

# **WORKSHOP MATERIALS**

**CYCLE 2014-1**

## **COMPREHENSIVE PLAN AMENDMENTS**

Leon County Board of County Commissioners Workshop

Tuesday, February 11, 2014, 1:30PM

County Commission Chambers

DATE: January 30, 2014

TO: Members of the Board of County Commissioners

FROM: Megan Doherty, Transportation Planner

SUBJECT: Comprehensive Plan Amendment Cycle 2014-1 Workshop

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The Board of County Commissioners workshop for the 2014-1 Comprehensive Plan amendment cycle is scheduled for Tuesday, February 11th at 1:30 PM in the County Commission Chambers. The purpose of this workshop is to review and discuss the proposed amendments prior to the joint workshop with the City Commission on February 25th. The full schedule for the 2014-1 cycle is included below.

This electronic version of workshop materials includes the agenda, staff reports, and public comments received through January 30, 2014.

Attached for your consideration are:

- Workshop Agenda
- Staff Reports for each amendment
- Public Comments

Full 2014-1 Amendment Schedule:

- |                                                |                    |
|------------------------------------------------|--------------------|
| • Application Deadline                         | September 27, 2013 |
| • First Public Open House                      | November 14, 2013  |
| • Local Planning Agency Workshop               | January 16, 2014   |
| • Second Public Open House                     | January 16, 2014   |
| • Local Planning Agency Public Hearing         | February 4, 2014   |
| • County Commission Workshop                   | February 11, 2014  |
| • City Commission Workshop                     | February 19, 2014  |
| • Joint City-County Commission Workshop        | February 25, 2014  |
| • Joint City-County Transmittal Public Hearing | April 8, 2014      |
| • Joint City County Adoption Public Hearing    | May 27, 2014       |

If you have questions about any of this information or need additional materials, please do not hesitate to contact me at 891-6400.

# Workshop Agenda

February 11, 2014

**BOARD OF COUNTY COMMISSIONERS  
2014-1 WORKSHOP AGENDA  
FEBRUARY 11, 2014 1:30 PM  
County Commission Chambers, Leon County Courthouse, 301 S. Monroe Street**

- A. Introductory Comments by Staff**
- B. Public Comments**
- C. Review proposed Cycle 2014-1 Comprehensive Plan Amendments**

**Buena Vista Drive - (PCM140101)**

**Applicant:** *Arthur Jusko*

**Request:** “Urban Residential-2” to “Suburban” for one parcel totaling 0.57 acres. The parcel is located north of West Tennessee Street within the Mobility District and is adjacent to existing commercial uses fronting on West Tennessee Street. The applicant has requested this change to allow for the addition of a vehicle entrance/exit connecting to an adjacent property located at 1800 West Tennessee Street (AJ Sports Bar), also owned by the applicant. The applicant recently completed an addition to the property at 1800 West Tennessee Street which resulted in the elimination of a vehicle driveway. The applicant's intent is to improve the ease of vehicle traffic flow to and within the property located at 1800 West Tennessee Street.

**Preliminary Staff Recommendation:** Deny

**Governor’s Park Corners - (PCM140102)**

**Applicant:** *Tallahassee-Leon County Planning Department*

**Request:** “Urban Residential-2” to “Planned Development” on two parcels totaling 7.24 acres located at the intersection of Blair Stone Road and Governors Square Boulevard on the eastside. The existing Urban Residential-2 category allows a variety of housing types (up to 20 units per acre), but does not permit office and commercial development. The Planned Development future land use category is intended for a mixed of land uses, including residential, office, and commercial development. The subject site is part of Governor’s Park Corners, a 31-acre mixed use development established through a 163 Development Agreement. With regards to the subject parcels, the Development Agreement allows office and multi-family uses on the parcels. However, during the Comprehensive Plan Reform Project in 2007, the parcels were erroneously placed in the Urban Residential-2 land use category which does not allow some of the uses authorized in the Development Agreement. This amendment will correct the error by designating the parcels with the appropriate Planned Development future land use category.

**Preliminary Staff Recommendation:** Approve

**Capital Circle Northwest - (PCM140103)**

**Applicant:** *Board of County Commissioners*

**Request:** "Industrial" to "Suburban" on three parcels totaling 23.5 acres located at Capital Circle Northwest, between Tharpe Street and the Northwest Passage. Staff also recommends expanding the boundary of the proposed change to incorporate these parcels and one additional developed parcel to the south of the request that is currently designated as Industrial. Two of the parcels have been developed with structures not designed for industrial use (the Moose Lodge and a vacant retail building) and the rear of the third parcel is adjacent to Crescent Hills subdivision and condominiums. The fourth, staff recommended expansion parcel, is located in the City Limits and consists of a commercial park. The proposed Suburban category is more consistent with the existing development patterns, current uses, and expected future development demands. The property owners of the subject site have expressed an interest in this amendment to help expand economic opportunities and for the protection of their current uses.

**Preliminary Staff Recommendation:** Approve the amendment as expanded to include 1 additional parcel.

**DeSoto Park Drive - (PCM140104)**

**Applicant:** *Tallahassee-Leon County Planning Department*

**Request:** “Government Operational” to “Suburban” for two parcels totaling 1.27 acres; one property is owned by the Florida Transportation Builder’s Association, the other is owned by F. Alan Cummings and Joseph W. Lawrence. The properties are in a Historic Preservation Overlay, and will remain so. However, the existing Government Operational designation is not appropriate for these privately owned properties. The parcels are located south of Lafayette Street within the DeSoto Park Drive cul-de-sac, in close proximity to existing state-owned buildings and historical sites that will remain in the Government Operational designation. The owners of the parcels support the proposed amendment.

**Preliminary Staff Recommendation:** Approve

**North Meridian Street - (PCM140105)**

**Applicant:** *Tallahassee-Leon County Planning Department*

**Request:** “Government Operational” to “Neighborhood Boundary” for one parcel totaling 0.39 acres owned by Don Yaeger Properties, LLC. The property is within a Historic Preservation Overlay, and will remain so. However, the existing Government Operational designation is not appropriate for this privately owned property. The parcel is located north of the intersection of North Meridian Street and Miccosukee Road. The owner of this parcel supports the proposed amendment.

**Preliminary Staff Recommendation:** Approve

**Mission San Luis - (PCM140106)**

**Applicant:** *Tallahassee-Leon County Planning Department*

**Request:** “Residential Preservation, Recreation and Open Space, Suburban and University Transition” to “Government Operational” for the Mission San Luis site. The property is 63.35 acres and is owned by the state of Florida. The subject site is located north of West Tennessee Street and west of Ocala Road. The Florida Division of Historical Resources supports this amendment.

**Preliminary Staff Recommendation:** Approve

**Governor’s Mansion and the Grove - (PCM140107)**

**Applicant:** *Tallahassee-Leon County Planning Department*

**Request:** “Recreation and Open Space” to “Government Operational” totaling 10.19 acres; this amendment also requests to change the Future Land Use Map designations for the Governor’s Mansion from “Government Operational” and “Central Urban” to only “Government Operational” on two parcels totaling 2.76 acres. The total acreage for the properties is 12.95 acres. The properties are bordered by North Duval Street to the west, North Monroe to the east, West 3rd Avenue to the north, and East Brevard Street to the south. The properties are owned by the state of Florida. The Florida Division of Historical Resources and the Florida Division of Real Estate Development and Management support the proposed amendment.

**Preliminary Staff Recommendation:** Approve

**Northeast Park – (PCM140108)**

**Applicant:** *Board of County Commissioners*

**Request:** “Rural” to “Governmental Operational” on one parcel totaling approximately 100 acres. The parcel is located east of Thomasville Road/U.S. Highway 27 at the intersection of Proctor Road. This parcel was purchased by Leon County to create an active recreation park in an underserved area of the County.

**Preliminary Staff Recommendation:** Approve

**Lake Overstreet Addition - (PCMI40109)**

**Applicant:** *Board of County Commissioners*

**Request:** “Lake Protection” & “Residential Preservation” to “Recreation/Open Space” on three parcels totaling 858 acres. The parcel is located east of Meridian Road between Maclay and Miller Landing roads. These three parcels were purchased by the State of Florida to add to the existing Alfred B. Maclay Gardens State Park. The Florida Department of Environmental Protection supports the proposed amendment.

**Preliminary Staff Recommendation:** Approve

**Text - (PCT140110)**

WITHDRAWN BY APPLICANT

**Text- Changes to Suburban Category Per-Parcel Development Limitations-(PCT140111)**

**Applicant:** *City of Tallahassee Growth Management*

**Request:** Amend the Future Land Use Element to address the per-parcel development limitations within the Suburban future land use category. Current policies within the Suburban future land use category restrict large-scale developments and discourage parcel amalgamation due to the existing 200,000 square feet per parcel development limitation. Unintentionally, this limitation encourages the subdivision of parcels to accommodate large-scale developments and lengthens the development review process for applicants. Removing this limitation will improve local economic and development opportunities for parcels currently designated within the Suburban future land use category. The proposed text amendment will not affect environmental or concurrency requirements related to future development.

**Preliminary Staff Recommendation:** Approve

**Text- Lake Protection Minimum Lot Size - (PCT140112)**

**Applicant:** *Board of County Commissioners*

**Request:** This proposed policy amendment was recommended by the Planning Department and authorized by the Leon County Board of County Commissioners at a workshop on November 19, 2013. The amendment is intended to eliminate the ½-acre minimum lot requirement for cluster developments in the unincorporated areas of the Lake Protection future land use category where sewer facilities are available.

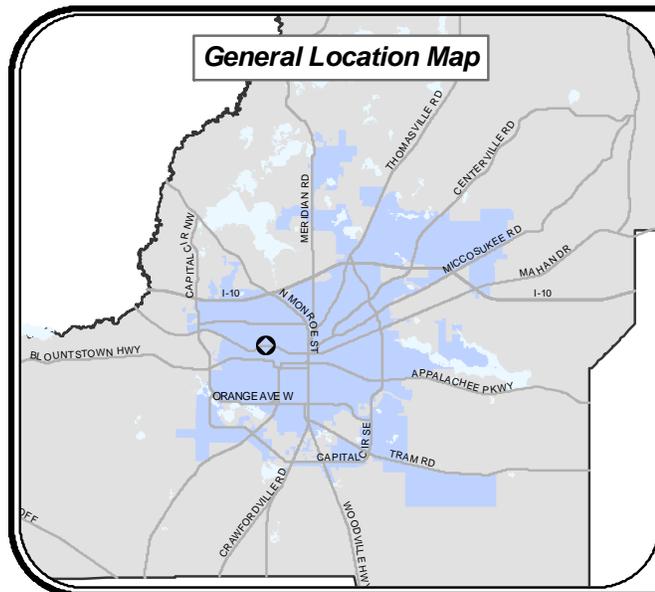
**Preliminary Staff Recommendation:** Approve

**D. Adjournment**

If you have a disability requiring accommodations, please contact the Tallahassee-Leon County Planning Department. The Planning Department telephone number is (850) 891-6400. The telephone number of the Florida Relay TDD Service is # 1-800-955-8771.

"Please be advised that if a person decided to appeal any decision made by the Planning Commission/Local Planning Agency with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The Planning Commission/Local Planning Agency does not provide or prepare such a record (Section 286.0105 F.S.)."

# Staff Reports



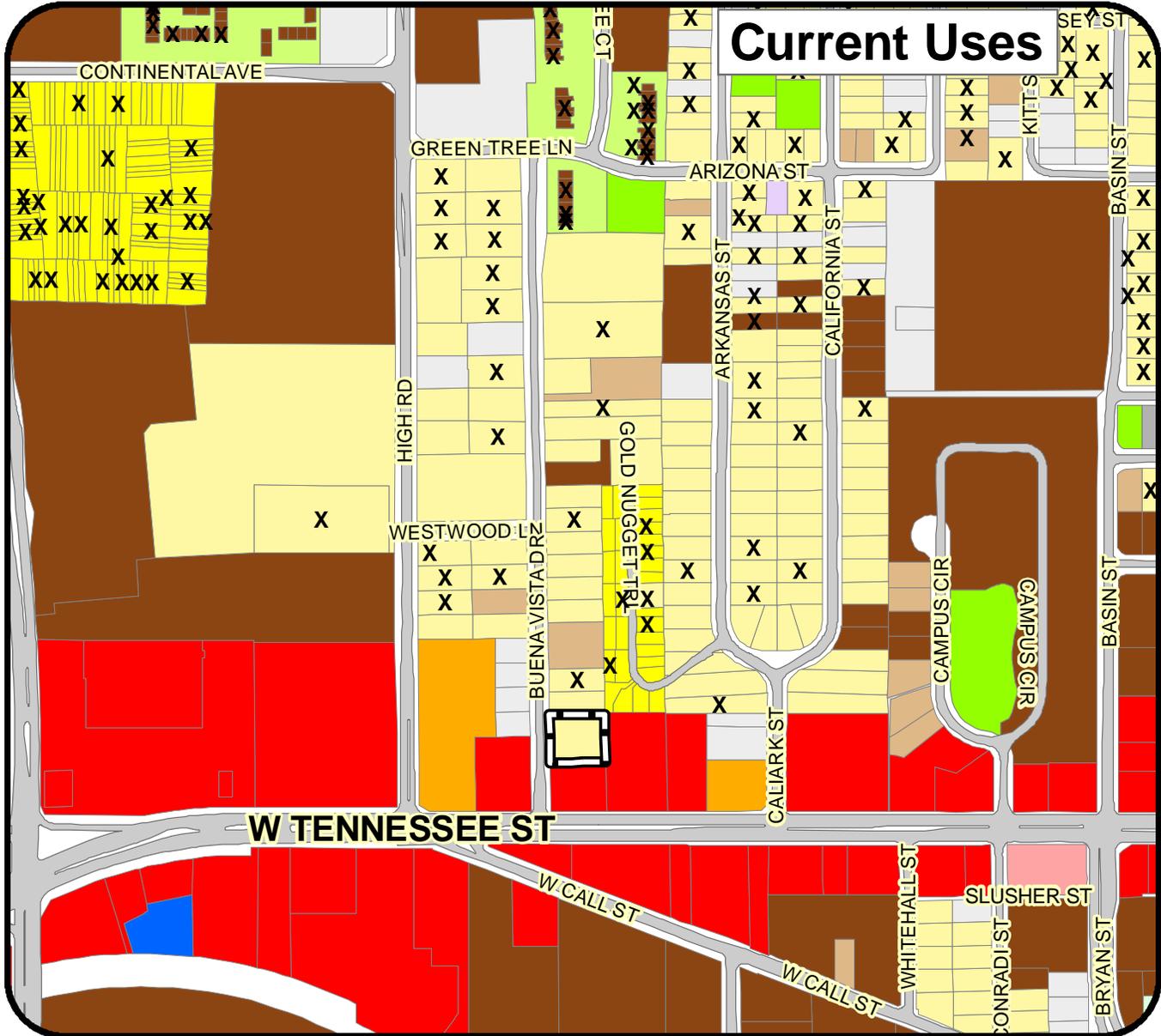
**Buena Vista Dr.  
Near  
Tennessee St Street  
PCM140101**

**A.J. Sports/Arthur J. Jusko**

**SITE TAX ID:  
21-27-30-000-0120**

**ACRES: 0.57 ±**





# Current Uses

## Legend

-  Subject Parcel
- X** Homestead Exemption Parcels

### Current Uses (Oct. 2013)

- |                                                                                                                        |                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|  Single Family Detached/Mobile Home |  School                                  |
|  Single Family Attached             |  Open Space Undesignated                 |
|  Two-Family Dwelling                |  Open Space Common Areas                 |
|  Multi-Family                       |  Open Space Resource Protection          |
|  Motel/Hospital/Clinic              |  Open Space Recreation/Parks             |
|  Retail                             |  Religious/Non-profit                    |
|  Office                             |  Transportation/Communications/Utilities |
|  Warehouse                          |  Vacant                                  |

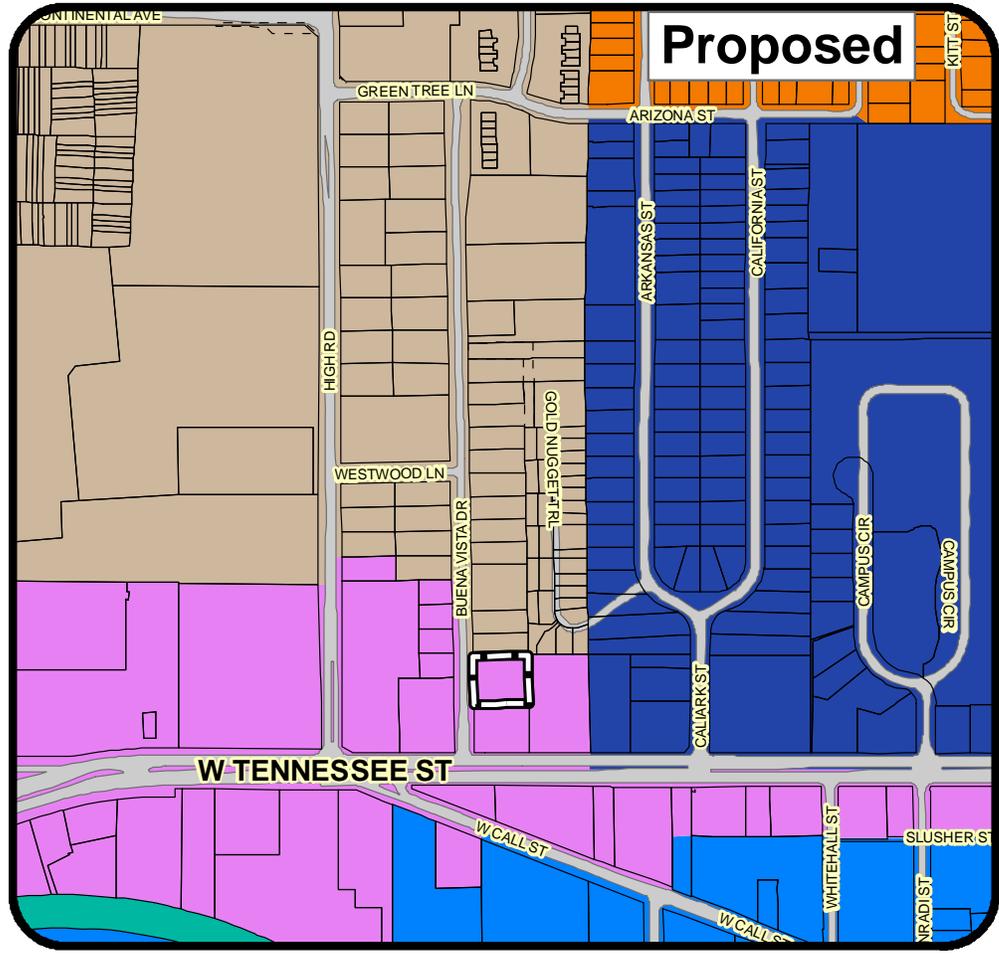
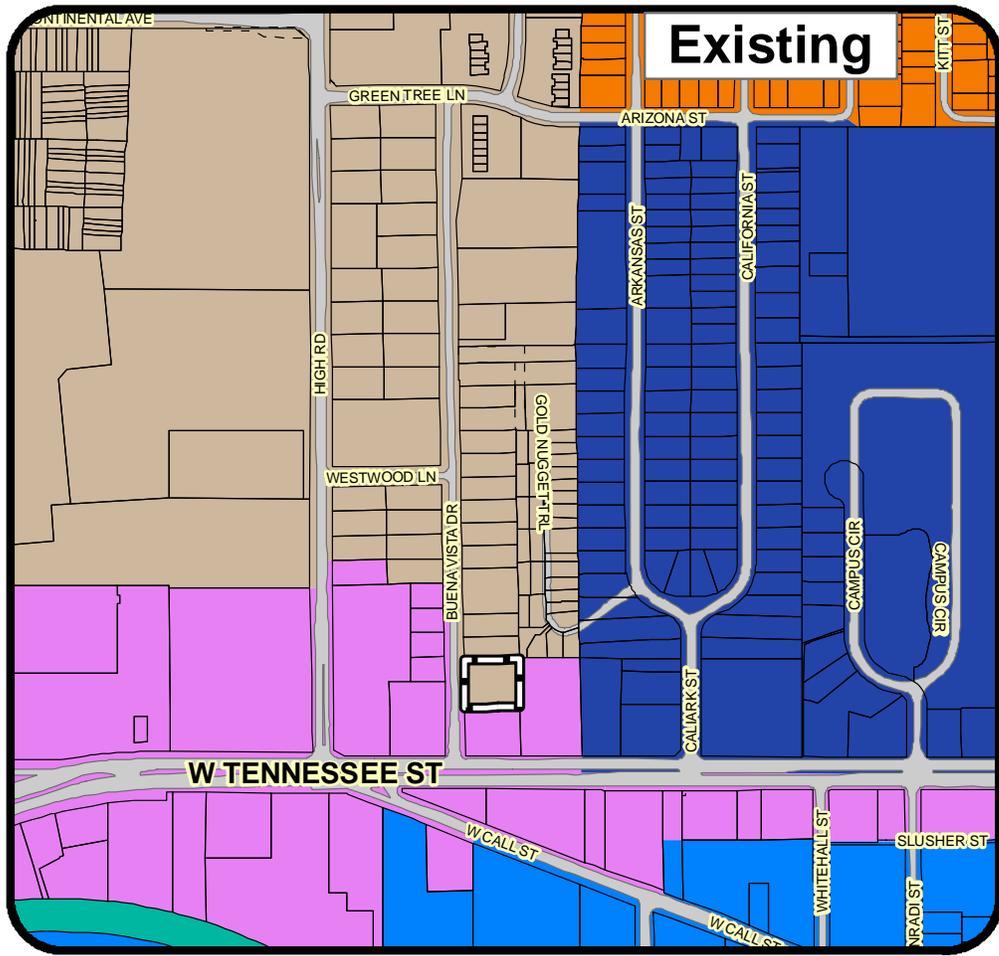
**Buena Vista Dr.  
Near  
Tennessee St Street  
PCM140101**

*A.J. Sports/Arthur J. Jusko*

**SITE TAX ID:  
21-27-30-000-0120**

**ACRES: 0.57 ±**





**Existing**

**Proposed**

**Future Land Use**

**Legend**

-  Central Urban
-  Open Space
-  University Transition
-  Suburban
-  Urban Residential 2



