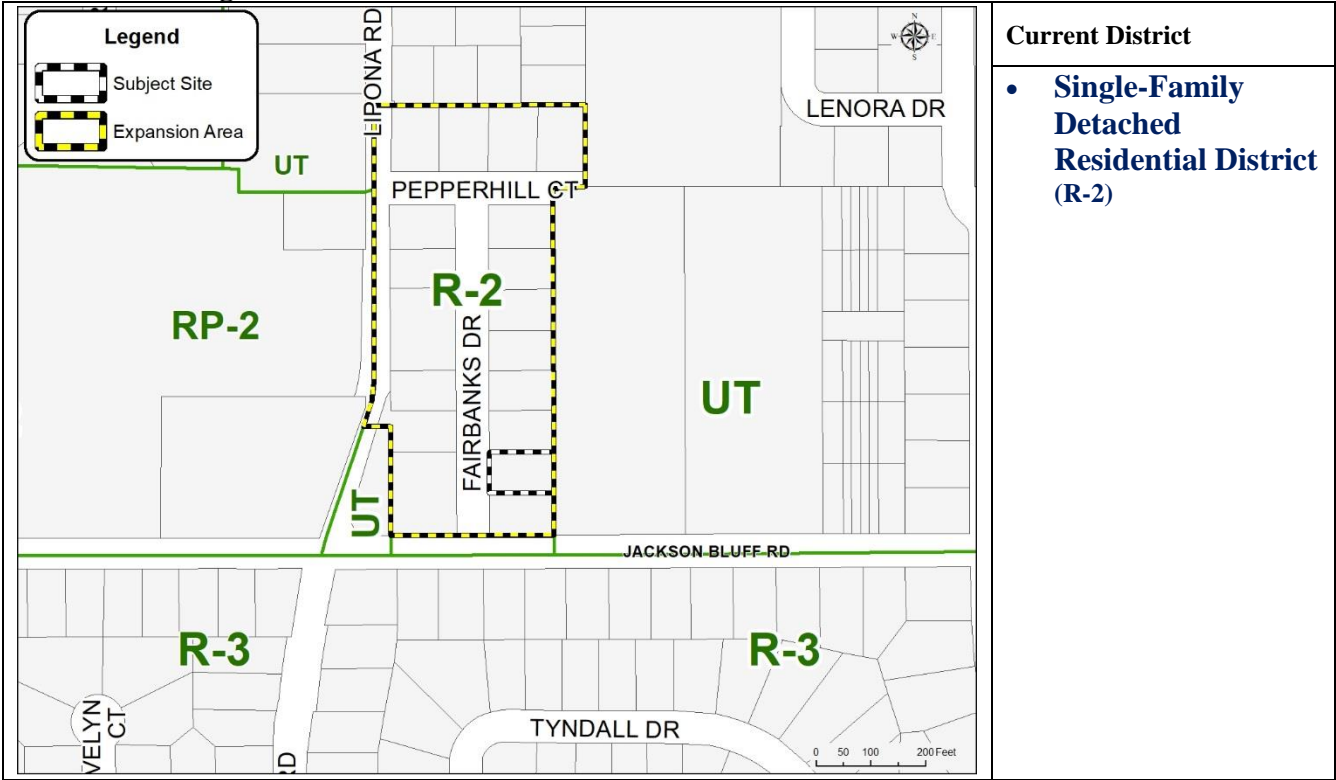
- be a compact land use category that provides higher density residential opportunities and student oriented services near the campuses;
- protect existing residential neighborhoods located away from the campuses from student housing encroachment; and
- transition industrial and lower density residential uses to vibrant urban areas

The proposed zoning district is compatible with the adjacent districts. Although the zoning district to the west of the subject site is Residential Preservation-2 (RP-2), the actual use of the property is institutional, as the site is the location of SAIL High School and the Palmer Munroe Teen Center. Since the use is not residential, density intrusions and incompatible land uses are not a problem.

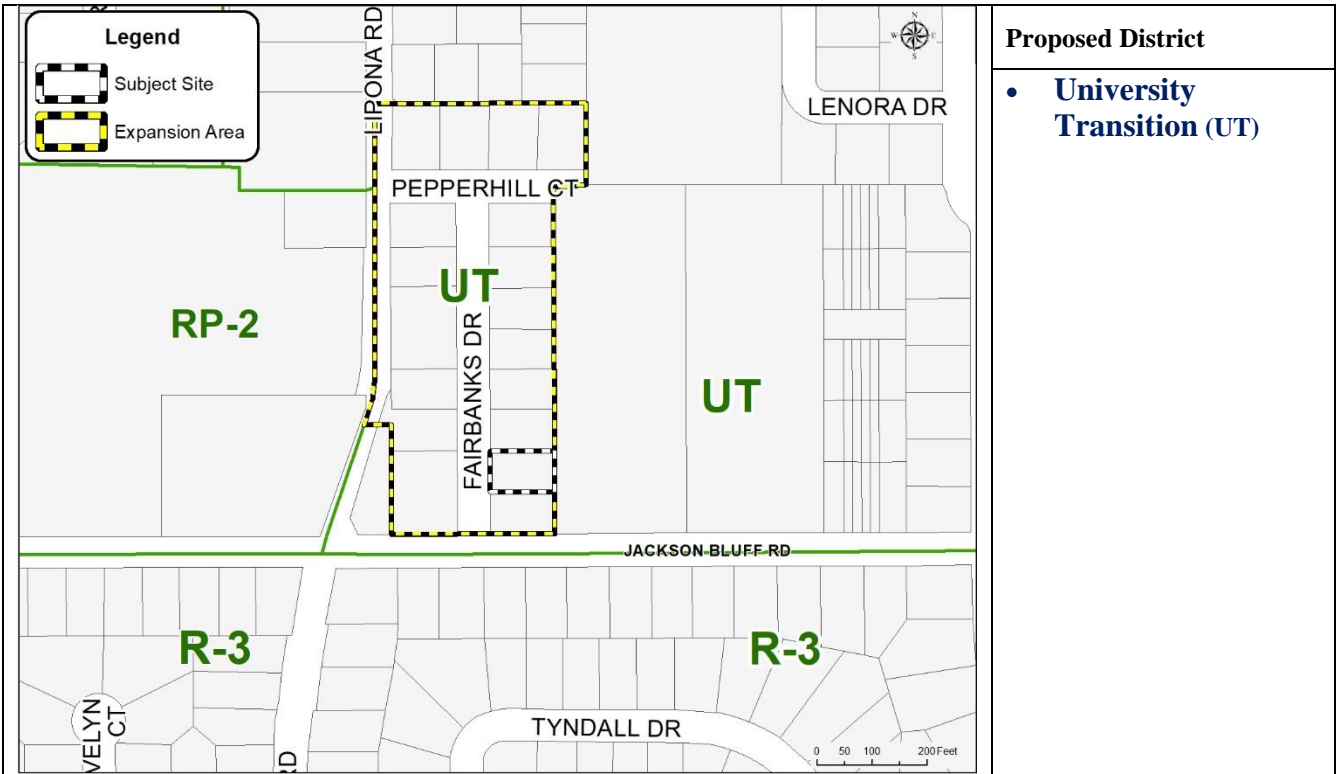
The R-3 Single Family Detached zoning district to the south does not present compatibility issues as the R-3 district is technically not considered an adjoining property, as the *Tallahassee Land Development Code* states that a property shall not be considered adjoining if it is separated by a major collector or arterial roadway. Jackson Bluff Road is functionally classified as a major collector and provides separation between the two land uses. Moreover, the proposed frontage would mirror the frontage directly to the east of the subject site and the R-3 properties along Jackson Bluff Road are predominantly rental housing with low percentages of owner-occupied units. The proposed zoning district is consistent with the area’s existing zoning.

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

Current Zoning



Proposed Zoning



TMA2020 004: Fairbanks Court

Page 9 of 13

Existing Land Uses

The applicant's parcel is a single-family detached house in use as rental housing. The surrounding properties in the Fairbanks Subdivision are also single-family detached houses; only one (1) property in the subdivision is owner occupied. Due to the similar changed conditions along the entire street, it is recommended that the applicant's proposed amendment be expanded to include the entire Fairbanks Court Subdivision. This subject site is comprised of single-family detached houses and bounded by University Transition on two sides (north, and east) which consist of multi-family apartments. To the west, along South Lipona Road, there are Multi-family apartments adjacent to Pepperhill Court, Sail High School, a Day Care center, and a small enclave of Government Operational for an electric substation. To the south, along Jackson Bluff Road, the existing land use is single-family detached houses.

Location	Future Land Use	Zoning	Existing Use
<i>SUBJECT SITE</i>	<i>UR-2</i>	<i>R-2</i>	<i>Single family detached</i>
<i>NORTH</i>	<i>UT</i>	<i>UT</i>	<i>Multi-family</i>
<i>EAST</i>	<i>UT</i>	<i>UT</i>	<i>Multi-family</i>
<i>SOUTH</i>	<i>UR-2</i>	<i>R-3</i>	<i>Single-family detached</i>
<i>WEST</i>	<i>UT/EF/OS/GO</i>	<i>UT/RP-2</i>	<i>Education Facilities/ Daycare Center/ Multi-family/Light infrastructure</i>

The properties to the west of the subject site that zoned RP-2 are designated as Educational Facilities, Government Operational, and Recreation/Open Space on the Future Land Use Map and are the sites of the School for Arts & Innovative Learning (SAIL) High School, a utilities substation, and the Palmer Munroe Teen Center.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

The subject site is currently served by City of Tallahassee potable water and sewer services.

Schools

The Subject Area is zoned for Riley Elementary School, Nims Middle School, and Godby High School.

The Leon County School Board found no negative impacts to Leon County Schools.

Roadway Network

The subject site is served by two local roads (Fairbanks Drive and Pepperhill Court), Jackson Bluff Road, a major collector, and South Lipona Road, a minor collector. The subject site is located within the Multimodal Transportation District (MMTD). The goal of the MMTD is to facilitate the use of multiple modes of transportation, leading to a reduction in automobile use and vehicle miles traveled.

Pedestrian and Bicycle Network

The roads within the Fairbanks Subdivision have sidewalks, but do not have bicycle facilities. Jackson Bluff Road has a sidewalk and shared lane markings (sharrows) and South Lipona Road has sidewalks and designated bike lanes. The St. Marks Trail is nearby and provides connectivity between the subject site and both Florida State University and Florida A&M University and is accessible via an underground pedestrian/bicycle tunnel connection on nearby Hayden Road. The Collegiate Tour Bike Route, part of the Leon County Bike Route Network, provides options that connect the subject site to Florida A&M University, as well as Florida State University and Tallahassee Community College. The Campus to the Rez route provides connectivity to Florida State University and Florida State University's Intramural Fields and Reservation. The Huntington to Lake Elberta Route provides connectivity between the Lake Jackson Mounds State Park and the Lake Bradford corridor/St. Marks Trail.

Transit Network

The subject site is located within the Multimodal Transportation District (MMTD). Automobile Level of Service standards do not apply to parcels contained within the adopted Multimodal Transportation District because this geographic area is now governed by area-wide multimodal Level of Service standards to be evaluated every other year pursuant to state requirements. The subject properties and surrounding area are serviced by StarMetro on the Forest Route on Weekdays and Saturdays, the Tomahawk Route on Weekdays, and by Route 3 on Sundays and evenings.

Environmental Analysis

The subject site is in the Urban Services Area and the Multimodal Transportation District on currently improved properties. There are no significant environmental features on the subject sites.

TMA2020 004: Fairbanks Court

Page 12 of 13

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 1,107 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	December 6, 2019	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning		Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	December 17, 2019	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 27, 2020	Email Subscription Notice sent to all users of service

Public Open House – December 17, 2019: 24 citizens attended the open house to discuss the 2020 Cycle amendments. Citizens generally asked about the details of the amendment. No attendees spoke in favor nor opposition to the proposed amendment.

G. STAFF REPORT UPDATE

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

Cycle 2019 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 7, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 4, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	February 25, 2020	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 14, 2020	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 26, 2020	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop – January 7, 2020: A workshop was held on January 7, 2020 to discuss the proposed 2020 Cycle amendments. The LPA asked staff to look for options in addition to homestead exemption for determining homeowner occupancy.

Local Planning Agency Public Hearing – February 4, 2020: The Local Planning Agency voted to recommend approval of the proposed map amendment and rezoning. There were no citizen speakers on this amendment.

H. ATTACHMENTS

- Attachment #1: Comprehensive Plan policies 2.2.17 [L] and 2.2.24 [L].
- Attachment #2: Land Development Code sections 10-245 and 10-242.



2020 Comprehensive Plan Amendment Cycle
TMA 2020 004
Fairbanks Subdivision

Attachment #1

Policy 2.2.24: [L] Urban Residential 2

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

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

Policy 2.2.17: [L] University Transition

(REV. EFF. 12/14/04; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 1/7/10)

The University Transition land use category may only be applied through amendment to the Future Land Use Map to lands located generally within the rectangle created by the Florida State University main campus and Florida A & M University, Tallahassee Community College/Lively Technical Institute campuses and Innovation Park. Specifically, lands lying west of South Adams Street, South of West Tennessee Street, north of Orange Avenue and adjoining Innovation Park and Tallahassee Community College to the east. It is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment. However, it is not intended that this category be applied in a manner that would encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods. The category is intended to transition from present industrial and lower density residential uses to those more compatible with vibrant urban areas and shall remain within a compact area located in close proximity land owned by the universities and existing areas designated as University Transition.

Higher density residential redevelopment of up to 50 DU/AC is allowed to provide housing for students and close in housing opportunities to the downtown for professionals. Retail commercial limited to a smaller scale classification to provide essential services to immediate residents and ancillary needs of universities such as book stores and photo copying establishments may be permitted. State and private

offices properly designed and scaled to surrounding uses may be permitted as well as central parking facilities, artistic studios and workshops. Restaurants, movie theaters, lounges and other entertainment commercial uses shall be permitted as commercial. Development regulations which allow flexibility in their design and operation to permit such uses as outdoor cafe and gardens shall be incorporated into zoning code. Pedestrian pathways and access systems shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to cut down on dependence of automobile travel. Design controls shall be employed to provide land use compatibility by offsetting potential negative impacts.

The areas within the Gaines Street Revitalization Plan Study Area will have up to 100 DU/AC.



2019 Comprehensive Plan Amendment Cycle
TMA2019002
Murat Subdivision Amendment

Attachment #2

Zoning Districts Charts referenced in the report:

- University Transition (Section 10-242)
- R-2 Single Family Detached Residential (Section 10-245)

Section 10-245. R-2 Single-Family Detached Residential District.

The following applies to the R-2 Single-Family Detached Residential District:

1. District Intent				PERMITTED USES							
				2. Principal Uses				3. Accessory Uses			
The R-2 district is intended to be located in areas designated Urban Residential 2 or Suburban on the Future Land Use Map which exhibit a predominant existing development pattern of residential, single-family detached housing with development standards similar to the development standards of the R-2 district. The maximum gross density allowed for new residential development in the R-2 district is 4.84 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted. Development standards for properties located within the MMTD are established within Division 4 of this Code.				(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. Libraries, vocational and high schools are prohibited, except in the MMTD where high schools are a principal permitted use. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family detached dwellings (rooming houses are prohibited).				(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.			
DEVELOPMENT STANDARDS											
		4. Minimum Lot or Site Size		5. Minimum Building Setbacks				6. Maximum Building Restrictions			
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)		
Single-Family Detached Dwellings	9,000 square feet	60 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 Use	18,000 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	10,000 square feet of gross building floor area per acre	3 stories		

GENERAL NOTES:

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

Section 10-242 UT University Transition District.

PERMITTED USES			
1. District Intent	2. Principal Uses		3. Accessory Uses
<p>University Transition is intended to;</p> <ul style="list-style-type: none"> • be a compact land use category that provides higher density residential opportunities and student oriented services near the campuses; • protect existing residential neighborhoods located away from the campuses from student housing encroachment; and • transition industrial and lower density residential uses to vibrant urban areas. <p>Higher density residential development of up to 50 du/ac to provide housing opportunities for students and downtown professionals. Smaller scale retail commercial shall provide essential services to immediate residents and ancillary needs of universities. Pedestrian pathways, trails, and transit facilities shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to reduce automobile dependence. Pedestrian oriented design controls shall be employed to provide land use compatibility. The University Transition zoning district is allowed in the UT Future Land Use Map area, located generally within the rectangle created by the Florida State Univ. main campus, Florida A&M Univ., Tallahassee Community College/ Lively Technical Institute campuses, and Innovation Park. The Gaines Street Revitalization Plan study area is excluded from this area.</p> <p>To encourage pedestrian-oriented redevelopment, innovative parking strategies, mixed use development, and other urban design features within the Central Core (defined in Comprehensive Plan), a 25% density bonus is available subject to the provisions of Sec. 10-289 of this code.</p> <p>Development standards for this zoning district are established within Division 4 applicable to the MMTD.</p>	<ol style="list-style-type: none"> Advertising agencies. Antique shops Beauty & barber shops. Book & stationary stores. Banks, credit unions, financial institutions without drive through facilities. Banks, credit unions, financial institutions with drive-through facilities (only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). Camera & photographic supply stores. Civic & social associations. Colleges & universities – educational facilities, administrative offices, athletic & intramural fields and stadiums. Commercial art & graphic design. Community facilities related to residential uses, including religious facilities, police/fire stations, elementary and secondary schools, and, libraries. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. Computer & data processing services. Dance studio, schools, halls. Day care centers. Employment agencies. Gift, novelty, souvenir shops. Hobby, toy, game stores. Hotels, motels, bed & breakfasts. Indoor amusements (bowling, billiards, arcades). Laundromats, laundry, & dry cleaning services without drive through facilities. Laundromats, laundry, & dry cleaning services with drive-through facilities (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). Live-work units. Mailing and postal services. Medical & dental offices, clinics, laboratories. Mortgage brokers. Movie theaters and amphitheaters. Museums & art galleries. Musical instrument stores. News dealers and newsstands. Non-medical offices & services, including business, insurance, real estate, and governmental. Non-store retail. Optical goods stores. Passive and active recreation. Personal services (barber, spa, etc.) Photocopying & duplicating services. 	<ol style="list-style-type: none"> Photographic studios, portrait. Physical fitness, gyms. Public community center/meeting building (non-commercial use only). Radio and Television broadcasting. Rental and sales of home movies & games. Repair services, non-automotive. Residential – any type. Restaurants and drinking establishments without drive through facilities Restaurants with drive-through facilities (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). Retail establishments – bakeries, computer, clothing & accessories, video, records/ compact discs, electronics, drug store without drive-through facilities, drug store with drive-through facilities, (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). florist, food & grocery, furniture, home appliances, home/garden supply, hardware, jewelry, needlework/knitting, newsstands, books, greeting cards, package liquor, picture framing, trophy stores, shoes, luggage, leather goods, used goods. Security & commodity brokers. Sewing & needlework goods. Shoe repair, shoe shine parlors. Sporting goods and bicycle shops. Social, fraternal, recreational clubs/assemblies. Structured parking, with active uses located along a minimum of 75 percent of all walls adjacent to public streets and pedestrian areas. Studios: photography, music, art, drama, voice. Tailoring. Travel agencies. Veterinary services. Vocational schools. Watch, clock, jewelry repair. Existing drive-through uses and existing motor vehicle fuel sales which were legally established and in existence on 11-20-2007. Other uses, which in the opinion of the Land Use Administrator, are of a similar or compatible nature to the uses and intent described in this district. 	<ol style="list-style-type: none"> 1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. 2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.
			<p>4. Special Exception Uses</p> <ol style="list-style-type: none"> 1) Automotive rentals, parking, repairs, & service. 2) Commercial sports. 3) Taxicab operations. 4) Off-street parking facilities (applicable to properties in the Downtown Overlay). <p>(Section 10-422 applies)</p>

Citizens Comments

TMA 2020 004

Fairbanks Court

Received as of February 10, 2020

From: KBCIBELLI@YAHOO.COM
To: [CMP_PLN_AMND](#)
Cc: [Perrine, Beth](#)
Subject: 2020 Comp Plan Public Comment Submission
Date: Monday, February 03, 2020 1:54:52 PM

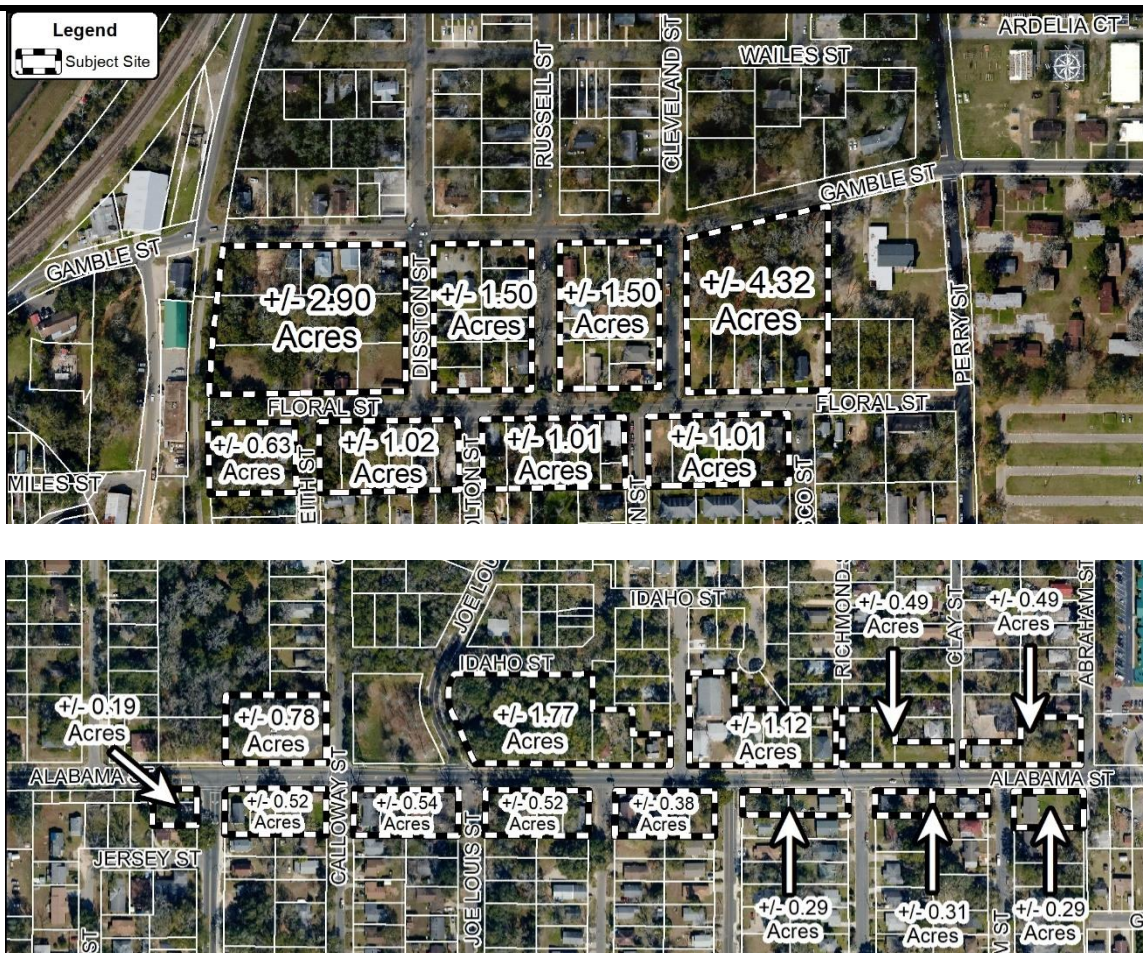
- **Amendment:** TMA2020004 Map
- **Name:** Kristin Cibelli / MK Cornerstone LLC
- **Address:** 407 Fairbanks Drive
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32303
- **Email Address:** KBCIBELLI@YAHOO.COM
- **Comments:** I am in full support of changing property from UR-2 to UT. I think it will only benefit our neighborhood and the university needs more housing options closer to campus. You have my full support in this change.



