

1 **WHEREAS**, the Board of County Commissioners of Leon County wishes to provide
2 enhanced safeguards and levels of review for commercial activities proposed in the rural zoning
3 district to ensure consistency with the intent of the category; and

4 **WHEREAS**, the Board wishes to provide additional criteria, guidelines and design
5 standards concerning the development of retail uses, including gasoline service stations, with or
6 without convenience stores, in the rural zoning district; and

7 **WHEREAS**, the Board wishes to disallow minor commercial uses on or near the
8 intersection of local and arterial roadways in the rural zoning district; and

9 **WHEREAS**, the Board of County Commissioners for Leon County believes that
10 additional safeguards, criteria, guidelines and design standards concerning the development of
11 retail or commercial uses in the rural zoning district are necessary to protect the health, safety
12 and welfare of the general public in the unincorporated area of Leon County; and

13 **WHEREAS**, the Board of County Commissioners of Leon County wishes to review and
14 consider the enactment of revisions to the Leon County Code of Laws to provide additional
15 safeguards, criteria, guidelines and design standards concerning the development of retail or
16 commercial uses in the rural zoning district; and

17 **WHEREAS**, the Board of County Commissioners of Leon County, hereby finds and
18 declares that it is necessary and required that a temporary moratorium be imposed on
19 applications for retail or commercial uses in the rural zoning district or the issuance of any
20 permits, development orders or site and development plan approvals for retail or commercial
21 uses in the rural zoning district from, and including, July 9, 2014 through October 25, 2014, to
22 allow sufficient time to review and consider the enactment of such additional regulations;

1 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
2 **LEON COUNTY, FLORIDA, that:**

3 **Section 1. Incorporation of Recitals.** The foregoing recitals constitute essential
4 findings of fact by the Board of County Commissioners and accordingly are hereby fully
5 incorporated into this Ordinance by reference.

6 **Section 2. Temporary Moratorium.** There is hereby enacted and imposed a temporary
7 moratorium on applications for retail or commercial uses in the rural zoning district or the
8 issuance of any permits, development orders or site and development plan approvals for retail or
9 commercial uses in the rural zoning district from, and including, July 9, 2014 through October
10 25, 2014, to allow sufficient time to review and consider the enactment of such additional
11 regulations safeguards, criteria, guidelines and design standards concerning the development of
12 retail or commercial uses in the rural zoning district in the unincorporated area of Leon County.
13 This moratorium does not apply to any applications for such retail or commercial uses which are
14 on file with Leon County and which application was complete on or before July 8, 2014. This
15 moratorium shall continue through 11:59 p.m., local time, on October 25, 2014.

16 **Section 3. Additional Findings.** The Board of County Commissioners of Leon County,
17 Florida, finds that this temporary moratorium is in the best interests of the citizens and residents
18 of Leon County and shall serve to protect the health, safety and welfare of said citizens and
19 residents to allow the necessary research and deliberative time for the consideration, and
20 potential enactment of, additional regulatory measures concerning the development of retail or
21 commercial uses in the rural zoning district of unincorporated Leon County.

22 **Section 4. Conflicts.** All ordinances or parts of ordinances in conflict with the
23 provisions of this Ordinance are hereby repealed to the extent of such conflict, as of the effective

1 date of this Ordinance, except to the extent of any conflicts with the Tallahassee-Leon County
2 Comprehensive Plan, as amended, which provisions shall prevail over any parts of this
3 Ordinance which are inconsistent, either in whole or in part, with the Comprehensive Plan.

4 **Section 5. Severability.** If any section, subsection, sentence, clause, phrase or portion of
5 this article is for any reason held invalid or unconstitutional by any court of competent
6 jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and
7 such holding shall not affect the validity of the remaining portions of this Ordinance.

8 **Section 6. Effective date.** This ordinance shall become effective upon receipt of official
9 acknowledgment from the Secretary of State that said ordinance has been duly filed, and shall
10 apply to all applications for site and development plans for retail or commercial uses in the rural
11 zoning district which were not complete or which were received after 12:01 a.m., local time, on
12 July 8, 2014.

13 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon
14 County, Florida, this 8th day of July, 2014.

15 LEON COUNTY, FLORIDA



16
17
18 BY: *Kristin Dozier*
19 KRISTIN DOZIER, CHAIRMAN
20 BOARD OF COUNTY COMMISSIONERS
21

22
23 ATTEST:
24 BOB INZER, CLERK OF THE COURT
25 AND COMPTROLLER
26 LEON COUNTY, FLORIDA

27
28 BY: *John Stott, Deputy Clerk*
29
30
31

1 APPROVED AS TO FORM:
2 LEON COUNTY ATTORNEY'S OFFICE

3
4
5 BY: 
6 HERBERT W.A. THIELE, ESQ.
7 COUNTY ATTORNEY