Subject Parcel

**Buena Vista Dr.  
Near  
Tennessee St Street  
PCM140101**

*A.J. Sports/Arthur J. Jusko*

**Existing  
Urban Residential 2**

**Proposed  
Suburban**

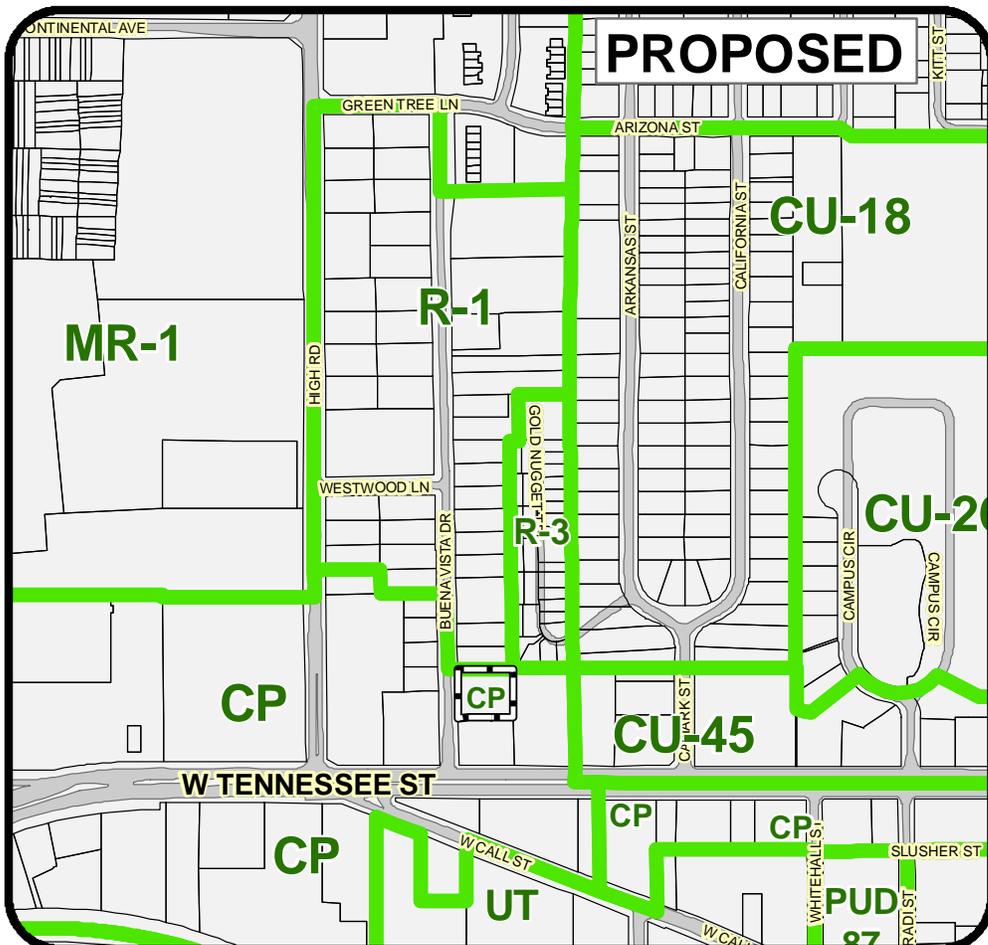
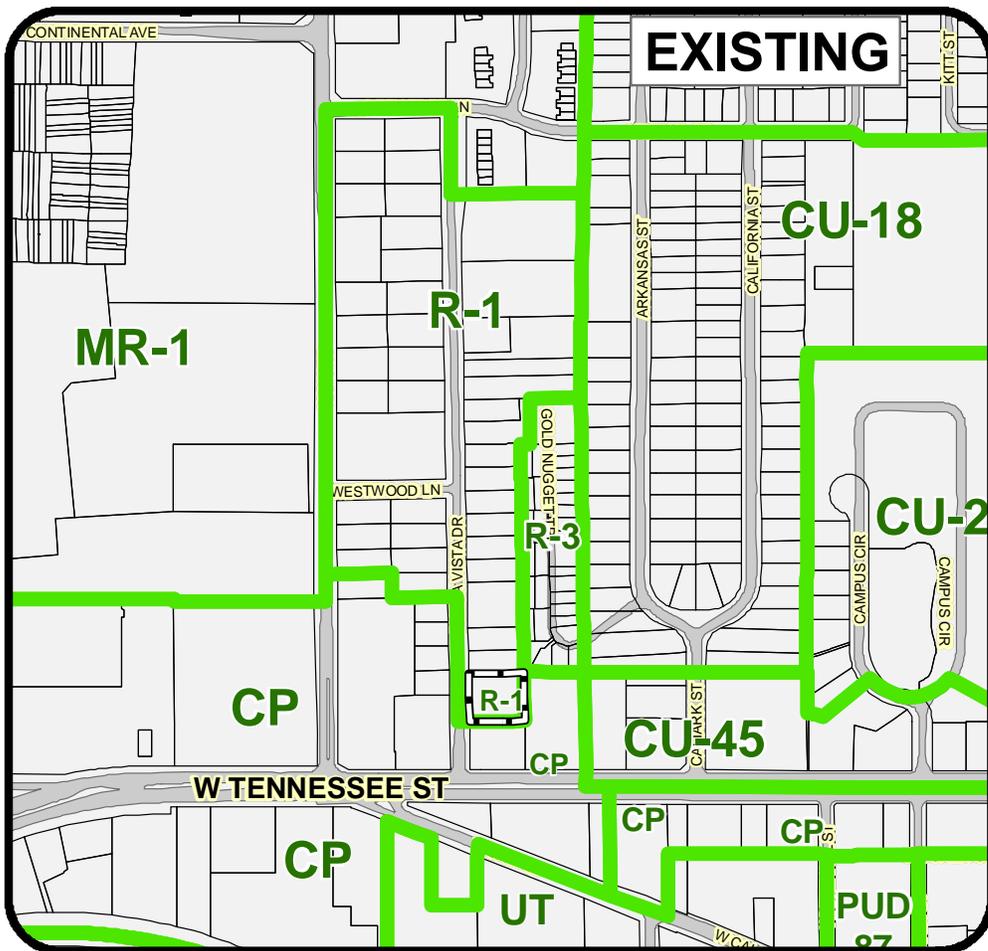


**SITE TAX ID:  
21-27-30-000-0120**

**ACRES: 0.57 ±**



PLACE. PLANNING. LAND MANAGEMENT AND COMMUNITY ENHANCEMENT



# ZONING

## Legend



Subject Parcel



zoning

**Buena Vista Dr.  
Near  
Tennessee St Street  
PCM140101**

*A.J. Sports/Arthur J. Jusko*

**Existing**

**Residential 1**

**Proposed**

**Commercial Parkway**



**SITE TAX ID:  
21-27-30-000-0120**

**ACRES: 0.57 ±**



PLACE PLANNING, LAND MANAGEMENT AND COMMUNITY ENHANCEMENT

**MAP AMENDMENT #: PCM140101**

**APPLICANT: A. J. Sports, Inc. /Arthur Jusko**

**TAX I.D. # s: 21-27-30-000-0120 (±.57 acre)**

**CITY   X   COUNTY**

**CURRENT DESIGNATION: Urban Residential -2 (UR-2)**

**REQUESTED DESIGNATION: Suburban (Sub)**

**DATE: January 27, 2014**

**PRELIMINARY STAFF RECOMMENDATION: Deny Amendment PCM140101**

**A. SUMMARY:**

This is a request to change the Future Land Use Map designation from “Urban Residential-2” to “Suburban” for one (1) parcel totaling 0.57 acres. The parcel is located north of West Tennessee Street within the Mobility District and is adjacent to existing commercial uses fronting on West Tennessee Street. The existing Urban Residential-2 category allows residential densities up to 20 units per acre. The proposed Suburban category allows a mixture of office and commercial uses in addition to residential densities up to 20 units per acre. The applicant has requested this change to allow for the addition of a vehicle entrance/exit connecting to an adjacent property located at 1800 West Tennessee Street(AJ Sports Bar), also owned by the applicant. The applicant recently completed an addition to the property at 1800 West Tennessee Street which resulted in the elimination of a vehicle driveway. The applicant's intent is to improve the ease of vehicle traffic flow to and within the property located at 1800 West Tennessee Street.

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

**B. REASONS FOR RECOMMENDATIONSTODENY:**

1. The proposed amendment is inconsistent with the Vision Statement of the adopted Comprehensive Plan since it is the intent of the Plan to protect and maintain the integrity of existing residential neighborhoods. In December 2000, the Mission Hills/Buena Vista Neighborhood, which includes the request site, was down zoned from R-3 to R-1 by the City Commission to further protect the neighborhood from encroachment of incompatible uses.

2. Pursuant to Land Use Policy 2.1.1, the proposed change appears to signify an “encroachment of incompatible uses that are destructive to the character and integrity of the residential environment.” The subject site is on the periphery of an existing residential neighborhood. The proposed amendment would start the orientation of commercial onto Buena Vista Drive which could result in erosion of the existing residential area in the vicinity of the request.
3. The proposed amendment is inconsistent with Housing Element Objective 3.2, which provides for fostering and maintaining the viability of residential areas and neighborhoods and the integrity of the housing stock located within them.
4. The development resulting from the proposed amendment could increase the traffic flow on Buena Vista Drive, a local residential street with open ditches, steep inclines, no curb and gutter, and no sidewalks.
5. The subject parcel and surrounding area is located in the Mobility District, which promotes the use of alternative transportation to the automobile, including transit and bicycles. The proposed amendment is intended to maximize use by automobile traffic.

#### **C. APPLICANT’S REASON FOR THE AMENDMENT:**

The application gives the following basis for the proposed change:

*“I am the owner of the property located at 1800 West Tennessee St. This property includes A.J. Sport, two retail units and the back lot of the new A T & T building. I am also the owner of 803 Buena Vista which is located adjacent to the above property. I am interested in adding an exit/entrance through the Buena Vista property to the 1800 location. The property originally had two exits but the addition eliminated one of them and it is my desire to increase the ease of traffic flow with the new entrance”.*

#### **D. STAFF ANALYSIS:**

The subject site consists of one parcel totaling .57 acres located immediately east of Buena Vista Drive and north of West Tennessee Street. The parcel has on it a single-family residence that was constructed in 1950. Surrounding land uses include single-family, two-family and multi-family residences to the north, retail development to the east and south, and vacant commercial and retail to the west.

In determining whether the subject site should remain in the Urban Residential-2 land use category or be changed to Suburban, several issues need to be considered: 1) the intent of each of the categories as they relate to the site and surrounding area; 2) the effects the proposed change could have on the character of the area; 3) an evaluation of the applicant’s reasons for the proposed amendment in context of the Comprehensive Plan and surrounding area; and 4) availability of infrastructure.

### ***1. Review of the Site Relative to the Intent of the Future Land Use Categories***

The subject site is currently designated Urban Residential- 2 on the Future Land Use Map (FLUM). Land Use Policy 2.2.24 establishes the Urban Residential- 2 future land use category. The primary intent of the category is to encourage a range of housing density (4-20 dwelling units per acre), thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The category allows townhouses, single-family detached, two-family, and multi-family dwelling units as well as open space/recreation and community facilities related to residential uses. It may also serve as a transition category between lower density residential categories and more intensive development. The subject site and the existing land development pattern in the vicinity of the request are consistent with the intent of this category.

The applicant is requesting a map change from UR-2 to Suburban on the future land use map. Land Use Policy 2.2.5 establishes the Suburban category. The category permits a wide range of uses from housing up to 20 units per acre to retail/office and light industrial uses. The intent of the category is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. 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 with mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods. Under the category, 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. In the vicinity of the subject site, the Suburban development pattern is exhibited to the south of the site mostly along Tennessee Street.

### ***2. Effects of the proposed change on character of the area***

The subject site is part of Buena Vista/Mission Hills, an older inner city residential neighborhood developed in the 1950's. There are approximately 46 dwelling units in the neighborhood with a density of 1.96 units per acre. The residential area is about 50% owner occupied (see current uses map in the introductory map set to this report).

The amendment site is located on the edge of the residential neighborhood and currently has a single family home on it. The applicant's intent, if the amendment and proposed rezoning are approved, is to use the site for parking and to ease traffic flow from his business (AJ Sports Bar) at 1800 West Tennessee Street by adding an entrance/exit through the site off Buena Vista Drive. Currently, Buena Vista Drive is an unimproved local street with open ditches, steep inclines, no curb and gutter, and no sidewalks. While the subject site is adjacent to retail uses to the south, the retail is oriented towards Tennessee Street and not Buena Vista Drive. The proposed amendment would start the orientation of commercial onto Buena Vista Drive which would impact the residential area to the north and possibly lead to the erosion of the neighborhood.

On a related note, there are vacant commercial zoned properties on the westside of Buena Vista Drive. These parcels are part of Capital City Bank, have access off Tennessee Street, and are prohibited access off Buena Vista Drive because they are across the street from R-1 zoning.

### ***3. Evaluation of the Applicant's Reasons for the Request in the Context of the Plan and Surrounding Area***

The owner of the subject site is Art Jusko, of A J Sports Inc. The subject site was purchased by Jusko in 2007. The applicant has indicated that he would like to use the subject site for parking and to ease traffic flow from A.J. Sports Bar located generally southeast of the amendment site. In order to implement the proposed map change the applicant is seeking a zoning change to Commercial Parkway (CP). The CP district is intended for 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. Under the Suburban FLUM category, new CP districts shall have access to arterial or major collector streets. While the Land Development Code allows properties in the CP zoning district to potentially have vehicular access to any type of street, vehicular access to a local street shall be prohibited if a low density zoning district is located on the other side of the local street directly across from where the vehicular access point is proposed. As noted previously, there are vacant CP parcels along Buena Vista near the subject site. However, these parcels are across the street from R-1 (low density residential zoning) and are part of Capital City Bank which has access off Tennessee Street (see zoning map in the introductory map set to this report).

### ***4. Availability of Infrastructure***

While the subject site has available the requisite infrastructure, Buena Vista Drive is a narrow local street, with open ditches, steep inclines, no curb and gutter, and no sidewalks. Because of this, pedestrian and vehicular safety could be an issue if the proposed amendment is approved.

### ***5. Additional Planning Issues Analysis***

From the Comprehensive Plan Vision and Implementation Statement:

“It is the intent of the Comprehensive Plan to maintain the integrity of existing neighborhoods while encouraging new residential developments to incorporate a wider range of non-residential uses. The residential environment is one of many criteria, which form the community’s perceived quality of life and must be protected. ....Citizens identify with and value their neighborhoods in all parts of the community and at all income levels. ....Unwise land use decisions and premature non-residential development in established residential areas can seriously and permanently alter the character of a neighborhood. Not only actually changes, but also the perception of a constant assault on a neighborhood undermine an otherwise desirable residential environment” ...

The subject site is located in an area generally known as Buena Vista Neighborhood. As an older inner city neighborhood located in the urban core and in close proximity to Florida State University, the neighborhood has experience challenges in maintaining its viability. As a result,

in 1999, the Neighborhood Association, along with similar neighborhoods in the community, fought to keep dorm housing out of the neighborhood. The Association, which remains very active to this day, continues to fight to maintain the residential integrity of the neighborhood.

In the Comprehensive Plan, the residential environment is one of many criteria, which form the community's perceived quality of life. Because of this, the Plan recognizes the value of existing neighborhoods and seeks to protect them from incompatible uses that could be destructive to their residential viability. Plan policies that promote the protection of neighborhoods include Land Use Policy 2.1.1 which protects these areas from the encroachment of incompatible uses that are destructive to their character, and Housing Objective 3.2 which seeks to foster and maintain the viability of residential areas, neighborhoods, and the housing stock located within them.

While the Comprehensive Plan encourages a wider variety of uses and greater range of economic development opportunities in the urban core, it does not promote conditions leading to the conversion of midtown residential enclaves, which although not meeting all of the criteria for inclusion in and protection by the Residential Preservation future land use category, remain viable for residential use and provide important housing opportunities in close proximity to the downtown area, the universities, and employment center.

Approval of this amendment could result in erosion of the existing residential area in the vicinity of the request. The subject site is oriented towards the residential area and has access to a local street that goes north and dead ending to other local streets. The subject site is also on the edge of an existing residential neighborhood.

#### ***6. Updated Information Pertaining to Surrounding Area (1/22/2014)***

As noted previously, the subject site is part of a neighborhood known as Mission Hills/Buena Vista. The Mission Hills/Buena Vista subdivisions were originally platted as low-density residential subdivisions and were zoned Residence 1 (a single family residential category) prior to the adoption of the Comprehensive Plan in 1990, with the exception of the lots lying north of Green Tree Lane, which were zoned RM-2. In March 1992, the neighborhood was rezoned to Mixed Use C (MU-C), after adoption of the Comprehensive Plan. The MU-C zoning allowed low density residential land use. In November 1997, during the Site Specific Zoning Process, the neighborhood was rezoned to R-3 Single and Two-Family Residential. However, in December 2000, as a result of a petition organized by the residents and property owners, the neighborhood was down zoned from R-3 to R-1 by the Tallahassee City Commission to protect it from dorm housing and to maintain the low density residential character of the area. During the same year, the City Commission adopted the Rooming House Ordinance. The R-1 zoning district applied to this neighborhood specifically prohibited rooming houses.

The last future land use change in the neighborhood occurred during the Comprehensive Plan Reform Project in 2006. During this process, the neighborhood future land use map designation

was changed to Urban Residential 2. Staff recommended this category for properties that had developed as residential but did not meet the criteria for Residential Preservation. The category is intended to include a range of housing types and protect existing residential areas from incompatible uses. In the case of Mission Hills/Buena Vista, staff felt the change to Urban Residential-2 with the R-1 zoning provided adequate protection for the neighborhood. The proposed amendment change would encroach into the residential area.

As previously noted, the applicant is seeking this amendment to provide additional parking and to ease traffic flow for his business (A.J. Sports Bar) located at 1800 West Tennessee Street. In 2012, the property was redeveloped with an addition to include two retail units and the back lot of the new A T & T building. The property originally had 67 parking spaces and two exits; however, the redevelopment resulted in 47 total parking spaces and one exit on site. The parking requirement for redevelopment was 90 spaces. However, because the site is in the Mobility District, the code allowed for parking to be within a range of 100 percent to 65 percent of the requirement (90 to 59 spaces) and allowed an additional 25 percent reduction for redevelopment, yielding a minimum of 51 parking spaces. During the redevelopment of the site, the owner made a request to the Parking Standards Committee that resulted in an approval to reduce the minimum number of parking spaces from 51 to 47.

In addition to the parking spaces on the A.J. Sports Bar site, the applicant also owns a parking lot with a paved access easement from Caliark Street to the east. The easement is approximately 40 feet wide and provides egress and ingress to Pizza Hut and A.J Sports Bar from Caliark. While the spaces are not currently marked, staff estimates the parking lot could accommodate approximately 75 cars. It appears that the access easement could accommodate two-way traffic, but there is no signage posted delineating this. Also, neither the access easement nor parking lot is designed for parallel parking, but this does not prevent people from doing so.

Lastly, staff has ascertained that the vacant residential platted lots along Buena Vista included in the Capital City Bank parcel (21-27-20-423-0000) and currently zoned Commercial Parkway are subject to a Limited Use Plan that restricts the uses to only office and residential. The Limited Use Plan was put in place prior to the adoption of the Comprehensive Plan in 1990 and remains legally binding, meaning that the property cannot develop to the higher intensity uses allowed under the Commercial Parkway zoning. Therefore, while there are currently Commercial Parkway zoned parcels on the edge of the neighborhood across the street from the amendment request site; in practice, no retail uses could be built on them. Under the Office Residential Limited Use Plan, financial institutions with drive-in facilities are permitted uses, thus the existing Capital City Bank is a conforming use.

**E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:**

1. Environmental Features: The subject property is within the Lake Munson drainage basin. County environmentally sensitive maps currently indicate no protected or other significant environmental features onsite. An onsite Natural Features Inventory may reveal the presence of other unknown environmental features.
2. Water/Sewer: City water and sewer are available to the area.
3. Transportation:

**Transit Availability:** The property is served by StarMetro and Seminole Express transit routes. Accessible StarMetro routes are Azalea and Canopy. The closest transit stop is at West Tennessee Street at High Road.

**Bicycle/Pedestrian Facilities Availability:** The subject site access Buena Vista Drive, a local street. There are no sidewalks or bicycle lanes on Buena Vista Drive. Sidewalks are provided on Tennessee Street in the vicinity of the site.

*Transportation Analysis and Conclusion:* The subject site is located within the Mobility District. Automobile Level of Service standards do not apply to parcels contained within the adopted Mobility District, as created by Comprehensive Plan Amendment PCT080119, 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.

Schools: The subject site is in the Riley, Griffin and Godby school attendance zones.

School Name	Riley Elementary	Griffin Middle	Godby High
Potential Students Generated	1	0	0
Present Capacity	-174	419	290
Post Development Capacity	-175	419	290

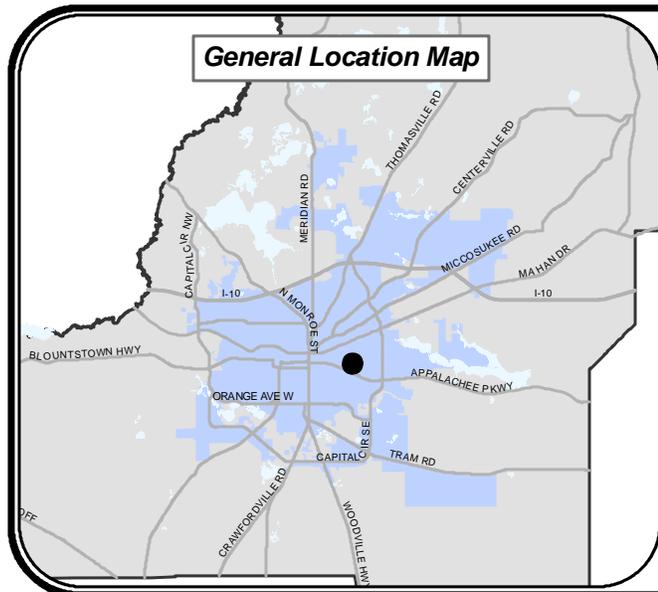
The table above depicts preliminary calculations provided by School Board staff based on the maximum residential development allowed under the requested future land use category. Final school concurrency calculations will be conducted in the future when a site plan for proposed development is submitted.

**F. CONCLUSION:**

Based on the above data and analysis, staff concludes the following:

1. The proposed amendment is inconsistent with the Vision Statement of the adopted Comprehensive Plan since it is the intent of the Plan to protect and maintain the integrity of existing residential neighborhoods. In December 2000, the Mission Hills/Buena Vista Neighborhood, which includes the request site, was down zoned from R-3 to R-1 by the city Commission to further protect the neighborhood from encroachment of incompatible uses.
2. Pursuant to Land Use Policy 2.1.1, the proposed change appears to signify an “encroachment of incompatible uses that are destructive to the character and integrity of the residential environment”. The subject site is on the periphery of an existing residential neighborhood. The proposed amendment would start the orientation of commercial onto Buena Vista Drive which could result in the erosion of the existing residential area in the vicinity of the request.
3. The proposed amendment is inconsistent with Housing Element Objective 3.2, which provides for fostering and maintaining the viability of residential areas and neighborhoods and the integrity of the housing stock located within them.
4. The development resulting from the proposed amendment could increase the traffic on Buena Vista Drive, a local residential street with open ditches, steep inclines, and no curb and gutter, and no sidewalks.
5. The subject parcel and surrounding area is located in the Mobility District, which promotes the use of alternative transportation to the automobile, including transit and bicycles. The proposed amendment is intended to maximize use by automobile traffic.

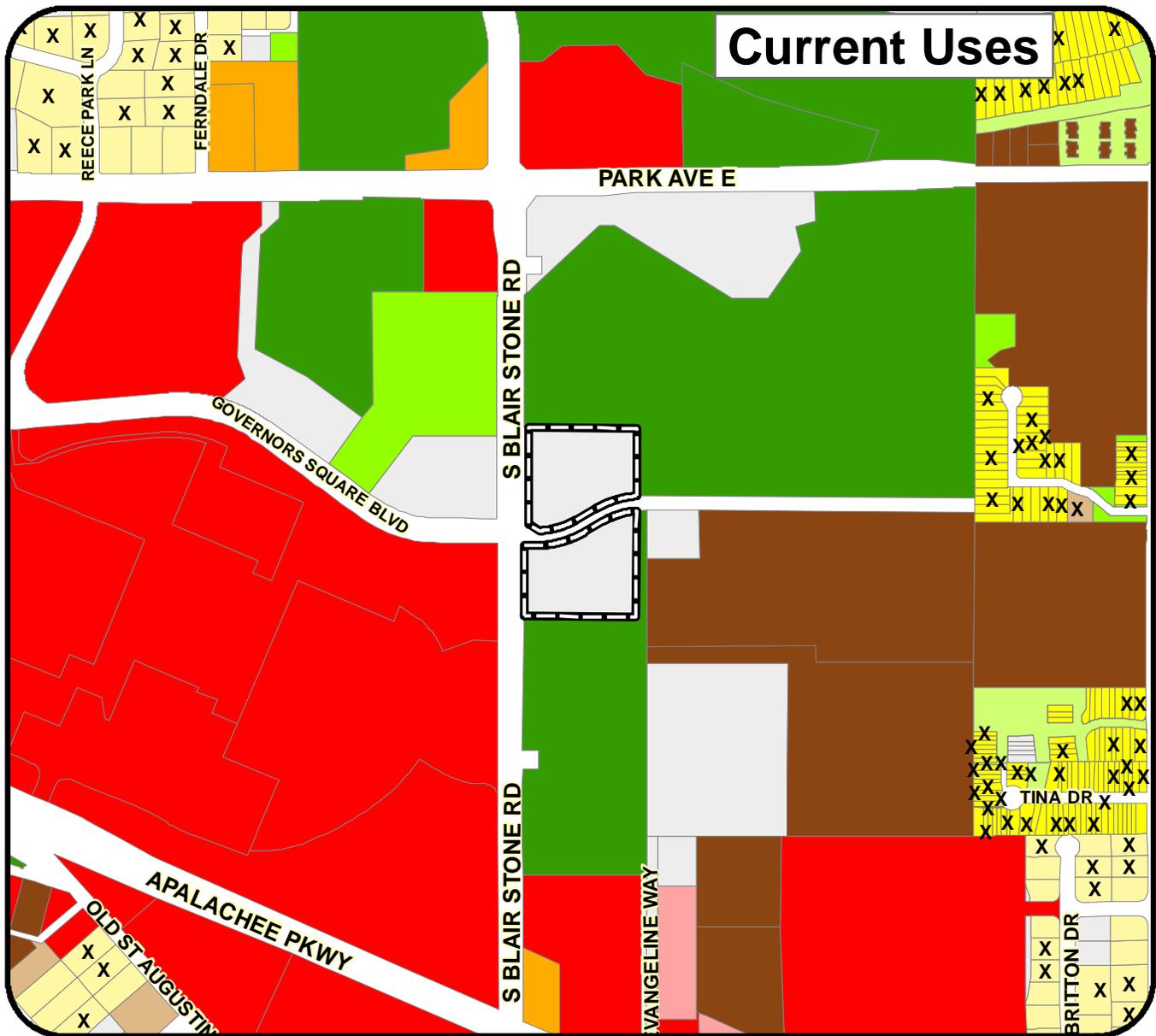
Thus, based on the data, analysis, and conclusions, staff is recommending denial of this amendment.