2020 Comprehensive Plan Amendment Cycle

TMA 2020 010

Bond and Griffin Heights NB



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Various	Various: See included maps	Approve
Applicant:		
Tallahassee-Leon County Planning Dept.		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Artie White	<u>Future Land Use:</u> Residential Preservation <u>Zoning:</u> Residential Preservation-2	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
Artie.White@Talgov.com (850) 891-6432	<u>Future Land Use:</u> Neighborhood Boundary <u>Zoning:</u> No Change	
Date: November 14, 2019	Updated: February 10, 2020	

TMA 2020 010: Bond and Griffin Heights NB

Page 2 of 18

A. REASON FOR REQUESTED CHANGE

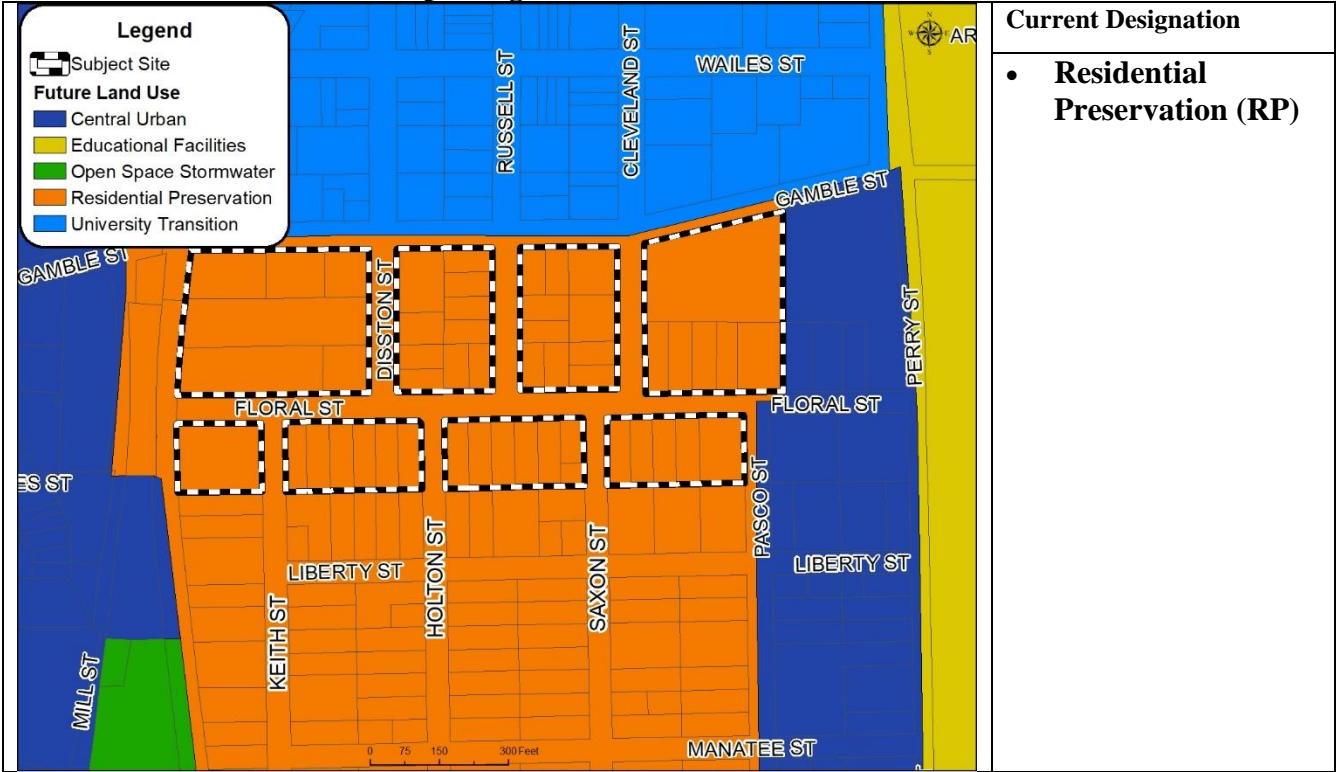
This is a request to change the Future Land Use Map (FLUM) designation of parcels along Alabama Street in the Griffin Heights Neighborhood and for a corridor in the Bond Neighborhood south of Gamble Street and along Floral Street from Residential Preservation to Neighborhood Boundary. This would allow these areas to become mixed use corridors with neighborhood-scale, non-residential uses and a variety of residential uses. This amendment is intended to implement recommendations from the Bond Neighborhood First Plan and the planning efforts of the Griffin Heights Neighborhood.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

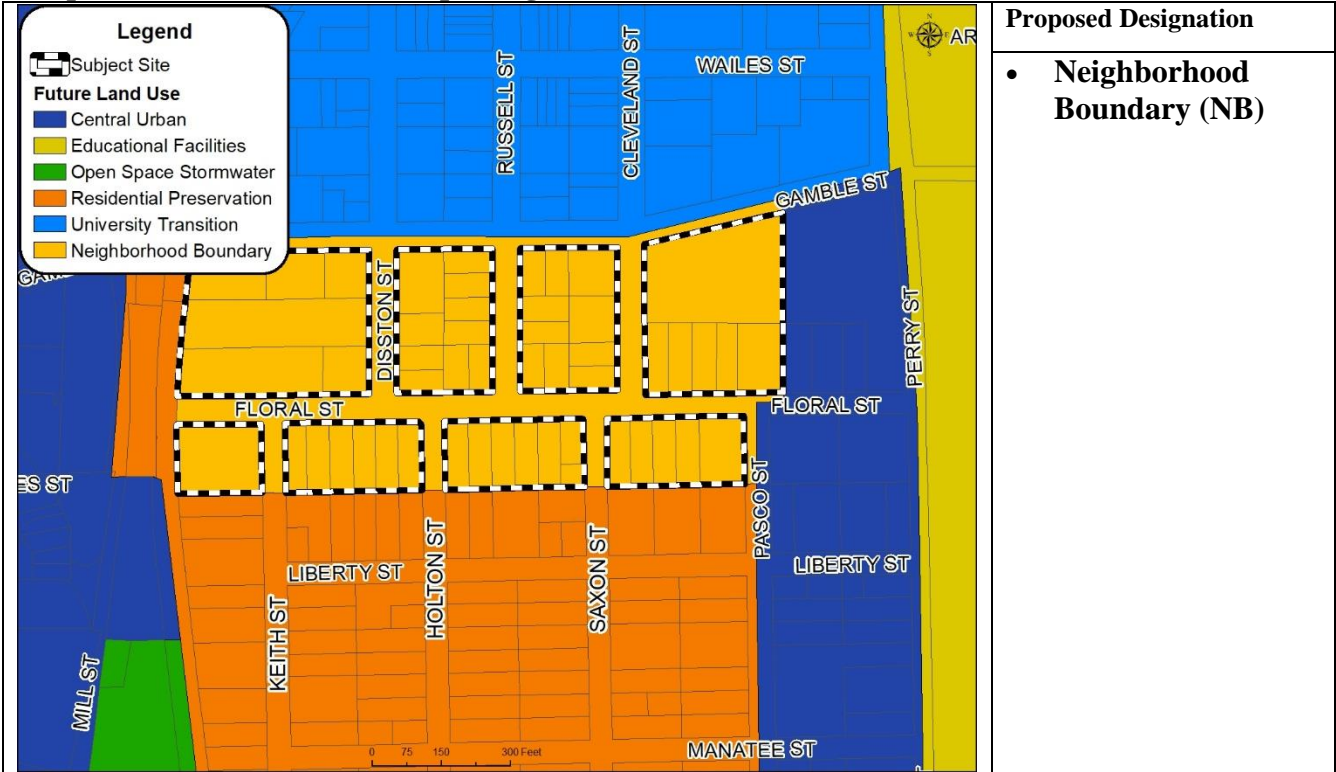
The Subject Areas are currently designated Residential Preservation on the FLUM. The proposed amendment would change the FLUM designation of the areas to Neighborhood Boundary.

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

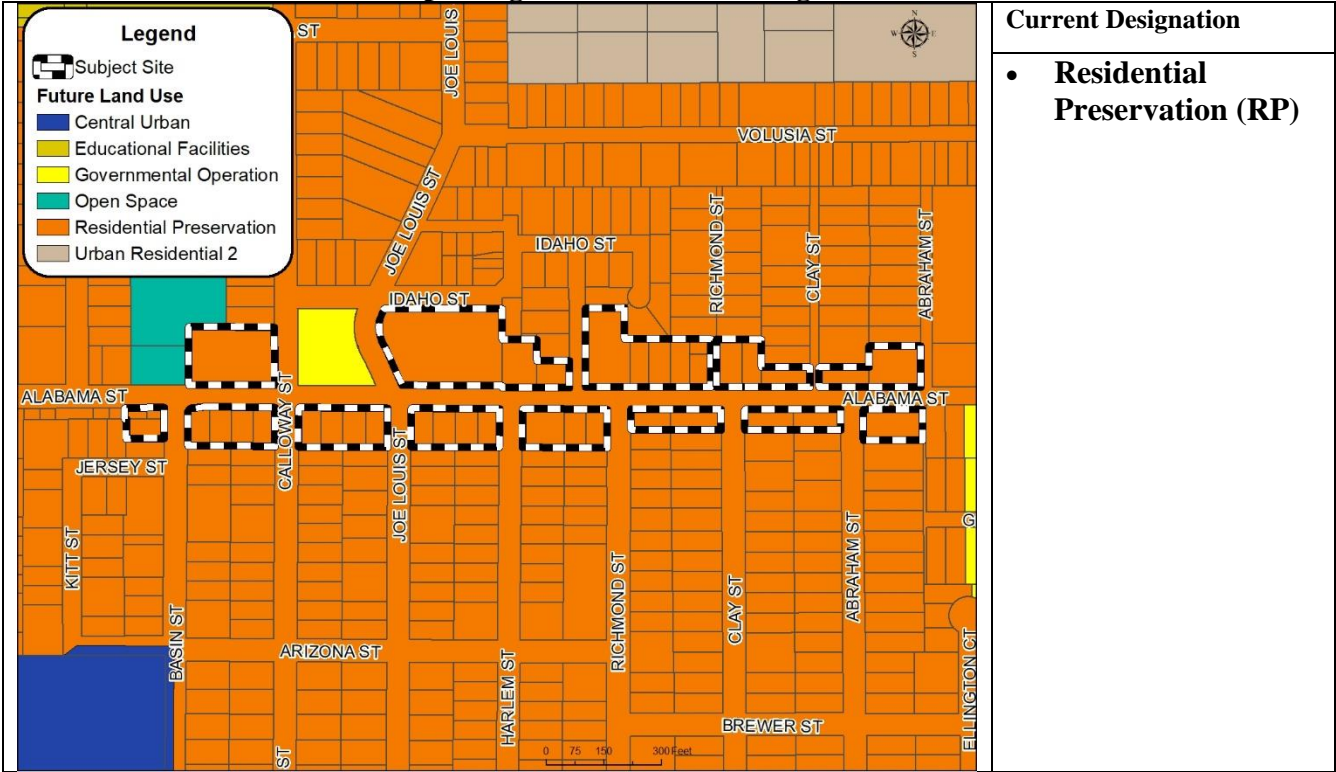
Current Future Land Use Map Designation - Bond



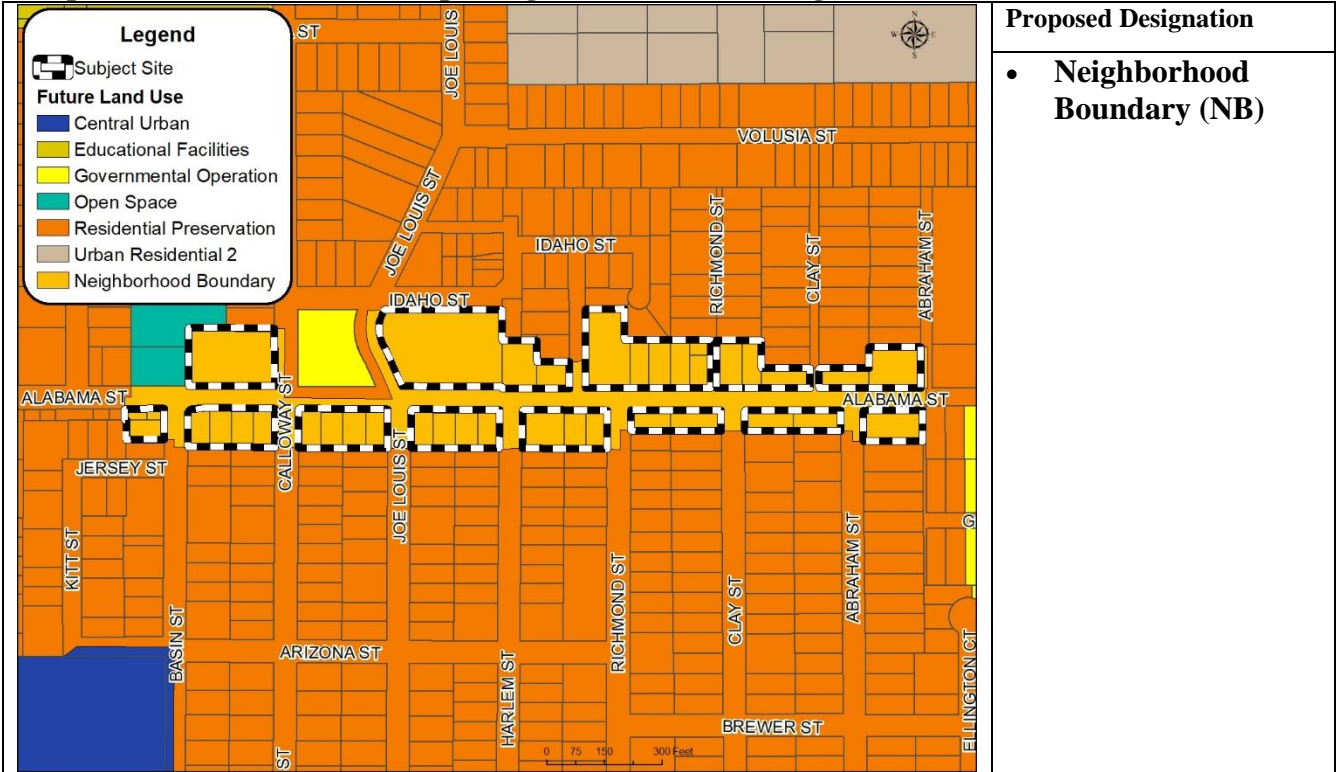
Proposed Future Land Use Map Designation - Bond



Current Future Land Use Map Designation – Griffin Heights



Proposed Future Land Use Map Designation – Griffin Heights



TMA 2020 010: Bond and Griffin Heights NB

Page 5 of 18

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.

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

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

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The subject areas are not consistent with the intent of Policy 2.2.3 [L] and therefore a Residential Preservation designation is not appropriate.
2. The proposed amendment is consistent with the intent of Policy 2.2.21 [L] to create a transition area between residential development and more intensive development, such as higher intensity multi-family and higher intensity non-residential development. The subject area in Bond would create a section of Neighborhood Boundary (NB) between an area of the neighborhood that is designated University Transition and the remainder of the neighborhood that is designated Residential Preservation.
3. The proposed amendment is consistent with Policy 2.2.21 [L], which allows low-density residential uses including duplexes, townhomes, triplexes, and quadplexes. There are currently a number of residential properties in the subject areas in both Bond and Griffin Heights that are considered non-conforming under Residential Preservation. These uses would be consistent with the allowable uses under Policy 2.2.21 [L].
4. The proposed amendment is consistent with Policy 2.2.21 [L], which allows residential land uses up to 12.0 DU/Acre. The proposed text amendment to Policy 2.2.21 [L] would increase the max density allowed in the NB FLUC to 12.0 per acre. The majority of the residential properties in the subject areas in the Griffin Heights and Bond neighborhood have densities that are greater than 6.0 DU/Acre (the max allowed by Policy 2.2.3 [L]) These densities are more consistent with the max allowed under the current and proposed Policy 2.2.21 [L] than under Policy 2.2.3 [L].
5. Policy 2.2.21 [L] allows limited retail uses, among other non-residential uses. There are a number of properties in the subject areas that are neighborhood-scale retail uses that are currently non-conforming uses under Residential Preservation. These uses would be consistent with Policy 2.2.21 [L].
6. The proposed concurrent text amendment to Policy 2.2.21 [L] (proposed Amendment TTA 2020 011) would, in part, add additional language to the intent of the policy, indicating that NB may also be used to establish mixed-use corridors with neighborhood-scale, non-residential uses and a variety of residential uses where identified in a City or County

TMA 2020 010: Bond and Griffin Heights NB

Page 6 of 18

coordinated placemaking, sense of place, neighborhood, or sector plan. The application of NB on the subject areas in Griffin Heights and Bond, in response to their City-coordinated neighborhood planning efforts, would be consistent with this language.

7. The proposed amendment to Policy 2.2.21 [L] also would change the locational requirements of NB to further limit its application to 250 feet from the right-of-way (reduced from 350 feet). No part of the proposed application of NB in the subject area is greater than 250 feet from the right-of-way.
8. The existing land uses in the subject areas are not consistent with the max density or allowable uses under Section 10-170 of the Land Development Code, and are significantly more consistent with the density and uses allowed under the proposed Neighborhood Boundary Office-Retail section of the Land Development Code.

TMA 2020 010: Bond and Griffin Heights NB

Page 7 of 18

F. STAFF ANALYSISHistory and Background

This proposed amendment to the Future Land Use Map (FLUM) of the Tallahassee-Leon County Comprehensive Plan is submitted concurrently with a text amendment to Policy 2.2.21 of the Land Use Element, which is the policy for the Neighborhood Boundary Future Land Use Category (FLUC). This map amendment would apply the amended Neighborhood Boundary FLUC on the Floral and Gamble Street corridors in the Greater Bond Neighborhood (Bond) and on the Alabama Street corridor in the Griffin Heights Neighborhood to implement action items in the Greater Bond Neighborhood First Plan and early Neighborhood First planning efforts in the Griffin Heights neighborhood.

The Greater Bond Neighborhood traces its roots back to the late 1920s with the donation of a significant portion of what is now the Bond neighborhood to Benjamin J. Bond and Letitia J. Bond. Over the years this land was subdivided and sold to African American community members and the neighborhood was developed to include a mixture of residential and non-residential uses. Historically, along Floral Street there were a number of commercial businesses including grocery stores, barbershops, fish markets, and juke joints. Today, several of these properties continue to have commercial uses.

With the adoption of the 2030 Tallahassee-Leon County Comprehensive Plan in the early 1990s, the zoning and land use of the properties fronting Gamble Street and Floral Street changed substantially. Properties that were previously zoned for Residential Mixed Use, Commercial, and Industrial uses along Floral Street and Gamble Street (and throughout much of Bond) were redesignated and rezoned to Residential Preservation, creating many non-conformities throughout the neighborhood and, especially, along Floral Street. Between Gamble Street and Floral Street there were also several neighborhood businesses, some of these that existed at the time of the adoption of the Comprehensive Plan, also becoming non-conforming uses. This application of Residential Preservation also prevented any new neighborhood-scale commercial opportunities from being developed in the majority of the Bond neighborhood.

On September 24, 2018, the Greater Bond Neighborhood Association (GBNA), after working with the City of Tallahassee Neighborhood Public Safety Initiative, adopted a Neighborhood First Plan. The plan addresses four priority areas: Community Beautification, Economic Development and Residential Empowerment, Land Use, and Neighborhood Safety and Crime Prevention. The plan identifies zoning adjustments to allow for residential, commercial, and light industrial uses while preserving the character of the neighborhood as one desired outcome. The plan also indicates the neighborhood's desire to have commercial corridors, and specifically identifies Floral and Gamble Streets as two streets appropriate for such a corridor. This plan was adopted by the Greater Frenchtown/Southside Community Redevelopment Agency on December 13, 2018.

Griffin Heights is a neighborhood that also has many longtime residents and is a neighborhood with its own history and tradition. In 2019, the Griffin Heights Neighborhood began Neighborhood First planning efforts. Staff from the Planning Department have been a part of this effort and neighborhood residents have routinely identified the need for increased commercial opportunity along the Alabama Street corridor. Early drafts of the Griffin Heights Neighborhood First Plan

TMA 2020 010: Bond and Griffin Heights NB

Page 8 of 18

include language requesting land use changes, specifically the creation of a “main street” along Alabama street that allows for neighborhood-scale commercial development.

Like Bond, prior to the adoption of the 2030 Comprehensive Plan, the zoning in Griffin Heights was a mixture of Commercial, Residential Mixed Use, and Residential zoning districts. Alabama Street historically was a commercial thoroughfare, with a significant number of the properties being rezoned from C-2 to either C-1, RM-3, or R-3 in the mid 1970s, and then further downzoned with the adoption of the 2030 Comprehensive Plan. A number of commercial uses still remain along Alabama Street, but due to their non-conforming status, have been ineligible for improvements or redevelopment.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Residential Preservation (Policy 2.2.3) and the current and proposed Neighborhood Boundary Office (Policy 2.2.21 [L]) are included as Attachment #1.

Residential Preservation (RP) (Current)

The Residential Preservation Future Land Use Category (FLUC) is characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Commercial and nearly all other non-residential land uses are prohibited.

Neighborhood Boundary (NB) (Current)

The Neighborhood Boundary FLUC is intended to create a transition area between residential development and more intensive development such as higher density multi-family and higher intensity non-residential development while still preserving roadway capacity through access management practices.

Neighborhood Boundary (NB) (Proposed)

The proposed Neighborhood Boundary FLUC is intended to create a transition area between residential development and more intensive development such as higher density multi-family and higher intensity non-residential development while still preserving roadway capacity through access management practices. Submitted concurrently with this map amendment is a text amendment to Policy 2.2.21 which would add that: this future land use category may also be used to establish mixed-use corridors with neighborhood-scale, non-residential uses and a variety of residential uses where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan.

Consistency with Comprehensive Plan

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

Policy 2.2.3 [L] prohibits commercial land uses within the Residential Preservation land use category. A number of properties along both Alabama Street and Floral Street are currently commercial uses and have been for many years. This designation is not appropriate for these

properties in light of the neighborhood requests for increased commercial opportunities, and their historic land use and zoning regulations.

Policy 2.2.21 [L] indicates that the Neighborhood Boundary FLUC is intended to create a transition area between residential development and more intensive development, such as higher intensity multi-family and higher intensity non-residential development. The subject area in Bond would create a section of NB between an area of the neighborhood that is designated University Transition, which allows up to 50 DU/Acre and similarly intense non-residential development. Applying the NB FLUC on the subject area in Bond would allow for a transition from UT to RP with a several block buffer of neighborhood-scale non-residential development and lower density residential development with a wider range of allowable residential uses.

Policy 2.2.21 [L] allows low-density residential uses including duplexes, townhomes, triplexes, and quadplexes. There are currently a number of properties in the subject areas that are considered non-conforming under Residential Preservation. These uses are consistent with the allowable uses under Policy 2.2.21 [L].

Policy 2.2.21 [L] allows residential land uses up to 8.0 DU/Acre. The proposed concurrent Text Amendment (TTA 2020 011) would increase the allowable density from 8.0 DU/Acre to 12.0 DU/Acre. Many of the residential properties in the subject areas have densities that are greater than 6.0 DU/Acre (the max allowed by Policy 2.2.3 [L]). Raising the density would bring many into conformity, others closer to conformity, and match the density of the CU-12 Zoning District, which more closely reflects the densities of the subject areas than the max allowed under Policy 2.2.3 [L]. The CU-12 Zoning District is intended to provide a variety of low to medium density housing types, promote infill development of existing residential areas, promote compatibility and encourage the maintenance of residential enclaves, and promote pedestrian and bicycle mobility.

Policy 2.2.21 [L] allows limited retail uses, among other non-residential uses. There are a number of properties in the subject areas that are neighborhood-scale retail uses that are currently non-conforming uses under Residential Preservation. These uses would be consistent with Policy 2.2.21 [L].

The proposed concurrent text amendment to Policy 2.2.21 [L] would, in part, add additional language to the intent of the policy, indicating that NB may also be used to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan. The application of NB on the subject areas in Griffin Heights and Bond in response to their neighborhood planning efforts would be consistent with this language.

TMA 2020 010: Bond and Griffin Heights NB

Page 10 of 18

The proposed amendment to Policy 2.2.21 [L] also would change the locational requirements of NB to further limits its application to 250 feet from the right-of-way (reduced from 350 feet). No part of the proposed application of NB in the subject area is greater than 250 feet from the right-of-way.

Zoning

Per Section 163.3202 (1), Florida Statutes, within 1 year after submission of its comprehensive plan or revised comprehensive plan for review pursuant to s. 163.3191, each county and each municipality shall adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan.

Tallahassee-Leon County Planning Department staff is currently working with neighborhood representatives and staff from the Growth Management Department to finalize implementing zoning for the revised Neighborhood Boundary Land Use Category. Within one year, the City of Tallahassee Land Development Code will need to be amended to include this implementing zoning district. Additionally, the subject area will need to be rezoned with a district that implements the Land Use Category.

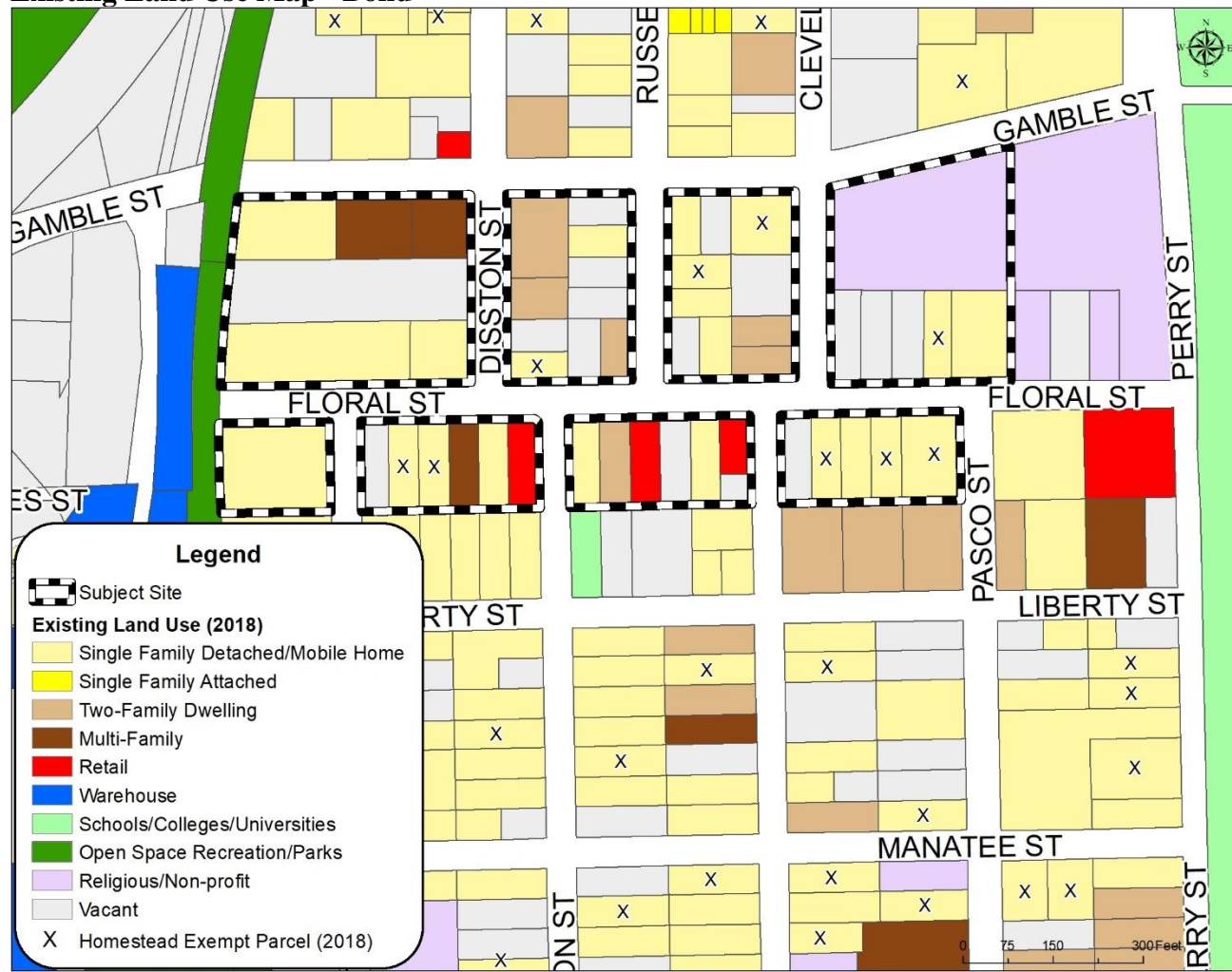
Existing Land Uses

The existing land uses on the 51 parcels comprising approximately 12.1 acres in the Bond Neighborhood is a mixture of uses. There are 31 parcels with residential land uses; these are a mixture of single family detached, two-family, and multi-family properties. There are several retail properties and one property with religious/non-profit uses on it. There are also 16 properties that are vacant of any land use.

TMA 2020 010: Bond and Griffin Heights NB

Page 11 of 18

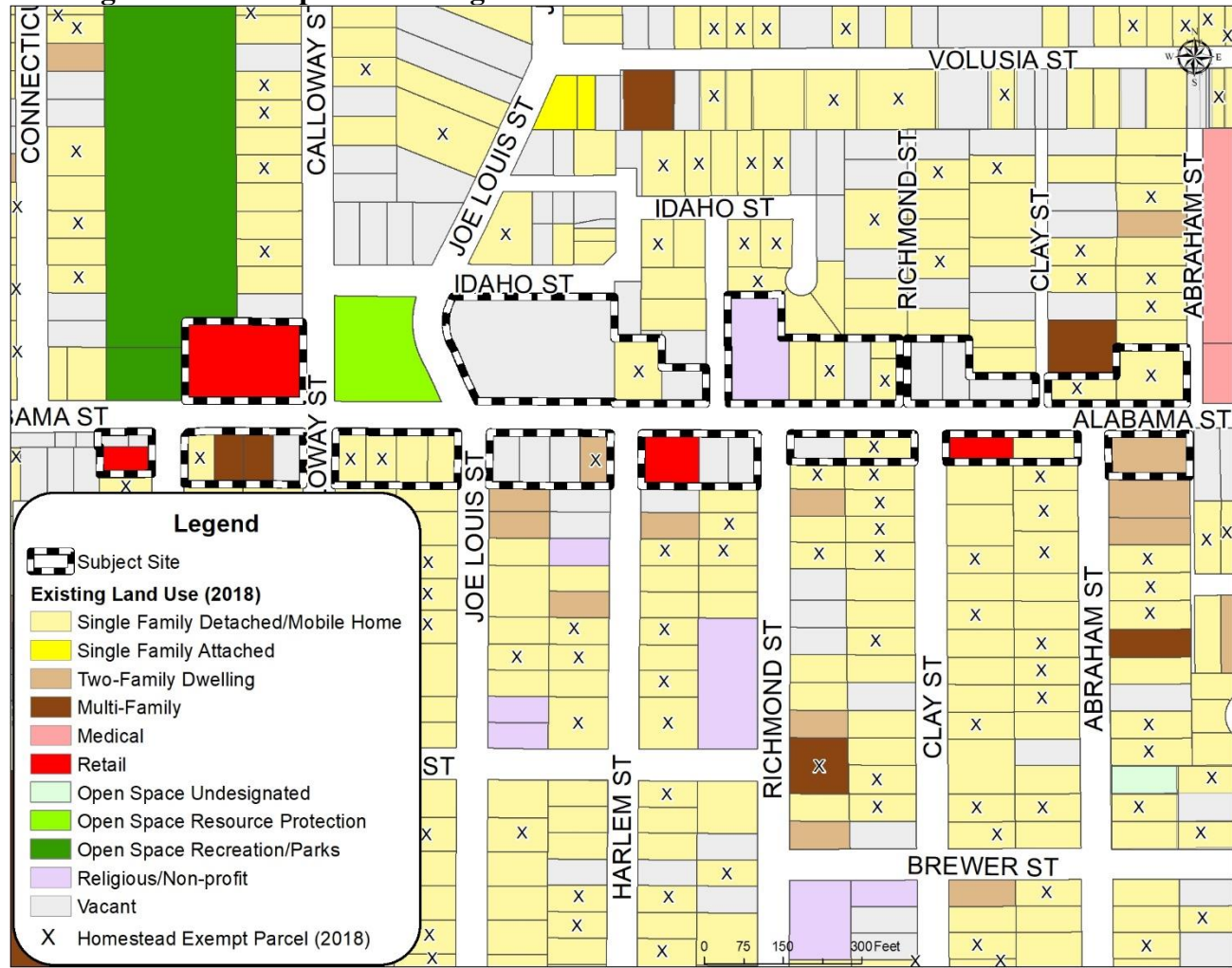
Existing Land Use Map - Bond



TMA 2020 010: Bond and Griffin Heights NB

Page 12 of 18

The subject area in the Griffin Heights neighborhood encompasses approximately 7.7 acres and 38 parcels. 18 of these properties are residential land uses that are primarily single family detached uses, but also include two-family and multi-family uses. The remaining properties consist of four properties with retail land uses, one religious/non-profit land use, and 15 properties that are vacant of any land use.