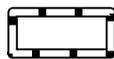
**Blairstone Road  
Near Gov. Sq. Blvd.  
PCM140102**  
*Governor's Park Corners*  
Tallahassee Leon County Planning Dept.

**SITE TAX ID:**  
11-32-20-415-0000  
11-32-20-416-0000  
**ACRES: 7.24 ±**





### Legend



Subject Parcel



Homestead Exemption Parcels

#### Current Uses (Oct. 2013)

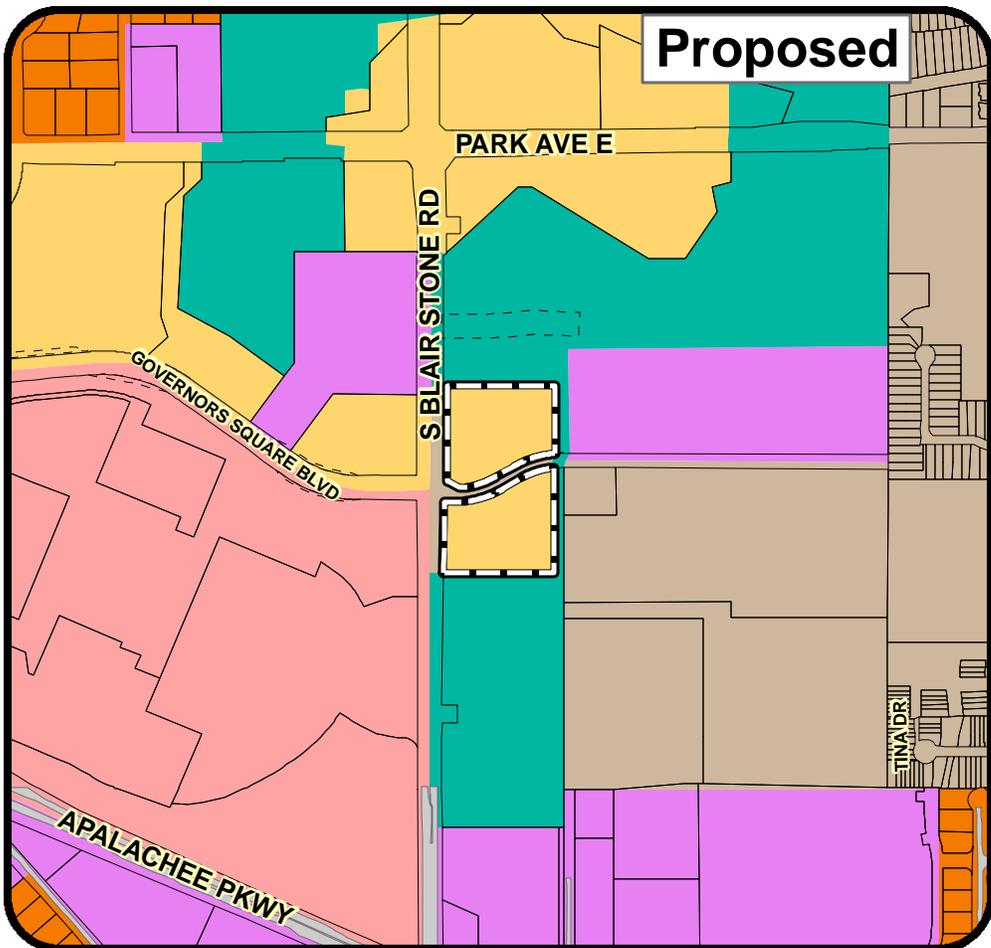
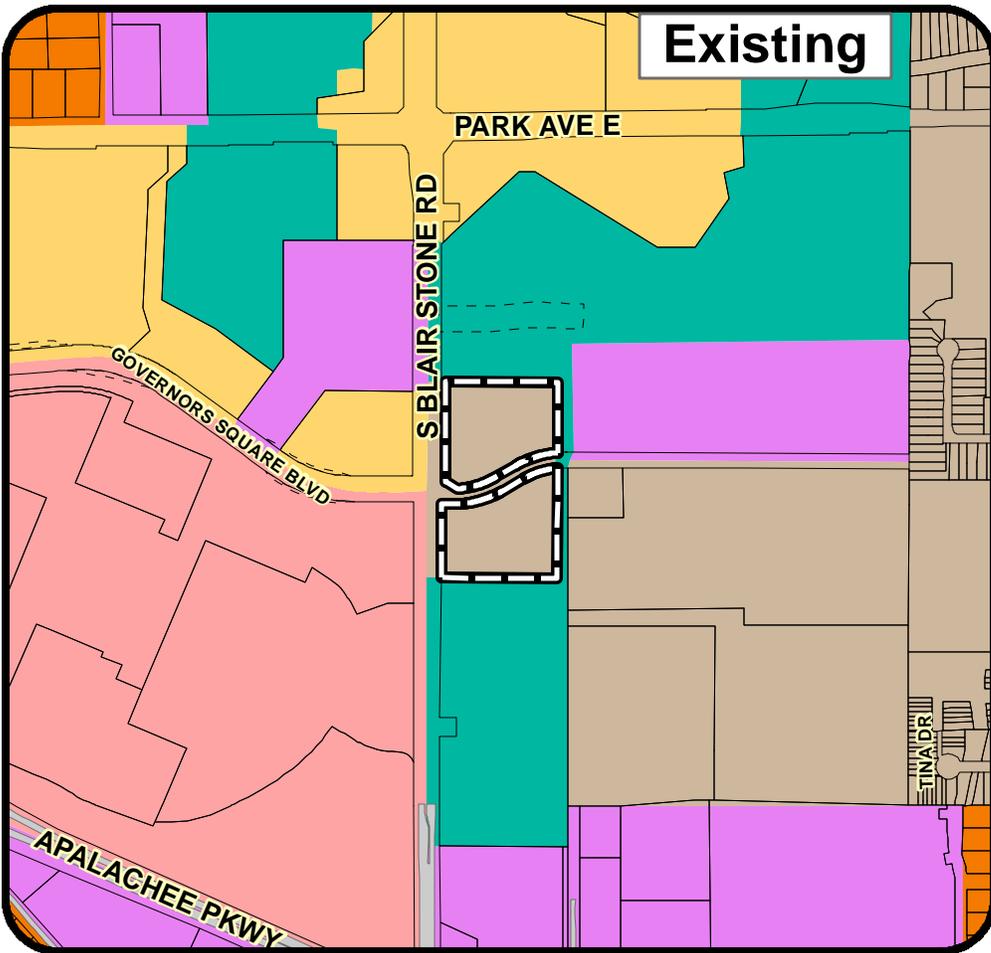
- |                                    |                                         |
|------------------------------------|-----------------------------------------|
| Single Family Detached/Mobile Home | Warehouse                               |
| Single Family Attached             | School                                  |
| Two-Family Dwelling                | Open Space Common Areas                 |
| Multi-Family                       | Open Space Resource Protection          |
| Motel/Hospital/Clinic              | Open Space Recreation/Parks             |
| Retail                             | Religious/Non-profit                    |
| Office                             | Transportation/Communications/Utilities |
|                                    | Vacant                                  |

**Blairstone Road  
Near Gov. Sq. Blvd.  
PCM140102  
Governor's Park Corners  
Tallahassee Leon County  
Planning Department**

**SITE TAX ID:  
11-32-20-415-0000  
11-32-20-416-0000**

**ACRES: 7.24 ±**





## Future Land Use

### Legend

-  Activity Center
-  Open Space
-  Residential Preservation
-  Planned Development
-  Suburban
-  Urban Residential 2



Subject Parcel

**Blairstone Road  
Near Gov. Sq. Blvd.  
PCM140102**

*Governor's Park Corners*  
Tallahassee Leon County  
Planning Department

**Existing  
Urban Residential-2**

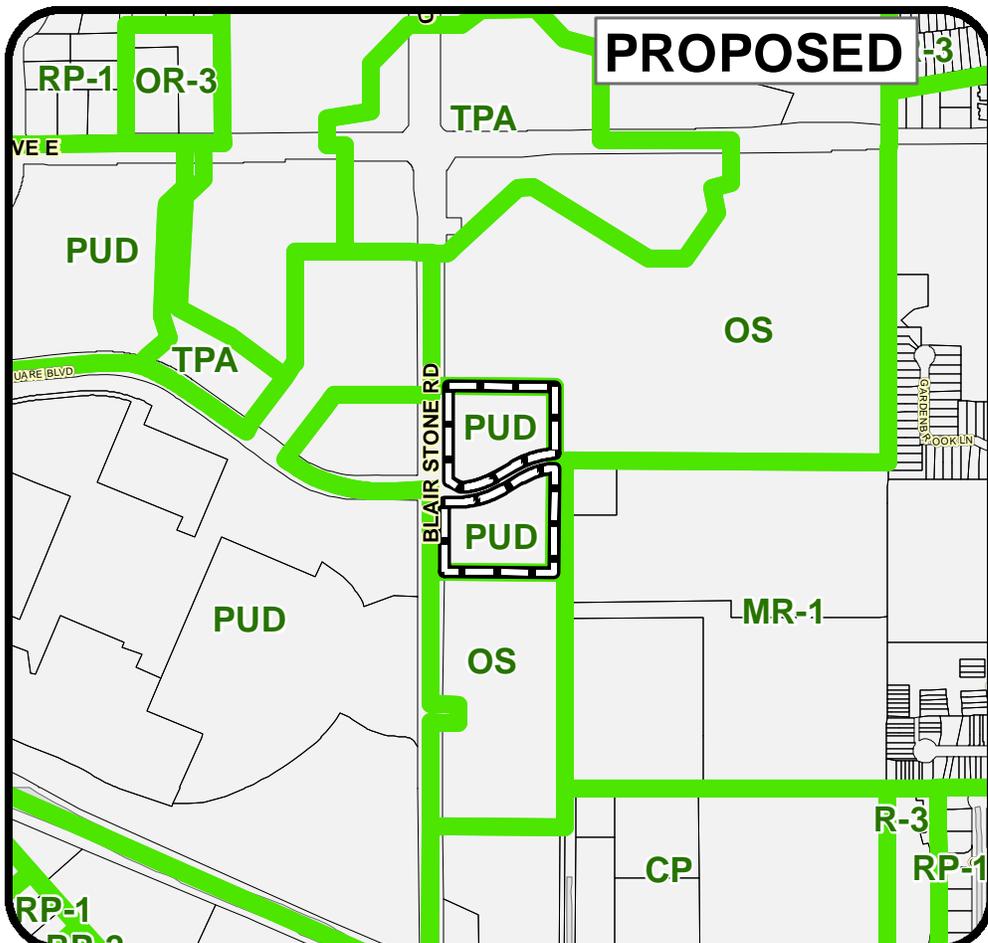
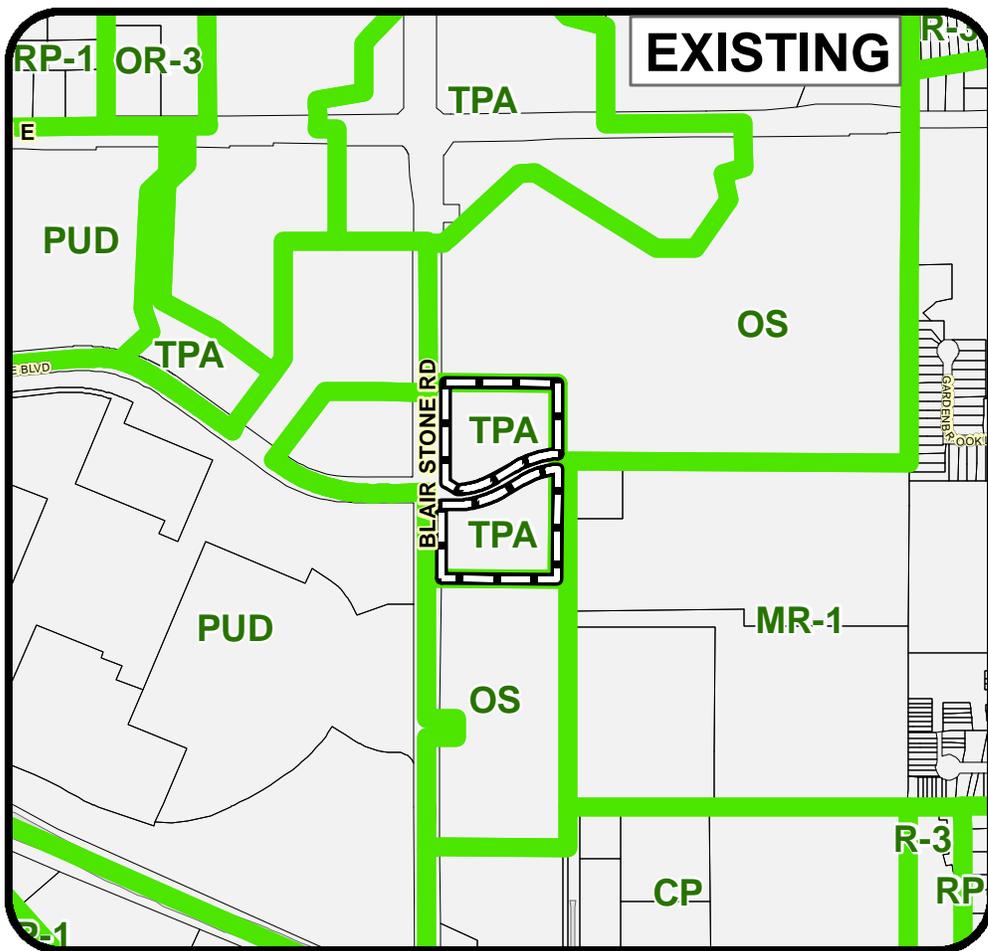
**Proposed  
Planned Development**



**SITE TAX ID:  
11-32-20-415-0000  
11-32-20-416-0000**

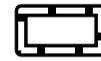
**ACRES: 7.24 ±**





# ZONING

## Legend



Subject Parcel



zoning

**Blairstone Road  
Near Gov. Sq. Blvd.  
PCM140102**

*Governor's Park Corners*  
Tallahassee Leon County  
Planning Department

**Existing  
TPA**

**Proposed  
PUD**



**SITE TAX ID:**  
11-32-20-415-0000  
11-32-20-416-0000  
**ACRES: 7.24 ±**

**MAP AMENDMENT #: PCM140102**

**APPLICANT: Tallahassee-Leon County Planning Department**

**TAX I.D. # s: 11-32-20-415-0000 and 11-32-20-416-0000 (±7.24 acres)**

**CITY   X   COUNTY**

**CURRENT DESIGNATION: Urban Residential -2 (UR-2)**

**REQUESTED DESIGNATION: Planned Development (PD)**

**DATE: January 8, 2014**

**PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140102**

**A. SUMMARY:**

This is a request to change the Future Land Use Map from Urban Residential-2 (UR-2) to Planned Development (PD) on two parcels totaling 7.24 acres located at the intersection of Blair Stone Road and Governors Square Boulevard on the eastside. The existing Urban Residential-2 category allows a variety of housing types (up to 20 units per acre), but does not permit office and commercial development. The Planned Development future land use category is intended for a mixed of land uses, including residential, office, and commercial development. The subject site is part of Governor's Park Corners, a 31-acre mixed use development established through a 163 Development Agreement. With regards to the subject parcels, the Development Agreement allows office and multi-family uses on the parcels. However, during the Comprehensive Plan Reform Project in 2007, the parcels were erroneously placed in the Urban Residential-2 land use category which does not allow some of the uses authorized in the Development Agreement. This amendment will correct the error by designating the parcels with the appropriate Planned Development future land use category.

In addition to this amendment, a Planned Unit Development (PUD) rezoning application is proposed for submittal by the property owner in the near future. The property owner supports the proposed amendment.

**B. REASONS FOR RECOMMENDATION FOR APPROVAL:**

Staff recommends that this amendment be approved for the following reasons:

1. In 2007, the subject parcels were erroneously placed in the Urban Residential-2 land use category during the Comprehensive Plan Reform Project. This designation was not an appropriate category because the parcels were part of a target planning area proposed for

a mix of uses, including residential, office and commercial development. While the existing Urban Residential- 2 allows for a variety of housing types, it does not permit office and commercial uses.

2. The subject parcels are part of Governor's Park Corners, a 31-acre mixed use development established through a 163 Development Agreement (DA) with the City of Tallahassee and the property owner. With regards to the parcels, the Development Agreement allows for office and multi-family uses. The proposed amendment will restore the development potential of the parcels under the DA and eliminate the inconsistency between the Future Land Use Map designation and the proposed use of the parcels.
3. The proposed Planned Development category is consistent with the current land use patterns in the area and the mix of uses proposed for the parcels. Land uses near the site include office, retail, commercial, recreation and mixed housing types.

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

This map amendment has been initiated by the Tallahassee-Leon County Planning Department to correct a mapping error that occurred during the Comprehensive Plan Reform project. Comprehensive Plan Reform re-designated over 28,000 parcels from Mixed Use into new future land use categories. Because of the magnitude of the project, an error was made and the subject properties were affected. During Comp Plan Reform, the properties were changed from Mixed Use C to Urban Residential- 2, which was not an appropriate designation based on the proposed use of the parcels under an existing Development Agreement for which the two parcels are included.

#### **D. STAFF ANALYSIS:**

##### *Location and Existing Adjacent Land Uses*

The subject site consists of two vacant parcels located at the intersection of Blairstone Road and Governors Square Boulevard on the eastside. Adjacent land uses include multifamily housing and open space (the future Governors Park) to the south and north and east of the parcels and Blairstone Road to the west. Governor's Square Mall is also located across the street from the site.

The subject parcels have a current Future Land Use Map designation of Urban Residential- 2 and a zoning designation of Target Planning Area. The area is within the City and the Urban Service Area but is just outside the Multimodal Transportation District (MMTD).

##### *Current Future Land Use Map Designation: Urban Residential-2*

Land Use Policy 2.2.24 establishes the Urban Residential-2 land use category. The primary intent of this category is to encourage a wide range of housing densities to promote infill

development and efficient use of infrastructure. The category may also serve as a transition between lower density residential land use categories and more intense development. Under this category, townhouses, single-family detached, two-family, multiple-family dwellings, as well as community facilities related to residential uses are allowed, while office and commercial development are not permitted.

***Proposed Future Land Use Map Designation: Planned Development***

Land Use Objective 6.1 establishes the Planned Development land use category. Prior to Comprehensive Plan Reform in 2007, this land use category was called "Target Planning Area". This category was assigned to large, undeveloped tracts of land for which more detailed planning was required to establish the most appropriate mix and arrangement of uses. The requested Planned Development category allows for a mix of land uses, including a variety of residential unit types up to 20 units per acre, and complementary non-residential uses. Under the category, the appropriate mix of uses will be established at the time of development through the development of regional impact and/or Planned Unit Development processes.

***Major Planning Issues Analysis***

The vicinity of the subject site is comprised of several development patterns, including Activity Center, Urban Residential and Open Space. The areas adjacent to the subject site consist of metes and bounds parcels that are part of a targeted planning area. Included nearby are also multi-family units in the form of apartments. Immediately west of Blairstone Road is an activity center that includes Governor's Square Mall.

The subject properties were previously in the Mixed Use future land use category and as a result of Comprehensive Plan Reform were placed in Urban Residential- 2. The difference between the Mixed Use category and Urban Residential - 2 is the prohibition of retail, office or light industrial uses. Comprehensive Plan Map Amendment 2006-2-M-010 implemented the future land use map recommendations identified in the Comprehensive Plan Reform Report by the Planning Department and the consultant who worked on the project. The amendment eliminated the Mixed Use designation from the Future Land Use Map and replaced it with clearer categories to provide better guidance as to how the community would develop. These categories included Residential Preservation, Urban Residential- 2, University Transition, Suburban, and Planned Development. The Comp Plan Reform amendment involved over 28,000 parcels, and because of the size of the project, an error was made and the subject properties were inadvertently assigned to an inappropriate category.

Staff surmises that the subject site was assigned to the Urban Residential- 2 land use category because it was adjacent to a multi-family apartment complex and consisted of two vacant parcels. However, the designation was not appropriate because the properties were part of a target planning area and Development Agreement that provided for a mix of uses, including office and commercial. The subject site is a part of Governor's Park Corner, a 31-acre mixed use development established through a 163 Development Agreement with the City of Tallahassee and the property owner. With regards to the subject properties, the Development Agreement allows office and multi-family uses on the properties. The proposed amendment will restore the

development rights of the properties under the Development Agreement and eliminate the inconsistency between the Future Land Use Map designation and the proposed use of the properties.

#### **E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:**

1. Environmental Features: The subject property is within the Lake Lafayette drainage basin. Although the two subject parcels are heavily forested, the County's environmentally sensitive maps currently indicate no protected or other significant environmental features onsite. An onsite Natural Features Inventory may reveal the presence of other unknown environmental features.
2. Water/Sewer: City water and sewer are available to the area.
3. Transportation:

**Transit Availability:** The surrounding area and subject parcels are serviced by Star Metro, along Park Avenue and Governor Square Mall.

**Bicycle/Pedestrian Facilities Availability:** For the most part, the area of the request is serviced with sidewalks and bicycle lanes, including the majority of Blairstone Road in the vicinity of the request. The exception is the area adjacent to the subject site south of Governor's Square Boulevard on Blairstone Road.

#### *Transportation Analysis and Conclusion:*

Blairstone Road is a major collector road. The subject site is within the City and the Urban Service Area but just outside the Multimodal Transportation District. Policy 1.2.2 of the Capital Improvements Element requires that future development shall pay for its proportional share of the capital improvements needed to address the impact of such development. If deficiencies are anticipated, local government may use a "significant benefit" approach to assess proportionate fair-share mitigation in order to schedule improvements addressing the identified deficiency (ies) on the impacted facility (ies) to meet the requirements for financial feasibility. Future development on the subject site can mitigate under this policy by paying its proportional share of any needed improvements to provide sufficient capacity into the Significant Benefits account for this area of the County. Preliminary traffic impact analysis was provided as part of the Development Agreement pertaining to the subject site. However, as part of the development of a Planned Unit Development, the property owner will be required to specifically identify allowable land uses, their densities and intensities, all specific impacts from this proposed development, the phasing of development and any required infrastructure or other mitigation, including transportation impacts.

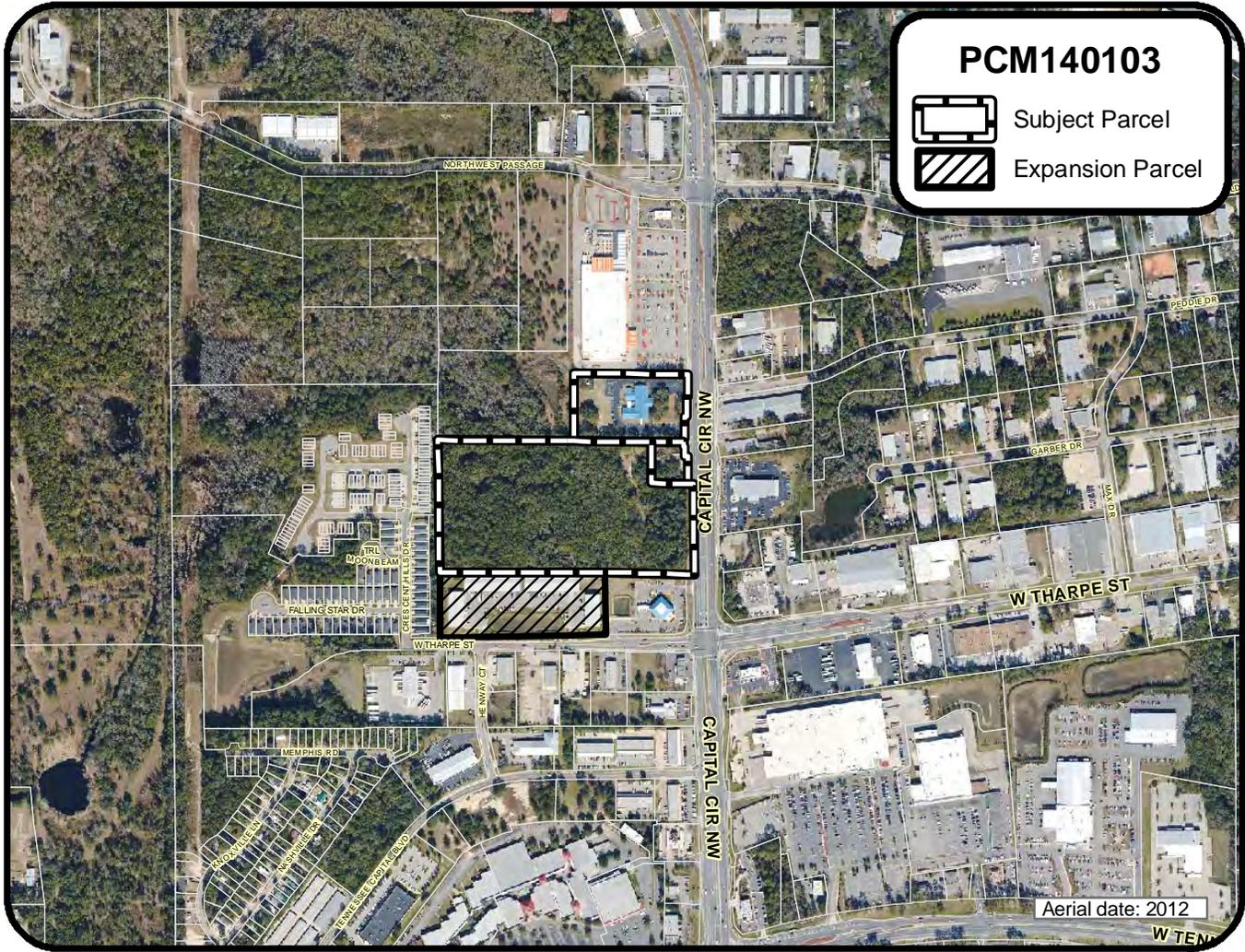
Schools: The subject site is in the Apalachee, Fairview and Rickards school attendance zones. As the existing and requested future land use categories both allow up to 20 dwelling units per acre, there is no increase in potential students based on the maximum residential development allowed under the requested category. Final school concurrency calculations will be conducted in the future when a site plan for proposed development is submitted.

## **F. CONCLUSION:**

Based on the above data and analysis, staff concludes the following:

1. In 2007, the subject parcels were erroneously placed in the Urban Residential-2 land use category during the Comprehensive Plan Reform Project. This designation was not an appropriate category because the parcels were part of a target planning area proposed for a mix of uses, including residential, office and commercial development. While the existing Urban Residential-2 allows for a variety of housing types, it does not permit office and commercial uses.
2. The subject parcels are part of Governor's Park Corners, a 31-acre mixed use development established through a 163 Development Agreement (DA) with the City of Tallahassee and the property owner. With regards to the parcels, the development Agreement allows for office and multi-family uses. The proposed amendment will restore the development potential of the parcels under the DA and eliminate the inconsistency between the Future Land Use Mad designation and the proposed use of the parcels.
3. The proposed Planned Development category is consistent with the current land use patterns in the area and the mix of uses proposed for the parcels. Land uses near the site include office, retail, commercial, recreation and mixed housing types.

Thus, based on the data, analysis, and conclusions, staff is recommending approval of this amendment.



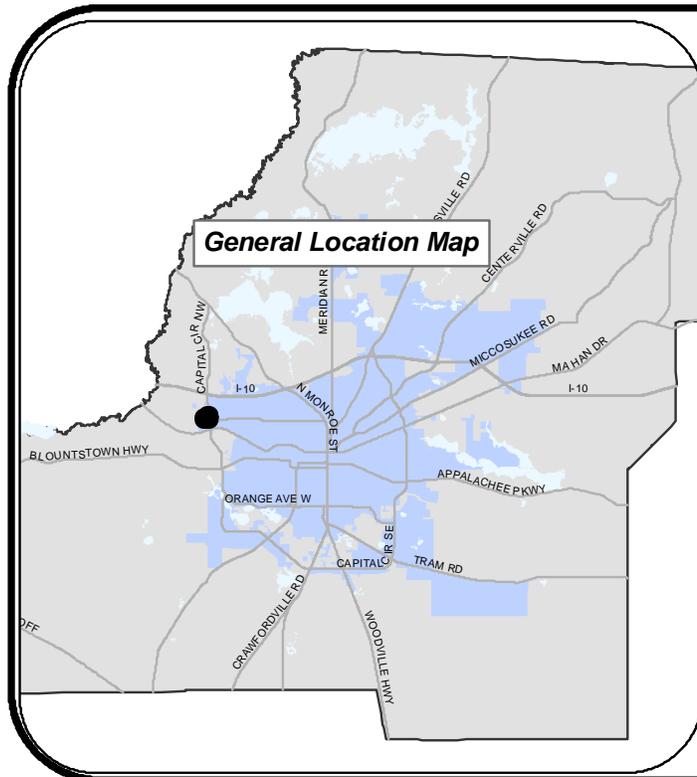
**PCM140103**



Subject Parcel

Expansion Parcel

Aerial date: 2012



**General Location Map**

**Capital Circle NW  
PCM140103**

**Leon County  
Board of  
County Commissioners**

**SITE TAX ID:**

21-19-51-049-1100

21-19-51-051-1110

21-19-51-051-1111

**ACRES: 23.50 ±**

**EXPANSION PARCEL TAX ID:**

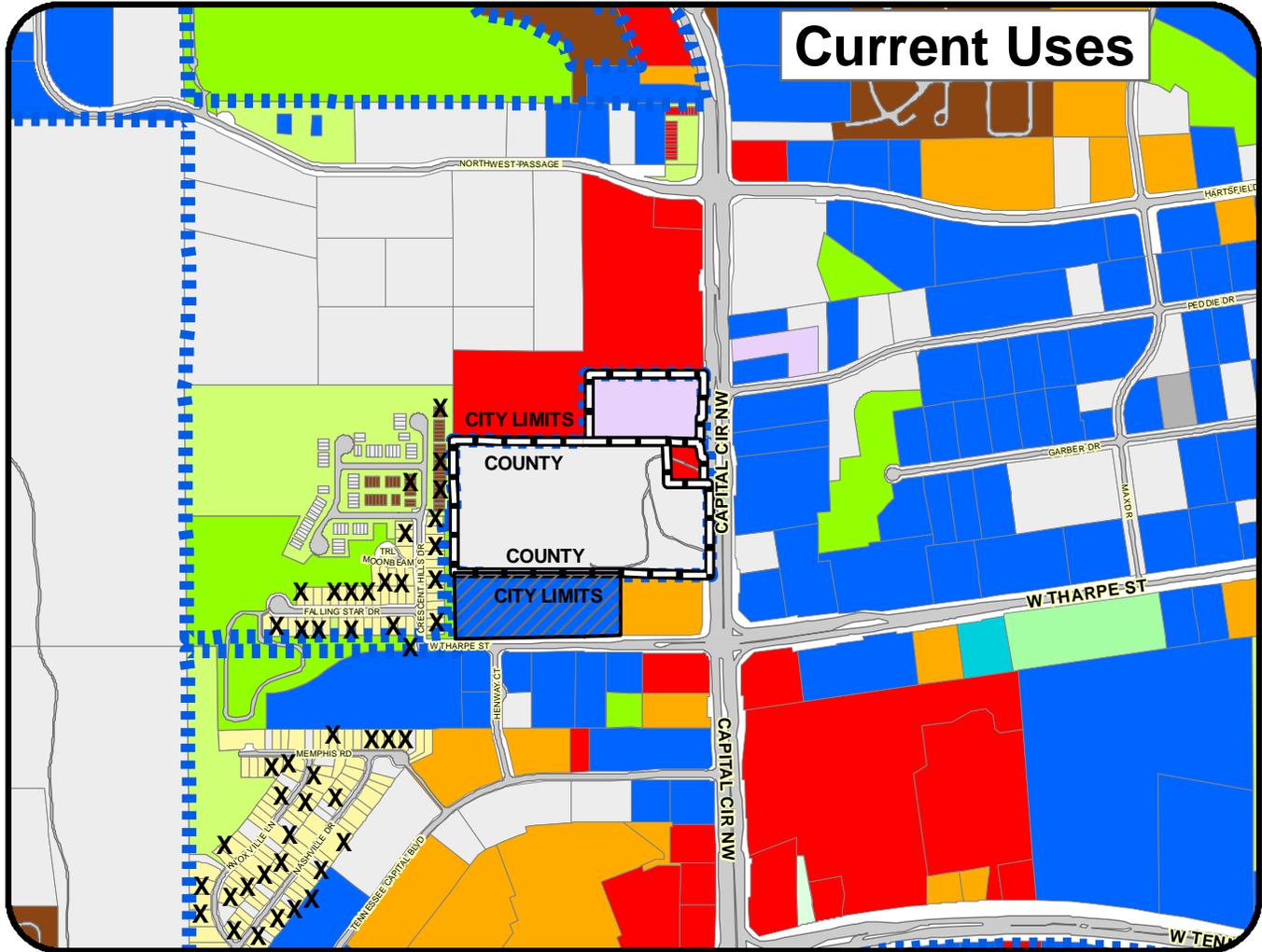
21-19-55- A-0010

**ACRES: 6.06 ±**



PLACE PLANNING, LAND MANAGEMENT AND COMMUNITY ENHANCEMENT





## Legend

-  Subject Parcel
-  Expansion Parcel
- X** Homestead Exemption Parcels

### Current Uses (Oct. 2013)

- |                                                                                                                        |                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|  Single Family Detached/Mobile Home |  School                                  |
|  Multi-Family                       |  Open Space Undesignated                 |
|  Retail                             |  Open Space Common Areas                 |
|  Office                             |  Open Space Resource Protection          |
|  Warehouse                          |  Religious/Non-profit                    |
|  Government Operation               |  Transportation/Communications/Utilities |
|                                                                                                                        |  Vacant                                  |

**Capital Circle NW  
PCM140103**  
Leon County  
Board of  
County Commissioners

**SITE TAX ID:**  
21-19-51-049-1100  
21-19-51-051-1110  
21-19-51-051-1111

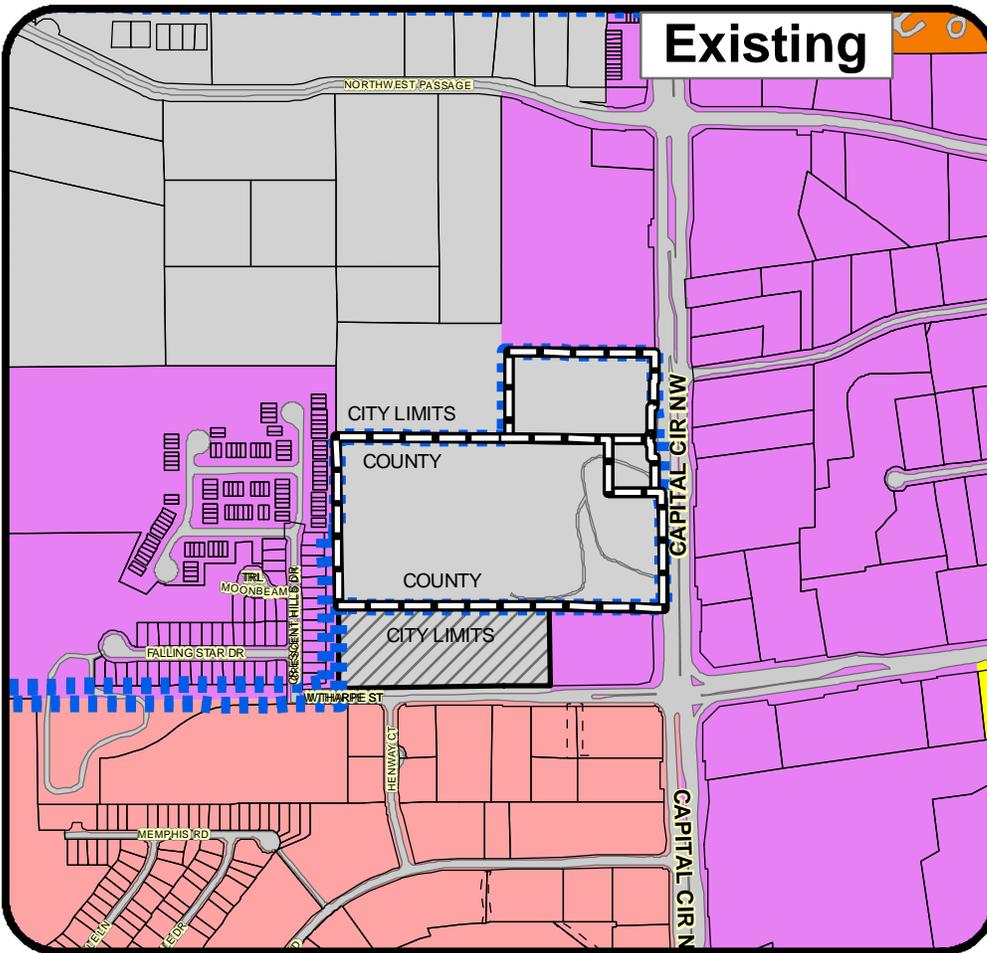
**ACRES: 23.50 ±**

**EXPANSION PARCEL TAX ID:**  
21-19-55- A-0010

**ACRES: 6.06 ±**



# Existing



# Future Land Use

## Legend

-  Subject Parcel
-  Expansion Parcel
-  City Limits

### Future Land Use

-  Activity Center
-  Industrial
-  Governmental Operation
-  Residential Preservation
-  Suburban

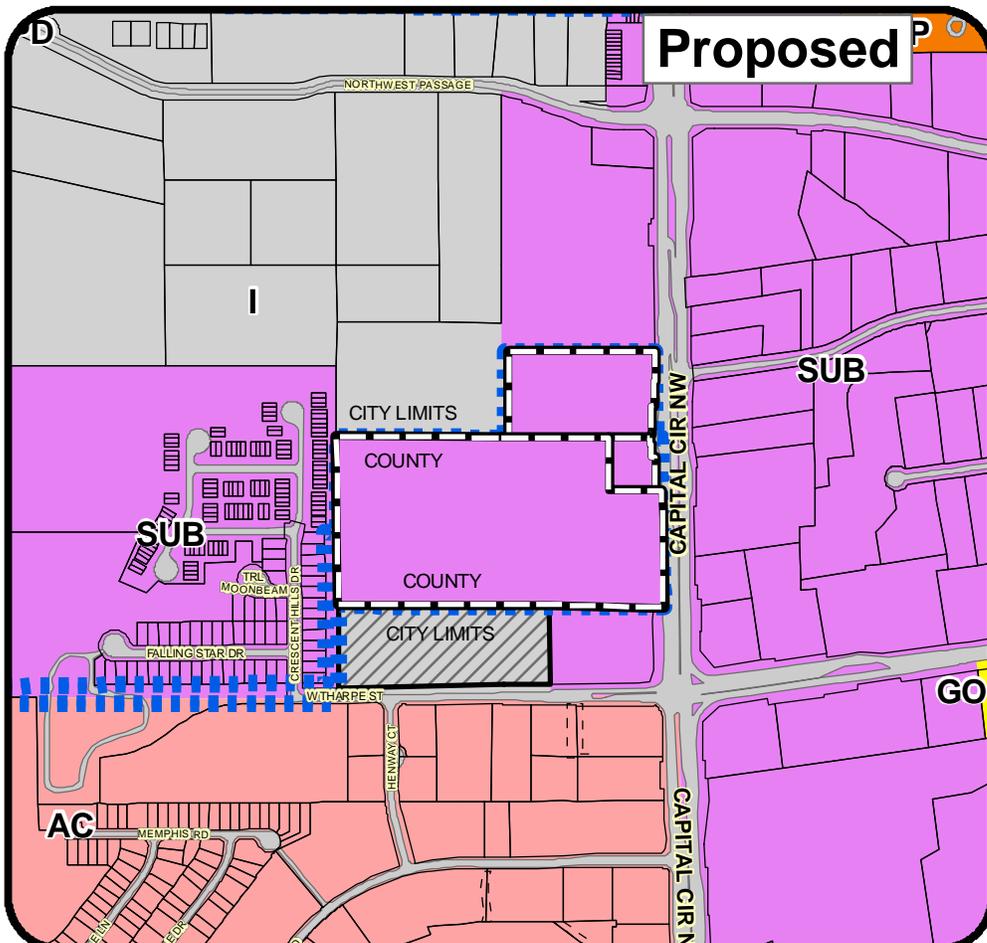
## Capital Circle NW PCM140103

Leon County  
Board of  
County Commissioners

**Existing**  
Industrial

**Proposed**  
Suburban

# Proposed



### SITE TAX ID:

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21-19-51-051-1110  
21-19-51-051-1111

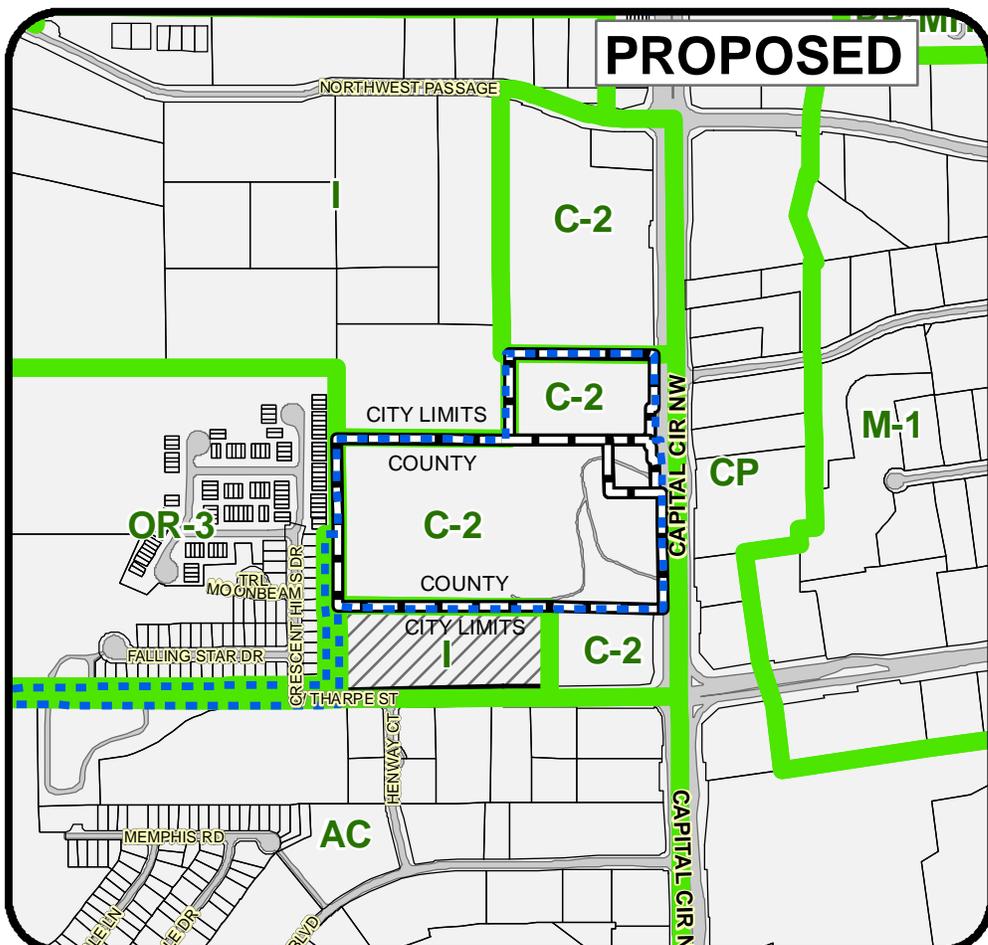
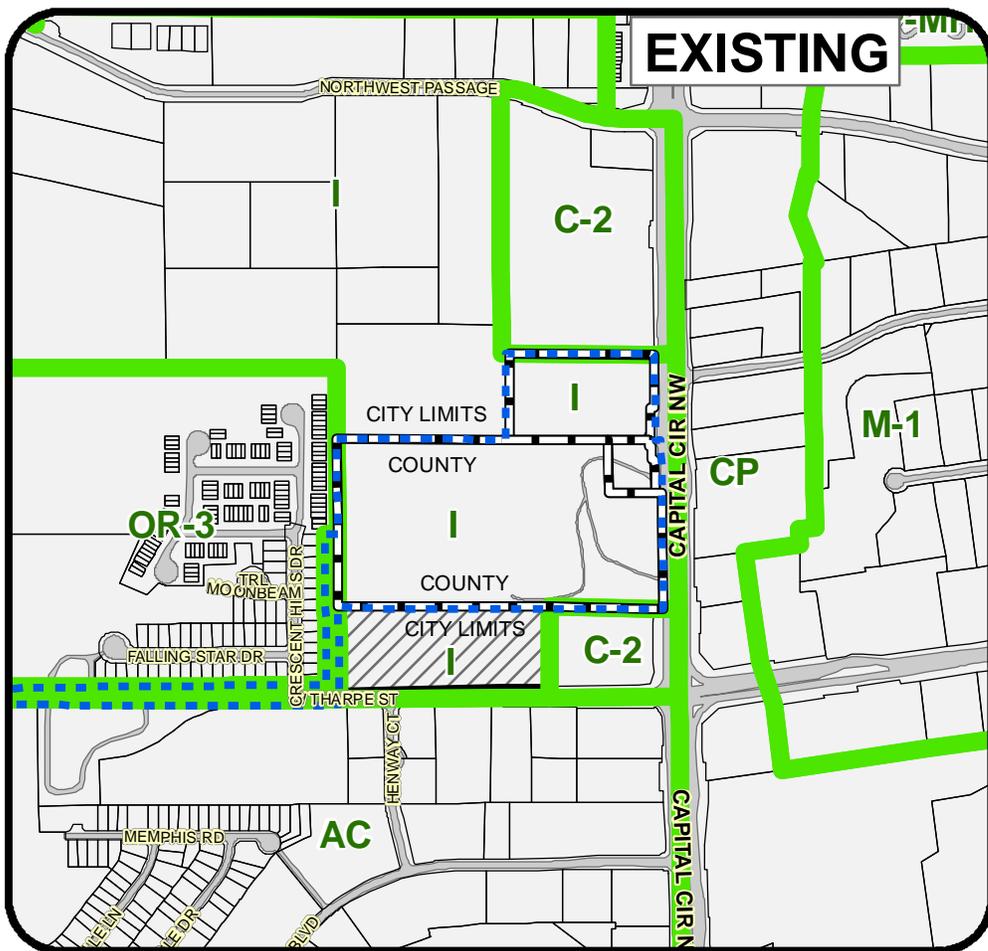
ACRES: 23.50 ±

### EXPANSION PARCEL TAX ID:

21-19-55- A-0010

ACRES: 6.06 ±





# ZONING

## Legend

-  Subject Parcel
-  Expansion Parcel
-  zoning

**Capital Circle NW  
PCM140103**

Leon County  
Board of  
County Commissioners

**Existing  
Industrial**

**Proposed  
C-2 General Commercial**

**SITE TAX ID:**  
21-19-51-049-1100  
21-19-51-051-1110  
21-19-51-051-1111

**ACRES: 23.50 ±**

**EXPANSION PARCEL TAX ID:**  
21-19-55- A-0010

**ACRES: 6.06 ±**



**MAP AMENDMENT #: PCM140103****APPLICANT: Leon County Board of County Commissioners****TAX I.D. # s:****Original Request: 21-19-51-049-1100, 21-19-51-051-1110, 21-19-51-051-1111 (±23.50 acres)****Staff Recommended Expansion Parcel: 21-19-55 A0010 (±6.06 acres)****CITY   X   COUNTY   X****CURRENT DESIGNATION: Industrial****REQUESTED DESIGNATION: Suburban****DATE: January 8, 2014****PRELIMINARY STAFF RECOMMENDATION: Approve the amendment as expanded to include 4 properties and 29.56 acres.****A. SUMMARY:**

This is a request to change the Future Land Use Map designation from "Industrial" to "Suburban" on three parcels totaling 23.50 acres located at Capital Circle Northwest, between Tharpe Street and the Northwest Passage. Staff also recommends expanding the boundary of the proposed change to incorporate these parcels and one additional developed parcel to the south of the request that is currently designated as Industrial. The existing Industrial category is intended to be the proper location for storage, manufacturing, distribution, and wholesaling activities with the potential for producing detectable negative off-site impacts (such as smoke, dust, particulate matter, noxious gases, noise, and vibration). The Industrial category also accommodates uses that have considerable impacts on infrastructure and utilities and is intended to be located with access and facilities for truck and/or rail shipment, transfer, or delivery.