Existing Land Use Map-Griffin Heights

Residential Preservation Analysis

Policy 2.2.3 of the Land Use Element includes a set of criteria that properties should generally meet to be included in the Residential Preservation Land Use Category.

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

Bond Analysis: The land use within the subject area is predominantly residential but there are a number of non-residential properties as well as vacant properties within the subject area in Bond. Immediately to the west of the subject area runs the St. Marks multi-use trail; to the west of the trail is an area of Bond that is predominantly warehouse uses. To the east of the subject area is a strip of the Bond neighborhood that has both residential, non-residential, and religious/non-profit uses. To the east of the neighborhood is Florida A&M University. To the north and south are areas that contain a mixture of residential land uses.

Griffin Heights Analysis: The subject area along Alabama Street in Griffin Heights does not have a predominant land use. It is a mixture of residential, non-residential, vacant, and religious/non-profit land uses. To the north and south of the subject area the predominant land use is residential.

B) Majority of traffic is local in nature.

i) Predominance of residential uses front on local streets.

Bond Analysis: The subject area in Bond contains residential uses that front on both major and minor collectors, as well as local streets. The majority of residential uses front on local streets.

Griffin Heights Analysis: The entirety of the subject area is sited on the north or south of Alabama Street, a minor collector. The majority of properties front Alabama Street. Of the properties that are residential, the majority front Alabama Street, though several that sit on the corner of Alabama Street and a local street front the local street.

ii) Relatively safe internal mobility.

Bond Analysis: The majority of the street segments in the subject area in Bond do not have sidewalks. Gamble Street which is the northern boundary of the subject area has sidewalk facilities on both sides of the road with painted crosswalks. Several segments of other streets in the subject area have sidewalks, but most do not. There is a lack of safe mobility in this section of Bond.

Griffin Heights Analysis: Alabama street has sidewalks on both sides of the road through the entirety of the subject area. There is relatively safe mobility for the subject area in Griffin Heights.

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

Bond Analysis: The average density for the residential properties in the subject area in Bond is 8.2 units per acre. 13 residential properties have densities that are 6.0 units per acre or less, while 18 residential properties have densities that are greater than 6.0 units per acre. The average density for residential properties in Bond that are designated Residential Preservation is 8.4 units per acre.

Griffin Heights Analysis: The average density for the residential properties in the subject area in Griffin Heights is 9.6 units per acre. There are two single family properties that would be redesignated NB that are 6.0 units per acre or less. All the remaining residential properties (16 in total) have a density greater than 6.0 units per acre. The average density of all residential properties designated Residential Preservation in Griffin Heights is 7.2 units per acre. Therefore the residential properties in the subject area also exceed the average density for the neighborhood.

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

Bond Analysis: The residential properties in the Bond subject area do not exhibit relatively homogenous patterns. 70% of residential properties in the Bond subject area are single family detached homes, just under 20% are duplexes, and just under 10% of residential properties in the subject area in Bond are multifamily properties. For comparison, the residential properties designated Residential Preservation in the Bond Neighborhood are 87% single family detached homes, 1.5% are single family attached homes, about 8% are duplexes, and about 4% are multifamily properties. The densities in the subject area range from under 3 units per acre to over 24 units per acre. Nearly 20% of the residential properties in the subject area have a density that is more than double the maximum allowed 6 units per acre.

Griffin Heights Analysis: The residential properties in the subject area in Griffin Heights exhibit relatively homogenous patterns, but far less homogenous than all Griffin Heights neighborhood residential properties that are designated Residential Preservation. In the subject area, approximately 78% of residential properties are single family homes, 11% are duplexes, and 11% are multifamily properties. For all Griffin Heights Residential Preservation residential properties, 93% are single family homes, less than 1% are single family attached homes, 4.7% are duplexes, and about 2% are multifamily properties. The majority of the densities in the subject area in Griffin Heights are above 6.0 units per acre but are below 8.0 units per acre; though, 27% have densities that are over 9.0 units per acre.

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

i) Degree of home ownership.

Bond Analysis: Homestead exemptions are a strong indicator of home ownership. Approximately 29% of the residential properties in the Bond subject area have homestead exemptions, compared to 36% on all residential properties designated Residential Preservation in the Bond neighborhood.

Griffin Heights Analysis: Approximately 55% of the residential properties in the subject area in Griffin Heights have homestead exemptions, which is a strong indicator of homeownership. 44% of residential properties designated Residential Preservation in Griffin Heights have homestead exemptions.

ii) Existence of neighborhood organizations.

Analysis: Both Bond and Griffin Heights have active neighborhood associations which have undertaken neighborhood planning efforts. This amendment would implement the planning efforts by these neighborhood associations.

TMA 2020 010: Bond and Griffin Heights NB

Page 15 of 18

Infrastructure AnalysisWater/Sewer

Both subject areas are served by City of Tallahassee potable water and sewer.

Schools

The Subject Areas are zoned for Bond and Riley Elementary Schools, Nims and Griffin Middle Schools, and Leon and Godby High Schools.

On January 14, 2020, the Leon County School Board approved the school impact analyses. These preliminary analyses indicate that the proposed amendment could result in the following:

Griffin Heights			
	Riley	Griffin	Godby
Present Capacity	0	-66	599
Post-Development Capacity	-18	-74	590

Bond			
	Bond	Nims	Leon
Present Capacity	229	559	201
Post-Development Capacity	200	547	188

Roadway Network

The Bond subject area is served by Gamble Street, a major collector, to the north, a number of local streets, and Saxon Street, which is a minor collector. The Griffin Heights subject area is served primarily by Alabama Street, a minor collector, as well as Joe Louis and Basin Streets, both minor collectors, and a number of local streets that intersect Alabama Street.

Pedestrian and Bicycle Network

The majority of the street segments in the subject area in Bond do not have sidewalks. Gamble Street which is the northern boundary of the subject area has sidewalk facilities on both sides of the road with painted crosswalks. Several segments of other streets in the subject area have sidewalks, but most do not. Holton street which lies in a small portion of the subject area has on-street bike lanes. Gamble Street and Cleveland Street are rated “Medium Comfort” by the Bike Tallahassee Network. No other streets in the subject area in Bond are rated.

Alabama street has sidewalks on both sides of the road through the entirety of the subject area in Griffin Heights. A number of streets that intersect Alabama streets also have sidewalks, and there are a number of crosswalks throughout the corridor. Alabama Street is rated “Medium Comfort” by the Bike Tallahassee Network. There are no bike facilities in the subject area in Griffin Heights.

TMA 2020 010: Bond and Griffin Heights NB

Page 16 of 18

Transit Network

The subject area in Bond is served by both the Dogwood and Moss StarMetro Routes during the week and on Saturdays. Both these routes run every 30 minutes during the week during peak times, with the Dogwood route running every 60 minutes during off-peak times. On Saturdays, both routes run every 60 minutes. On Sundays, the subject area is served by routes 3 and 5, which run every 60 minutes. There are numerous stops throughout the subject area.

The subject area in Griffin Heights is served by the Moss Route on weekdays and Saturdays, and route 5 on Sundays with several stops along the Alabama Street corridor.

Environmental Analysis

There are no sensitive environmental features in the Bond subject area. The Griffin Heights subject area runs immediately south of a City of Tallahassee Stormwater Pond and surrounding wetland at the corner of Alabama Street and Calloway Street. Additionally, Parcel 212664 I0260 is partially encumbered by a watercourse buffer, the extent to which is undetermined. Both subject areas are located within the Lake Munson Basin.

TMA 2020 010: Bond and Griffin Heights NB

Page 17 of 18

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 1,596 property owners and tenants within 1,000 feet of Subject Sites.

Public Outreach		Date	Details
X	Outreach to Neighborhood Associations	November 25-26, 2019	Email communication sent to Neighborhood Associations via Neighborhood Affairs detailing proposed changes and meeting schedule.
X	Mail Notification of Proposed Changes	December 6, 2019	Notices Mailed to Property Owners within 1000 feet.
X	Public Open House	December 17, 2019	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 27, 2020	Email Subscription Notice sent to all users of service

Public Open House – December 17, 2019: 24 citizens attended the public open house to discuss the 2020 Cycle amendments. Citizens asked questions about the proposed land use and zoning changes. Several attendees stated they were opposed to the amendment, while others said they supported it. One written comment left in support from an attendee is included in the Citizen Comments attachment.

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 2020 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 7, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 4, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	February 25, 2020	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 14, 2020	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 26, 2020	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop – January 7, 2020: A workshop was held on January 7, 2020 to discuss the proposed 2020 Cycle amendments. The LPA had no questions on this amendment.

TMA 2020 010: Bond and Griffin Heights NB

Page 18 of 18

Local Planning Agency Public Hearing – February 4, 2020: The Local Planning Agency voted to recommend approval of the proposed map amendment. There were no citizen speakers on this amendment.

H. ATTACHMENTS

- Attachment #1: Comprehensive Plan policies for Residential Preservation (Policy 2.2.3) and the current and proposed Neighborhood Boundary (Policy 2.2.21 [L])
- Attachment #2: Relevant sections of the Greater Bond Neighborhood First Plan
- Attachment #3: Relevant sections of the working draft of the Neighborhood Infrastructure section of the Griffin Heights Neighborhood First Plan from September 2019.



2020 Comprehensive Plan Amendment Cycle
TMA 2020 010
Bond – Griffin Heights NB

Attachment #1

Policy 2.2.3: [L] Residential Preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- e) Land use compatibility with low density residential preservation neighborhoods

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

locations; operating hours; noise; and odor. These factors shall also be used to determine the size of transitional development areas.

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

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

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

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

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

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

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

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

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

Current Policy 2.2.8: [L] Neighborhood Boundary
(EFF. 7/25/03; REV. EFF. 7/26/06; RENUMBERED 3/14/07)

Intent: This future land use category is intended to create a transition area between residential development and more intensive development such as higher density multi-family and higher intensity non-residential development while still preserving roadway capacity through access management practices.

Allowable Uses: Low-density residential including duplexes, townhomes, triplexes, and quadplexes; and non-residential development scaled to serve the surrounding neighborhood such as limited retail, offices, bed and breakfast inns and community services. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. The use must not cause excessive traffic, noise, light, odor, or dust impacts. Auto-oriented uses, such as gas stations or any other use having drive-through facilities, are not allowed in order to protect neighborhoods from any negative impacts associated with increased vehicular traffic.

Intensity/Density: Density and intensity standards for residential and non-residential development shall be established within the implementing zoning district's development standards. In no case shall the maximum density established exceed eight (8) dwelling units per acre. Residential and non-residential structures shall not exceed 2 stories in height including floors devoted to parking facilities. Non-residential structures are permitted up to a maximum of 5,000 square feet of gross building floor area per parcel and 10,000 square feet of gross building floor area per acre provided that both standards are met.

Design Standards: The land development regulations shall establish design standards to promote compatibility with adjacent residential development. These standards shall address elements such as roof, building scale, color, exterior building materials, building front setback, architectural style, buffering, landscaping, solid waste disposal, parking, lighting, and signs.

Location and Orientation: This category shall be located adjacent to residential neighborhoods and is limited to locations on roads with high traffic volumes, and on the edges of existing and future residential neighborhoods. This land use category shall not be applied within the interior of an existing neighborhood. Those properties currently within the Lake Protection land use category may not be amended to the Neighborhood Boundary land use category. The geographic extent of this category shall not exceed a depth greater than 350 feet or one lot whichever is less. For properties located at an arterial/local, arterial/major collector, or arterial/minor collector intersection, non-residential development must front the arterial road.

Access Management: The land development regulations shall specify specific vehicular access management requirements that will serve to mitigate possible negative impacts to roadways associated with the implementation of this category.

Implementation: The provisions of this land use category shall be implemented through the creation of one or more zoning districts and this land use category shall not become effective until such time as the implementing zoning districts are adopted. These zoning districts may further define and limit the provisions contained within the Comprehensive Plan regarding this land use category as well as establish criteria governing the permitted location of this category. Applicants seeking to amend the

Future Land Use Map designation for a requested parcel to the Neighborhood Boundary land use category shall specify the appropriate zoning district at the time application is made for a Comprehensive Plan amendment.

Proposed Policy 2.2.21: [L] Neighborhood Boundary
(EFF. 7/25/03; REV. EFF. 7/26/06; RENUMBERED 3/14/07)

Intent: This future land use category is intended to create a transition area between residential development and more intensive development such as higher density multi-family and higher intensity non-residential development while still preserving roadway capacity through access management practices. This future land use category may also be used to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan.

Allowable Uses: Low-density residential including duplexes, townhomes, triplexes, and quadplexes; and non-residential development scaled to serve the surrounding neighborhood such as limited retail, offices, bed and breakfast inns and community services. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. The use must not cause excessive traffic, noise, light, odor, or dust impacts. Auto-oriented uses, such as gas stations or any other use having drive-through facilities, are not allowed in order to protect neighborhoods from ~~any~~ negative impacts associated with increased vehicular traffic.

Intensity/Density: Density and intensity standards for residential and non-residential development shall be established within the implementing zoning district's development standards. In no case shall the maximum density established exceed ~~eight (8)~~ twelve (12) dwelling units per acre. ~~Residential and non-residential structures shall not exceed 2 stories in height including floors devoted to parking facilities.~~ Non-residential structures are permitted up to a maximum of ~~5,000 square feet of gross building floor area per parcel and~~ 210,000 square feet of gross building floor area per acre.

Design Standards: The land development regulations shall establish design standards to promote compatibility with adjacent residential development. ~~These standards shall address elements such as roof, building scale, color, exterior building materials, building front setback, architectural style, buffering, landscaping, solid waste disposal, parking, lighting, and signs.~~

Location and Orientation: The location of this land use category shall either serve as a buffer between residential development and more intensive development or to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan. ~~This category shall be located adjacent to residential neighborhoods and is limited to locations on roads with high traffic volumes, and on the edges of existing and future residential neighborhoods. This land use category shall not be applied within the interior of an existing neighborhood.~~ Those properties currently within the Lake Protection land use category may not be amended to the Neighborhood Boundary land use category. The geographic extent of this category shall not exceed a depth greater than 2350 feet from the right-of-way line or one lot whichever is less. ~~For properties located at an arterial/local, arterial/major collector, or arterial/minor collector intersection, non-residential development must front the arterial road.~~

Access Management: The land development regulations shall specify specific vehicular access management requirements that will serve to mitigate possible negative impacts to roadways associated with the implementation of this category.

~~*Implementation:* The provisions of this land use category shall be implemented through the creation of one or more zoning districts and this land use category shall not become effective until such time as the implementing zoning districts are adopted. These zoning districts may further define and limit the provisions contained within the Comprehensive Plan regarding this land use category as well as establish criteria governing the permitted location of this category. Applicants seeking to amend the Future Land Use Map designation for a requested parcel to the Neighborhood Boundary land use category shall specify the appropriate zoning district at the time application is made for a Comprehensive Plan amendment.~~

Greater Bond



Neighborhood First Plan



LAND USE

Goal: *Integrate residential, commercial, and industrial development through land use and zoning mechanisms that address historic preservation, protect the natural environment, and enhance the livability of the Greater Bond neighborhood.*



Land use shapes the character of a neighborhood and can present significant challenges or great opportunities for neighborhood revitalization efforts. The Greater Bond neighborhood has a mixture of existing land uses. The neighborhood is home to corner stores, community churches, two community centers, child care/preschool centers, an elementary school, a cement plant, automotive repair shops, and several personal care businesses. Approximately 30 percent of the neighborhood's 468 acres is developed as residential.

The land use challenges identified by the residents include incompatible land uses, limited availability of areas for neighborhood scale commercial development, overgrown vacant lots, dilapidated structures, lack of bicycle and pedestrian connectivity to the broader community, and lack of visually appealing streetscapes. The residents of Greater Bond want to preserve and enhance the residential core

of their neighborhood; however, they are also amenable to creating opportunities for neighborhood scale commercial development within their community.

The recent survey of Greater Bond residents and stakeholders revealed that 95 percent of respondents felt that it was very important to have well-maintained, single-family homes in the neighborhood. Residents were also supportive of pedestrian pathways and bike lanes. The survey also shows that there is support for student housing in the neighborhood and opportunities for neighborhood scale development on three major neighborhood thoroughfares. The following strategies were developed by the Land Use Priority Area Team to support the creation of a land use mix that supports the new vision for the community.



NEIGHBORHOOD CONCERN 1: Incompatible existing land uses

Desired Outcome: Zoning adjustments allow for residential, commercial, and light industrial uses while preserving the character of the neighborhood.

Strategy 1.1:

Preserve single-family residential character in areas zoned Residential Preservation while creating opportunities to develop new and enhance existing commercial areas in the neighborhood.

Action Item 1.1.1:

Coordinate with Planning through a Greater Bond Land Use Committee (comprised of residents, realtors, and developers) to address policy changes.



Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Growth Management; Planning; Parks, Recreation and Neighborhood Affairs), Greater Bond Neighborhood Association, realtors, and developers.

Action Item 1.1.2:

Develop and present recommendations to Planning that address non-conforming businesses, compatible home businesses, and new businesses that serve neighbors and students. This may include new commercial opportunities along Osceola Street, Floral Street, Gamble Street, Mill Street, Lake Bradford Road, Orange Avenue; the Villa Mitchell area; and connections for Greater Bond to the FAMU Gateway corridor.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Growth Management; Planning; Parks, Recreation and Neighborhood Affairs), Greater Bond Neighborhood Association

Comprehensive neighborhood revitalization involves an evaluation of existing land uses and current zoning and development patterns with the aim of identifying opportunities for the creation of a land use mix that supports the new vision for the community.



Action Item 1.1.3:

Involve Greater Bond residents in the Comprehensive Plan update process that addresses the development of the area between Mill Street and Lake Bradford Road for commercial, entrepreneur/innovation facilities, entertainment, and light industrial uses, which will contribute to significant economic opportunities for current and future neighborhood residents.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Growth Management; Planning; Parks, Recreation and Neighborhood Affairs), Greater Bond Neighborhood Association

NEIGHBORHOOD CONCERN 2: Vacant lots and dilapidated structures

Desired Outcome: Dilapidated and abandoned structures in the neighborhood are redeveloped, and local historically significant neighborhood structures are preserved.

Strategy 2.1:

Develop City-owned properties in the neighborhood.

Action Item 2.1.1:

Sell City-owned properties with contractual conditions that assure new development is affordable and consistent with the character of the community.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Community Housing and Human Services, Real Estate)

Action Item 2.1.2:

Explore the feasibility of implementing a community land trust model on City-owned properties in the Greater Bond neighborhood.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Community Housing and Human Services, Real Estate)

Strategy 2.2:

Rehabilitation of renter-occupied homes throughout the neighborhood.

Action Item 2.2.1:

Implement an education program that informs residents about tenant rights regarding requesting repairs and how to properly report code enforcement issues, if necessary.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Growth Management)

Action Item 2.2.2:

Educate landlords about obtaining rehabilitation loans, rental assistance programs, renter rehabilitation agreements (for example, renters agree to paint and make repairs if landlord pays for materials, a lease that reduces rent for a set period, or a lease-to-own agreement), etc.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Community Housing and Human Services)

Strategy 2.3:

Encourage the development of privately owned, dilapidated buildings, and vacant lots.

Action Item 2.3.1:

Through the GBNA Land Use Committee (comprised of residents, realtors, and developers), survey, prioritize, and promote properties available for development.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Community Housing and Human Services)

Strategy 2.4:

Preserve historic structures throughout the neighborhood.

Action Item 2.4.1:

Create an inventory of the neighborhood's significant historic structures.

Lead: Greater Bond Neighborhood Association

Potential Partners: Riley House Museum, Black Archives

Action Item 2.4.2:

Identify incentives that promote the preservation of the neighborhood's historically significant structures.

Lead: Greater Bond Neighborhood Association

Potential Partners: Riley House Museum, Black Archives

NEIGHBORHOOD CONCERN 3: Lack of bicycle/pedestrian connectivity to neighborhood resources and the broader community

Desired Outcome: Bicycle/pedestrian connectivity throughout the neighborhood is improved.

Strategy 3.1:

Identify potential bicycle/pedestrian connections to surrounding development, proposed linear park, gateways to the neighborhood, and FAMU.

Action Item 3.1.1:

Develop a bicycle/pedestrian plan for Greater Bond that identifies needed facilities and routes to nearby destinations.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Planning; Parks, Recreation and Neighborhood Affairs), Greater Bond Neighborhood Association, CRTPA, Blueprint, FDOT, FAMU

Action Item 3.1.2:

Identify potential enhancements to existing neighborhood amenities (i.e., Speed-Spencer-Stephens Park, the linear park, St. Marks Trail, and Tallahassee Junction).

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Planning; Parks, Recreation and Neighborhood Affairs), Greater Bond Neighborhood Association, CRTPA, Blueprint, FDOT, FAMU

Action Item 3.1.3:

Provide traffic calming and bike lanes throughout the neighborhood.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Underground Utilities and Public Infrastructure; Electric Utility), Greater Bond Neighborhood Association



NEIGHBORHOOD CONCERN 4: Lack of visually appealing streetscapes in the neighborhood

Desired Outcome: Improved streetscaping on targeted corridors that enhances public safety and mobility while also beautifying the surrounding neighborhood.

Strategy 4.1:

Develop and implement a comprehensive streetscaping plan that focuses on four key corridors within the Greater Bond neighborhood.

Action Item 4.1.1:

Identify priority streets for enhanced streetscaping. Options include Gamble Street, Saxon Street, Holton Street, Osceola Street, Floral Street, Perry Street, and Eugenia Street.



Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Planning, Community Beautification and Waste Management, Underground Utilities and Public Infrastructure, CRA)

Action Item 4.1.2:

Develop and implement a comprehensive streetscaping plan for the four priority streets that includes improved lighting, appropriate tree plantings, sidewalk improvements, additional street/way-finding signs, historical markers, and other landscaping opportunities.

Lead: City of Tallahassee (Planning)

Potential Partners: Greater Bond Neighborhood Association, City of Tallahassee (Community Beautification and Waste Management, Underground Utilities and Public Infrastructure, CRA)





Griffin Heights DRAFT PLAN

Neighborhood Infrastructure

Concern: Riley Park is underutilized.

Desired Outcome: Riley Park is a safe and well-used community resource.

Strategy 1: Explore options for enhancing and increasing utilization of Riley Park.

Action Item 1.1: Establish a working group comprised of residents and other stakeholders to partner with COT Parks, Recreation & Neighborhood Affairs Department to determine what kind of park the neighborhood wants and what improvements can be made to the park to increase utilization given its topographic and environmental constraints.

Potential Partners: COT Parks, Recreation & Neighborhood Affairs, GHNA,

Action Item 1.2: Pursue funding opportunities to support implementation of the working groups' recommendations.

Potential Partners: COT Parks, Recreation & Neighborhood Affairs, GHNA

Action Item 1.3: Improve and stabilize the footpaths on south entrance to increase park usage.

Potential Partners: COT Parks, Recreation & Neighborhood Affairs

Concern: Lack of bicycle and pedestrian connectivity to neighborhood resources and the broader community

Desired Outcome: Increased sidewalk coverage and bike/pedestrian infrastructure

Strategy 1: Identify and address gaps in bicycle/pedestrian connections to neighborhood features such as area schools, Riley Park, and major connector streets (Alabama, Tennessee, and Old Bainbridge)

Action Item 1.1: Conduct a Walk A Block assessment on current sidewalks and bike lanes.

Potential Partners: COT (PRNA, UUPI), GHNA

Action Item 1.2: Conduct a Neighborhood Blitz to repair sidewalk issues identified in the Walk A Block Assessment.

Potential Partners: GHNA, COT (PRNA, UUPI)

Action Item 1.3: Install/complete sidewalks on two priority streets: Preston St (from Clay to Woodward) and Colorado Street.

Potential Partners: COT (UUPI)

Action Item 1.4: Install signage to encourage vehicles to share the road with bicycles.

Potential Partners: COT (UUPI)

Action Item 1.5: Install a lighted crosswalk across Basin Street at Arizona to facilitate the safety of kids walking to the bus stop at Basin and Arizona

Potential Partners: COT (UUPI)

Concern: Lack of visually appealing streetscapes and signage in the neighborhood

Desired Outcome: Improved streetscaping on targeted streets that enhances public safety and mobility while also beautifying the surrounding neighborhood

Strategy 1: Enhance streetscaping on key neighborhood gateway streets.

Action Item 1.1: Develop a streetscape plan for neighborhood gateway streets (Basin, Alabama, Colorado, Volusia). Support the Main Street concept for Alabama Street (from Basin Street to North Abraham Street)

Potential Partners: COT (UUPI), GHNA, FSU (DURP)

Note: This strategy also ties into the Community Beautification strategies previously discussed for individual property clean-up/maintenance

Strategy 2: Increase/enhance streetlight coverage in the neighborhood.

Action Item 2.1: Work with COT Electric Utilities to determine streetlight enhancement needs and solutions.

Potential Partners: COT (Electric), GHNA

Action Item 2.2: Report streetlight outages via DigiTally.

Potential Partners: COT (Electric), GHNA

Strategy 3: Implement signage and other creative projects to highlight the unique character of the neighborhood.

Action Item 3.1: Identify locations for additional/enhanced neighborhood signage on gateway streets and construct signage at these locations. Possible locations include Basin and Preston, Basin and Charlotte, Colorado and Indiana or Colorado and Tharpe.

Potential Partners: GHNA, COT (UUPI), PRNA, Growth Mgmt)

Action 3.2: Apply for and use funds from the City's Vibrant Neighborhood Grant program to construct neighborhood signs.

Potential Partners: COT (PRNA), GHNA

Action Item 3.3: Develop a community art project that can involve the neighborhood (ex: mural, etc.)

Potential Partners: GHNA, PRNA, COCA, FSU, FAMU

Concern: Maintenance & appearance of stormwater features

Desired Outcome: Neighborhood stormwater features are a safe, clean and attractive amenity.

Strategy 1: Stormwater ditches are regularly maintained and cleared of litter.

Action Item 1.1: Encourage residents to report litter in ditches immediately via DigiTally or COT phone number.

Potential Partners: GHNA, residents, COT (UUPI)

Strategy 2: Enhance the stormwater facility on Alabama between Calloway and Joe Louis Streets.

Action Item 2.1: Work with the COT Stormwater Division to determine possible enhancements including fencing and landscaping.

Potential Partners: GHNA, COT (UUPI)

Strategy 3: Encourage individual homeowners to reduce erosion using landscaping techniques

Action Item 3.1: Work with the COT Stormwater Division to target properties in need of erosion mitigation and educate residents about effective strategies for controlling erosion.

Action Item 3.2: Promote the TAPP Program's Rain Garden grant

Potential Partners: GHNA, COT (UUPI), TAPP

Concern: Public transportation options are limiting and expensive.

Desired Outcome: Residents have reliable and affordable public transportation options.

Strategy 1: Educate residents about ways to access existing StarMetro and other transportation supports.

Action Item 1.1: Invite StarMetro to community events to demonstrate ways to access bus schedule

Potential Partners: GHNA, StarMetro

Action Item 1.2: Promote the STAR program and other resources for transportation

Potential Partners: Star Metro, Big Bend Transit, Elder Care Services

Action Item 1.3: Create a program to connect residents to bicycle donation or purchase.

Potential Partners: GHNA, COT (PRNA), Bicycle House

Strategy 2: Increase and enhance the availability of services and support facilities for public transportation in the neighborhood.

Action Item 2.1: Advocate for route changes to better service the neighborhood. Ask StarMetro to explore feasibility of providing services that increase coverage of streets.

Potential Partners: GHNA, StarMetro

Action Item 2.2: Enhance bus stops and shelters at these locations: Preston and Richmond; Basin and Arizona (across from Griffin Heights Apts.)

Potential Partners: GHNA, StarMetro

Action Item 2.3: Advocate for the creation of a bus stop that provides Miracle Village (Alabama and Birmingham) residents a closer stop.

Potential Partners: GHNA, Miracle Village, StarMetro

Action Item 2.4: Find resources to allow seniors to get fee waivers or discounts for Dial-A-Ride.

Potential Partners: GHNA, StarMetro

Action Item 2.5: Create a neighborhood-based volunteer program to give rides to seniors.

Potential Partners: GHNA, Churches

Concern: Vacant lots and dilapidated structures

Desired Outcome: Vacant properties are well-maintained or are re-developed for community benefits.

Strategy 1: Develop vacant lots for community benefit.

Action Item 1.1: Develop an inventory of all vacant lots and dilapidated homes within the neighborhood

Potential Partners: COT (Sustainability & Community Preservation, PRNA), GHNA

Action Item 1.2: Support the development of land north of Volusia for affordable/workforce housing.

Potential Partners: GHNA, COT (Housing, PRNA), nonprofit and private developers

Action Item 1.3: Assess lots for feasibility for conversion to workforce housing. Identify funding sources for purchase.

Potential Partners: GHNA, COT (Housing, PRNA), nonprofit and private developers

Action Item 1.4: Assess city- and county-owned lots for feasibility for community gardens or other creative uses (permanent or temporary)

Potential Partners: GHNA, COT (Housing, PRNA)

Action Item 1.5: Support the creation of a community land trust.

Potential Partners: GHNA, COT (Housing, PRNA)

Action Item 1.6: Develop a database of publicly-owned lots that are for sale.

Potential Partners: COT (Sustainability & Community Preservation, Real Estate, Housing), Leon County

Strategy 2: Promote voluntary compliance with city codes.

Action Item 2.1: Work with code enforcement to provide a bi-monthly report on active cases at neighborhood association meetings.

Potential Partners: COT (Sustainability & Community Preservation, PRNA), GHNA

Action Item 2.2: Encourage residents to promptly report potential code violations.

Potential Partners: COT (Sustainability & Community Preservation, PRNA), GHNA

Action Item 2.3: Host a workshop where code enforcement provides education about code violations and ways to report them.

Potential Partners: COT (Sustainability & Community Preservation, PRNA), GHNA

Action Item 2.4: Neighborhood residents find and talk to absentee owners about keeping up homes/land.

Potential Partners: GHNA, churches

Action Item 2.5: Develop and implement a code enforcement amnesty program to waive liens for property owners that do address violations.

Potential Partners: COT (Sustainability & Community Preservation, PRNA), GHNA

Strategy 3: Promote the repair and reuse of existing structures

Action Item 3.1: Develop and implement a housing assistance program that offers financial (grants and/or loans) and regulatory incentive for owners to repair and remodel existing structures.

Potential Partners: COT (Housing, PRNA), GHNA

Concern: Incompatible land uses

Desired Outcome: The neighborhood has land uses that allow for a mix of neighborhood-scale commercial development while also preserving the residential character of the neighborhood.

Strategy 1: Develop land use mechanisms to preserve the single-family residential character of the neighborhood while also creating opportunities for neighborhood-scale commercial development in designated areas.

Action Item 1.1: Designate Alabama Street (from Basin Street to North Abraham Street) as a Main Street corridor, providing opportunities for neighborhood-scale commercial development.

Potential Partners: Tallahassee Leon County Planning Department, GHNA, OEV

Action Item 1.2: Develop and present recommendations for density and nonconforming land uses within the neighborhood to the Tallahassee Leon County Department

Potential Partners: GHNA, Tallahassee Leon County Planning Department

Action Item 1.3: Work with the Tallahassee Leon County Planning Department to refine the proposed General Urban Neighborhood land use category for application within the neighborhood.

Potential Partners: GHNA, Tallahassee Leon County Planning Department

DRAFT

Citizens Comments

TMA 2020 010

Bond and Griffin

Heights Neighborhood

Boundary

Received as of February 10, 2020

2020 Comprehensive Plan Amendment Cycle

Public Open House

December 17, 2019

Ways to provide input on proposed amendments:

Online form at www.Talgov.com/CompPlan2020

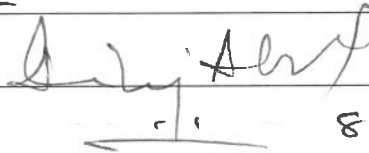
Email to Planning@Talgov.com

Mail to: Tallahassee-Leon County Planning Department, ATTN: Comprehensive Planning Division,
300 South Adams Street, Tallahassee, Florida 32301

Comment Form

Amendment name/number: 2020010

I am very happy - CITY IS TAKING THIS STEPS.
All the best -


Amy Alford

850 321-3937

December 16, 2019

I am 100% AGAINST rezoning Griffin Heights! We are a very old and proud community that looks out for one another. Yes, we have had our share of crime but what neighborhood hasn't. I love our community the way it is!

The property that I reside on has been in my family for YEARS! First, my Grandparents lived here, then my parents, followed by my brother which is 12 years older than I am. Now it is my home once more. I designed and built my home on Alabama Street in 2006. I built my home here not because I couldn't afford to build somewhere else. I chose to live in Griffin Heights because of the love of the community. To change the zoning to commercial will DESTROY the community love and bond we have. There are several empty commercial places and lots that already zoned commercial in Tallahassee... GO THERE! Nothing on Alabama Street need to be rezoned! I did not move back to my first home to be surrounded by "strangers" moving in and out every 3 to 12 months. Nor did I sign up to live next to or across the street to a "Coffee Shop" or business. No one in my family or my friends even drink coffee on a regular basis. I have a small business and I don't want to put in my neighborhood. I moved back to the neighborhood because it was my first home and where I would be surrounded by long term family and extended family. I can literally go outside in my yard or walk down the street and people would recognize me and tell me stories of my Grandparents, Father, Brother (Which are all deceased know) and myself when I was a little girl.

If you rezone Griffin Heights to commercial property, we will lose the essence of what a community should be. I feel that rezoning Griffin Heights would run generations of families out the community. With Social Media being such a big part of our life people are starting to lose what it is to have a real bond, and a true feel of community. We have that here.

In Griffin Heights it is a community not a business. We are real people and we want to keep it zoned as is... FAMILY! We do need a coffee shop or any extra businesses on Alabama Street. Just help and beautify the businesses we already have available. Put actual swing sets and more in the park we have! Add better sidewalks, retaining walls, lighting, cut the grass more often and better than it is usual maintained etc.... but don't, I repeat don't change the zoning!!!! We do not need another "Frenchtown". That is not what I moved to Griffin Heights for!!! With all the crime everywhere including Yoga Studios I am totally against "Strangers" coming in and out my neighborhood on an hourly bases for "coffee".

I am really offended that this petition has come this far and NO ONE or PARTY has invited or informed me an actual resident who lives on Alabama Street of this ridiculous plan until last Saturday through the mail January 14th! The first meeting is scheduled on the 17th but nothing on the City website is ready for reading regarding the actual plans!

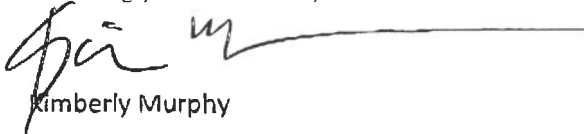
This impact will be to Griffin Heights neighborhood, but it will directly affect me personally because the changes will be mainly to Alabama Street. My home is on Alabama Street. I live on Alabama Street and I am appalled by the lack of effort made to include me in the process! The people who are making these big decisions do not live on Alabama Street, and or no longer live in Griffin Heights. They don't represent what I want and should not have the right to decide what Alabama Street needs! They should not have a say on anything considering it doesn't impact them directly!

Ask yourself do you want to live next to a Coffee shop or business or do you want to live across the street from a family home? Most of you who are deciding on this plan probably have a house beside another house and probably would not have purchased your home if there was a business across the street or next door. Do me the same courtesy leave the zoning as is!

Tharpe Street and Tennessee Street are less than 1 minute away from Alabama Street. Both streets are in walking distance, a bike ride, a bus ride, and a car drive away. Leave the businesses there, get your coffee there!

I have 2 girls age 10 and 11 on the Autism Spectrum. The last thing my husband and I need are my girls being approach by a stranger from the coffee shop across the street offering to buy my girls a cocoa. With all the pedophiles in the neighborhood a coffee shop will be a great set up for human trafficking in our neighborhood. Therefore, I STRONGLY SAY A HARD NO to any additional commercial properties in the neighborhood and rezoning!!!!!! Help build up what we already have!

Thanking you in advance,



Kimberly Murphy

1222 Alabama St

Tallahassee, Florida 32304

(850)345-1445

From: kjephy@yahoo.com
To: [Alfano, Michael](#)
Cc: [Wainner, Robyn](#); [Bryant, Cherie \(Planning\)](#); [White, Artie](#); [Megan Doherty](#); [Autumn Calder](#); [Baker, John](#)
Subject: Re: Griffin Heights - Amendment #TMA202010
Date: Monday, January 27, 2020 10:11:01 AM

*****EXTERNAL EMAIL*****

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

Hello,

Thank you for the update. As I read the email I noticed you meet in different places for "Griffin Heights input" will you please send me those locations and or the contact persons therefore I will have a starting point to meet/speak with those people who are claiming to speak for the neighborhood. I would also like any public notes taken on those meetings. Thank you.

Kimberly M.

On Mon, Jan 27, 2020 at 9:52 AM, Alfano, Michael
<Michael.Alfano@talgov.com> wrote:

Hello Ms. Murphy,

I reached out to you Friday afternoon after receiving your email, and left you a voicemail; I believe that John Baker from Neighborhood Affairs has also reached out to you. I am sorry that you feel as though you have not had a sufficient opportunity to provide input on this Comprehensive Plan Amendment.

We have included your original letter dated December 16th, 2019 as part of the public comments received on the amendment and will add your Friday email to the record, as well. As a reminder, these comments are provided to the LPA in advance of the public hearings on proposed comp plan amendments to take into account when considering whether to recommend approval or denial.

In regards to the meeting later today, you are welcome to attend and participate if you would like. It will be today at 4:30 PM on the third floor of the Renaissance Center in the Planning Department. We asked Neighborhood Affairs staff to reach out to members of the Bond and Griffin Heights neighborhoods to invite them to help us understand what buildings (residential and non-residential) they believe match the character of their neighborhood.

We are asking folks to come to the meeting with specific examples of buildings from the neighborhoods (or the community at large if they believe they would fit), and then will develop *additional* development regulations based on this input for where we are proposing to implement Neighborhood Boundary in Bond and Griffin Heights. This is an initial meeting on this process and we will be recommending that the LPA postpone their vote on this amendment on

February 4th, to March 3rd, to ensure we can get the additional development standards right. Please note, the meeting today is an informal working meeting, not a meeting with any sort of governing body where votes will be taken, etc.

Today's meeting was not set when notices went out, nor would a meeting like it be included on the public notices that we send out because it is not one of the public meetings that make up the Comprehensive Plan Amendment Cycle (Public Open House, LPA Workshop, LPA Public Hearing, Joint City/County Workshop, etc.).

I won't presume to speak for Neighborhood Affairs, but I believe the January 22nd meeting that you reference in your email was a meeting with members of the Frenchtown Neighborhood, who are also developing a neighborhood plan.

Additionally, I cannot answer your questions about the development of the Griffin Heights neighborhood planning efforts (how residents were organized/notified, etc.), but I am sure that John and his team will be happy to talk through that with you. However, I have included below a general overview of Planning's involvement in this project, in the event it helps give a sense how much public input we have taken into account.

Please feel free to give me a call to discuss this further, if you wish, you can reach me on my new desk line at (850) 219-1075, or my personal cell is (850) 212-3476. Additionally, my new email with Blueprint is michael.alfano@blueprintia.org. I am sorry if you feel you have been misled at any point, and I hope that this email helps to clarify some of the issues you have raised.

All the best,
Mike Alfano

Project Background

Since May of last year, Planning has been coordinating with Neighborhood Affairs to work with Neighborhood Association Residents to implement land use changes requested in the Greater Bond Neighborhood First Plan, and in the first draft of the Griffin Heights Neighborhood First Plan.

Below is a list of all the engagement with Bond and Griffin Heights that Planning Staff undertook on this project, in addition to our normal noticing and public meetings that are part of the Comp. Plan Amendment Cycle:

- May 30, 2019 – Presentation to Greater Bond Neighborhood Association
- June 3, 2019 – Presentation to Griffin Heights “Places” Subcommittee
- June 10, 2019 – Meeting w/Bond NA member Rhett Turnquest
- June 24, 2019 – Attended Griffin Heights “Places” subcommittee and answered questions about land use in Griffin Heights

- August 22, 2019 – Engagement at Southside Farmer’s Market
- August 29, 2019 – Update to Greater Bond Neighborhood Association
- September 9, 2019 – Update to Griffin Heights Neighborhood Association
- September 19, 2019 – Griffin Heights Community Action Team (CAT) Meeting
- November 12, 2019 – Participated in Griffin Heights Neighborhood First Open House
- November 26, 2019 – Email to Bond and Griffin Heights Neighborhood Association leadership through Neighborhood Affairs giving an overview of the final proposal of land use changes, noticing procedure, and a request to spread the word to fellow residents.
- January 14, 2020 – Update to Greater Bond CAT Team
- *Upcoming: January 27, 2020* – Initial meeting with neighborhood residents to identify buildings that represent the character of the neighborhood to serve as the basis for additional development standards
- *Upcoming: January 28, 2020* – Update to Griffin Heights CAT Team

The proposed land use amendments in Bond and Griffin Heights will accomplish, at least in part, the below action items from the Bond Neighborhood First Plan and Draft Griffin Heights Plan:

- *Bond Plan*
 - Economic Development and Community Empowerment Concern #1: Lack of areas targeted for neighborhood-scale commercial development in the areas zoned “Residential Preservation”
 - Specifically addresses creating a commercial corridor on Floral and Gamble Streets
 - Land Use Neighborhood Concern #1: Incompatible Land Uses
 - Specifically addresses the request for land use/zoning adjustments to allow for residential and commercial land uses, while preserving the character of the neighborhood, though admittedly, only in the northern portion of the neighborhood.
- *Draft Griffin Heights Plan*
 - *Concern: Incompatible land uses*
 - *Desired Outcome: The neighborhood has land uses that allow for a mix of neighborhood-scale commercial development while also preserving the residential character of the neighborhood*
 - *Strategy 1: Develop land use mechanisms to preserve the single-family residential character of the neighborhood while also creating opportunities for neighborhood-scale commercial development in designated areas.*
 - *Action Item 1.1: Designate Alabama Street (from Basin Street to North Abraham Street) as a Main Street corridor, providing opportunities for neighborhood-scale commercial development.*

From: kjephy@yahoo.com <kjephy@yahoo.com>
Sent: Thursday, January 23, 2020 11:35 PM
To: Alfano, Michael <Michael.Alfano@talgov.com>
Cc: Wainner, Robyn <Robyn.Wainner@talgov.com>
Subject: Griffin Heights - Amendment #TMA202010

*****EXTERNAL EMAIL*****

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

Visit the Planning Department website at: www.talgov.com/compplan2020

**NOTICE OF A REQUESTED AMENDMENT
TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP**

An application has been filed to request a change of designation on the Comprehensive Plan Future Land Use Map for the property shown on the map on the reverse side of this notice. You are being notified of this requested change because public records indicate that you own property within approximately 1,000 feet of the subject site. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled Workshops and Public Hearings on this request. The December 17th Open House event is an opportunity for you to come and ask questions in a less formal setting prior to the start of the more formalized public hearing process. Prior to each meeting, please check www.talgov.com/compplan2020 to confirm there have been no changes to this meeting schedule.

The Local Planning Agency, City Commission, and Board of County Commissioners appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the Local Planning Agency and City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend, but no public comments will be taken at the workshops.

Date	Meeting	Purpose	Time	Location
December 17 (Tuesday)	Planning Department Staff	Open House 2020 Cycle Amendments	5:30 PM	Renaissance Center 2nd Floor 435 North Macomb Street
January 7 (Tuesday)	Local Planning Agency	Local Planning Agency Workshop	6:00 PM	Renaissance Center 2nd Floor 435 North Macomb Street
February 4 (Tuesday)	Local Planning Agency	Local Planning Agency Public Hearing on Comprehensive Plan Amendment and Rezoning	6:00 PM	Renaissance Center 2nd Floor 435 North Macomb Street
February 25 (Tuesday)	County and City Commissions	Joint City-County Commission Workshop	1:30 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
March 11 (Wednesday)	City Commission	Introduction of Adoption Ordinance for Comprehensive Plan Amendment and Rezoning Ordinance	4:00 PM	City Hall 2 nd Floor Commission Chambers
April 14 (Tuesday)	County and City Commissions	Joint City-County Comprehensive Plan Amendment Transmittal Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
May 26 (Tuesday)	County and City Commissions	Joint City-County Adoption Public Hearing and First of Two Rezoning Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
June 17	City Commission	Second and Final Rezoning Public Hearing	6:00 PM	City Hall 2 nd Floor Commission Chambers

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours prior to the hearing (excluding weekends and holidays). The Planning Department Telephone is (850) 891-6400. The Florida Relay TDD Service Telephone is 1-800-955-8771.

If you have concerns that you wish to be considered by the City and County Commissions in regard to this application, you may submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at www.talgov.com/compplan2020. More detailed information on each proposed amendment is also available on the website.

Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404

Amendment # TMA202010

I/We as owner(s) of property at this address: _____ wish the information below
to be considered by the Local Planning Agency and the City/County Commissions: _____

SIGNED _____

Hello,

I am very upset about how the rezoning of Alabama Street is being handled. The very first and only notification I received as a resident who actually live on Alabama Street about the rezoning was in December from the City of Tallahassee.

At that particular meeting we were told that we still had input and I should address my

concerns with Robyn W because she is over the neighborhood meetings. This was also the first time I heard Griffin Heights had a neighborhood association. (Note my family has owned and lived on Alabama Street for over 45+ years.) I responded to you Mike, Robyn has a COT email address, so who from my neighborhood is hosting neighborhood meetings? I was again given Robyn W. information. I contacted Robyn a few times to see when the next meeting was being held. The date I was eventually given for our Griffin Heights meeting was January 28th.

Yesterday I was informed from a concern neighbor that there will be a meeting on January 27th at COT at 4:30pm (Which is not on the meeting agenda we received in December). At that meeting you, Mike A. Will be hosting a meeting to hear from Representatives of Griffin Heights (which I am still unfamiliar with) to draft guidelines for the amendment but before that Wednesday, January 22, Robyn W. Held a pre-meeting with certain people in the neighborhood about the amendment to prep for the meeting.

All this seems very shady to me. For one who are these Representatives? Two why wasn't I or my neighbors notified before the amendment was put in action, and three why is there a neighborhood meeting being held after the amendment guidelines are being set and finalized? If you really wanted the neighborhood input, or at least the homeowners input of what we wanted we should have been notified in advance of the "neighborhood" meetings and pre-meetings. None of my homeowner neighbors I'm familiar with know about these neighborhood meetings or the amendment that COT is trying to put in effect. I don't know if when you say representatives of the neighborhood if you are referring to the churches in the neighborhood. Either way I do not belong to a church in this neighborhood and therefore they don't represent my needs. Plus, majority of churches congregation aren't filled with people from the same neighborhood. Most are visitors to the neighborhood.

Again I actually live on Alabama Street in Griffin Heights therefore I will be directly effected by the changes you are trying to make. I am strongly against this amendment. Yes, the area can benefit from a beautification but adding more renters and businesses is not the way to do it. Promoting homeownership, making our park an actual family friendly park, closing both convenient stores, help relocate or get the Joe Louis residents on their feet and off of housing, putting a sidewalk around the entire holding pond, take down the fence and making it a place of enjoyment like Lake Ella or Betton hills. You diminish crime by promoting family friendly environments. We don't need more businesses in this area. If so put them on an actual busy street like Old Bainbridge where they belong not the middle of a neighborhood to bring loud unwanted traffic.

Don't change Alabama Street Zoning. Businesses on this street have never enhanced the neighborhood. They eventually go out of business or become crime infested. Both my parents and grandparents have had businesses on this street and neither businesses have survived. I own a business and I don't want to bring it to a residential neighborhood. Therefore leave the zoning as is and help the neighborhood other ways and stop being shady and underhanded about it. Actually include the residential homeowner's input.

Kimberly M.
1222 Alabama St

Jan 14, 20 / Dorothy Posters
Ph 284-7240
2020 Comprehensive Plan Amendment
Cycle

This letter explains why the
Griffin Heights area doesn't need additional
complexes, duplexes, or triplexes. This area
should be considered a historical location.
The people living in this area are citizens
who have lived in their homes for forty
years or better. Most of the seniors are
on a fixed income who barely get by
on a set income. The other people are
old churches who barely have a congregation.
Those few that attend church are people
from other locations. Students passing
is another problem. These students have
no respect for a home owner and their
property; thanks to their dogs we have
pick up dog droppings every day, because
they don't care, we are yet to see a dog
tag in their hands. Adding commercial
stores is another bad idea, these seniors
can barely feed themselves. Beer + wine
is all the drug zone and the students
live on a regular. Here's what we need

Below is a list of a few things we need to happen.

1. Shots & Pot Holes fix
2. Holding ponds maintained on a regular before long. everyone in this area is going to become sick. The drain stop up on a regular. Trash & papers drain in from other areas.
3. Affordable Houses
4. Police Protection ~~from~~ from the drug ~~guys~~ guys. I see the student buying drugs all the time
5. Wooded areas need to be cleaned up so viewing is clear.
6. A law need to be set for round men boxers to be showing
7. law should be set for people setting in chairs along the streets in front of Churches, residential areas, Our subdivisions need to be respected.
8. Need more security lights street lights
9. More land beautification in the area.
10. More Bus-stop covers & slating people are getting rained on at the bus stop;

More safe recreation for the
Children, fully equipped fenced in area.
11. Better Schools

D. Tree Trimming
B. Electrical Pole changes etc
H. Additional side walk
I. Additional Bus stopes

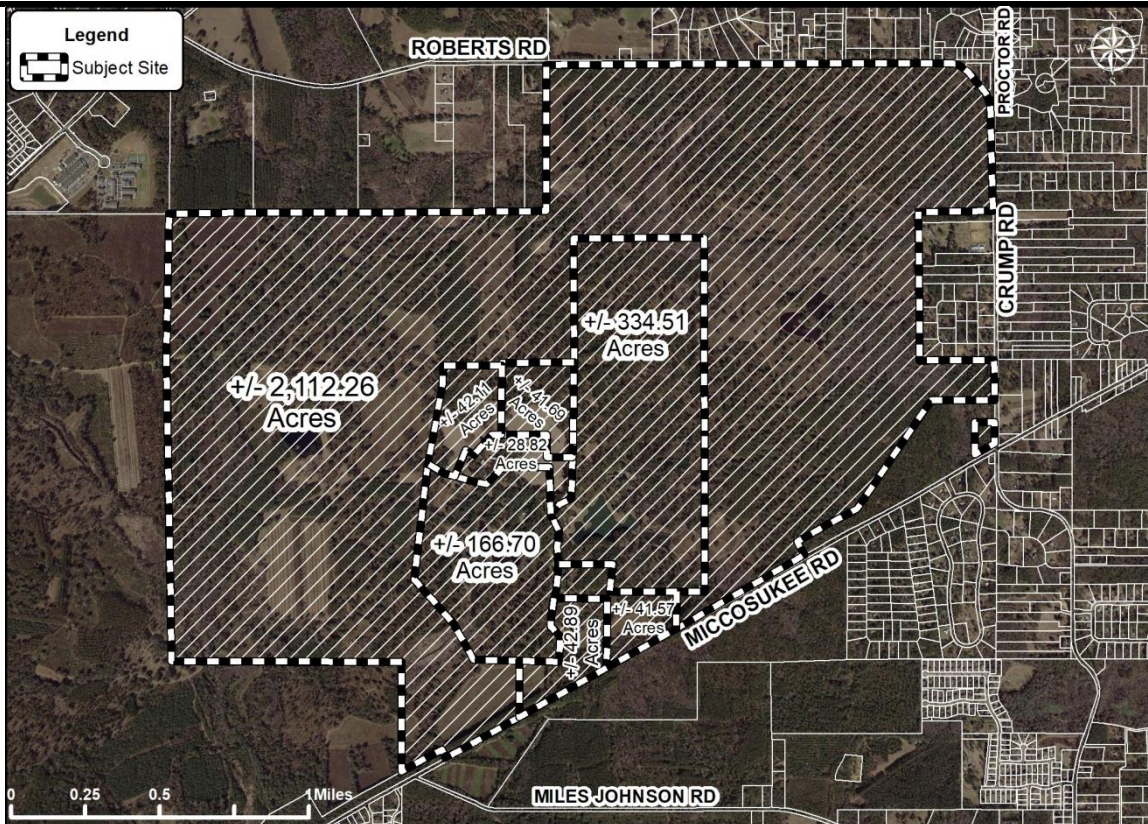
More apartment complex will creat
more noise for home owners.
Student Housing is all over Tallahassee
and some of them are not affordable,
with no tenants.

I have traveled to other subdivision
like Lufkin ~~OK~~ there the home owners
are at place.

Tallahassee is becoming over crowded,
this is what my area is about to
become. I am objecting to this new
plan. We are getting set up for higher
taxes for these fixed income seniors.

The students go and then come.