Two of the parcels, at this location, have been developed with structures not designed for industrial use (the Moose Lodge and a vacant retail building) and the rear of the third parcel is adjacent to Crescent Hills subdivision and condominiums. The fourth, staff recommended expansion parcel, is located in the City Limits and consists of a commercial park. The proposed Suburban category is more consistent with the existing development patterns, current uses, and expected future development demands. The category allows for a variety of office, retail and commercial uses and housing up to 20 units per acre. The property owners of the subject site have expressed an interest in this amendment to help expand economic opportunities and for the protection of their current uses. On September 24, 2013, the Board of County Commissioners initiated this amendment to further the following strategic initiative:

*(EC2) - "Identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity (rev.2013)."*

In addition, an implementing rezoning application has been filed concurrent with this amendment requesting a zoning change from Industrial to C-2 General Commercial.

**B. REASONS FOR RECOMMENDATION FOR APPROVAL:**

1. The proposed change for the 4 properties is consistent with the Comprehensive Plan in that it concentrates development into a location that offers the greater opportunity for higher density and mixture of uses consistent with the Urban Service Area policies.
2. The proposed change furthers several strategies and recommendations from the Board of County Commissioners FY2012 & FY2013 Strategic Initiatives, including Strategic Priority (EC2) “Support business expansion and job creation....” and Strategic Initiative (EC2) “Identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity.”
3. The subject parcels are within an urban node currently providing commercial/retail uses for nearby neighborhoods. Such nodes can be characterized by a mix of higher intensity services and uses, more dense housing choices, easy access to mass transit, and increased walkability made possible by an interconnected sidewalk system.
4. The proposed Suburban category is consistent with the mix of land use patterns in the area. Land uses near the site include office, commercial, and mixed housing densities. The subject site is also in close proximity to shopping and employment opportunities and is served by transit, sidewalks, and central water and sewer, all of which promote the intent of the category.

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

This amendment furthers Board of County Commissioners Strategic Initiative # EC2 to “identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity (rev. 2013).” The proposed amendment will support the expansion and redevelopment of the subject sites and provide a future land use category that is consistent with the development patterns and existing uses in the area. The subject parcels are owned by Earnest Steele and the Loyal Order of Moose. The three parcels are located in unincorporated Leon County and have frontage on Capital Circle Northwest. Two of the parcels have been developed with structures not designed for industrial use (the Moose Lodge and a glass front retail type building), and the back of the third parcel is adjacent to the Crescent Hills subdivision and condominiums. The subject property owners have expressed an interest in this amendment to help expand opportunities for economic activity, and to protect their current uses.

**D. STAFF ANALYSIS:**

At their December 2012 Retreat, the Board of County Commissioners amended an existing strategic initiative to include “identifying revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity.” Specifically, staff was asked to examine the Industrial zoned lands, and uses allowed in Industrial and Light

Industrial districts. The proposed amendment furthers this strategic initiative of the Board. It is also consistent with the Comprehensive Plan in that it concentrates development into a location that offers the greater opportunity for higher density and mixture of uses consistent with the Urban Service Area policies.

The Industrial future land use category is intended to be the proper location for storage, manufacturing, distribution, and wholesaling activities with the potential for producing detectable negative off-site impacts (such as smoke, dust, particulate matter, noxious gasses, noise, and vibration). It also accommodates uses that have considerable impacts on infrastructure and utilities and is to be located with access and facilities for truck and/or rail shipment, transfer, or delivery. Ancillary commercial uses such as offices, childcare, and restaurants, designed and limited to serve persons working in the district are allowed. Other commercial uses are not allowed because they have the potential to encroach upon or displace industrial uses, for which appropriate locations are at a premium.

Staff has been in contact with two land owners with property currently located in the Industrial district adjacent to Capital Circle Northwest. These owners have expressed an interest in a Comprehensive Plan amendment and rezoning to a different district to help expand opportunities for economic activity and for protection of their current uses. The properties are owned by Mr. Earnest Steele and the Loyal Order of Moose. The three parcels are located in the unincorporated County and have frontage on Capital Circle Northwest. Two of the parcels have been developed with structures not designed for industrial use (the Moose Lodge, and a glass front retail type building) and the back of the third parcel is adjacent to the Crescent Hills subdivision and condominiums.

In staff's review of the subject site and surrounding area, it was noted that an additional parcel would be appropriate for consideration in this amendment request because of its location and current use. The parcel is in the City limits and is located immediately south of the subject site. The parcel (ID 21-19-55 A0010) consists of a commercial park with warehousing, office, and light industrial uses more appropriate for the Suburban future land use category. The parcel is owned by Huntley Park LLC and consists of approximately 6.06 acres. The property owner representative has informed staff that he would like to be included in the proposed amendment, and staff has expanded the proposed amendment to include the site (see current uses map in the introductory map set to this report).

Removing acreage from the Industrial district is to be approached with attention. It is generally accepted that establishing new Industrial areas is very difficult due to the potential for off-site impacts from the types of uses allowed. There are currently 490 acres of Industrial lands in Leon County (including City Limits). This is down from 972 acres when the district was established in 1991, a 50% decrease. While much of this may have been necessary to correct the less than anticipated need for Industrial land, it is worth noting this decrease. The following table provides information on the existing acres of Industrial land in unincorporated Leon County and the City of Tallahassee. The table provides additional information regarding the presence of wetlands and vacant areas in the Industrial district. The proposed amendment for the Steele and Moose properties is a total of 23.5 acres, 18 of which are vacant.

*Table 1: Acres Data on Industrial Land in Leon County*

<b>Description</b>	<b>Acres</b>
Total Industrial in Unincorporated Leon County	314
Total Industrial in City Limits	176
<i>Leon County Total Industrial</i>	<i>490</i>
Total Industrial less wetlands (Unincorporated)	294
Total Industrial less wetlands (City Limits)	135
<i>Leon County Total Industrial less wetlands</i>	<i>429</i>
Total Vacant Industrial (Unincorporated)	69
Total Vacant Industrial (City Limits)	101
<i>Leon County Total Vacant Industrial</i>	<i>170</i>
Total Vacant Industrial less wetlands (Unincorporated)	65
Total Vacant Industrial less wetlands (City Limits)	74
<i>Leon County Total Vacant Industrial less wetlands</i>	<i>139</i>

***Proposed Future Land Use Map Designation: Suburban***

The proposed Suburban future land use category permits a wide range of uses from housing up to 20 units per acre to retail/office and light industrial uses. Land Use Element Policy 2.2.5 establishes the Suburban land use category to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. The Suburban category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects are encouraged, though not required.

Policy 2.2.5 also states that allowed land uses within Suburban are regulated by zoning districts which implement the intent of the category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. 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. The proposed Suburban category is more consistent with the existing development patterns and current uses, and for future development.

If this proposed change is approved, a zoning change from Industrial to C-2 General Commercial is being requested to implement the amendment. The C-2 district is intended to be located in areas designated Suburban on the FLUM and shall apply to areas with direct access to major collectors or arterial roadways located within convenient travelling distance to several neighborhoods. The district is not intended to accommodate large scale commercial or service activities, but rather small groups of retail commercial, professional, office, and community and recreational services. The proposed zoning is consistent with the development patterns in the vicinity of the request and current development on two of the sites.

**E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:**

1. Environmental Features: The subject property is within the Lake Munson drainage basin. Although one of the three subject parcels (#21-19-51-051-1111) is heavily forested, county environmentally sensitive maps currently indicate no protected or other significant environmental features onsite. An onsite Natural Features Inventory may reveal the presence of other unknown environmental features.
2. Water/Sewer: City water and sewer are available to the area.
3. Transportation:

**Transit Availability:** The subject site and surrounding area are serviced by Star Metro. There are transit stops on each side of Capital Circle Northwest near the subject site.

**Bicycle/Pedestrian Facilities Availability:** There are sidewalks and bicycle lanes on each side of Capital Circle Northwest in the vicinity of the subject site.

*Transportation Analysis and Conclusion:* Capital Circle Northwest is a principle arterial roadway that has been recently improved with sidewalks, bike lanes and four lanes. Based on the highest and most intense use of the subject site under the proposed change to Suburban with C-2 zoning, 3,477.5 additional PM Peak Hour trips would be generated. However, transportation concurrency will be determined when a site plan for development is submitted in the future.

1. Schools: The subject site is in the Riley, Griffins and Godby school attendance zones.

School Name	Riley Elementary	Griffin Middle	Godby High
Potential Students Generated	55	22	18
Present Capacity	-174	419	290
Post Development Capacity	-229	397	272

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.

**F. CONCLUSION:**

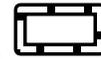
Based on the above data and analysis, staff concludes the following:

1. The proposed change for the four subject properties is consistent with the Comprehensive Plan in that it concentrates development into a location that offers the greater opportunity for higher density and mixture of uses consistent with the Urban Service Area policies.
2. The proposed change furthers several strategies and recommendations from the Board of County Commissioners FY2012 & FY2013 Strategic Initiatives, including Strategic Priority (EC2) “Support business expansion and job creation.....” and Strategic Initiative (EC2) “Identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity.”
3. The subject parcels are within an urban node currently providing commercial/retail uses for nearby neighborhoods. Such nodes can be characterized by a mix of higher intensity services and uses, more dense housing choices, easy access to mass transit, and increased walkability made possible by an interconnected sidewalk system.
4. The proposed Suburban category is consistent with the mix of land use patterns in the area. Land uses near the site include office, commercial, and mixed housing densities. The subject site is also in close proximity to shopping and employment opportunities and is served by transit, sidewalks, and central water and sewer. All of which promotes the intent of the category.

Thus, based on the data, analysis, and conclusions, staff is recommending approval of this amendment.

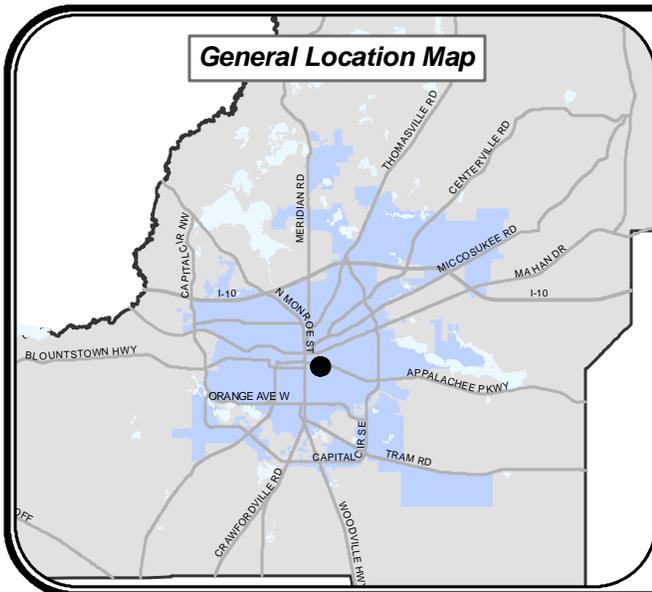


**PCM140104**



Subject Parcel

Aerial date: 2012



**General Location Map**

**E. Lafayette St.  
PCM140104**

*Desoto Park Law Firm,  
Fl. Trans. Builders Assoc.*

**Tallahassee/Leon County  
Planning Department**

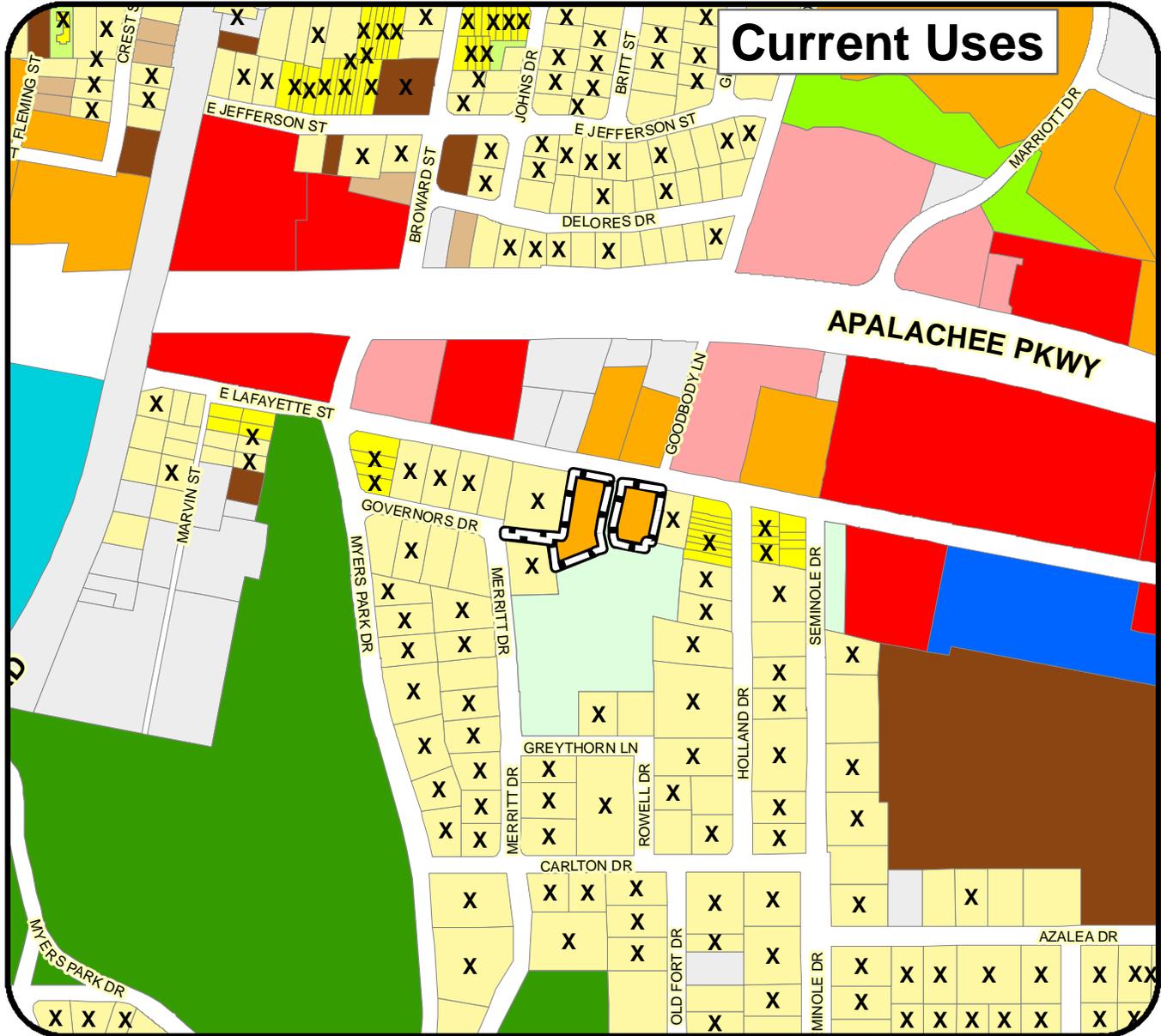
**SITE TAX ID:**

**11-31-52- A-0080**

**11-31-52- A-0100**

**ACRES: 1.27 ±**





## Legend



Subject Parcel



Homestead Exemption Parcels

### Current Uses (Oct. 2013)

- |                                    |                                |
|------------------------------------|--------------------------------|
| Single Family Detached/Mobile Home | Warehouse                      |
| Single Family Attached             | Government Operation           |
| Two-Family Dwelling                | Open Space Undesignated        |
| Multi-Family                       | Open Space Common Areas        |
| Motel/Hospital/Clinic              | Open Space Resource Protection |
| Retail                             | Open Space Recreation/Parks    |
| Office                             | Vacant                         |

**E. Lafayette St.  
PCM140104**

*Desoto Park Law Firm,  
Fl. Trans. Builders Assoc.*

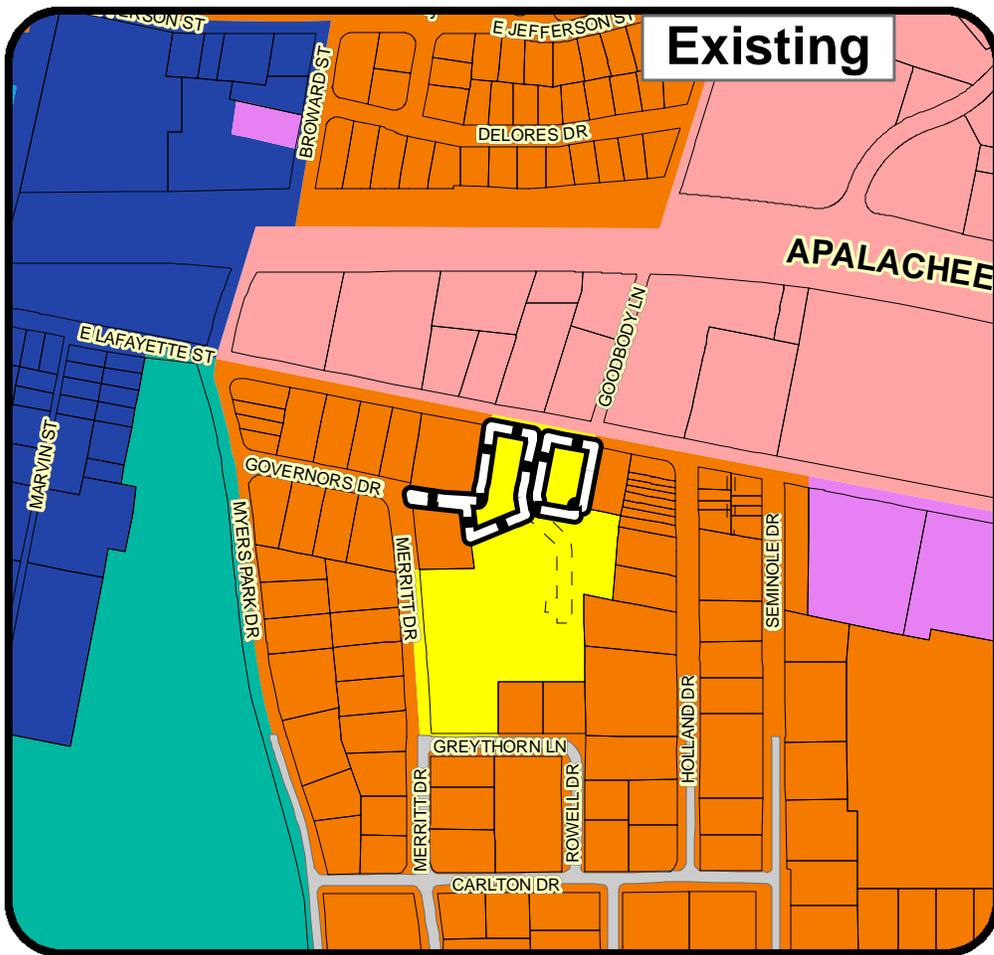
**Tallahassee/Leon County  
Planning Department**

**SITE TAX ID:  
11-31-52- A-0080  
11-31-52- A-0100**

**ACRES: 1.27 ±**



## Existing



## Future Land Use

### Legend

-  Activity Center
-  Central Urban
-  Governmental Operation
-  Open Space
-  Residential Preservation
-  Suburban



Subject Parcel

 City Limits

**E. Lafayette St.  
PCM140104**

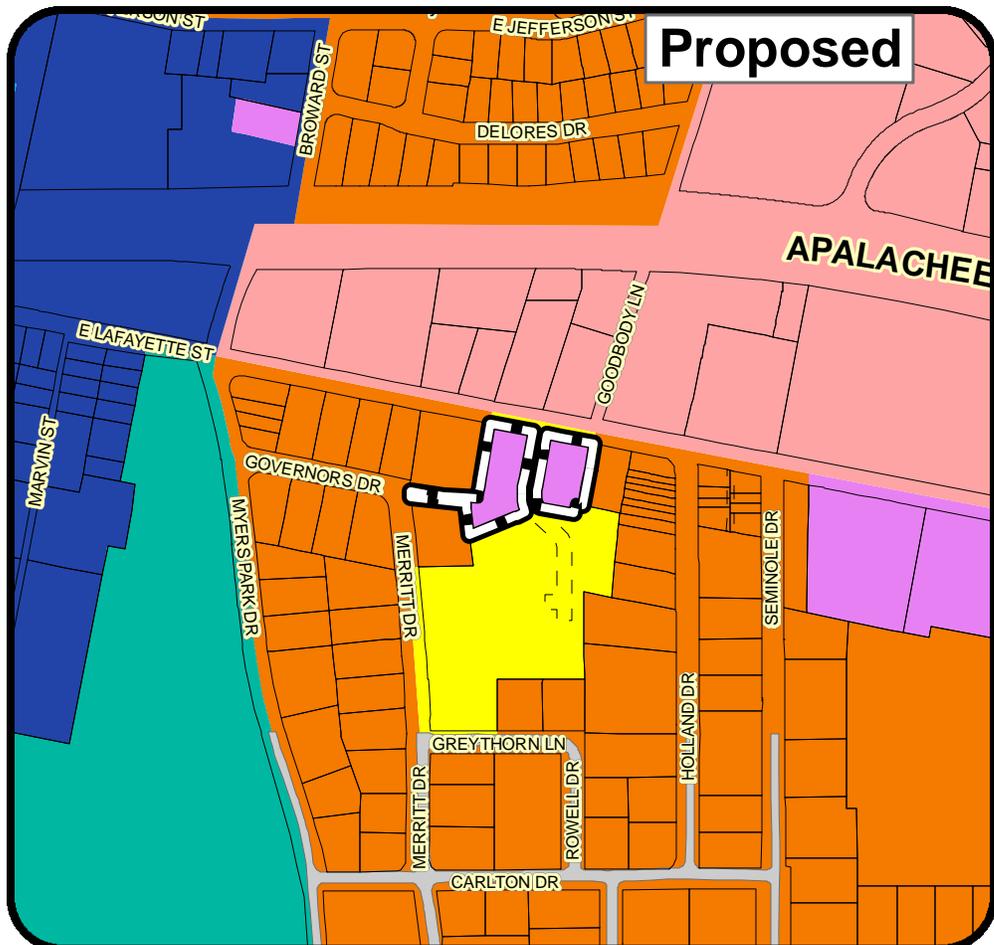
*Desoto Park Law Firm,  
Fl. Trans. Builders Assoc.*