D. Besten



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Powerhouse, Inc.	Welaunee Road	Approve
Applicant:		
City of Tallahassee		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Artie White	<u>Future Land Use:</u> Rural (R) and Suburban Zoning: Rural (R) Critical Planning Area (CPA) and Single Family Detached (R-1)	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
Artie.White@Talgov.com (850) 891-6400	<u>Future Land Use:</u> Planned Development (PD) <u>Zoning:</u> Planned Development (PD)	
Date: November 26, 2019	Updated: February 11, 2020	

A. REASON FOR REQUESTED CHANGE

The City of Tallahassee is initiating the proposed amendment consistent with the First Amendment to the Amended and Restated Urban Services-Development Agreement between the City of Tallahassee, Powerhouse, Inc. that states:

...the City shall initiate an amendment to the Comprehensive Plan to create a general land use plan for the Arch to be implemented by future Planned Unit Development zoning districts. The general land use plan will be developed by the City's Planning Department, and will include a generalized transportation network, allowable densities and intensities, and other relevant criteria to be determined by the parties. A request to include all of the Welaunee Property within the City limits (plus the contraction area approved in City's Ordinance No. 11-0-25) in the Urban Service Area boundary will be included in the Comprehensive Plan amendment request. The parties shall agree on the amendment application prior to its submittal.

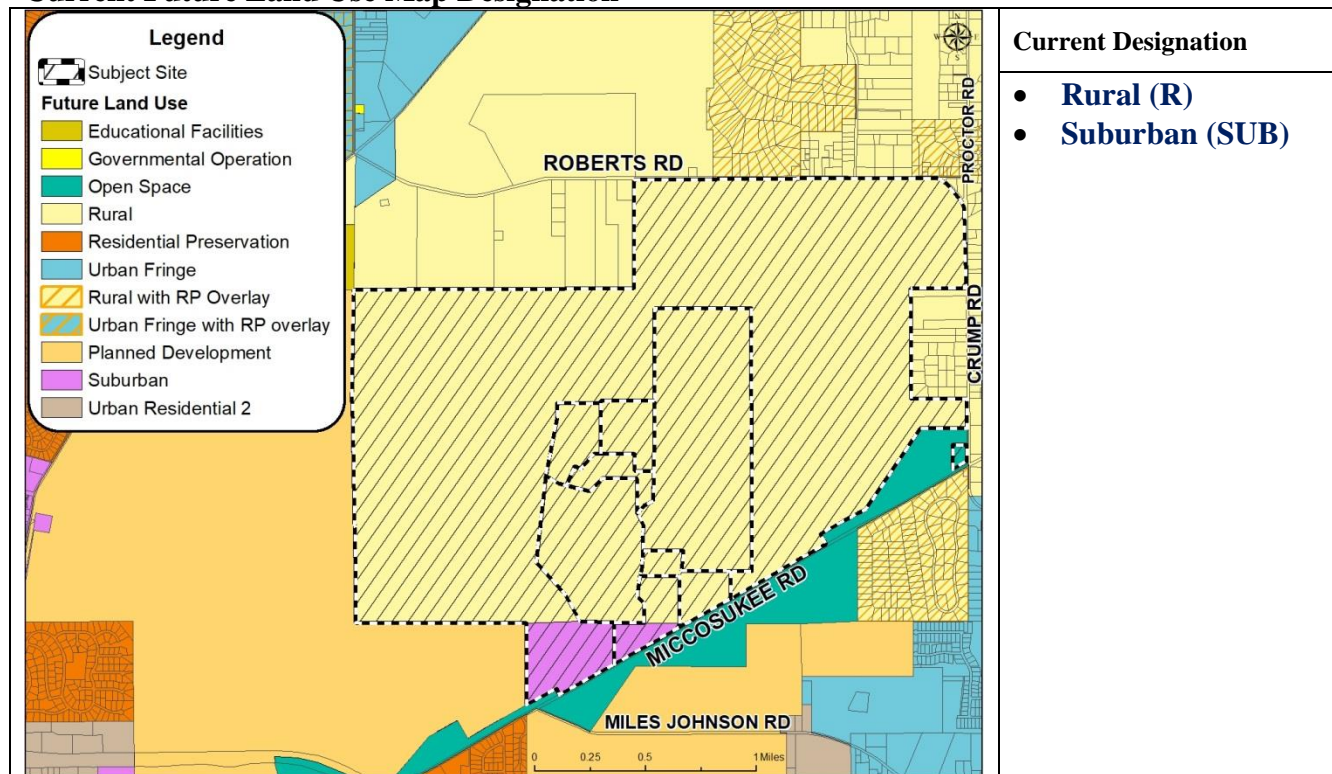
The Planned Development Land Use Category is the land use category that would accommodate a general land use plan and would be implemented by Planned Unit Development zoning districts.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

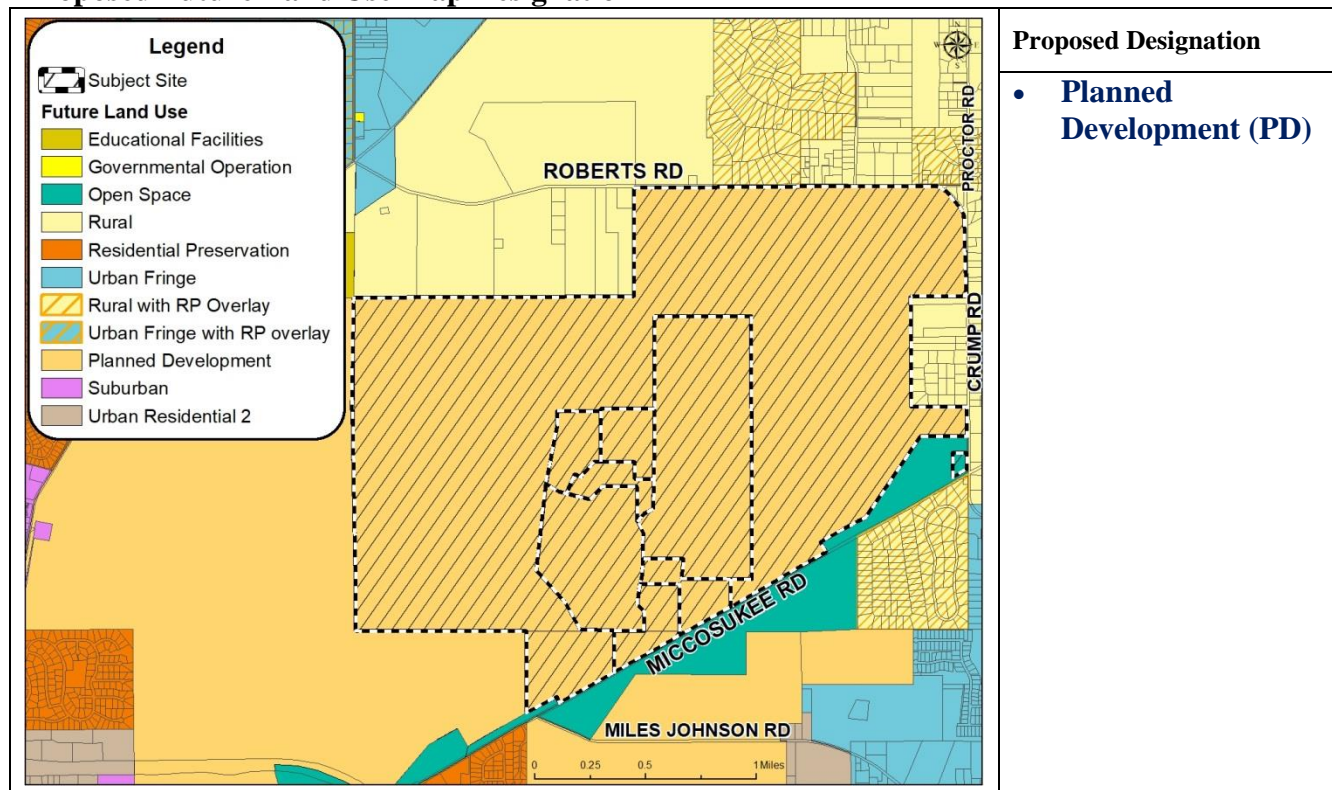
The Subject Area is currently designated Rural and Suburban on the FLUM. The proposed amendment would change the FLUM designation of the area to Planned Development.

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.

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

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

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. Objective 13.2 of the Land Use Element establishes the parameters for development in portions of Welaunee outside of the Heel and the Toe.
2. Objective 6.2 [L] states “As demands from a rapidly increasing population may require the expansion of the Urban Service Area in the future, additional areas will be identified as Planned Development Areas upon their inclusion within the Urban Service Area.”
3. Policy 6.2.1 [L] states “Upon expansion of the Urban Service Area, properties that meet the definitions for Planned Development Areas shall be designated such as part of the adopted Future Land Use Map and Zoning Map.”
4. Policy 2.2.1 [L] states that “urban services are not planned or programmed for the area [designated Rural/Agriculture on the Future Land Use Map].”
5. The Planned Development District is the zoning designation that implements the Planned Development land use category until a Planned Unit Development is approved.

F. STAFF ANALYSIS

History and Background

The City of Tallahassee and Powerhouse, Inc. entered into an Urban Services Development Agreement on April 15, 1990. This agreement indicates that the owners of the area identified as Welaunee Plantation would undertake and implement a comprehensive development plan consistent with the Comprehensive Plan and state statutes. The agreement outlines how public facilities and municipal services would be delivered to the development.

The Welaunee Critical Area Plan was adopted in 2002 with the goal to “Guide planned development within the Welaunee Critical Planning Area through implementation of a critical area plan which includes a mixture of integrated land uses that are predominantly self-supporting rather than dependent upon public funding, places a greater emphasis on pedestrian mobility and transportation alternatives, provides new employment opportunities near major transportation arteries and protects natural systems in an urbanized setting.”

An Amended and Restated Urban Services-Development Agreement was entered into on February 2, 2006. This agreement identifies the approved comprehensive development plan for Welaunee and updates provisions for how public facilities and municipal services would be delivered to the development.

To implement the Critical Area Plan, Planned Unit Developments (PUDs) were developed and adopted for portions of Welaunee. The PUD for Canopy was adopted in 2011 and subsequently amended in 2018. The PUD for the Welaunee Toe East was adopted in 2013.

The City of Tallahassee and Powerhouse, Inc. entered into the First Amendment to the Amended and Restated Urban Services Development Agreement on February 16, 2016. This amendment to the agreement addresses the dedication of land for an Interstate-10 interchange with Welaunee Boulevard. This amendment to the agreement also states:

The parties acknowledge the importance of comprehensively planning the development of the Arch and agree that the City should initiate an amendment to the Tallahassee-Leon County 2030 Comprehensive Plan to create a general land use plan as set forth below for the Arch to be implemented by future Planned Unit Development zoning districts.

The agreement is currently being updated again based on preliminary engineering calculations for the land needed for the interchange.

Previous Commission Consideration

- The Welaunee Critical Area Plan (Amendment 02-2-T-008) was adopted into the Comprehensive Plan in 2002 following the Joint County/City Commissions Adoption Hearing on the Cycle 2002-2 Comprehensive Plan Amendments.
- Subsequent amendments to the Welaunee Critical Area Plan were adopted by the City and County Commissions in 2005 (Amendment 2005-1-T-026) and 2017 (Amendment PCT 2017 01). These amendments related primarily to the Welaunee Heel and Toe.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Rural/Agriculture (Policy 2.2.1), Suburban (Policy 2.2.5), and Planned Development (Objective 6.1 and associated policies) are included as Attachment #1.

Rural/Agriculture (Current)

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.

Suburban (Current)

The Suburban designation 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. Employment opportunities should be located near residential areas, if possible within walking distance. 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.

Planned Development (Proposed)

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.

Consistency with Comprehensive Plan

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

Objective 2.1 [I] of the intergovernmental Coordination Element states that "The City of Tallahassee intends to expand its corporate limits to provide urban services to urbanized and urbanizing areas in the Urban Services Area, including the Southwood and Welaunee study areas as referenced in the Land Use Element." **Policy 2.1.1 [I]** of the intergovernmental Coordination Element states that "The City is required to provide full urban services to areas that are annexed." This objective and policy indicate that urban services are intended for the Welaunee study area, which includes the Arch. The proposed map amendment from Rural to Planned Development is consistent with the plan to provide urban services to the subject area.

Objective 13.2 [L] of the Land Use Element states that “Planning studies for the Toe and Heel, which provided the basis for Land Use Objective 13.1 and its supporting policies, were based on a systems approach that considered linkages and functions of natural and man-made systems extending into the remaining portions of the Welaunee Critical Planning Area (other than the Toe and Heel) and beyond. In addition, the existing Urban Services-Development Agreement addresses certain planning and public facility issues for these remaining portions of the Welaunee Critical Planning Area. Prior to development of these remaining areas, the studies required by Land Use Policy 6.2.2 shall be performed and an amendment to this comprehensive plan shall be adopted.” The proposed amendment along with the text amendments proposed in Amendment TTA 2020 013 meet the intent of this objective as Planned Development would be consistent with the development program proposed for the Welaunee Critical Area Plan.

Objective 6.2 [L] states “As demands from a rapidly increasing population may require the expansion of the Urban Service Area in the future, additional areas will be identified as Planned Development Areas upon their inclusion within the Urban Service Area.” **Policy 6.2.1 [L]** states “Upon expansion of the Urban Service Area, properties that meet the definitions for Planned Development Areas shall be designated such as part of the adopted Future Land Use Map and Zoning Map.” If TTA 2020 013 is approved and the Urban Services Area is extended to include the Subject Area, this amendment to change the Future Land Use Map designation of the subject area to Planned Development is consistent with this objective and policy.

Policy 2.2.1 [L] states that “urban services are not planned or programmed for the area [designated Rural/Agriculture on the Future Land Use Map]. Because urban services are planned for the Subject Area in accordance with the Urban Services Development Agreement, this area is not appropriate for the Rural Land Use Designation. Therefore, the proposed amendment to change the Future Land Use Map designation of the subject area from Rural to Planned Development within the City limits is consistent with the this policy.

Objective 6.1 of the Land Use Element states that “The intensities of development in planned development categories mirror the intensities authorized in the Suburban Future Land Use Category until the plan is modified through the plan amendment process in conjunction with the development of regional impact and/or planned unit development processes.” Therefore, the amendment to the portion of the subject area currently designated as Suburban on the Future Land Use Map to Planned Development is consistent with this Objective.

Policy 1.1.1 [L] indicates that new development should be concentrated in the urban service area, in order to discourage urban sprawl. **Goal 13** of the Land Use Element, which is the Goal of the Welaunee Critical Area Plan (Goal 13 [L]), is to “Guide planned development within the Welaunee Critical Planning Area through implementation of a critical area plan which includes a mixture of integrated land uses that are predominantly self-supporting rather than dependent upon public funding, places a greater emphasis on pedestrian mobility and transportation alternatives, provides new employment opportunities near major transportation arteries and protects natural systems in an

urbanized setting.” This goal is intended to have the new development occur in a manner that discourages sprawl.

The goal of the Welaunee Critical Area Plan is specifically intended to plan for future growth in a manner that avoids the negative impacts of sprawl. The proposed text amendments expand these policies to the Welaunee Arch. Because this area is intended for growth in a manner that discourages urban sprawl, the proposed amendments are consistent with Policy 1.1.1:[L] and Goal 13 [L].

The proposed development plan for the Welaunee Arch is also directly adjacent to Killearn Estates, Buckhead, the Welaunee Toe and Heel, Roberts Elementary School, and Montford Middle School. Due to this proximity to residential areas and schools, the planning for the Welaunee Arch represents the next logical area for growth while avoiding the “leapfrog” development patterns characteristic of urban sprawl. As depicted on the Welaunee Arch Map, the development program for the Arch contributes to a nodal development pattern that is more easily developed as compact, walkable mixed-use development, Transit Oriented Development (TOD) and/or Trail Oriented Development (TrOD). The Welaunee Arch is also intended to provide a mixture of uses, including region-serving mixed-use and non-residential uses. Including this mix of uses may help reduce the number of vehicle miles traveled by residents in the sector of the community and mitigate against the low-density, single use developments beyond the Welaunee Arch. The proposed map amendment to change the designation of the subject site from Rural to Planned Development would allow for the planning of the area to ensure the intent of these goals and policies are met.

Zoning

The Land Development Code Sections 10-163 Rural Zoning District and 10-261 Planned Development District is included as Attachment #2.

The City does not have a Land Development Code section for the Critical Planning Area (CPA) district. Following the Comprehensive Plan Reform effort in 2006, the CPA District was replaced with the Planned Development District to implement the changes in the Comprehensive Plan. Therefore, the proposed rezoning would correct these existing inconsistencies with the Land Development Code.

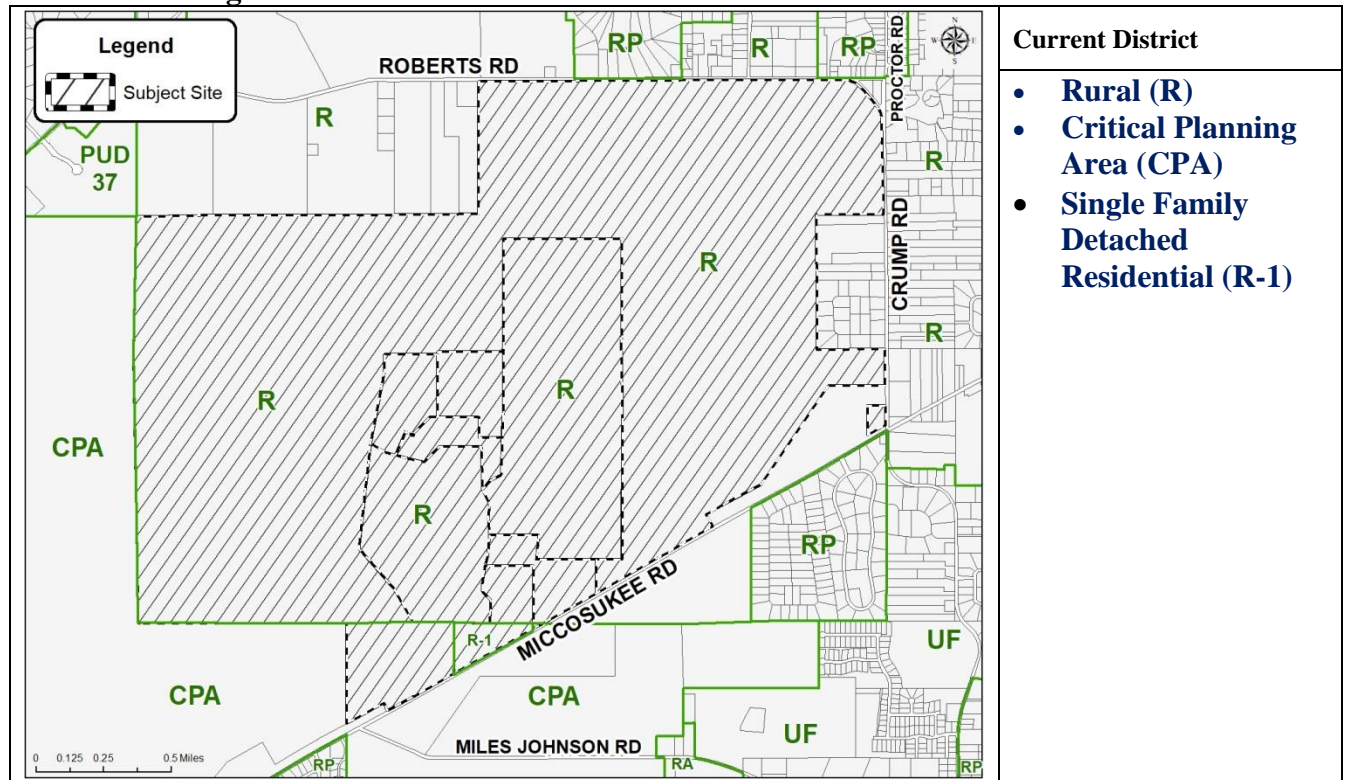
The Rural zoning district is not intended to have land use intensities associated with urban activity are not anticipated during the timeframe of the 2010 Comprehensive Plan, due to lack of urban infrastructure and services. Additionally, the rural zoning district is intended to maintain and promote present and future agricultural and silvicultural uses and to prohibit residential sprawl into remote areas lacking basic urban infrastructure and services. Since urban infrastructure and services are planned for the subject area through the Urban Services Agreement and the Northeast Gateway project (see Attachment #6), because Objective 2.1 and Policy 2.1.1 indicate that urban services are specifically intended to be provided to the Welaunee Study Area, and because Goal 13 and Objective 13.2 specify that Welaunee is intended to be developed as an urbanized setting, the proposed map amendment and rezoning to Planned Development are consistent with the Comprehensive Plan and Land Development Code.

The Planned Development District is intended to implement the Planned Development land use category. This zoning district contains lands located in the Planned Development future land use

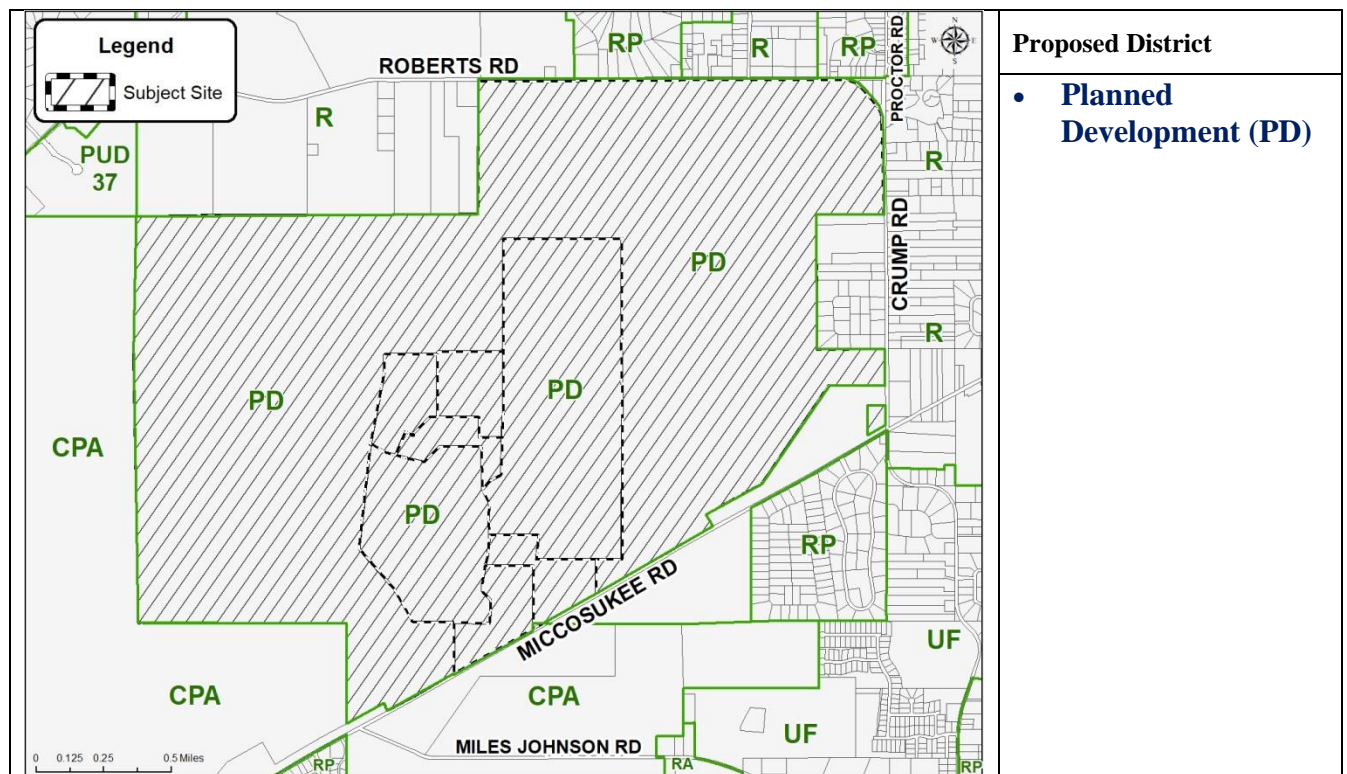
category. Lands in this category are required prior to subdivision or development to allocate future land uses and intensities through the Comprehensive Plan amendment process. In addition, a Planned Development Master Plan, an area plan for development of all contiguous land holdings, is required to be approved concurrently with the Comprehensive Plan amendment. The Planned Development Master Plan is implemented through approval of a PUD(s) or alternatively for a proposed DRI, the DRI Development Order. Whenever a PUD or DRI is adopted, the PD zoning district will be replaced on the zoning map by PUD or DRI zoning. The PUD district replacing the PD zoning district shall be consistent with the allowable uses established in the Master Plan. The addition of the Welaunee Arch development plan to the Welaunee Critical Area Plan is the subject of a concurrent proposed Comprehensive Plan Amendment (TTA 2020 013). A Planned Unit Development (PUD) will be developed for the Welaunee Arch in the future. Once the PUD is approved, it will replace the PD zoning.

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

Current Zoning

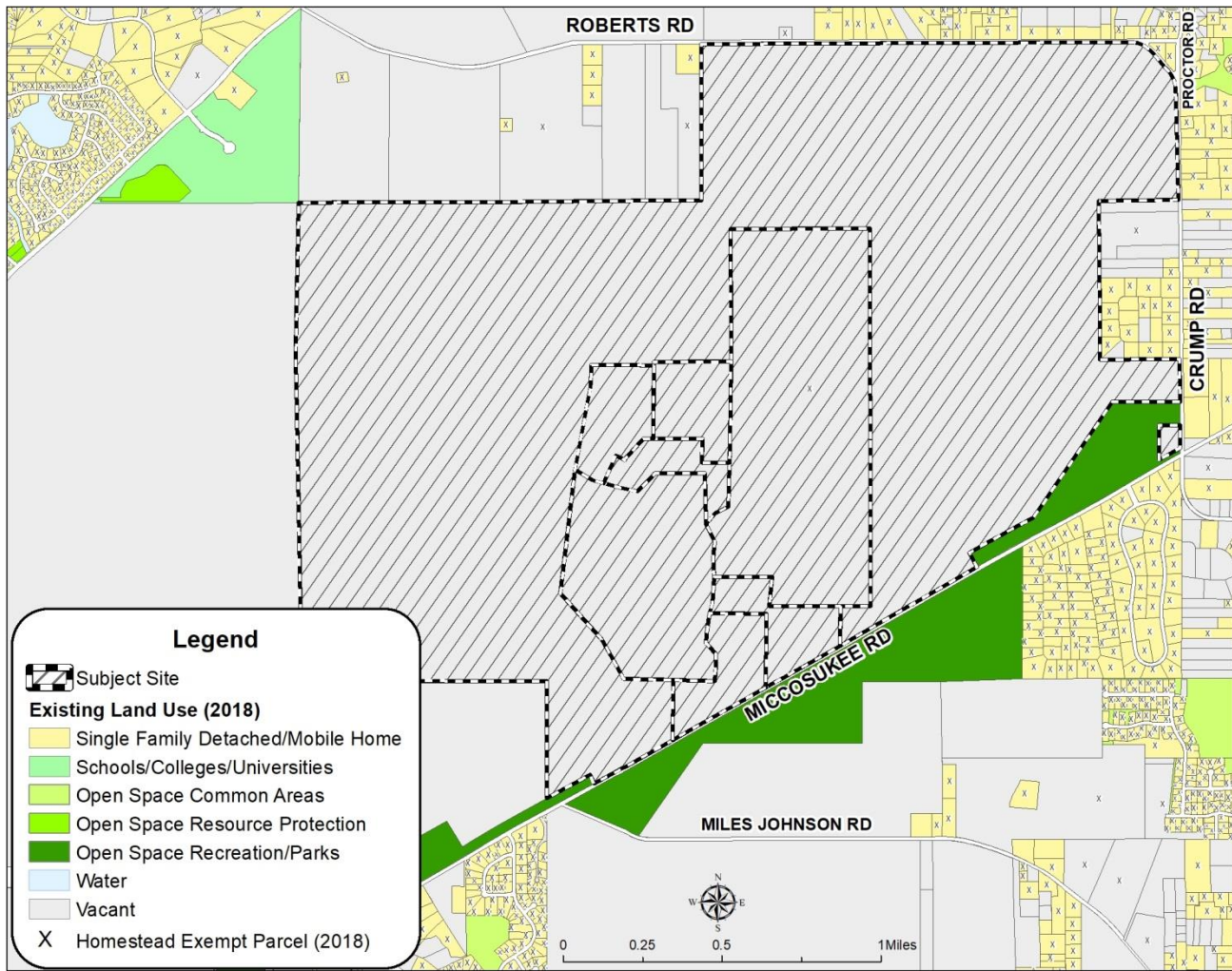


Proposed Zoning



Existing Land Uses

The subject area is approximately 2,810.55 of vacant land. It is adjacent to other vacant land that is proposed for development and low density residential uses. The Miccosukee Greenway is just south of the subject area.

Existing Land Use Map

Infrastructure Analysis*Water/Sewer*

Water and sanitary sewer are not currently available to the subject site. However, the Amended and Restated Urban Services-Development Agreement entered into on February 2, 2006 by the City of Tallahassee and Powerhouse, Inc. states that both water utilities and sanitary sewer will be provided to the subject site “with sufficient capacity to service the Development.” The Development Agreement is included as Attachment #4.

Schools

The Subject Area is zoned for Roberts Elementary School, Montford Middle School, and Lincoln High School.

Roberts Elementary currently has a capacity for 317 students, Montford Middle School has capacity for 225 students, and Lincoln High School has capacity for 454 students. Maximum buildout would result in each school being significantly over capacity post development.

School Name	Roberts Elementary	Montford Middle	Lincoln High
Present Capacity	317	225	454
Post Development Capacity	-10,663	-4,628	-4,774

The table above depicts preliminary calculations provided by School Board staff based on the maximum residential development allowed under the requested future land use category. Final school concurrency calculations will be conducted in the future when a site plan for proposed development is submitted. If school capacity deficiencies are determined at the time of site plan, coordination with Leon County Schools will be necessary to mitigate these impacts.

The Welaunee Critical Area Plan (Goal 13 of the Land Use Element) plans for school impacts. Policy 13.1.5 (8) states:

Unless developed pursuant to Policy LU 13.1.9, a 24-acre site for a 500-pupil elementary school for Leon County Schools shall be reserved for future dedication to the Leon County School Board in the Heel proximate to residential areas, a town or neighborhood center and the primary open space system, with off-site stormwater management provided through a regional system. Impacts to existing public schools shall be addressed during the development review process as required by this comprehensive plan, provided that the fair market value of the school site, any off-site stormwater treatment and storage capacity and any other land or improvement to support a public school shall be a credit, on a dollar-for-dollar basis, against any fee or exaction for public school impacts.

Text amendments proposed for the Welaunee Critical Area Plan for the Welaunee Arch (proposed Amendment TTA 2020 013) also address schools by proposing the following policy:

Each PUD Concept Plan shall be analyzed for impacts on public schools based upon then-applicable pupil generation rates utilized by Leon County Schools. Schools shall be located in relation to neighborhoods in order to serve residents and provide a focal point for the neighborhoods. The colocation of schools, civic spaces, and active parks is encouraged.

Roadway Network

The subject site is currently accessed by Welaunee Road, a yield-flow street that is paved near the intersection with Miccosukee Road but transitions to an unpaved street approximately 1,000 feet into the subject site.

Welaunee Road serves the existing development on the subject site. The Welaunee Critical Area Plan (Goal 13 and associated objectives and policies of the Land Use Element) plans for future roadway facilities. The development plans for the Welaunee Toe and the Heel identify roadway facilities that would be expanded to serve the Arch. Welaunee Boulevard has been constructed in Welaunee Toe area. A Project Development and Environment (PD&E) study is currently underway for the extension of Welaunee Boulevard. The PD&E is anticipated to be completed in fall 2020 with construction tentatively planned to begin in 2023.

Text amendments proposed for the Welaunee Critical Area Plan for the Welaunee Arch (proposed Amendment TTA 2020 013) also address the roadway network by proposing the following policies:

Policy: Transportation System. The Welaunee Arch shall be served by a transportation system designed to optimize mobility. Major thoroughfares shall be generally located as depicted on Welaunee Arch Map, with the final location and design to be based upon site-specific environmental, engineering, and related considerations. Within centers and neighborhoods, where feasible a grid of interconnected streets will provide alternative travel paths. The transportation system, along with the mixture of uses, shall be designed to achieve an internal capture of at least 20 percent of the vehicular trips generated on-site at buildout.

Policy: Northeast Gateway. The Northeast Gateway, which is a major infrastructure project for the entire Welaunee Critical Planning Area, consists of region-serving roads to distribute traffic north, south, east and west from a new I-10 interchange at Welaunee Boulevard, which was recommended in the Florida Department of Transportation (FDOT) Master Plan Update on February 28, 2013. North of I-10, the roadways that make up the Northeast Gateway include the extension of Welaunee Boulevard from south of I-10 north through the Arch, and the extension of Shamrock Way from Centerville Road to U.S. 90 (Mahan Drive). Welaunee Boulevard and Shamrock South Extension are programmed to be constructed by the Blueprint Intergovernmental Agency consistent with the voter-approved Northeast Gateway project and may be phased based upon trip demand. Within the Arch, both Welaunee Boulevard and Shamrock South Extension shall be designed to function as a complete street to promote mobility for multiple users—pedestrians, bicyclists, motorists, and transit riders of all ages. No residential driveways shall connect directly to Welaunee Boulevard.

Policy: I-10 Flyover or Interchange. Welaunee Boulevard shall connect to a flyover across I-10 or an interchange, if approved by the Federal Highway Administration, in order to facilitate vehicular movement to Welaunee Boulevard south of I-10. Any flyover or interchange shall meet federal requirements to ensure the safe and efficient use of I-10.

Policy: Right-of-Way Reservation. The landowner shall reserve for future conveyance the right-of-way for Welaunee Boulevard, the Shamrock South Extension, and the I-10 Flyover or Interchange as generally depicted on Welaunee Arch Map. Reservation means that such land will not be committed to an irreversible land use that would preclude construction of planned transportation facilities and shall be by means of a written agreement, entered into previously or concurrent with the effective date of this master plan, with the City and/or other transportation providers that specifies right-of-way width and other terms. Rights-of-way shall be restricted to transportation facilities and compatible linear infrastructure.

Pedestrian and Bicycle Network

The subject area currently has access to the Miccosukee Greenway. There are no other pedestrian or bicycle facilities available to the subject site. However, the Welaunee Critical Area Plan (Goal 13 of the Land Use Element) plans for pedestrian mobility and transportation alternatives. Goal 13 states:

Guide planned development within the Welaunee Critical Planning Area through implementation of a critical area plan which includes a mixture of integrated land uses that are predominantly self-supporting rather than dependent upon public funding, places a greater emphasis on pedestrian mobility and transportation alternatives, provides new employment opportunities near major transportation arteries and protects natural systems in an urbanized setting.

Text amendments proposed for the Welaunee Critical Area Plan for the Welaunee Arch (proposed Amendment TTA 2020 013) also address pedestrian and bicycle networks by proposing the following policy language:

Policy: Complete Streets. A PUD Concept Plan shall provide in mixed-use centers for complete streets that include safe and convenient pedestrian facilities reasonably free from hazards and adequately separated from streets that carry high volumes of vehicular traffic, and create a reasonable and direct route between destinations. Sidewalks shall be provided on both sides of streets in mixed-use centers; however, outside of mixed-use centers, a single multi-use path may substitute for sidewalks. Sidewalks shall be provided on one side of all other streets.

Policy: Bicycle Facilities. A PUD Concept Plan shall include a network of bicycle facilities, including on-street and off-street facilities, to provide safe and convenient movement for bicycles reasonably free from hazard and providing a reasonable and direct route between destinations. Bicycle facilities shall be designed so they may be connected to similar facilities in other PUD Concept Plans.

Policy: Welaunee Greenway. The Welaunee Greenway shall consist of an 8.4-mile-long shared-use trail corridor along the northeast, north, and west perimeter of the Arch, and shall be developed per the Northeast Gateway Blueprint 2020 infrastructure project and consistent with the Tallahassee-Leon County 2015 Greenways Master Plan. The Welaunee Greenway shall connect to the existing Miccosukee Canopy Road Greenway to create a 17-mile linear park loop. The Welaunee Greenway shall have a management plan approved by the City that is consistent with the policies of this master plan. Public roadways and utilities may cross through the Welaunee Greenway as needed.

Transit Network

The subject site is currently not served by transit. However, the Welaunee Critical Area Plan (Goal 13 of the Land Use Element) plans for future transit service. Goal 13 states:

Guide planned development within the Welaunee Critical Planning Area through implementation of a critical area plan which includes a mixture of integrated land uses that are predominantly self-supporting rather than dependent upon public funding, places a greater emphasis on pedestrian mobility and transportation alternatives, provides new employment opportunities near major transportation arteries and protects natural systems in an urbanized setting.

Text amendments proposed for the Welaunee Critical Area Plan for the Welaunee Arch (proposed Amendment TTA 2020 013) also address schools by proposing the following policy language:

Within the Arch, both Welaunee Boulevard and Shamrock South Extension shall be designed to function as a complete street to promote mobility for multiple users—pedestrians, bicyclists, motorists, and transit riders of all ages.

Environmental Analysis

The subject site is in the Lake Lafayette Basin. There are some floodplains, wetlands, watercourses, and waterbodies on the subject site. The subject site also has some instances of severe and significant grades. These environmental features must be taken into account as the development plan for the Welaunee Arch is established.

The Welaunee Critical Area Plan (Goal 13 of the Land Use Element) plans for protection of natural systems. Goal 13 states:

Guide planned development within the Welaunee Critical Planning Area through implementation of a critical area plan which includes a mixture of integrated land uses that are predominantly self-supporting rather than dependent upon public funding, places a greater emphasis on pedestrian mobility and transportation alternatives, provides new employment opportunities near major transportation arteries and protects natural systems in an urbanized setting.

Text amendments proposed for the Welaunee Critical Area Plan for the Welaunee Arch (proposed Amendment TTA 2020 013) also address schools by proposing the following policy language:

Objective 13.2: Development of the Welaunee Arch. The portion of the Welaunee Critical Planning Area north of Interstate 10 (the “Arch”) may develop with a development pattern that creates a community with a wide range of land uses with various types of residential neighborhoods and mixed-use centers and a region-serving activity center, connected by a multi-modal transportation system, and designed to protect natural resources.

Policy: Discourage Urban Sprawl. Development in the Welaunee Arch shall be located wholly within the Urban Services Area. It will discourage urban sprawl by, among other things,

directing growth to a next-in-line area identified for future urban development since 1990; promoting walkable, connected neighborhoods that support a range of housing choices and a multimodal transportation system; creating a balance of residential and nonresidential land uses; promoting the efficient and cost-effective provision of public facilities and services; preserving open space and natural lands; protecting environmentally sensitive lands; and providing public recreation and open space.

Policy: Recreation Areas. A PUD Concept Plan shall provide for reasonable public access to parks, recreation areas, natural areas, and open space. A multi-use trail system should link residential neighborhoods with mixed-use centers, civic spaces, employment, recreation and open space, and the Welaunee Greenway and Miccosukee Canopy Road Greenway.

Policy: Canopy Roads. Direct access to Canopy Roads shall not be permitted for any residential or nonresidential uses. Road access to the Welaunee Arch shall be provided from Miccosukee Road at no more than three locations. Road access to the Arch shall be provided from Centerville Road in no more than two (2) locations.

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 239 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	December 2019	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning		Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	December 17, 2019	5:30 PM, Second Floor, Frenchtown Renaissance Center
	Staff Reports Available Online		Email Subscription Notice sent to all users of service

Public Open House - December 17, 2019: 24 citizens attended the open house to discuss the 2020 Cycle amendments. No comments were received at the Open House on this proposed amendment.

G. STAFF REPORT UPDATE

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

Cycle 2020 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 7, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 4, 2020	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	February 25, 2020	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 14, 2020	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 26, 2020	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop – January 7, 2020: A workshop was held on January 7, 2020 to discuss the proposed 2020 Cycle amendments. The LPA had no questions on this amendment.

Local Planning Agency Public Hearing – February 4, 2020: After a staff presentation and public testimony, the Local Planning Agency voted to recommend approval of the proposed map amendment.

H. ATTACHMENTS

- Attachment #1: Comprehensive Plan policies for Rural/Agriculture (Policy 2.2.1), Suburban (Policy 2.2.5), and Planned Development (Objective 6.1 and associated policies)
- Attachment #2: Land Development Code Section 10-261 Planned Development
- Attachment #3: Urban Services Development Agreement (April 15, 1990)
- Attachment #4: Amended and Restated Urban Services-Development Agreement (February 2, 2006)
- Attachment #5: First Amendment to the Amended and Restated Urban Services Development Agreement (February 16, 2016)
- Attachment #6: Northeast Gateway Project Highlights and map



2020 Comprehensive Plan Amendment Cycle
TMA 2020 012
Welaunee Arch

Attachment #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) 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 nonresidential 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, light infrastructure, and recreational uses may be permitted provided they are compatible with the natural and rural surroundings. Facilities associated with these uses may be permitted at a maximum intensity of 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 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.

PLANNED DEVELOPMENT

Objective 6.1: [L]

(REV. EFF. 12/23/96)

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 objectives 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 the plan is modified through the plan amendment process in conjunction with the development of regional impact and/or planned unit development processes. The mix of uses shall be established at the time of development through the development of regional impact and/or 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)

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. • To provide for a more self-supporting development pattern that is less oriented to the use of automobiles, the Planned Development Master Plan area shall include at least four different land uses (e.g., residential, office, commercial, recreation, light industrial, open space, and/or public that are integrated with each other, as well as with the unique characteristics of the Planned Development Area.

Policy 6.1.2: [L]

(REV. EFF. 6/28/95; REV. EFF. 3/14/07)

Except as provided by Policy 6.1.3, prior to approval of development or subdivision within Planned Development Areas, a Planned Development Master Plan shall be adopted as an area plan that is consistent with, but independent of the Comprehensive Plan. The Comprehensive Plan shall be amended concurrently with the Planned Development Master Plan to allocate the mix, locations and intensities of future land uses as well as any public facilities required to serve proposed land uses. The Master Plan shall identify the following: a) Boundary of area subject to Planned Development; b) General depiction of mix, location and intensities of future land uses; c) Activities permitted within each land use; d) Total dwelling units by residential dwelling type; e) Total square footage of non-residential development; f) Specific requirements that will adequately protect the natural resources of the area; g) Major transportation system improvements that are consistent with adopted transportation plans and address the impacts to the surrounding area, including canopy roads and required interconnections. The plan shall address the issues of capacity maintenance, promotion of mass transit and pedestrian accessibility, and protection of canopy roads, if applicable; h) Facilities and development requirements to provide for alternative modes of transportation; i) A facilities plan which identifies the type, demand, and general location of needed utilities (including a master stormwater plan) in relation to existing and scheduled utilities in the areas of the development, as well as the location and adequacy of proposed schools, parks and open space; j) How the development will reduce transportation demand by allowing for internal trip capture of at least 20% at project build-out through a mixture of uses that includes at least four of the following: residential; commercial; office; recreational, public, open space and light industrial; k) How the development will provide for low and moderate income housing; l) How the development will provide for the recreational needs of the community; m) How the unique characteristics of the area, including cultural and historic resources, preservation and conservation features, and greenways, will be addressed; n) A phasing plan showing the phasing of future land uses for the area and the minimum and maximum allowable densities and intensities, total dwelling units, and total square footage; and o) A set of development guidelines that will direct the development of subsequent site specific development projects as part of a PUD. These guidelines shall address, but not be limited to, the interrelationships of uses, energy efficiency, pedestrian access, and crime prevention. p) Alternatively, for a proposed DRI the applicant must demonstrate to the Planning Department that the DRI Development Order will meet the requirements of the Planned Development Master Plan.

Policy 6.1.3: [L]

(REV. EFF. 12/7/99; REV. EFF. 3/14/07)

- a) A portion of a Planned Development Area not exceeding either 20% of the Planned Development Area or 200 acres, whichever is less, may be developed through the PUD process as established in the LDRs prior to the submittal of a Planned Development Master Plan for the remainder of the Planned Development. This advanced portion must include at least two different land uses

(excluding public and recreation) unless the applicant can justify that the parcel size would not support that amount of uses. In this case, the applicant is still required to develop a mixed use project for the advanced portion. As part of the PUD approval, the applicant shall submit a map of all contiguous land holdings. Easements, right-of-way and other improvements located throughout and needed to serve the larger development may be required to be dedicated in conjunction with this development in advance of the Master Plan. This option shall not be used to reduce the overall area below the Planned Development threshold and any development authorized in advance of Master Plan approval must be included in the Master Plan. This option shall not be utilized by subsequent property owners resulting from the use of this option; b) It is the intent of local government to allow timely installation of facilities and infrastructure recognized by the City and/or County Commission as being important for the orderly growth of the community. Subdivision of a portion of a Planned Development for sale or donation to a public or quasi-public entity for the purpose of conservation, preservation, or passive resource based recreation use shall not be contingent upon the adoption of a Master Plan and PUD Districts, but the applicant shall be required to submit a management plan to be approved by the local government in lieu of a PUD or site plan. Subdivision and development of a portion of a Planned Development for sale or donation for the purpose of providing schools (prekindergarten through twelfth grade) and/or infrastructure to serve primarily offsite needs shall not, likewise, be contingent upon the adoption of a Master Plan and PUD-Districts, but shall be required to follow the review procedures for a PUD. Onsite infrastructure needed primarily for the future development of the Planned Development shall not be included as part of the advance development option provided in this paragraph. The educational facilities and types of infrastructure that are intended to be accessible by the public shall be designed for integrated auto, pedestrian and bicycle access, and shared access. The school facilities and infrastructure shall include adequate buffering for the remainder of the Planned Development. If any of these public acquisitions reduces the remaining acreage of the Planned Development below 200 acres, the Planned Development provisions of this Plan shall apply to all remaining acreage.

Policy 6.1.4: [L] (EFF. 12/7/99; REV. EFF. 3/14/07) For Planned Developments that are split by an interstate highway that limits integration across the entire development, separate Master Plans and implementing PUDs may be adopted for each side. Subdivision or development of an area on one side of the interstate shall be dependent upon the prior adoption of a Master Plan for that side of the interstate only.

Policy 6.1.5: [L] (EFF. 6/28/95; REV. EFF. 3/14/07) Local governments are authorized to adopt Land Development Regulations necessary to implement the Planned Development provisions as set forth in this objective and related policies. Planned Development Master Plans (including major modifications and minor amendments) shall be approved by the governmental entity having legal jurisdiction. The implementing PUDs shall also be approved by that governmental entity having legal jurisdiction for the lands included in the PUD.

Policy 6.1.6: [L] (EFF. 3/14/07) The City of Tallahassee and Leon County shall establish a process in their respective land development codes, which provides for review and comment of Planned Development Master Plans by adjacent local governments and the Leon County School Board. The process shall establish for review and comment by state and regional agencies, if appropriate, and a pre-application meeting for City, County, and School Board staff to discuss proposed development impacts; and shall contain time frames for processing a Planned Development Master Plan approval.

Policy 6.1.7: [L] (EFF. 6/28/95; REV. EFF. 3/14/07) Planned Developments which are to be developed at urban densities and provided with urban services shall be considered appropriate for annexation.

Policy 6.1.8: [L] (EFF. 3/14/07) Those lands included in the Southeast Sector Plan and the Welaunee Critical Area Plan, which were approved consistent with the Critical Area Plan provisions of the Comprehensive Plan, are not subject to this section and are entitled to all uses, densities and intensities set forth in those plans. Any major modifications or increases in overall density/intensities would require these projects to conform to the Planned Development requirements.

FUTURE PLANNED DEVELOPMENT AREAS

Objective 6.2: [L]

(EFF. 6/28/95; REV. EFF. 3/14/07)

As demands from a rapidly increasing population may require the expansion of the Urban Service Area in the future, additional areas will be identified as Planned Development Areas upon their inclusion within the Urban Service Area.

Policy 6.2.1: [L] (EFF. 12/23/96; REV. EFF. 3/14/07) Upon expansion of the Urban Service Area, properties that meet the definitions for Planned Development Areas shall be designated such as part of the adopted Future Land Use Map and Zoning Map.

URBAN SERVICES-DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into on this 15 day of April, 1990, by and between the CITY OF TALLAHASSEE, a Florida municipal corporation (hereinafter referred to as "City"), and POWERHOUSE, INC., a Florida holding company, the Estate of John W. Mettler, Jr., Eleanor T. Mettler, John W. Mettler III, Peter W. Mettler, Ellen Mettler, Christopher F. Davenport and Louise M. Davenport, known collectively as "Owners".

W I T N E S S E T H :

WHEREAS, Owners proposed the phased development of property ("the Development") shown on Exhibit "A" to this Agreement to be known as "~~WELAUNEE~~ PLANTATION"; and,

WHEREAS, Owners are desirous of undertaking and implementing a comprehensive development plan approved by local government and consistent with City's Comprehensive Plan and the provisions of Florida Statutes Chapter 163, Part 2, the Growth Management Act, and

WHEREAS, Owners and City are desirous of ensuring that public facilities are available to ensure the best available protection of the ground and surface waters in the Development as well as the drainage basin; and,

WHEREAS, Owners are desirous of securing the delivery of municipal services to the Development; and,

WHEREAS, City has the need for certain road rights-of-way and other public facilities and has the authority to condemn land beyond city limits for said purposes; and

WHEREAS, Owners are willing to make a significant donation of properties for the purpose of providing needed public facilities and major transportation improvements; and,

WHEREAS, City is capable of providing such municipal services to the Development and is desirous of acquiring for the use of the public, the property donations for public facilities referenced below.

NOW, THEREFORE, the parties hereby agree as follows:

1. Water Utilities: Within one (1) year after Owners have notified City in writing, City will make potable water available to the boundary of the Development in sufficient capacity to serve the projected needs of the Development. However, in no case shall City be required to provide potable water to Owners prior to October 1, 1992. In providing said written notice, Owners shall provide a water master plan specifying the anticipated demand for the initial requested phase, and to the extent feasible, projected demand and phases for the total Development. Owners shall be responsible for the initial expense of installation of water lines within the Development, which expense shall be eligible for reimbursement to Owners as provided for in Paragraph 9 below. Owners may connect into the City water mains at the property boundary for no additional charge. The location of water wells and elevated storage tank sites shall be

mutually agreed upon by Owners and City and donated sites shall not exceed a total of 10 acres.

2. Sanitary Sewer: Within one (1) year after Owners have notified City in writing, City shall, at its expense, provide off-site sanitary sewer lines to the boundary of the Development with sufficient capacity to service the Development. However, in no case shall City be required to provide sanitary sewer to Owners prior to April 1, 1993. In providing said written notice, Owners shall provide a wastewater master plan specifying the anticipated demand for the initial requested phase, and to the extent feasible, projected demand and phases for the total Development.

Owners shall, at their initial expense, which expense shall be eligible for reimbursement as provided for in Paragraph 9 below, install all on-site sewer lines within the portion of the Development as shown on Exhibit "A".

All "pump station" or "lift station" sites will be donated by Owners. Owners shall construct a "pump station" or "lift station" on such sites and refund or rebate of the costs to Owners by City shall be in accordance with Paragraph 9 below. No connection fee will be charged to Owners for extension of the sanitary sewer system.

Any time prior to April 1, 1993, or if at any time during development a sewer tap moratorium shall halt any further use of the sewer facilities, City agrees that Owners may, to the extent

allowed by State law and the Comprehensive Plan, use septic tanks in place of the sewer system.

3. Underground Electric: City shall provide electric service throughout the entire Development. All electric distribution service provided by City shall be underground and at the expense of City. Installation of electrical service shall be coordinated with Owners so as to minimize any disruption to Owners' schedule for completion of services to the Development. Owners agree to donate no more than ten (10) acres as site(s) for electric substation(s), the location of said site(s) to be mutually agreed upon by Owners and City.

4. On-Site Roadway Improvements: The on-site roadway improvements within the Development shall be made by Owners at their cost and in compliance with City standard specifications. All streets and sidewalks within the Development designated by Owners as public shall be dedicated to and accepted by City as public streets and public sidewalks. All required new sidewalks on public streets shall be paid for by City. Owners shall reserve for future dedication right-of-way for the Northeast Capital Parkway (Parkway) from and along a corridor from Dempsey Mayo Road north of Dove Lake then northeasterly to a proposed intersection of I-10 and then northerly to the northwest corner of the Development (Exhibit "A") to Centerville Road as shown on Exhibit "B". Right-of-way width shall be based upon the typical cross-section #3 Capital Parkway as shown on Exhibit "C". Owners' obligation to dedicate said Parkway right-of-way shall

cease on January 1, 1998, if, by said date, continuous on-site construction of the Parkway has not begun. City shall be entitled to a three (3) year extension until January 1, 2001, provided it requests said extension in writing to Owners on or before January 1, 1997. Further, City agrees that Owners shall be provided the following Parkway access and right to approve the location of

- a) a single Interchange south of I-10 located between Miccosukee Road and I-10 as depicted in Exhibit B; said Interchange shall be designed to provide direct access to Owners' property from a connector road;
- b) a minimum of two (2) bridges with dimensions of no less than 40' width and 14' in height located south of I-10; and
- c) three (3) at grade interchanges north of I-10.

City and Owners agree that Owners shall be entitled to access to Miccosukee Road south of I-10 at two points; one at Arendahl Way and one at Edenfield Road. Owners will provide right-of-way for the easterly extension of Shamrock South from Centerville Road to the east of the intersection of Interstate 10 with U.S. 90 (Mahan Road). The final siting of the right-of-way shall be agreeable to both City and Owners. Right-of-way width shall be based upon estimated traffic generation from the development; however, in no event shall the right-of-way be less than 100 feet nor shall it exceed 150 feet. The cost of construction shall be borne by whichever party (i.e. City or

Owners) requires it be constructed first. The surface water retention/treatment facilities constructed by Owners as a part of the roadway improvements shall be dedicated to the local government having jurisdiction, which local government shall be responsible for the ownership, maintenance, and management of these facilities.

5. Trees: Trees will be planted in accordance with City policy as amended from time to time within the road rights-of-way. Planting the trees will be the obligation of the ultimate home builder. The trees must be planted before a certificate of occupancy is issued.

6. Stormwater and Recreational Facilities: Stormwater management systems used for recreational purposes shall be owned and managed by a Homeowners' Association. The City/County will be granted easements and the perpetual right to discharge stormwater from the publicly owned streets and facilities within the Development to the stormwater management system used for recreational purposes. However, stormwater shall be treated in conformance with state water quality standards (e.g. Chapters 17-3 and 17-25, F.A.C.) prior to discharge to this stormwater management system. All stormwater management systems not used for recreational purposes shall be dedicated to the City/County. Lands utilized for stormwater management systems shall be credited toward the open space, preservation and conservation requirements in the local comprehensive plan.

7. Annexation: Owners have executed and filed with the City irrevocable Petitions for Voluntary Annexation of the Development shown in Exhibit "A" to this Agreement. The obligations of City and Owners as set forth herein shall be contingent upon the successful annexation of at least that portion of the Development depicted as Phase I on Exhibit "D".

8. Easements: Owners shall provide to City at no expense to City and upon request by City, all easements within the Development as are necessary for sewer, water, electricity and City's care and maintenance of public facilities as provided for in paragraph 11 below. The location of such easements shall be mutually agreed upon by City and Owners and shall not interfere with the buildable area of residential lots.