Tallahassee/Leon County  
Planning Department

**Existing  
Government  
Operational**

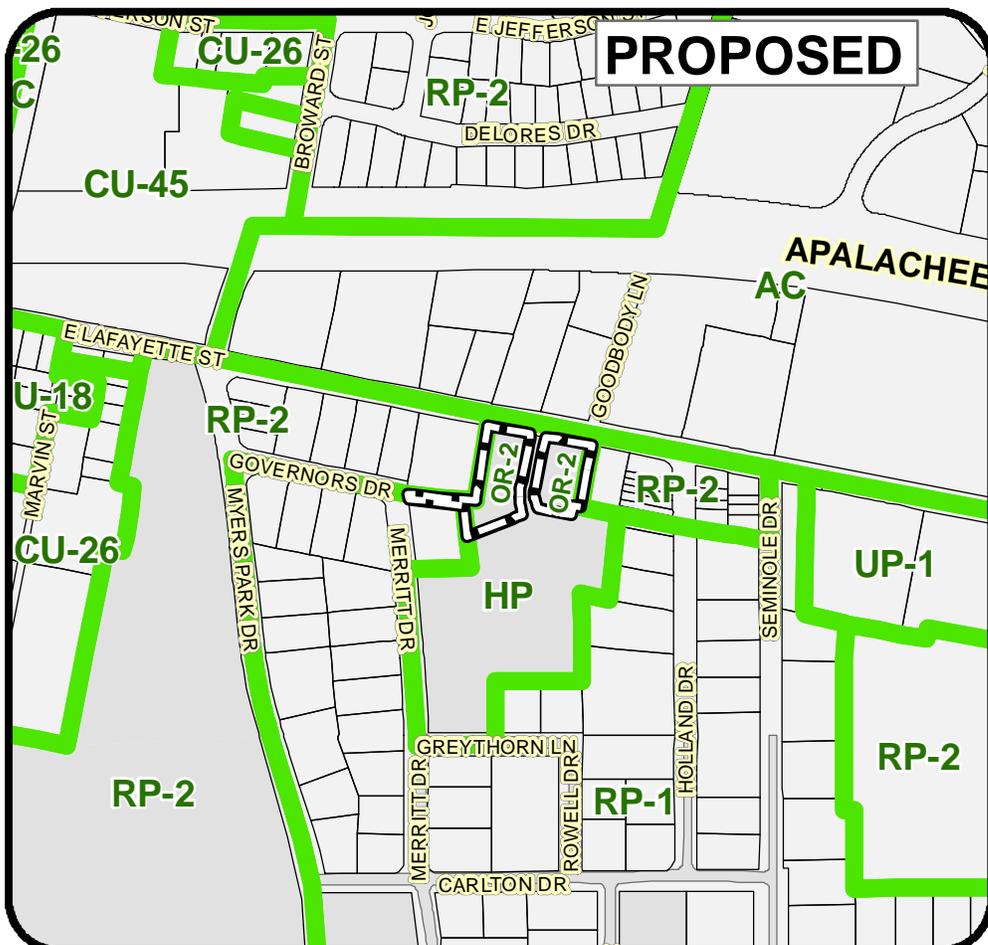
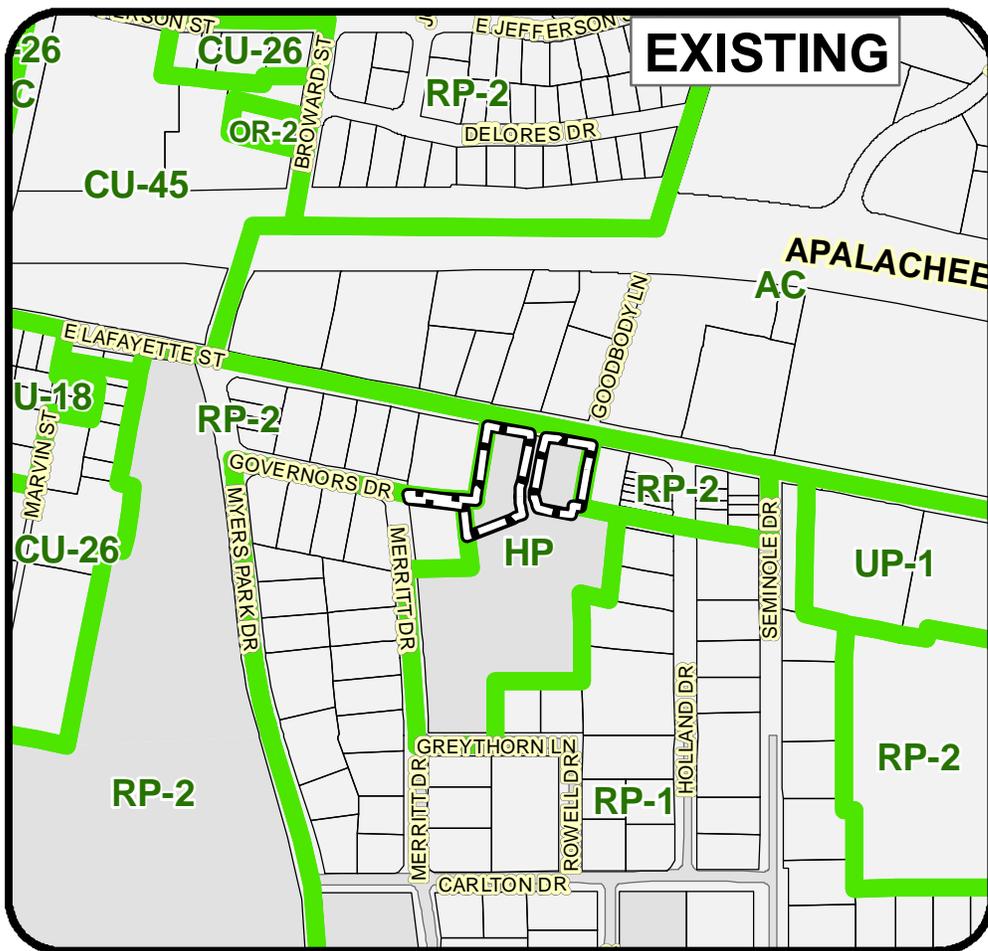
**Proposed  
Suburban**

## Proposed



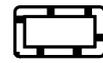
**SITE TAX ID:**  
11-31-52- A-0080  
11-31-52- A-0100  
**ACRES: 1.27 ±**

TALLAHASSEE - LEON COUNTY  
**PLANNING  
DEPARTMENT**  
PLACE - PLANNING LAND MANAGEMENT AND COMMUNITY ENHANCEMENT



# ZONING

## Legend



Subject Parcel



zoning



Historic Preservation Overlay

**E. Lafayette St.  
PCM140104**

*Desoto Park Law Firm,  
Fl. Trans. Builders Assoc.*

Tallahassee/Leon County  
Planning Department

## Existing

Historic Preservation  
with  
Historic Preservation  
Overlay

## Proposed

Office Residential 2  
with  
Historic Preservation  
Overlay



**SITE TAX ID:**  
11-31-52- A-0080  
11-31-52- A-0100  
**ACRES: 1.27 ±**

**MAP AMENDMENT #:** PCM140104

**APPLICANT:** Tallahassee-Leon County Planning Department

**TAX I.D. # s:** 11-31-52- A-008-0; 11-31-52- A-010-0 ( $\pm$  1.27 acres)

**CITY**   X   **COUNTY**   

**CURRENT DESIGNATION:** Government Operational

**REQUESTED DESIGNATION:** Suburban

**DATE:** January 8, 2014

**PRELIMINARY STAFF RECOMMENDATION:** Approve Amendment PCM140104

**A. SUMMARY:**

This is a request to change the Future Land Use Map designation from “Government Operational” to “Suburban” for two parcels totaling  $\pm$ 1.27 acres; one property is owned by the Florida Transportation Builder’s Association, the other is owned by F. Alan Cummings and Joseph W. Lawrence. The properties are in a Historic Preservation Overlay, and will remain so. However, the existing Government Operational designation is not appropriate for these privately owned properties. The parcels are located south of Lafayette Street within the DeSoto Park Drive cul-de-sac, in close proximity to existing state-owned buildings and historical sites that will remain in the Government Operational designation. The owners of the parcels support the proposed amendment.

**B. REASONS FOR RECOMMENDATION FOR APPROVAL:**

1. The existing Government Operational designation is not appropriate for these privately owned properties.
2. Approval of this amendment is not expected to have adverse effects on public facilities.
3. The Historic Preservation Overlay will be maintained over the properties.
4. The requested change to the Suburban category is consistent with current development along Lafayette Street.

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

The Tallahassee-Leon County Planning Department was made aware of various properties that are still in the Historic Conservation and Historic Preservation zoning districts. After the adoption of the new Historic Preservation Overlay in February 1993, these zoning districts became obsolete. In order to provide an appropriate zoning district, an appropriate Future Land Use Map designation must also be provided.

**D. STAFF ANALYSIS:**

***Current Future Land Use Map Designation & Zoning District***

The parcels (± 1.27 acres) currently have a Government Operational Future Land Use Map designation and the now defunct Historical Preservation (HP) zoning district. This property is inside the Urban Service Area.

*Government Operational Future Land Use*

The Government Operational future land use category (Policy 2.2.16 in the Land Use Element) allows Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary schools, 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 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.

*Historic Preservation Zoning District*

This zoning district is now defunct. As a result, there are no development standards or permissible uses associated with the zoning district.

***Proposed Future Land Use Map Designation & Zoning District***

*Suburban Future Land Use*

The intent of the Suburban Land Use category is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance.

*Office Residential-2 Zoning District*

The intent for the Office Residential-2 zoning district is 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 Office Residential-2 district. The zoning district allows for a variety of uses which include but are not limited to the following:

1. Banks and other financial institutions.
2. Broadcasting studios.
3. Community facilities related to office or residential facilities.
4. Day care centers.
5. Golf courses.
6. Hotels and motels, including bed and breakfast inns.
7. Medical and dental offices and services, laboratories, and clinics.
8. Multiple-family dwellings.
9. Non-medical offices and services, including business and government offices and services.
10. Nursing homes and other residential care facilities.

***Reasons for Changing Future Land Use Map Designation & Zoning District***

The properties are privately owned, but are currently designated as Government Operational on the Future Land Use Map. Policy 2.2.16 in the Tallahassee-Leon County Comprehensive Plan states Government Operational can be implemented in areas 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." The properties are currently used as offices.

The Office Residential -1 & Neighborhood Boundary Office zoning districts were considered for this site. However, the properties exceed the intensity standards for non-residential structures established by both districts. Changing the Future Land Use Map designation to Suburban with the Office Residential-2 zoning district will be more reflective of the current use of the property and provide appropriate development standards and uses.

***Historic Preservation Overlay***

The properties are within a Historical Preservation Overlay (HPO). According to Sec. 10-317 of the Tallahassee Land Development Code:

"The HPOs shall be added to: properties listed in the Local Register of Historic Places, all properties zoned HC by the city, and any HPO districts in the city and county. Properties listed on the National Register of Historic Places within the downtown special character districts shall also be zoned with an HPO. The underlying zoning district and permitted uses in the HPO areas shall remain undisturbed by the creation of an HPO..."

The proposed rezoning will include a Historic Preservation Overlay.

***Limited Use Site Plan***

In 1986, the Desoto Park Drive area was provided with the Historical Preservation zoning district along with a Limited Use Site Plan. Ordinance No. 85-0-2558 designated the subject parcels as an “Historical and Cultural Conservation Limited Use Plan (Principal Uses: business offices and services; single family dwellings; non-medical offices and services; Restricted Uses – sales lease, rental of business machines and accessory uses – customary accessory uses and structures incidental to one or more permitted uses and structures) on the official planning zoning map of the City of Tallahassee...” While the Historic Preservation zoning district was dissolved and was replaced with the Historic Preservation Overlay in 1993, the Limited Use Site Plan guidelines and restrictions are still valid.

**E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:**

1. Environmental Features:

The subject properties are within the Lake Munson drainage basin. County environmentally sensitive maps currently indicate no protected or other significant environmental features onsite. A small area of severe and significant grades is located on the northern edge of the two subject parcels where they meet Lafayette Street. However, these are manmade. An onsite Natural Features Inventory may reveal the presence of other unknown environmental features.

2. Water/Sewer: City water and sewer service are presently available for the subject parcel.

3. Other:

*Roads:* East Lafayette Street is a minor collector and its Level of Service (LOS) is “D \ E.”

*Bicycle/Pedestrian Facilities Availability:* Sidewalks are available along East Lafayette Street.

*Mass Transit Availability:* The subject properties and surrounding area are serviced by Star Metro’s Tall Timbers Route.

4. Schools:

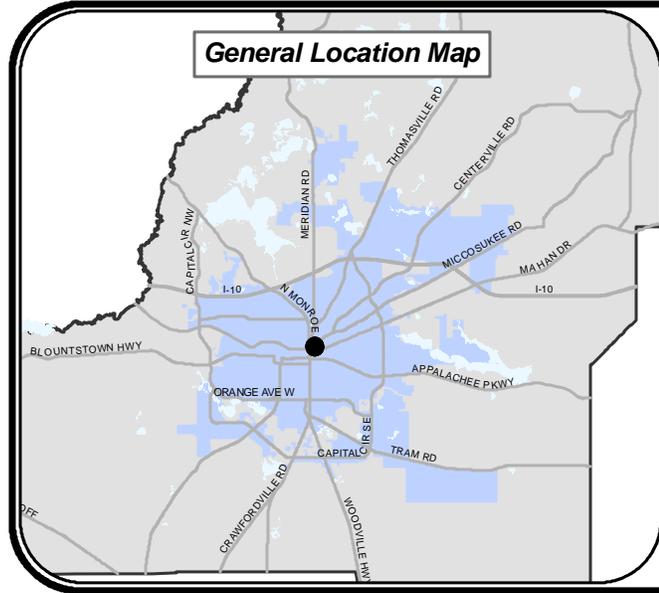
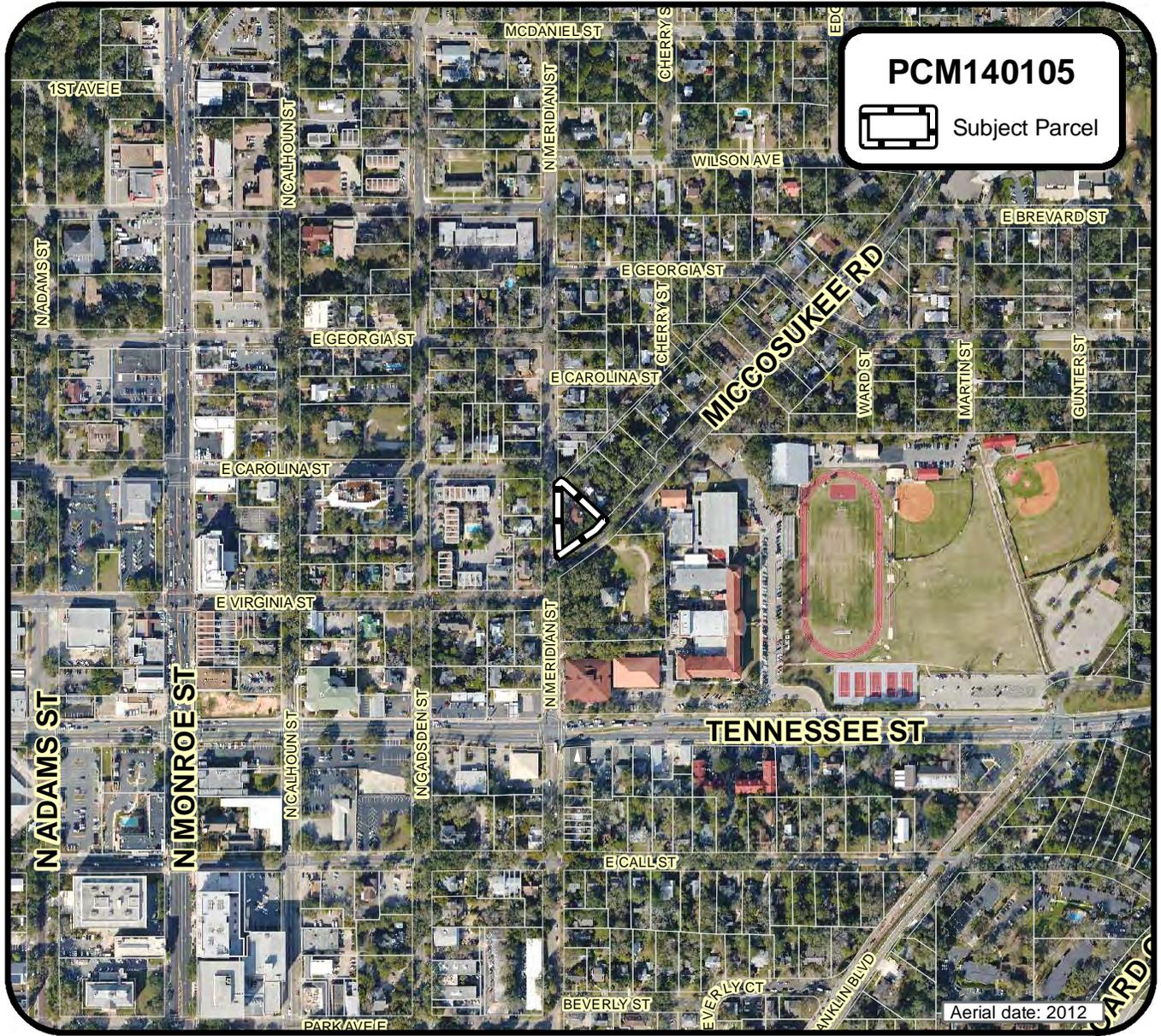
The subject site is in the Hartsfield, Fairview, and Rickards school attendance zones. School concurrency calculations will be conducted in the future is a new site plan for proposed development is submitted.

**F. CONCLUSION:**

Based on the above data and analysis, Planning Department staff concludes the following:

1. The existing Government Operational designation is not appropriate for these privately owned properties.
2. Approval of this amendment is not expected to have adverse effects on public facilities
3. The Historic Preservation Overlay will be maintained over the properties.
4. The requested change to the Suburban category is consistent with current development along Lafayette Street.

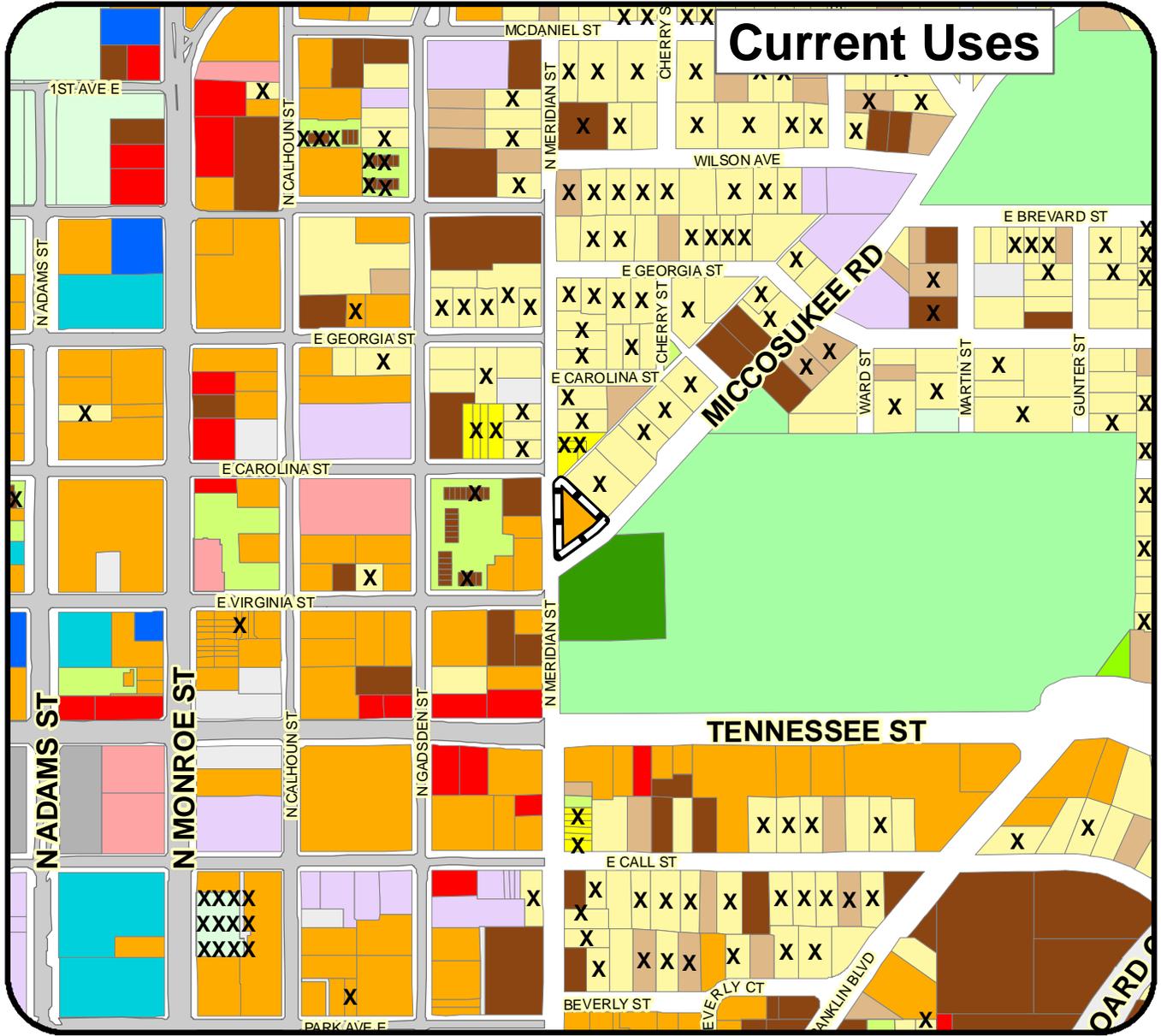
Based on this analysis and its conclusions, Planning Department staff recommends approval of this amendment.



**N. Meridian**  
**PCM140105**  
 180 Consulting  
 Tallahassee/Leon County  
 Planning Department

**SITE TAX ID:**  
**11-31-46-000-0010**  
**ACRES: 0.39 ±**





# Current Uses

## Legend



Subject Parcel



Homestead Exemption Parcels

### Current Uses (Oct. 2013)

- |                                    |                                         |
|------------------------------------|-----------------------------------------|
| Single Family Detached/Mobile Home | Government Operation                    |
| Single Family Attached             | School                                  |
| Two-Family Dwelling                | Open Space Undesignated                 |
| Multi-Family                       | Open Space Common Areas                 |
| Motel/Hospital/Clinic              | Open Space Resource Protection          |
| Retail                             | Open Space Recreation/Parks             |
| Office                             | Religious/Non-profit                    |
| Warehouse                          | Transportation/Communications/Utilities |
|                                    | Vacant                                  |

**N. Meridian  
PCM140105**

**180 Consulting**

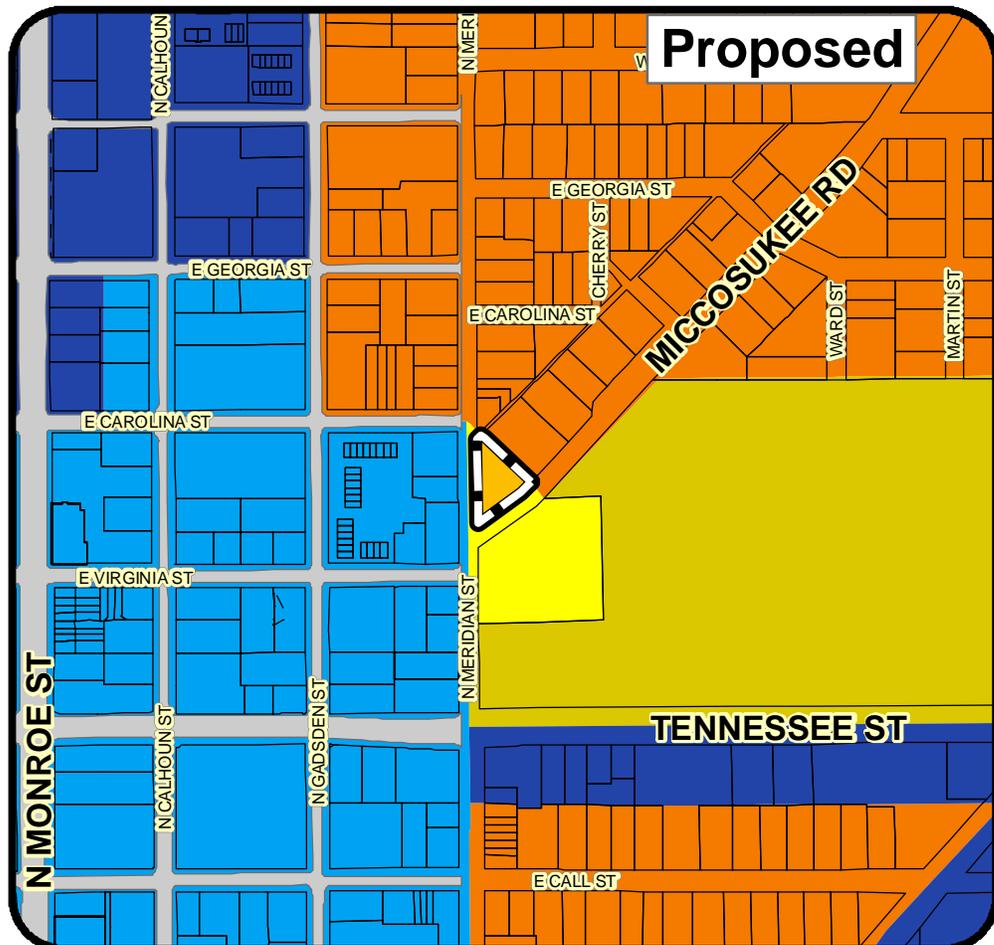
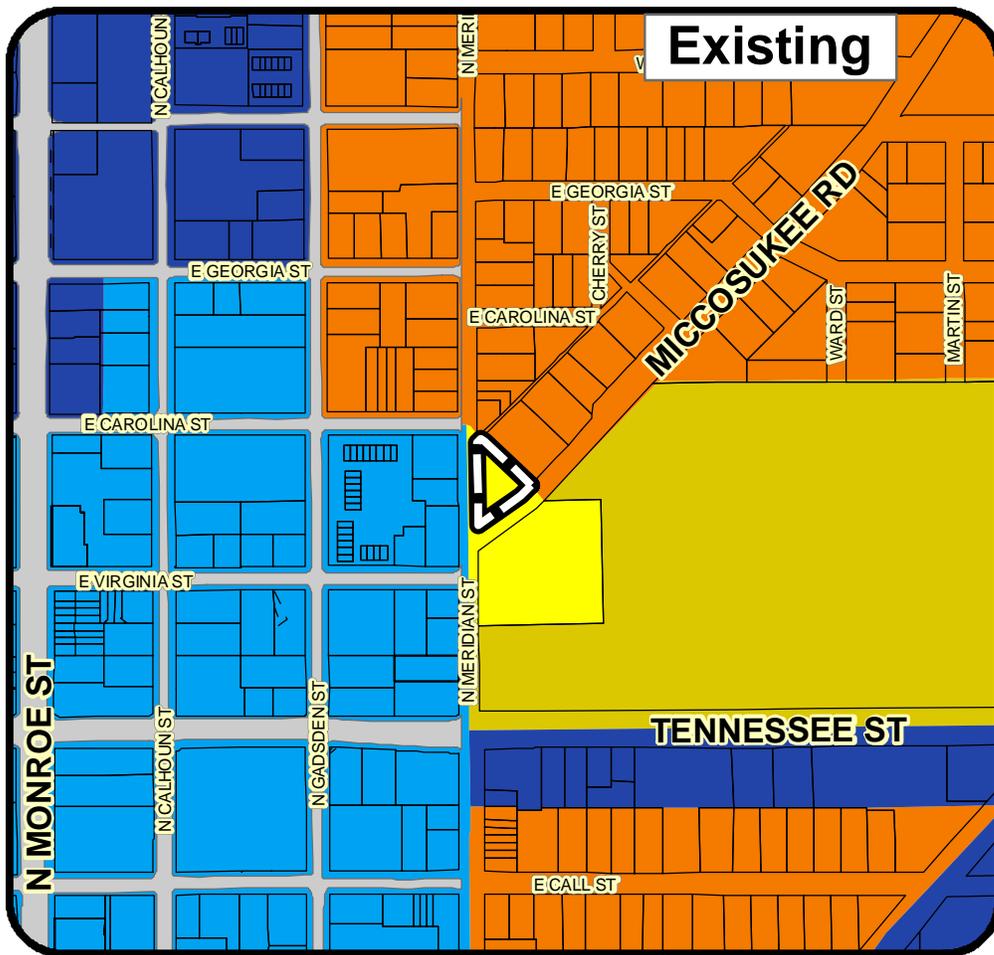
**Tallahassee/Leon County  
Planning Department**