9. Rebates and Acceptance of Dedicated Improvements: City shall, within 90 days of acceptance of facilities by the City, establish a refunding account to reimburse Owners in accordance with the provisions of Section 25-139 and 25-141 of the Code of the City of Tallahassee for the installation of on-site water lines, on-site sewer lines and any other sewer lines or facilities required by City and paid for by Owners. These reimbursement provisions shall continue in effect if Section 25-139 and 25-141 cited above are repealed and shall expire only in accordance with the provisions in Paragraph 14 of this Agreement.

10. Assignability: This Agreement shall be binding upon Owners and City, their successors or assigns. As to Owners, this Agreement, including all benefits and obligations contained

herein, may be assigned in whole or in part, provided that such assignment is made in writing, approved as to form by the City and filed with the City Treasurer-Clerk.

11. Public Facility Sites: Owners, at no cost to City, shall deed to the City fee simple title to a site approximately eighty (80) acres in size, thirty (30) of which shall constitute a buffer zone, the design of which shall be mutually agreed upon by City and Owners. This site shall be used only for a wastewater treatment facility and elevated water storage tank and for no other purpose including but not limited to, the on-site disposal of effluent except by DER approved deep well injection or rapid infiltration basin technologies. There shall be no on-site application of sludge and no on-site spray irrigation of effluent. If rapid infiltration is utilized, it shall be for no more than one (1) million gallons per day and shall cease operation when this site is connected by sewerage transmission lines to another disposal site. Should this site be used for any purpose other than described above, it shall revert to Owners. Owners consent to examine the feasibility of effluent reuse for irrigation purposes on any golf course development within the Development. The 80-acre site shall be located west of the proposed Parkway and contiguous to the southern boundary of I-10, the configuration of which shall be mutually agreed upon by City and Owners. Owners further agree to provide one two (2) acre site for fire protection provided City is unable to co-locate such service on lands provided for water utilities pursuant to

Section 1 of this Agreement. City agrees that on-site construction of the wastewater treatment plant will commence not sooner than January 1, 1997.

12. Letter of Agreement: In addition to this Agreement, the parties will enter into a Letter of Agreement in a standard form used by the City for installation of improvements and payment of rebates for those improvements. The Letter of Agreement is supplemental and subordinate to this Urban Services-Development Agreement; if any conflict exists between the Letter of Agreement and this Agreement, then this Agreement shall control.

13. Owners' Contribution: City shall credit toward any impact fee or exaction imposed by local ordinance upon any land within the Development, any Owner 1) contribution of land for a public facility; or 2) construction, expansion, or payment for land acquisition; or 3) construction or expansion of a public facility, or a portion thereof. The intent of this paragraph is that Owners shall be entitled to the credits and contributions described herein to the extent not prohibited by the current City Code. City agrees that future changes to the City Code notwithstanding, this paragraph shall continue to be interpreted according to the City Code as it exists on the date of execution of this Agreement, and shall remain in effect for the duration of this Agreement according to the terms of paragraph 14. In providing Owners credit for contributions described above, the value of all Owners contributions made pursuant to this Agreement

shall be established by MAI appraisal at the time of donation. The selection of the appraiser shall be mutually agreed upon by City and Owners. The value of the contributions shall constitute a "bank" upon which Owners, at their discretion, may draw in lieu of and in payment of impact fees or exactions imposed by local ordinance. In recognition of Owners reservation of Parkway right-of-way pursuant to paragraph 4 of this Agreement, City agrees that ten per cent (10%) of the present value of said right-of-way shall immediately be credited to and irrevocably vest with the "bank" described above to be applied by Owners as described above. If the additional three year option pertaining to reservation of Parkway right-of-way is exercised by City as described in paragraph 4 above, Owners shall be entitled to an additional 5% credit to be applied to the "bank." Said additional 5% credit shall be established by mutually agreed upon MAI appraisal and immediately and irrevocably vest on January 1, 1998.


14. Terms: This Agreement shall become effective upon execution and shall run for a period of 30 years, said time period to commence upon Owners' receipt of all City approvals necessary to commence development. The provisions of this paragraph shall be tolled for and during the duration of any development moratorium or similar prohibition on the commencement or completion of development.

15. Miscellaneous: The term "continuous," as used in this Agreement shall mean no lapse in construction activity for a period of six (6) months or more; any lapse in construction activity of more than six (6) months shall not be considered continuous.

EXECUTED by City and Owners as indicated by their
signatures.

ATTEST:

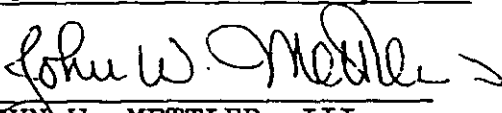
CITY OF TALLAHASSEE

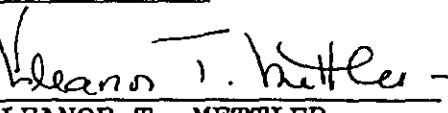
By: 
ROBERT B. INZER
City Treasurer-Clerk

By: 
MAYOR
City of Tallahassee

DIRECTORS OF POWERHOUSE, INC.

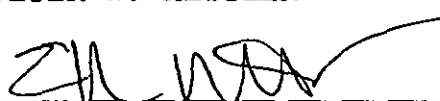
PROPERTY OWNERS

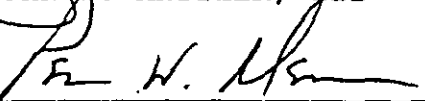
By: 
JOHN W. METTLER, III
CEO and Vice President

By: 
ELEANOR T. METTLER

By: 
PETER W. METTLER

By: 
JOHN W. METTLER, III

By: 
ELLEN METTLER

By: 
PETER W. METTLER

By: 
ELEANOR T. METTLER

By: 
ELLEN METTLER

By: 
WILLIAM E. STARK

By: 
LOUISE M. DAVENPORT

By: 
LOUISE M. DAVENPORT

By: 
CHRISTOPHER F. DAVENPORT

By: 
CHRISTOPHER F. DAVENPORT
President and Chief Operating Officer

PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN W. METTLER, JR.

By: 
THOMAS A. BARRON

EXHIBIT 'A'
WELAUNEE PLANTATION

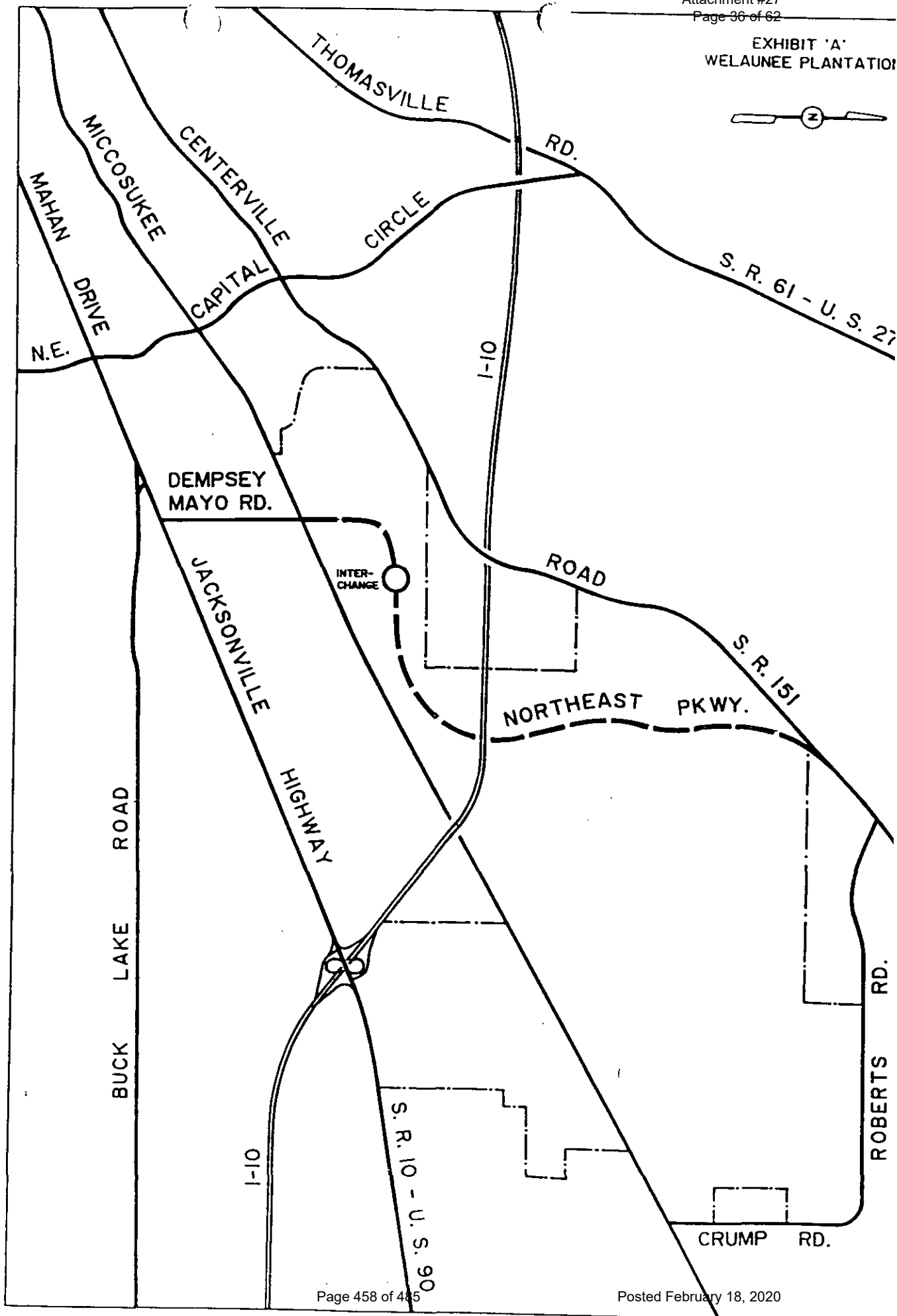
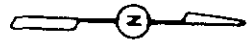


EXHIBIT 'B'
ON-SITE N. E. PARKWAY

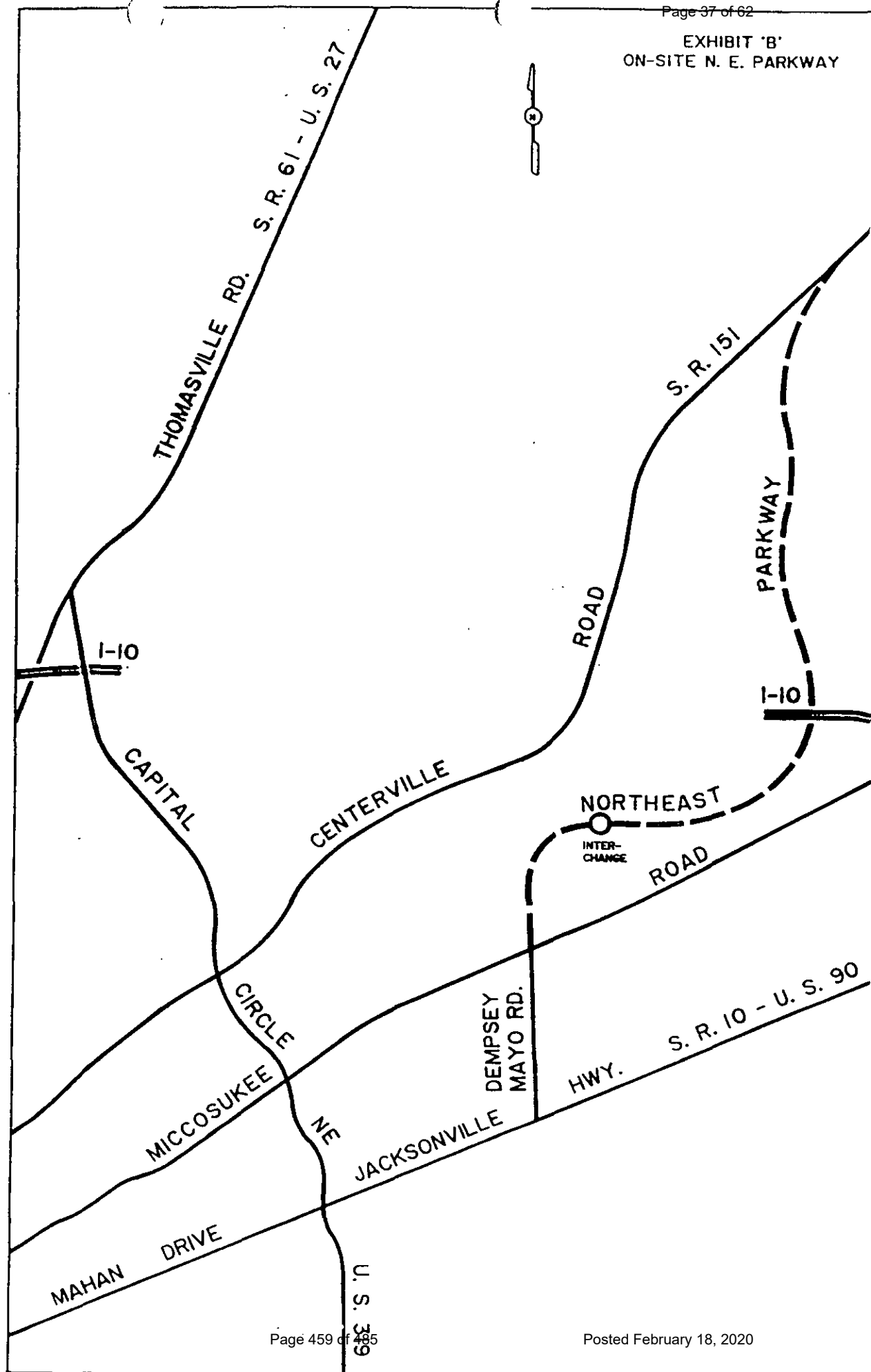
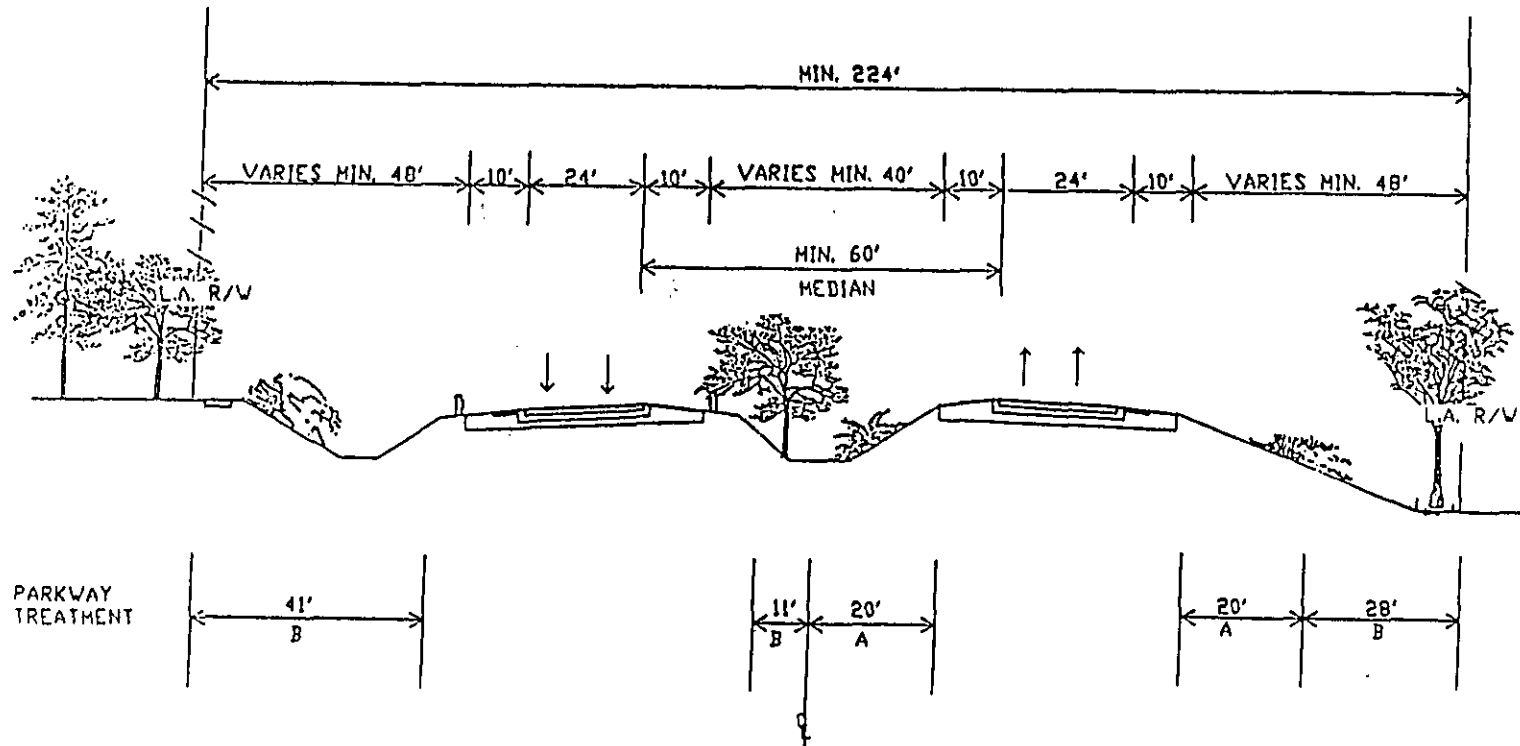


EXHIBIT "C"
PARKWAY CROSS SECTION



NOTES:

ZONE A: SMALL TREES AND SHRUBS,
(LESS THAN 4" DIA.) PERMITTED.

ZONE B: LARGE AND SMALL TREES PERMITTED.

LT. AND RT. ROADWAYS ARE SHOWN WITH AND WITHOUT
GUARDRAIL, RESPECTIVELY, TO ILLUSTRATE LANDSCAPING
ZONES FOR BOTH ALTERNATIVES.

EXHIBIT "C"

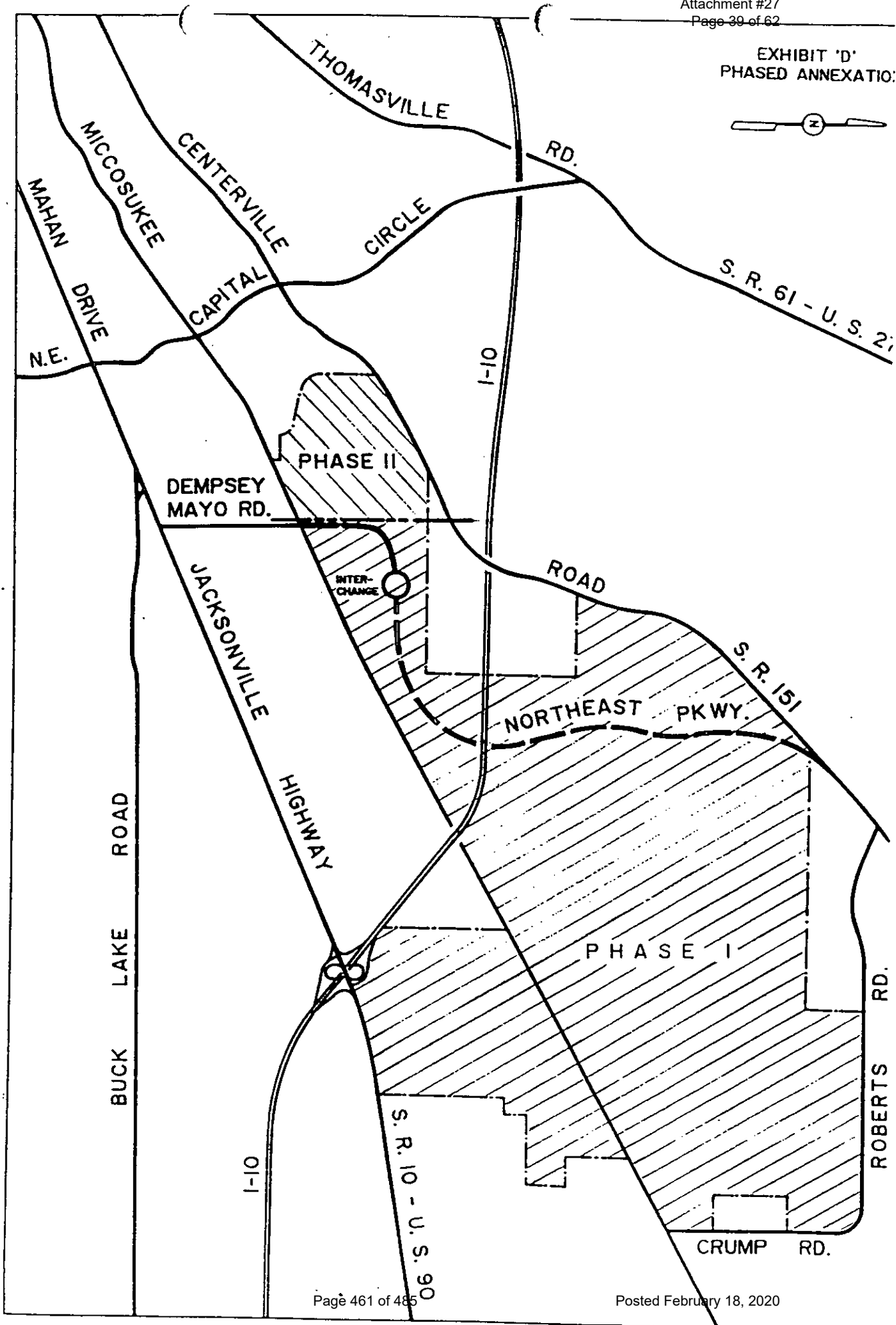
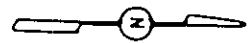
CAPITAL PARKWAY
PROJECT DEVELOPMENT &
ENVIRONMENTAL STUDY

TYPICAL CROSS SECTION #3

DESIGN SPEED = 60 mph
(DESIRABLE SECTION)
(NTS)

EXHIBIT
9

EXHIBIT 'D'
PHASED ANNEXATION



**AMENDED AND RESTATED URBAN
SERVICES-DEVELOPMENT AGREEMENT**

THIS AMENDED AND RESTATED Urban Services-Development Agreement is entered into on this 2nd day of February, 2006, by and between the CITY OF TALLAHASSEE, a Florida municipal corporation (hereinafter referred to as "City"); and POWERHOUSE, INC., a Florida corporation; CHRISTOPHER F. DAVENPORT; LOUISE M. DAVENPORT; and ELLEN METTLER (collectively, hereinafter referred to as "Owners").

W I T N E S S E T H:

WHEREAS, Owners proposed the phased development of property ("the Development") shown on Exhibit "A" to this Agreement to be known as "Welaunee", and

WHEREAS, Owners are desirous of facilitating development on portions of Welaunee through implementation, by themselves or others, of a comprehensive development plan approved by local government and consistent with City's Comprehensive Plan, including the Welaunee Critical Area Plan, and the provisions of Florida Statutes Chapter 163, Part 2, the Growth Management Act; and

WHEREAS, Owners and City are desirous of ensuring that public facilities are available to ensure the best available protection of the ground and surface waters in the Development as well as the drainage basin; and

WHEREAS, Owners are desirous of securing the delivery of municipal services to the Development; and

WHEREAS, the City has the need for certain road rights-of-way and other public facilities and has the authority to condemn land beyond city limits for said purposes; and

WHEREAS, Owners are willing to make a significant donation of properties for the purpose of providing needed public facilities and major transportation improvements; and

WHEREAS, City is capable of providing such municipal services to the Development and is desirous of acquiring for the use of the public, the property donations for public facilities referenced below; and

WHEREAS, on April 15, 1990, City and Owners entered into this Urban Services-Development Agreement ("Agreement") to address the issues set forth above; and

WHEREAS, certain signatories to the Agreement as "Owners" are deceased (Eleanor Mettler); no longer have a legal existence (the Estate of John W. Mettler, Jr.); or no longer have an estate or interest in the real property encompassed by the terms of the Agreement (John W. Mettler III and Peter W. Mettler); and

WHEREAS, the Owners' obligation under the Agreement, as executed in 1990, to reserve for future dedication the right-of-way for the proposed Northeast Capital Parkway expired on January 1, 2001, and is no longer of any legal effect; and

WHEREAS, the Tallahassee-Leon County Metropolitan Planning Organization ("MPO") eliminated the Northeast Capital Parkway from its long-range transportation plans and instead proposed establishment of a thoroughfare to be named Welaunee Boulevard, to traverse portions of Welaunee and to include an interchange with Interstate Highway 10 ("I-10"); and

WHEREAS, on September 26, 1996, City; Powerhouse; Leon County; and Holy Comforter Episcopal Church and Day School entered into that certain Planning Agreement ("Planning Agreement") by which Powerhouse exercised the "advance

development option" for the Welaunee Critical Planning Area pursuant to Land Use Goal 6 of the Tallahassee-Leon County Comprehensive Plan and its supporting objectives and policies, and the parties to said Planning Agreement further agreed to the initiation of certain limited development on a portion of Welaunee; and

WHEREAS, on March 24, 1997, City; Powerhouse; Leon County; and Holy Comforter Episcopal Church and Day School entered into that certain First Amendment to Planning Agreement ("First Amendment to Planning Agreement") by which certain modifications were made to terms and conditions of the Planning Agreement; and

WHEREAS, Owners have conveyed to City two electric substation sites, not exceeding 10 acres in all, and a water well and water storage tank site, both as required by the Agreement as executed in 1990; and

WHEREAS, Owners initiated in 2000 and completed in 2002, at their sole expense and direction, in consultation with a broad-based Community Advisory Group, all required studies for a critical area plan for portions of Welaunee consistent with Policy LU 6.2.2 of the Tallahassee-Leon County Comprehensive Plan; and

WHEREAS, the City Commission and the Board of County Commissioners of Leon County, on April 9, 2002, adopted the Welaunee Critical Area Plan as Land Use Goal 13 of the Tallahassee-Leon County Comprehensive Plan, effective December 10, 2002, to establish allowed uses, densities and intensities of use and development controls for portions of Welaunee; and

WHEREAS, on February 2nd, 2006, Powerhouse sold and City purchased approximately 428 acres in an area of Welaunee bounded by I-10, Miccosukee Road,

Centerville Road and Fleischman Road ("City Property"), and commonly known as the Toe, and

WHEREAS, Owners and City have agreed on other matters concerning eventual development of portions of Welaunee, including but not limited to alignment and certain design characteristics for portions of Welaunee Boulevard; and

WHEREAS, City and Owners desire to revise and update certain terms of the Agreement to reflect these transactions and changed circumstances.

NOW, THEREFORE, the parties hereby agree as follows:

1. Water Utilities: Within one (1) year after Owners have notified City in writing, City will make potable water available to the boundary of the Development in sufficient capacity to serve the projected needs of the Development. However, in no case shall City be required to provide potable water to Owners prior to October 1, 1992. In providing said written notice, Owners shall provide a water master plan specifying the anticipated demand for the initial requested phase, and to the extent feasible, projected demand and phases for the total Development. Owners shall be responsible for the initial expense of installation of water lines within the Development, which expense shall be eligible for reimbursement to Owners as provided for in Paragraph 9 below. Owners may connect into the City water mains at the property boundary for no additional charge. The location of water wells and elevated storage tanks sites shall be mutually agreed upon by Owners and City and donated sites shall not exceed a total of 10 acres.

2. Sanitary Sewer: Within one (1) year after Owners have notified City in writing, City shall, at its expense, provide off-site sanitary sewer lines to the boundary of the Development with sufficient capacity to service the Development. However, in no

case shall City be required to provide sanitary sewer to Owners prior to April 1, 1993. In providing said written notice, Owners shall provide a wastewater master plan specifying the anticipated demand for the initial requested phase, and to the extent feasible, projected demand and phases for the total development.

Owners shall, at their initial expense, which expense shall be eligible for reimbursement as provided for in Paragraph 9 below, install all on-site sewer lines within the portion of the Development as shown on Exhibit "A", except on the City Property.

All "pump station" or "lift station" sites will be donated by Owners except on the City Property. Owners shall construct a "pump station" or "lift station" on such sites and refund or rebate of the costs to Owners by City shall be in accordance with Paragraph 9 below. No connection fee will be charged to Owners for extension of the sanitary sewer system.

Any time prior to April 1, 1993, or if at any time during development a sewer tap moratorium shall halt any further use of the sewer facilities, City agrees that Owners may, to the extent allowed by State law and the Comprehensive Plan, use septic tanks in place of the sewer system, except on the City Property.

3. Underground Electric: City shall provide electric service throughout the entire Development. All electric distribution service provided by City shall be underground and at the expense of City. Installation of electrical service shall be coordinated with Owners so as to minimize any disruption to Owners' schedule for completion of services to the Development.

4. On-Site Roadway Improvements: The on-site roadway improvements within the Development shall be made by Owners at their cost, except on the City Property, and in compliance with City standard specifications. All streets and sidewalks within the Development designated by Owners as public shall be dedicated to and accepted by City as public streets and sidewalks. All required new sidewalks on public streets shall be paid for by City.

City and Owners agree that Owners shall be entitled to access to Miccosukee Road south of I-10 at Arendell Way, Edenfield Road and Dempsey Mayo Road. Roads at these locations shall be located within existing road access easements across the Miccosukee Canopy Road Greenway and shall have no more than two through travel lanes. Owners shall reserve for future dedication the right-of-way for the easterly extension of Shamrock South from Centerville Road to the east of the intersection of Interstate 10 with U.S. 90 (Mahan Drive). The final right-of-way alignment shall be agreeable to both City and Owners. Right-of-way width shall be based upon estimated traffic generation from the development; however, in no event shall the right-of-way be less than 100 feet nor shall it exceed 150 feet. The cost of construction shall be borne by whichever party (i.e. City or Owners) requires it be constructed first; provided, however, that either Owners or City may elect to construct a phase of the Shamrock South extension on a mutually agreed alignment and length without incurring the obligation to pay for construction of the extension on its entire length from Centerville Road to U.S. 90. The surface water/stormwater management facilities constructed by Owners as a part of roadway improvements shall be, upon approval and acceptance of the facility, dedicated to the local government having jurisdiction, which local

government shall be responsible for the ownership, maintenance, and management of these facilities, or to one or more community development districts, at the Owners' option, except on the City Property.

5. Trees: Trees will be planted in accordance with City policy as amended from time to time within the road rights-of-way. Planting the trees will be the obligation of the ultimate home builder. The trees must be planted before a certificate of occupancy is issued.

6. Stormwater and Recreational Facilities: Stormwater management systems used for recreational purposes shall be owned and managed by one or more community development districts, except on the City Property. The City/County will be granted easements and the perpetual right to discharge stormwater from the publicly owned streets and facilities within the Development to the stormwater management system used for recreational purposes. However, stormwater shall be treated in conformance with the City's Land Development Code and state water quality standards (e.g. Chapters 17-3 and 62-25, F.A.C.) prior to discharge to this stormwater management system. All stormwater management systems not used for recreational purposes shall be dedicated to the City/County or one or more community development districts, at the Owners' option, except on the City Property. Lands utilized for stormwater management systems shall be credited toward the open space, preservation and conservation requirements in the local comprehensive plan.

7. Annexation: Owners have executed and filed with the City irrevocable Petitions for Voluntary Annexation of the Development shown in Exhibit "A" of this Agreement. The City hereby acknowledges that the portion of the Development

depicted as Phase I on Exhibit "D" has been successfully annexed, and that therefore the City and Owners are each entitled to their respective benefits, and each are bound to perform their respective obligations, under this Agreement.

8. Easements: Owners shall provide to City at no expense to City and upon request by City, all easements within the Development, except on the City Property, as are necessary for sewer, water, electricity, stormwater, and City's care and maintenance of public facilities as provided for in paragraph 11 below. The location of such easements shall be mutually agreed upon by City and Owners and shall not interfere with the buildable area of residential lots.

9. Rebates and Acceptance of Dedicated Improvements: City shall, within 90 days of acceptance of facilities by the City, establish a refunding account to reimburse Owners in accordance with the provisions of Sections 21-86 through 21-91 and Section 21-93, Tallahassee General Code of Ordinances (formerly Sections 25-139 and 25-141 of the Code of the City of Tallahassee) for the installation of on-site water lines, on-site sewer lines and any other sewer lines or facilities required by City and paid for by Owners. These reimbursement provisions shall continue in effect if Sections 21-86 through 21-91 and Section 21-93 (formerly Sections 25-139 and 25-141) cited above are repealed and shall expire only in accordance with the provisions in Paragraph 4 of this Agreement.

10. Welaunee Boulevard. The following provisions shall apply with respect to Welaunee Boulevard as addressed in the adopted Welaunee Critical Area Plan and in the 2020 Long-Range Transportation Plan update:

- a) Owners and City shall reserve for future dedication, on portions of the property which they respectively own, right-of-way for a thoroughfare which shall be named Welaunee Boulevard, in a corridor from the intersection of Fleischmann Road and Welaunee Boulevard in the Southern Corridor alignment, to north of Dove Pond, and then to an interchange with I-10, as depicted on Exhibit "B", which is attached hereto and incorporated herein. The reserved right-of-way shall be 120 feet wide with a 94-foot-wide right-of-way for segments in planned town or neighborhood centers, with a speed limit of 35 mph consistent with a walkable mixed-use town center. The final right-of-way alignment for Welaunee Boulevard south of I-10 shall be mutually agreed by City and Owners. Right-of-way shall be dedicated in conjunction with development.
- b) Welaunee Boulevard shall be designed and constructed as a "town-and-country" road consistent with Policy LU 13.1.4 of the Tallahassee-Leon County Comprehensive Plan. Right-of-way widths may vary and shall be based upon the typical cross-sections in Composite Exhibit "C", attached hereto and incorporated herein. Right-of-way width may exceed 200 feet in low-density areas only with approval of Owners and if necessary to provide an "eyebrow" road or to accommodate a split-section profile to minimize environmental impacts.
- c) City and Owners agree to dedicate, from their respective landholdings, the land necessary for an I-10 interchange with Welaunee Boulevard as approved by the Federal Highway Administration and Florida Department

of Transportation, not to exceed 9 acres on each side of I-10. City agrees to apply for and diligently seek approval from all agencies with jurisdiction for an interchange designed and constructed consistent with Policy LU 13.1.4 of the Tallahassee-Leon County Comprehensive Plan.

- d) Owners' obligation to reserve right-of-way for the I-10 interchange shall expire 10 years from the effective date of this Agreement as amended and restated, if actual and continuous construction of the interchange has not begun by that date.

11. Public Facility Sites: Dove Pond shall be incorporated into a regional stormwater management system to provide flood protection for downstream property owners as provided in the Welaunee Critical Area Plan and consistent with all applicable regulatory requirements. Owners shall, contemporaneous with issuance of a final local development order which establishes and allocates build-out stormwater capacity for that area of Welaunee bounded by I-10, Miccosukee Road, Centerville Road and Fleischman Road (the Toe), make available the necessary land or rights of use, at no cost to the public, for Dove Pond to be incorporated into a regional stormwater management system for storage of treated stormwater to an expected elevation of approximately 100 feet NGVD. As provided by Policy LU 13.1.5(3), Owners' obligation to grant this land or rights of use shall be contingent upon: (a) approval by the local government with jurisdiction of a regional stormwater management plan for the Tri-Basin Study Area; (b) approval of public funding in an adopted local government budget(s) for stormwater management facilities to implement the regional plan; and (c) approval by the City and Leon County of interbasin transfers necessary to

implement the regional plan. Owners shall not be obligated to grant the land or rights of use to accommodate stormwater from any portion of the Toe outside the Welaunee Closed Basin, or for any lands within the Welaunee Closed Basin where stormwater requirements will be met on-site and without utilization of Dove Pond.

12. Letter of Agreement: In addition to this Agreement, the parties will enter into a Letter of Agreement in a standard form used by the City for installation of improvements and payment of rebates for those improvements. The Letter of Agreement is supplemental and subordinate to this Urban Services-Development Agreement; if any conflict exists between the Letter of Agreement and this Agreement, then this Agreement shall control.

13. Owners' Contribution: City shall credit toward any impact fee or exaction imposed by local ordinance upon any land within the Development, any Owner 1) contribution of land for a public facility; or 2) construction, expansion, or payment for land acquisition; or 3) construction or expansion of a public facility, or a portion thereof. The intent of this paragraph is that Owners shall be entitled to the credits and contributions described herein to the extent not prohibited by the current City Code. City agrees that future changes to the City Code notwithstanding, this paragraph shall continue to be interpreted according to the City Code as it exists on the date of execution of this Agreement, and shall remain in effect for the duration of this Agreement according to the terms of paragraph 14. In providing Owners credit for contributions described above, the value of all Owners contributions made pursuant to this Agreement shall be established by MAI appraisal at the time of donation. The selection of the appraiser shall be mutually agreed upon by City and Owners. The

value of the contributions shall constitute a "bank" upon which Owners, at their discretion, may draw in lieu of and in payment of impact fees or exactions imposed by local ordinance. City agrees that credits for the contribution of right-of-way for the Welaunee Boulevard extension may be used by Owners to defray off-site transportation concurrency obligations.

14. Term: This Agreement shall become effective upon execution and shall run for a period of 30 years, said time period to commence upon Owners' receipt of all City approvals necessary to commence development. The provisions of this paragraph shall be tolled for and during the duration of any development moratorium or similar prohibition on the commencement or completion of development.

15. Land Use Allocations and Limitations: Owners and City agree that in the area of Welaunee bounded by I-10, Miccosukee Road, Centerville Road and Fleischmann Road (the Toe), the parties' respective land use allocations under the adopted Welaunee Critical Area Plan shall be as follows: for Powerhouse, 1,283 residential units, 102,800 GSF of retail and 60,119 GSF of office and on the City Property, 1,429 residential units, 136,940 GSF of retail and 135,509 GSF of office. Until build-out of Owners' acreage in this area but not more than eight years from commencement of actual physical development or more than 12 years from February _____, 2006, whichever shall occur first, the City Property may be used only for public, charitable and civic uses, including conservation, passive or active recreation, community services, stormwater management facilities, affordable housing and ancillary on-site uses and other uses which do not compete with uses on the Owners' acreage in this area. During this period, any other allowable uses expressly identified for this area

shall be subject to prior review and approval by Owner. Thereafter, the City Property may be used for any purpose allowed by the Welaunee Critical Area Plan, as it may be amended.

16. Shared Costs. City and Owners agree they will share costs for the required Natural Features Inventory (NFI) and Stormwater Facilities Master Plan (SFMP) in the area bounded by I-10, Miccosukee Road, Centerville Road and Fleischman Road on a pro rata basis, based on each party's respective acreage in this area. City and Owners each agree to pay its share for preparation and adoption of the NFI and SFMP upon request by the other party, and the parties acknowledge that the NFI and SFMP may be required to prepare a regional stormwater management plan pursuant to the adopted Welaunee Critical Area Plan. The NFI and SFMP studies shall be based on the adopted Welaunee Critical Area Plan and the land use allocations in Paragraph 15.

17. Acknowledgement: City hereby acknowledges that Owners are entitled to receive the following credits based on performance of certain obligations under this Agreement between its effective date and the effective date of this Agreement as amended and restated:

a) \$51,300 in credits against transportation-related impact fees, exactions or system charges for reservation for the Northeast Capital Parkway right-of-way through December 31, 1997; and

b) In lieu of engaging an MAI appraiser to appraise the value of the Northeast Capital Parkway right-of-way as of January 1, 1998, for purposes of the three-year extension through December 31, 2000, half the sum of \$51,300 (i.e., \$21,650

in credits against transportation-related impact fees, exactions or system charges for extension of the reservation for the Northeast Capital Parkway right-of-way from January 1, 1998, through December 31, 2000; and

c) \$44,000 in credits against water system fees, exactions or charges for dedication of a water well and water tank site on Fleischmann Road.

18. Planning Agreement: City and Owners agree that the terms and conditions of this Agreement shall not vary or affect the terms and conditions of either the Planning Agreement or the First Amendment to Planning Agreement.

19. No Unified Plan of Development: City and Owners agree this Agreement is not intended to be, and shall not constitute evidence of, a unified plan of development for purposes of section 380.0651(4), Fla Stat.

20. Miscellaneous: The following provisions shall also apply to this Agreement:

a) This Agreement shall be binding upon Owners and City, their successors or assigns. As to Owners, this Agreement, including all benefits and obligations contained herein, may be assigned in whole or in part, provided that such assignment is made in writing, approved as to form by the City and filed with the City Treasurer-Clerk.

b) The recitals set forth above are incorporated herein as a material part of this Agreement and shall be construed as such.

c) This Agreement shall be governed by, construed under and enforced in accordance with Florida law.

d). Paragraph headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of the terms and conditions of either agreement.

e) This Agreement may be executed in multiple counterparts, each constituting a duplicate original, but all such counterparts constituting one and the same agreement.

f) Without limiting the rights and obligations set forth in this Agreement, City and Owners declare their intention to cooperate with each other in effectuating the terms of this Agreement, and to coordinate performance of their respective obligations.

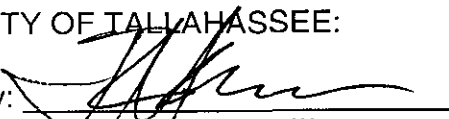
g) Any required notices or reports shall be sent to the following:

For City: City Attorney
City Hall, Second Floor
300 South Adams Street
Tallahassee, FL 32301

For Owners: Christopher F. Davenport
c/o Powerhouse, Inc.
3000 Welaunee Road
Tallahassee, FL 32309

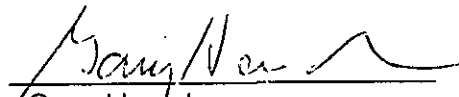
EXECUTED by the City and Owners as indicated by their signatures:

CITY OF TALLAHASSEE:

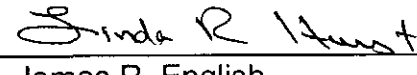
By: 
John R. Marks, III
Mayor

Date: 2/1/06


ATTEST:

By: 
Gary Herndon
City Treasurer-Clerk

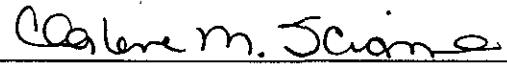
APPROVED AS TO FORM:

By: 
James R. English
City Attorney

POWERHOUSE, INC.:

By: 
Christopher F. Davenport
Its President

Date: FEBRUARY 2, 2006


Witness

Charlene M. Sciame

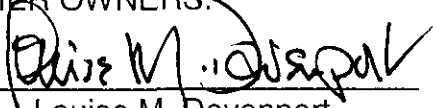
Printed Name of Witness

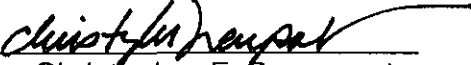

Witness

Russell D. Gautier

Printed Name of Witness

OTHER OWNERS:

By: 
Louise M. Davenport

By: 
Christopher F. Davenport

By: 
Ellen Mettler

This document prepared by:

David L. Powell
Hopping Green & Sams
Post Office Box 6526
Tallahassee, FL 32314
Tel: (850) 425-2222
Fax: (850) 224-8551

FIRST AMENDMENT TO THE
AMENDED AND RESTATED URBAN SERVICES-DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO THE Amended and Restated Urban Services-Development Agreement is entered into on this 16th day of ~~January~~ ^{February}, 2016, by and between the CITY OF TALLAHASSEE, a Florida municipal corporation (hereinafter referred to as "City"); and POWERHOUSE, INC., a Florida corporation; CHRISTOPHER F. DAVENPORT; LOUISE M. DAVENPORT; and THOMAS A. BARRON, as Trustee under The Maximilian Mettler Moore Trust u/a/d November 18, 2005 (collectively, hereinafter referred to as "Owners").

WITNESSETH:

WHEREAS, the parties entered into the Amended and Restated Urban Services-Development Agreement (hereinafter referred to as "Agreement") on February 2, 2006; and

WHEREAS, in paragraph 10c of the Agreement, the parties agree to dedicate, from their respective landholdings, the land necessary for an I-10 interchange with Welaunee Boulevard, not to exceed 9 acres on each side of I-10; and

WHEREAS, also in paragraph 10c, the City agrees to apply for and diligently seek approval from all agencies with jurisdiction for an interchange designed and constructed consistent with Policy LU 13.1.4 of the Tallahassee-Leon County Comprehensive Plan (I-10 Interchange); and

WHEREAS, the Owners' obligation to reserve right-of-way for the I-10 interchange is set to expire on February 2, 2016, if actual and continuous construction of the interchange has not begun by that date; and

WHEREAS, the City has applied for and is diligently seeking approval from the agencies with jurisdiction for the I-10 Interchange; and

WHEREAS, it is apparent that construction on the I-10 Interchange will not begin before February 2, 2016, or that the final approval for the I-10 Interchange will be obtained before February 2, 2016; and

WHEREAS, the parties acknowledge the benefit of the I-10 Interchange to the entire community and the benefit of extending the expiration date for the Owners' and City's obligation to donate land on their respective properties needed for the I-10 Interchange; and

WHEREAS, the parties also acknowledge that 9 acres is insufficient for an interchange at the proposed location, and each is willing to dedicate up to 15 acres for the I-10 Interchange; and

WHEREAS, the parties additionally acknowledge that efforts for planning development of the Toe portion of the Welaunee property is essentially complete and that the time is ripe for planning development of the Arch portion of the Welaunee property; and

WHEREAS, the parties acknowledge the importance of comprehensively planning the development of the Arch and agree that the City should initiate an amendment to the Tallahassee-Leon County 2030 Comprehensive Plan to create a general land use plan as set forth below for the Arch to be implemented by future Planned Unit Development zoning districts; and

WHEREAS, this First Amendment to the Agreement is intended to extend the expiration date for the dedication of property for the I-10 Interchange and to increase the amount of acreage each party will dedicate to the I-10 Interchange.

NOW, THEREFORE, the parties hereby agree as follows:

1. The recitals above are incorporated herein as though set forth in their entirety.
2. Paragraph 10 of the Agreement shall be amended as follows:

10. Welaunee Boulevard. The following provisions shall apply with respect to Welaunee Boulevard as addressed in the adopted Welaunee Critical Area Plan and in the 2020 Long-Range Transportation plan update:

...

c) City and Owners agree to dedicate, from their respective landholdings, the land necessary for an I-10 interchange with Welaunee Boulevard as approved by the Federal Highway Administration and Florida Department of Transportation, not to exceed 15 acres on each side of I-10. City agrees to apply for and diligently seek approval from all agencies with jurisdiction for an interchange designed and constructed consistent with Policy LU 13.1.4 of the Tallahassee-Leon County Comprehensive Plan.

d) Owners' obligation to reserve right-of-way for the I-10 interchange shall expire 13 years from the effective date of this Agreement as amended and restated, if actual and continuous construction of the interchange has not begun by that date.

3. The Agreement shall be amended by adding the following as paragraph 20 and renumbering the existing paragraph 20 (Miscellaneous) as paragraph 21:

20. As part of the Cycle 2017-1 amendments to the Tallahassee-Leon County 2030 Comprehensive Plan ("Comprehensive Plan"), the City shall initiate an amendment to the Comprehensive Plan to create a general land use plan for the Arch to be implemented by future Planned Unit Development zoning districts. The general land use plan will be developed by the City's Planning Department, and will include a generalized transportation network, allowable densities and intensities, and other relevant criteria to be determined by the parties. A request to include all of the Welaunee Property within

the City limits (plus the contraction area approved in City's Ordinance No. 11-O-25) in the Urban Service Area boundary will be included in the Comprehensive Plan amendment request. The parties shall agree on the amendment application prior to its submittal.

4. In all other respects, the Agreement shall remain unchanged except as amended by that certain Canopy Development Agreement recorded in the public records of Leon County in Book 4224, beginning at Page 194.

APPROVED by the City Commission on the 27th day of January, 2016.

EXECUTED by the City and Owners as indicated by their signatures:

CITY OF TALLAHASSEE:

By: Andrew D. Gillum
Andrew D. Gillum
Mayor

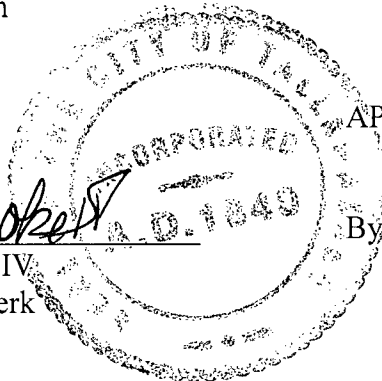
Date: 2/8/2016

ATTEST:

APPROVED AS TO FORM:

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

By: Lewis E. Shelley
Lewis E. Shelley
City Attorney



POWERHOUSE, INC.:

By: Christopher F. Davenport
Christopher F. Davenport
Its President

Date: 1/29/16

Witness
Joseph Langford

Printed Name of Witness
Joseph Langford

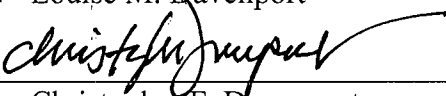
Witness
Debi Collins

Printed Name of Witness
Debi Collins

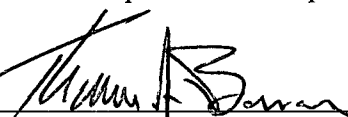
OTHER OWNERS:

By: 
Louise M. Davenport

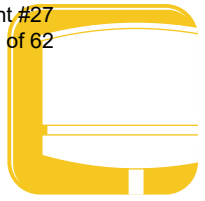
Date: 1/29/16

By: 
Christopher F. Davenport

Date: 1/29/16

By: 
Thomas A. Barron, as Trustee
under The Maximilian Mettler
Moore Trust u/a/d November 18, 2005

Date: 1/29/16



Northeast Gateway Welaunee Critical Area Plan Regional Infrastructure

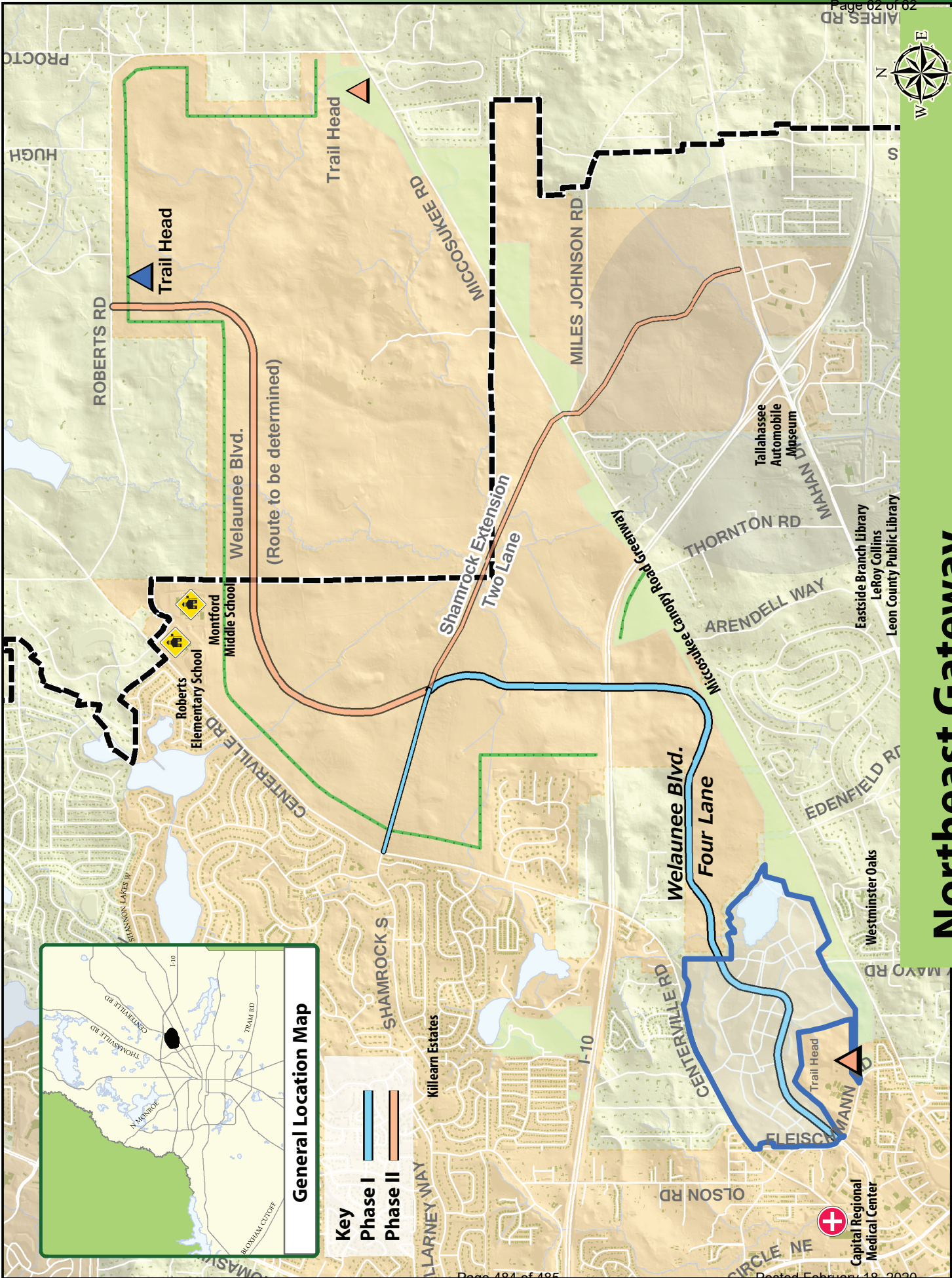


Project Highlights

- Creates a gateway for northeast Leon County that is split into two project phases.
- Phase 1 project elements include:
 - Creates a regional road to support a new I-10 interchange
 - Constructs four lane Welaunee Boulevard South (Fleischmann Road to I-10) and North (I-10 to Shamrock Way)
 - Extends two lane Shamrock Way (Centerville Road to Welaunee Boulevard)
 - Creation of the 8.4 mile Welaunee Greenway, with a footbridge across I-10 to connect to the Miccosukee Greenway, creating a 17-mile trail loop
- Phase 2 project elements may occur once transportation connections north of Roberts Road have been identified and funded consistent with the County and City interlocal agreement. Phase 2 project elements include:
 - Extends four lane Welaunee Boulevard North (Shamrock Way to Roberts Road)
 - Extends two lane Shamrock Way (Welaunee Boulevard to Mahan Drive)
 - Adds four additional trailheads on Miccosukee Greenway
- Estimated Cost: Phase 1 - \$47.3 million; Phase 2 - \$30.7 million

The Northeast Gateway includes major infrastructure within the entire 7,000-acre Welaunee Critical Planning Area. Building region-serving roads to support a new I-10 interchange will provide leverage to attract interchange funding from other sources. The I-10 interchange, Welaunee Boulevard and other region-serving roads may take pressure off the scenic and protected Miccosukee and Centerville canopy roads, and potentially avoid costs for upgrades at the Thomasville Road and U.S. 90 I-10 interchanges. Except for a portion of the Welaunee Greenway, all potential development spurred by these road improvements will be located inside the Urban Services Area on lands planned for urban development since 1990.

Posted February 18, 2020



Northeast Gateway



- Key**
- Phase I
 - Phase II

Citizens Comments

TMA 2020 012

Welaunee Arch

Received as of February 11, 2020

**No citizen comments have been
received for this proposed amendment**

***Note: Comments received for TTA 2020 013 Welaunee Critical
Area Plan and Urban Services Area may be relevant***