**SITE TAX ID:**

**11-31-46-000-0010**

**ACRES: 0.39 ±**





## Future Land Use

### Legend

-  Central Urban
-  Central Core
-  Educational Facilities
-  Governmental Operation
-  Residential Preservation
-  Neighborhood Boundary



Subject Parcel

**N. Meridian  
PCM140105**

180 Consulting

Tallahassee/Leon County  
Planning Department

**Existing  
Government  
Operational**

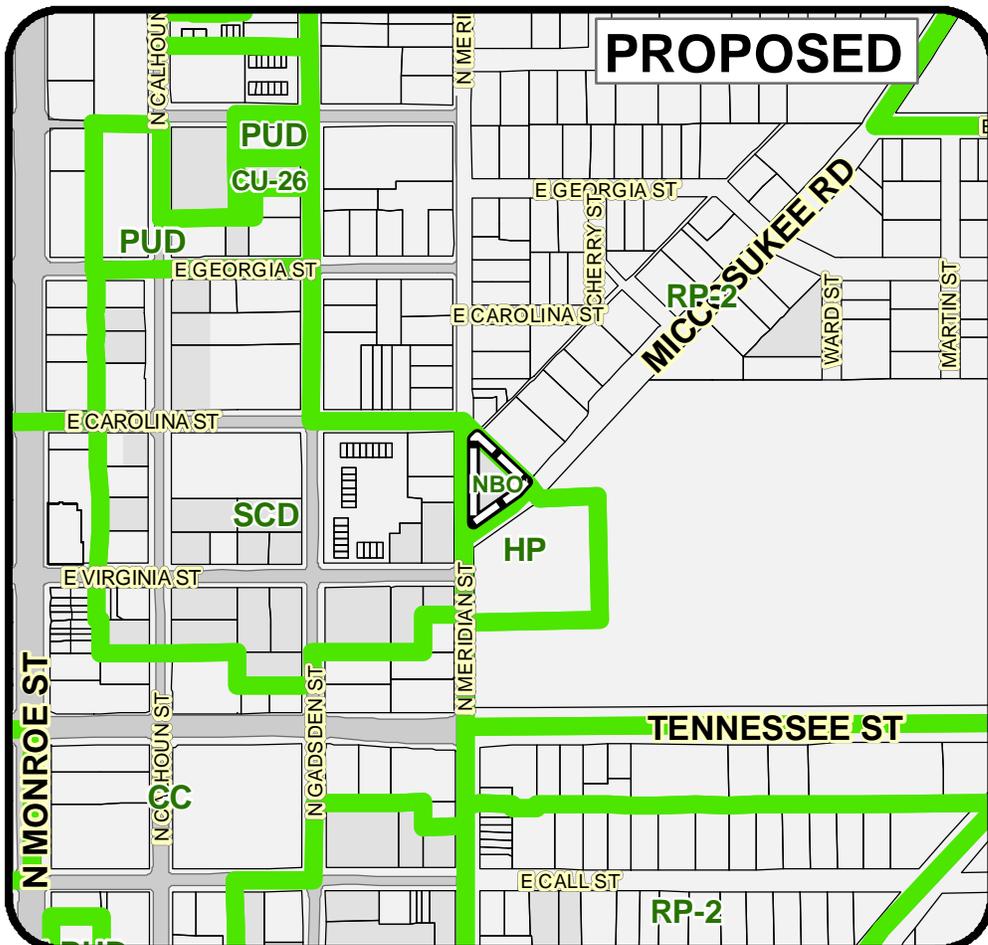
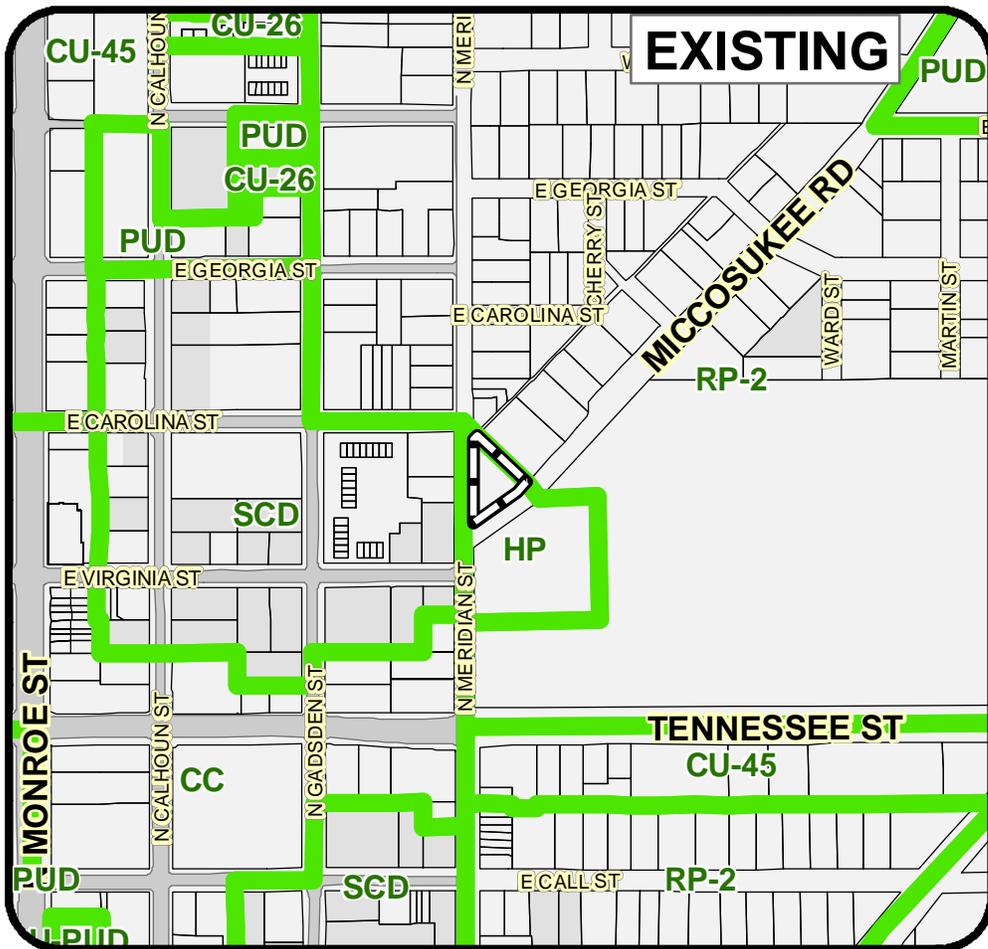
**Proposed  
Neighborhood Boundary**



**SITE TAX ID:  
11-31-46-000-0010**

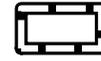
**ACRES: 0.39 ±**





# ZONING

## Legend



Subject Parcel



zoning

**N. Meridian  
PCM140105**

180 Consulting

Tallahassee/Leon County  
Planning Department

## Existing

Historic Preservation  
with  
Historic Preservation  
Overlay

## Proposed

Neighborhood Boundary  
Office, with  
Historic Preservation  
Overlay



**SITE TAX ID:**  
11-31-46-000-0010

**ACRES:** 0.39±

**MAP AMENDMENT #:** PCM140105

**APPLICANT:** Tallahassee-Leon County Planning Department

**TAX I.D. # s:** 11-31-46-000-001-0 ( $\pm$  0.39 acres)

**CITY**   X   **COUNTY**   

**CURRENT DESIGNATION:** Government Operational

**REQUESTED DESIGNATION:** Neighborhood Boundary

**DATE:** January 8, 2014

**PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140105**

**A. SUMMARY:**

This is a request to change the Future Land Use Map designation from “Government Operational” to “Neighborhood Boundary” for one parcel totaling  $\pm$ 0.39 acres owned by Don Yaeger Properties, LLC. The property is within a Historic Preservation Overlay, and will remain so. However, the existing Government Operational designation is not appropriate for this privately owned property. The parcel is located north of the intersection of North Meridian Street and Miccosukee Road. The owner of this parcel supports the proposed amendment.

**B. REASONS FOR RECOMMENDATION FOR APPROVAL:**

1. The existing Government Operational designation is not appropriate for the privately owned property.
2. Approval of this amendment is not expected to have adverse effects on public facilities.
3. The Historic Preservation Overlay will be maintained over the property.
4. The requested change to Neighborhood Boundary is consistent with current development near the Miccosukee and North Meridian Street intersection. Residential and office uses are located within the vicinity of the subject property.

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

The Tallahassee-Leon County Planning Department was made aware of various properties that are still in the Historic Conservation and Historic Preservation zoning districts. After the adoption of the new Historic Preservation Overlay in February 1993, these zoning districts became obsolete. In order to provide an appropriate zoning district, an appropriate Future Land Use Map designation must also be provided.

**D. STAFF ANALYSIS:**

***Current Future Land Use Map Designation & Zoning District***

The parcel (± 0.39 acres) currently has a Government Operational Future Land Use Map designation and the now defunct Historical Preservation (HP) zoning district. This property is inside the Urban Service Area.

*Government Operational Future Land Use*

The Government Operational future land use category (Policy 2.2.16 in the Land Use Element) allows Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary schools, 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 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.

*Historic Preservation Zoning District*

This zoning district is now defunct. As a result, there are no development standards or permissible uses associated with the zoning district.

***Proposed Future Land Use Map Designation & Zoning District***

*Neighborhood Boundary Future Land Use*

The intent of the Neighborhood Boundary category is 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 land use category is intended to be 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.

### *Neighborhood Boundary Office Zoning District*

The intent of the Neighborhood Boundary Office zoning district is to provide minor office opportunities serving the immediate area and higher intensity residential land uses while providing a transition between the residential development and more intensive development while still preserving roadway capacity through appropriate access management.

The Neighborhood Boundary Office zoning district allows for the following principal uses:

1. Offices (all types). Personal services, medical clinics, bail bonds, and payday loan offices are prohibited.
2. Multi-family Residential (any type except dormitories, fraternities and sororities) located on the second floor of a building containing the permitted office uses on the first floor.
3. Residential: Single family-attached dwellings; Single family – detached dwellings; and Two-family dwellings.
4. 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. Noise and lighting impacts shall be considered when determining the eligibility of additional land uses.

### *Reasons for Changing Future Land Use Map Designation & Zoning District*

The property is privately owned but is currently designated as Government Operational on the Future Land Use Map. Policy 2.2.16 in the Tallahassee-Leon County Comprehensive Plan states Government Operational can be implemented in areas 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.” This property is currently used as a consulting office. Changing the Future Land Use Map designation to Neighborhood Boundary with the Neighborhood Boundary Office (NBO) zoning district will be more reflective of the current use of the property and provide appropriate development standards and uses that protect the nearby residential areas.

### *Historic Preservation Overlay*

The property is within a Historical Preservation Overlay (HPO). According to Sec. 10-317 of the Tallahassee Land Development Code:

“The HPOs shall be added to: properties listed in the Local Register of Historic Places, all properties zoned HC by the city, and any HPO districts in the city and county. Properties listed on the National Register of Historic Places within the downtown special

character districts shall also be zoned with an HPO. The underlying zoning district and permitted uses in the HPO areas shall remain undisturbed by the creation of an HPO...”

The proposed rezoning will include a Historic Preservation Overlay.

#### **E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:**

##### 1. Environmental Features:

The subject property is within the Lake Munson drainage basin. County environmentally sensitive maps currently indicate no protected or other significant environmental features onsite. A small area of severe and significant grades is located on the southern edge of the subject parcel where it meets Miccosukee Road. However, this is manmade. An onsite Natural Features Inventory may reveal the presence of other unknown environmental features.

2. Water/Sewer: City water and sewer service are presently available for the subject parcel.

##### 3. Other:

*Roads:* North Meridian Road is a major collector and its Level of Service (LOS) is “D.” Miccosukee is a Minor Arterial and its LOS is “D.”

*Bicycle/Pedestrian Facilities Availability:* There are sidewalks available along the roads mentioned above.

*Mass Transit Availability:* The subject property and surrounding area are serviced by Star Metro’s Azalea Route.

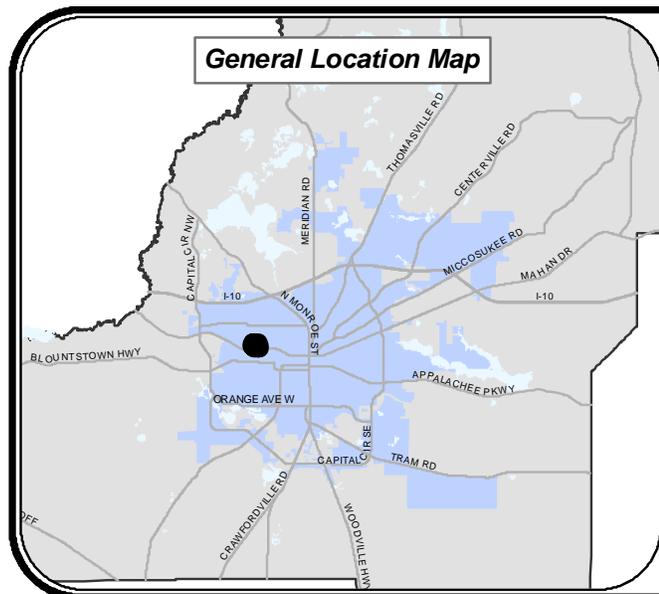
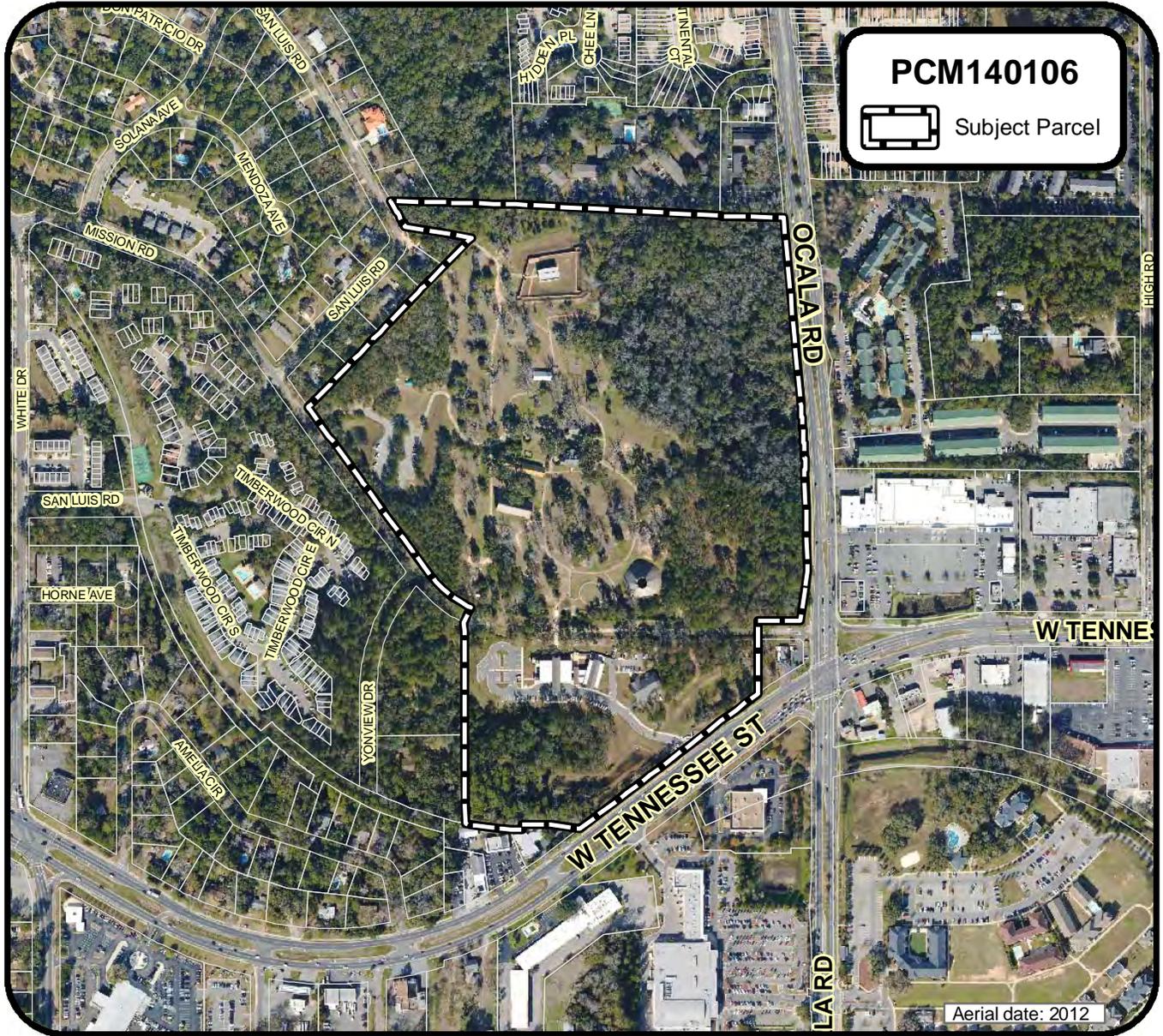
4. Schools: The subject site is in the Sullivan, Cobb, and Leon school attendance zones. School concurrency calculations will be conducted in the future is a new site plan for proposed development is submitted.

#### **F. CONCLUSION:**

Based on the above data and analysis, Planning Department staff concludes the following:

1. The existing Government Operational designation is not appropriate for the privately owned property.
2. Approval of this amendment is not expected to have adverse effects on public facilities.
3. The Historic Preservation Overlay will be maintained over the property.
4. The requested change to Neighborhood Boundary is consistent with current development near the Miccosukee and North Meridian Street intersection. Residential and office uses are located within the vicinity of the subject property.

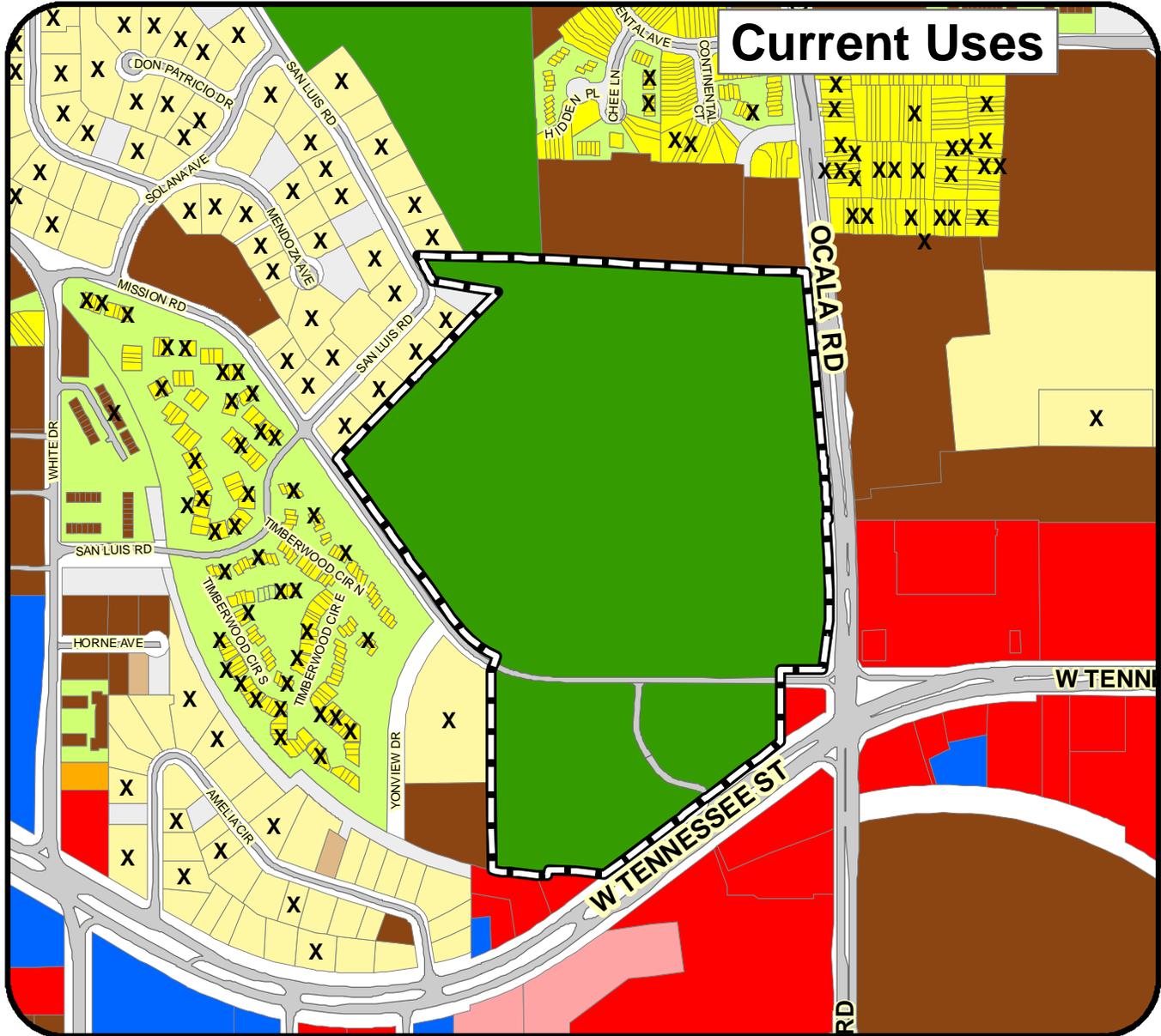
Based on this analysis and its conclusions, Planning Department staff recommends approval of this amendment.



**Ocala and Mission Rd.  
PCM140106  
Mission San Luis  
Tallahassee/Leon County  
Planning Department**

**SITE TAX ID:  
21-27-20-434-000-0  
(RP-1 Portion Only)  
ACRES: 63.35 ±**





## Legend



Subject Parcel

X Homestead Exemption Parcels

### Current Uses (Oct. 2013)

- |                                    |                             |
|------------------------------------|-----------------------------|
| Single Family Detached/Mobile Home | Retail                      |
| Single Family Attached             | Office                      |
| Two-Family Dwelling                | Warehouse                   |
| Multi-Family                       | Open Space Common Areas     |
| Motel/Hospital/Clinic              | Open Space Recreation/Parks |
|                                    | Vacant                      |

Ocala and Mission Rd.  
PCM140106

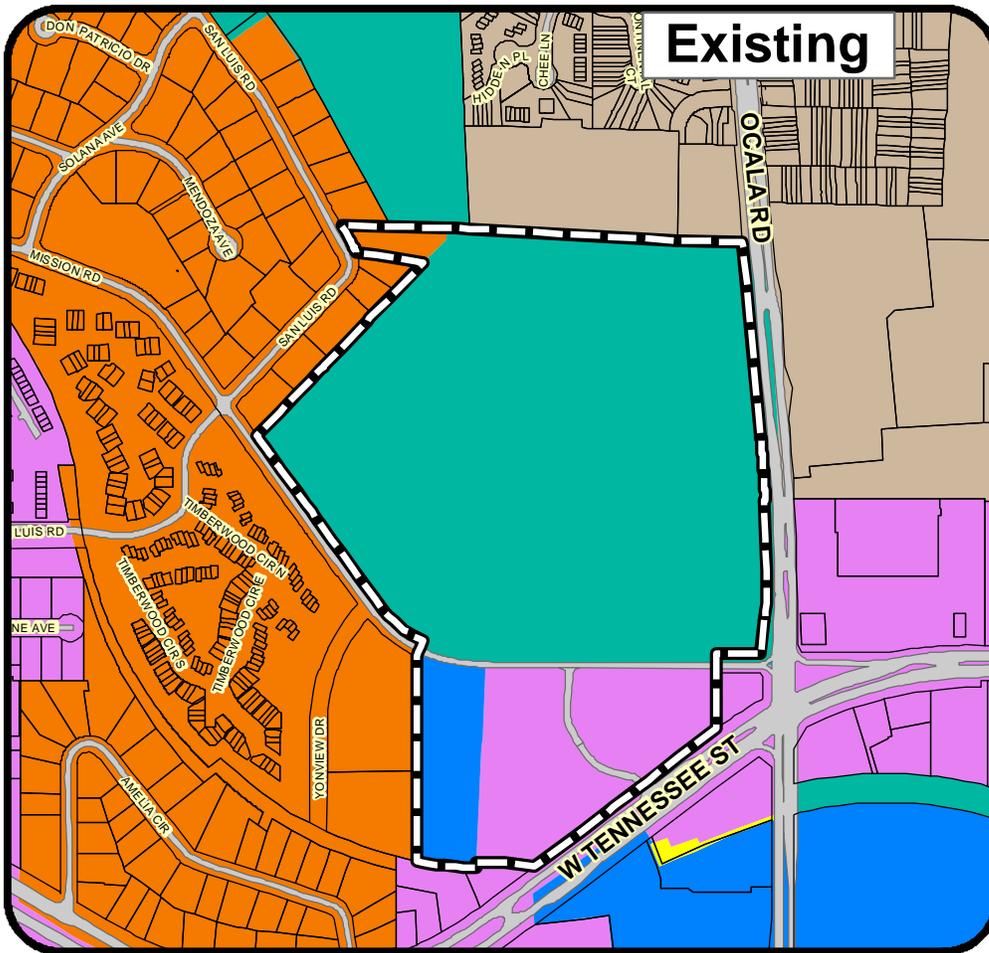
Mission San Luis  
Tallahassee/Leon County  
Planning Department

SITE TAX ID:  
21-27-20-434-000-0  
(RP-1 Portion Only)

ACRES: 63.35 ±



## Existing



## Future Land Use

### Legend

-  Governmental Operation
-  Open Space
-  Residential Preservation
-  University Transition
-  Suburban
-  Urban Residential 2



Subject Parcel

Ocala and Mission Rd.  
PCM140106

Mission San Luis

Tallahassee/Leon County  
Planning Department

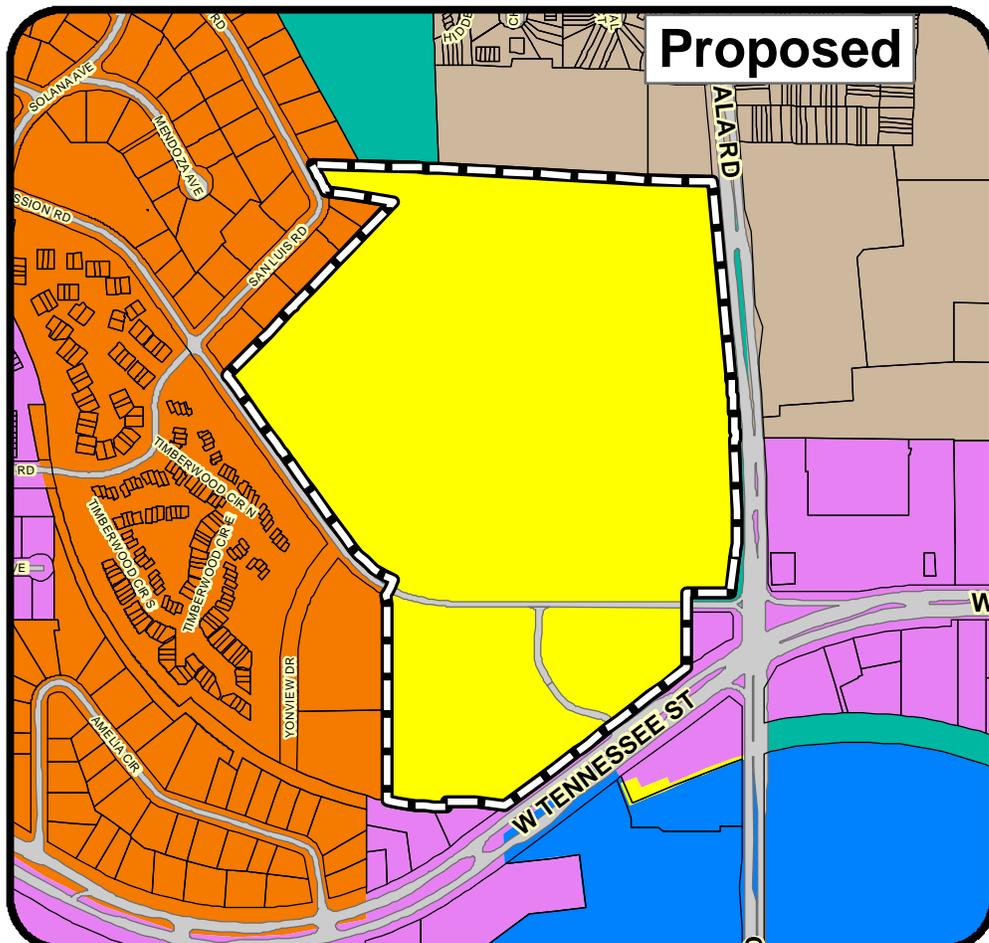
### Existing

Residential Preservation  
Recreation/Open Space  
Suburban and University  
Transition

### Proposed

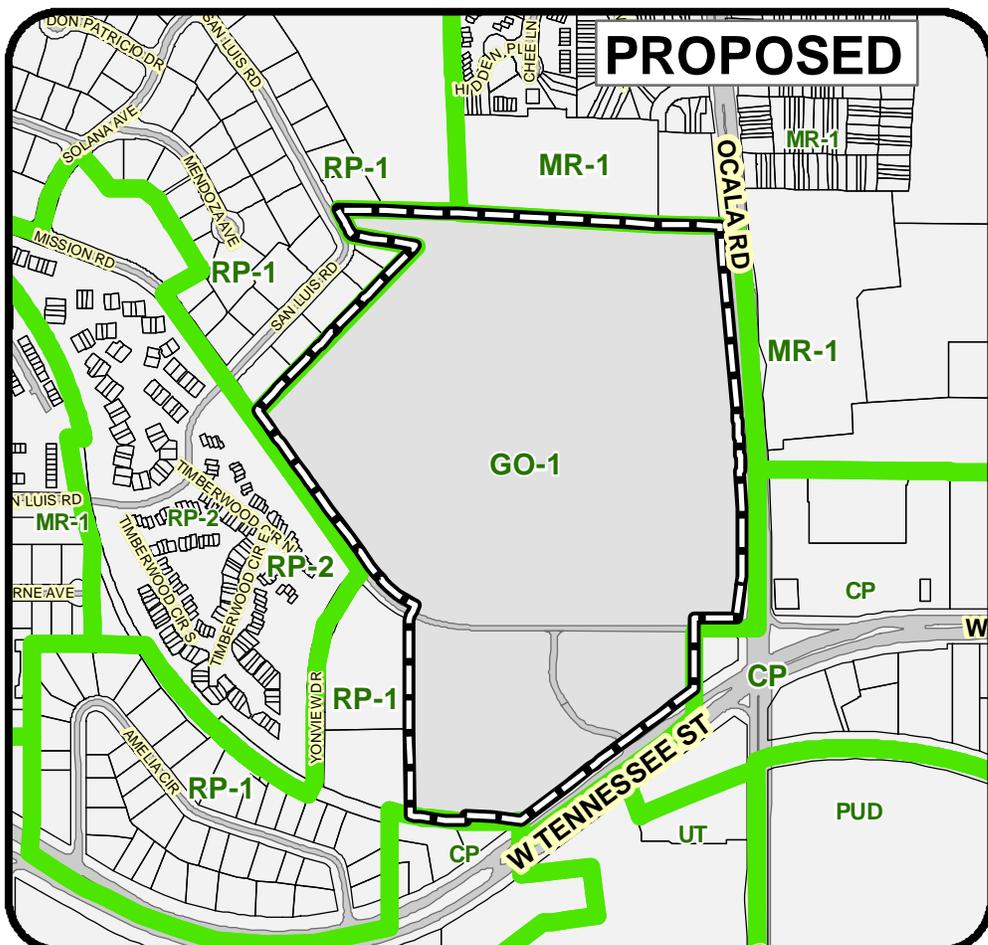
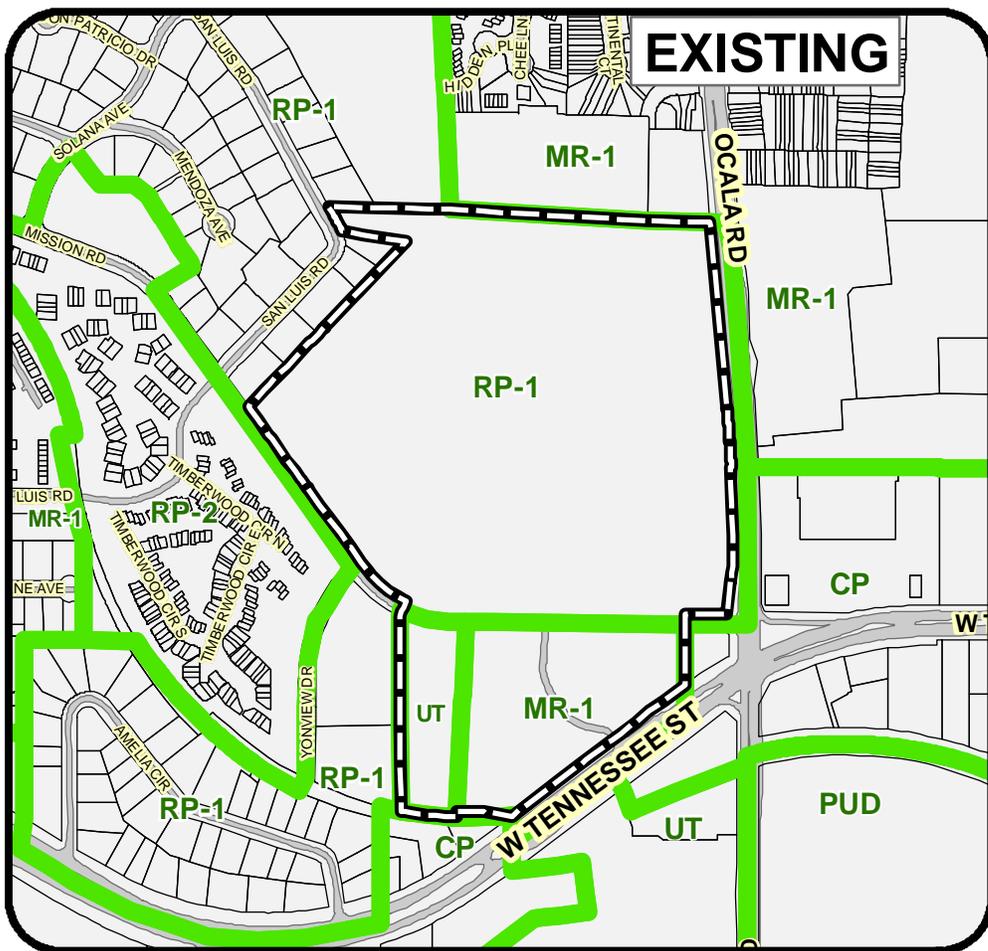
Government  
Operational

## Proposed



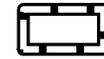
SITE TAX ID:  
21-27-20-434-000-0  
(RP-1 Portion Only)

ACRES: 63.35 ±



# ZONING

## Legend



Subject Parcel



zoning



Historic Preservation Overlay

Ocala and Mission Rd.  
PCM140106

Mission San Luis

Tallahassee/Leon County  
Planning Department

## Existing

Residential Preservation-1,  
University Transition  
and  
Medium Residential-1

## Proposed

Government Operational-1  
with  
Historic Preservation  
Overlay



SITE TAX ID:  
21-27-20-434-000-0  
(RP-1 Portion Only)

ACRES: 63.35 ±

**MAP AMENDMENT #:** PCM140106

**APPLICANT:** Tallahassee-Leon County Planning Department

**TAX I.D. # s:** 21-27-20-434-000-0 (± 63.35 acres)

**CITY**   X   **COUNTY**   

**CURRENT DESIGNATION (S):** Residential Preservation, Open Space / Recreation, Suburban, University Transition

**REQUESTED DESIGNATION:** Government Operational (GO)

**DATE:** January 8, 2014

**PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140106**

**A. SUMMARY:**

This is a request to change the Future Land Use Map for Mission San Luis from Residential Preservation, Recreation and Open Space, Suburban and University Transition to Government Operational. The property is ± 63.35 acres and is owned by the state of Florida. The subject site is located north of West Tennessee Street and west of Ocala Road. The Florida Division of Historical Resources supports this amendment.

**B. REASONS FOR RECOMMENDATION FOR APPROVAL:**

1. The Government Operational category more accurately reflects the current use of the Mission San Luis site as a government owned history museum.
2. The Government Operational category and Government Operational-1 zoning district provides the appropriate development standards and permissible uses for the museum site.

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

The Tallahassee-Leon County Planning Department initiated the amendment after State staff informed the Planning Department of the parcels’ current Residential Preservation-1, University Transition, and Medium Residential-1 zoning, which are inconsistent with the current use of the site.

**D. STAFF ANALYSIS:**

*Current Future Land Use Map Designations & Zoning Districts*

The subject parcel (± 63.35 acres) currently has four Future Land Use Map categories: Residential Preservation, Open Space / Recreation, Suburban, and University Transition.

The area also has three zoning designations: Residential Preservation-1, University Transition and Medium Residential-1.

*Residential Preservation Future Land Use*

The primary function of Residential Preservation 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.

*Open Space / Recreation Future Land Use*

The Recreation/Open Space category is intended to contain government owned lands which have active or passive recreational facilities, historic sites, forests, 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.

*Suburban Future Land Use*

The intent of the Suburban Land Use category is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance.

*University Transition Future Land Use*

The University Transition land use category may only be applied 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. The 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.

*Residential Preservation-1 Zoning District*

The Residential Preservation zoning district 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 uses and density intrusions. Commercial, retail, office and industrial activities are prohibited.

*University Transition Zoning District*

The University Transition zoning district is intended 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.

*Medium Residential-1 Zoning District*

The Medium Residential-1 district is intended to achieve densities consistent with urban development, use of public transit, and efficient use of public infrastructure. Off-street parking facilities in the MR-1 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities.

***Proposed Future Land Use Map Designations & Zoning Districts***

*Government Operational Future Land Use*

The Government Operational future land use category (Policy 2.2.16 in the Land Use Element) allows Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary schools, 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 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.

*Government Operational-1 Zoning District*

The Government Operational-1 district is intended to be located in areas designated as Government Operational on the Future Land Use Map. The primary function of this district is to provide for the operation of and provision of services by local, state and federal government. The provisions of this district are intended to allow facilities that are defined within the Land Development Code as Community Services, Light Infrastructure and Post- Secondary uses. Principal uses within this zoning district include:

- |                    |                              |
|--------------------|------------------------------|
| Courts             | Police/ Fire Stations        |
| Government Offices | Sanitary Sewer Pump Stations |
| Postal Facilities  | Health Clinics               |
| Water Wells        | Electric Sub Stations        |
| Water Tanks        | Libraries                    |
| Museums            |                              |

***Reasons for Changing Future Land Use Map Designations & Zoning Districts***

The current Future Land Use Map category and zoning district designations do not reflect the current use of the property. The Government Operational Future Land Use category and Government Operational zoning district were recommended due to the archaeological infrastructure and operation of a public museum on the site.

**E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:**

1. Environmental Features:

The subject property is within the Lake Munson drainage basin. County environmentally sensitive maps currently scattered severe and significant grades located around the perimeter of the subject parcel, particularly within the undeveloped northeastern area, and an approximately four-acre wetland area in the northeast corner of the parcel. An onsite Natural Features Inventory may reveal the presence of other unknown environmental features.

2. Water/Sewer: City water and sewer service are presently available for the subject parcel.

3. Other:

*Roads:* U.S. Highway 90 (West Tennessee Street) is a principal arterial and its Level of Service (LOS) is "D." Ocala Road is a major collector and its LOS is "D \ E."

*Bicycle/Pedestrian Facilities Availability:* There are sidewalks available along the roads mentioned above.

*Mass Transit Availability:* The subject property and surrounding area are serviced by Star Metro's Azalea Route.

4. Schools: Non-residential, no impact to schools.

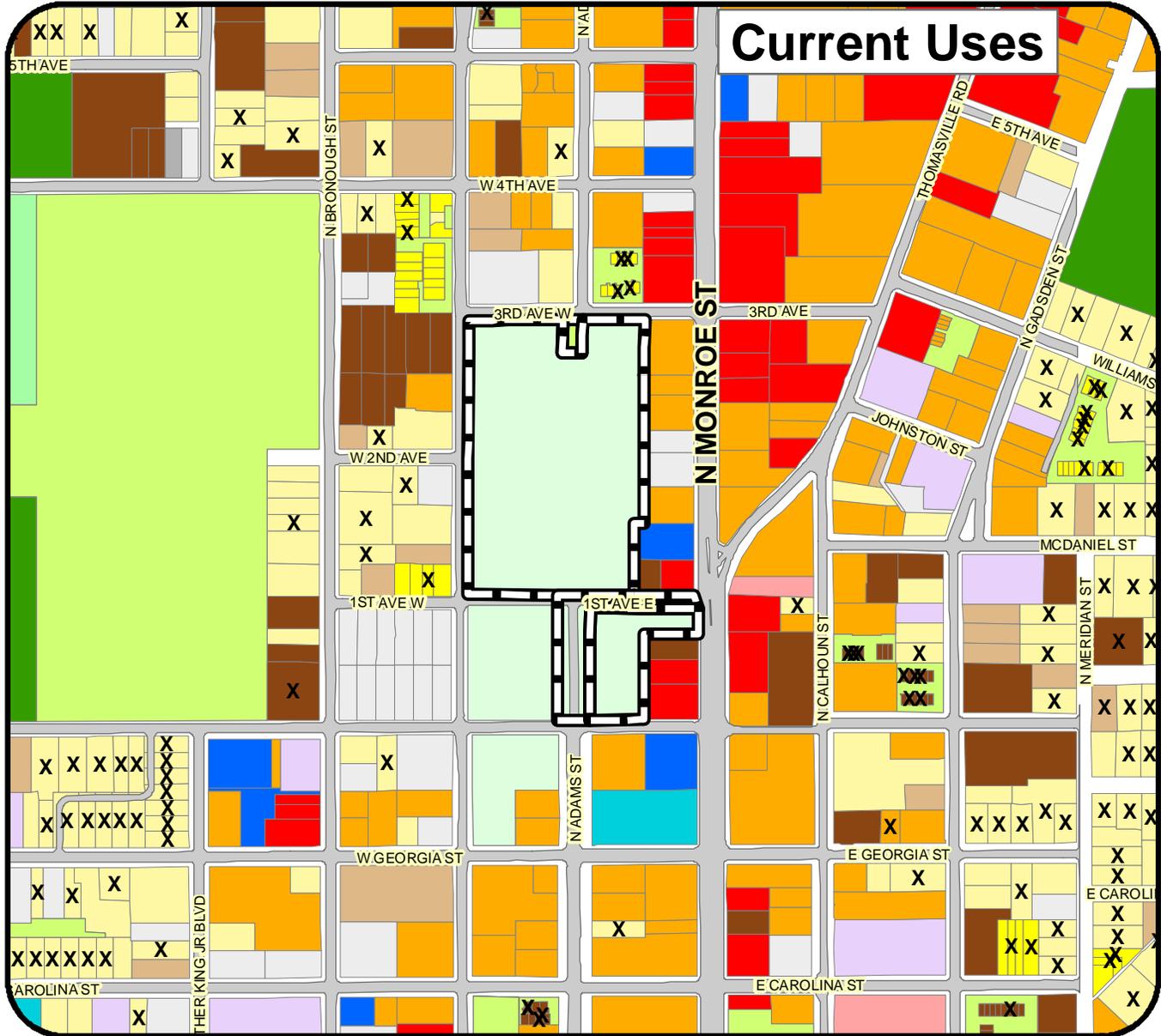
**F. CONCLUSION:**

Based on the above data and analysis, Planning Department staff concludes the following:

1. The Government Operational category more accurately reflects the current use of the Mission San Luis site as a government owned history museum.
2. The Government Operational category and Government Operational-1 zoning district provides the appropriate development standards and permissible uses for the museum site.

Based on this analysis and its conclusions, Planning Department staff recommends approval of this amendment.





## Legend



Subject Parcel



Homestead Exemption Parcels

### Current Uses (Oct. 2013)

- |                                    |                                         |
|------------------------------------|-----------------------------------------|
| Single Family Detached/Mobile Home | Government Operation                    |
| Single Family Attached             | School                                  |
| Two-Family Dwelling                | Open Space Undesignated                 |
| Multi-Family                       | Open Space Common Areas                 |
| Motel/Hospital/Clinic              | Open Space Recreation/Parks             |
| Retail                             | Religious/Non-profit                    |
| Office                             | Transportation/Communications/Utilities |
| Warehouse                          | Vacant                                  |

## Duval & Brevard St. PCM140107

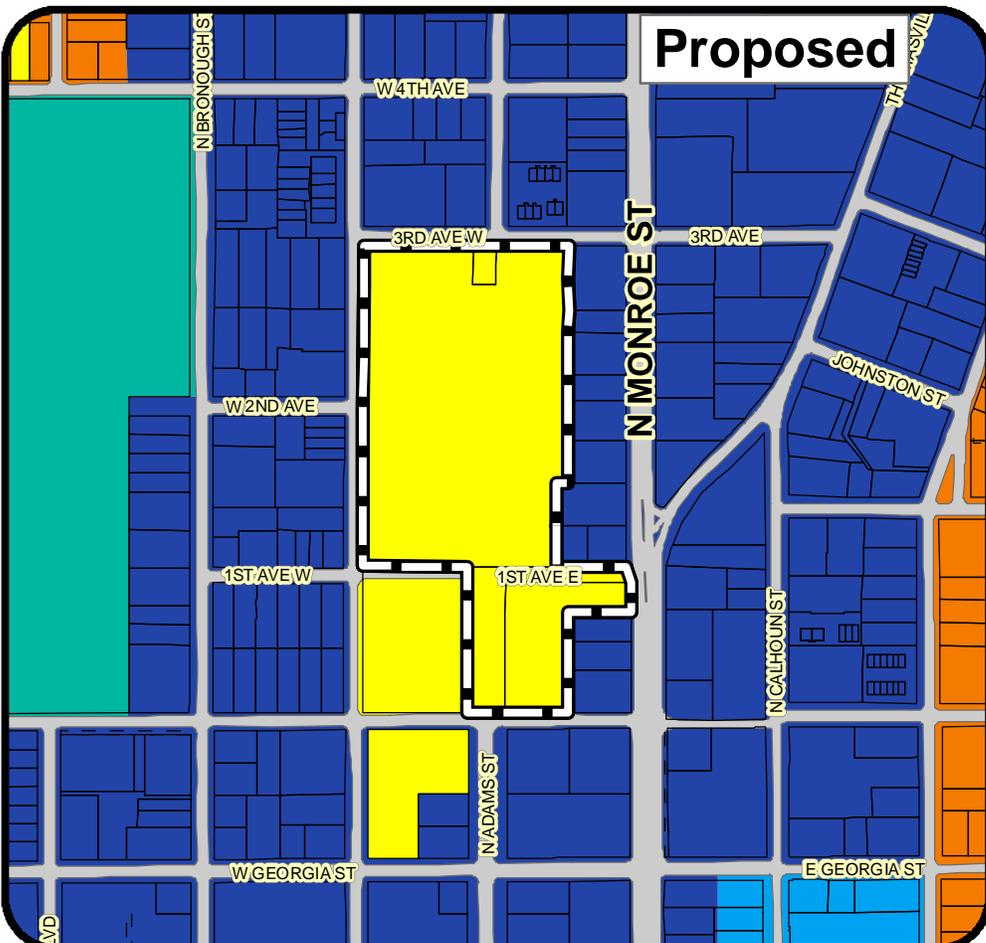
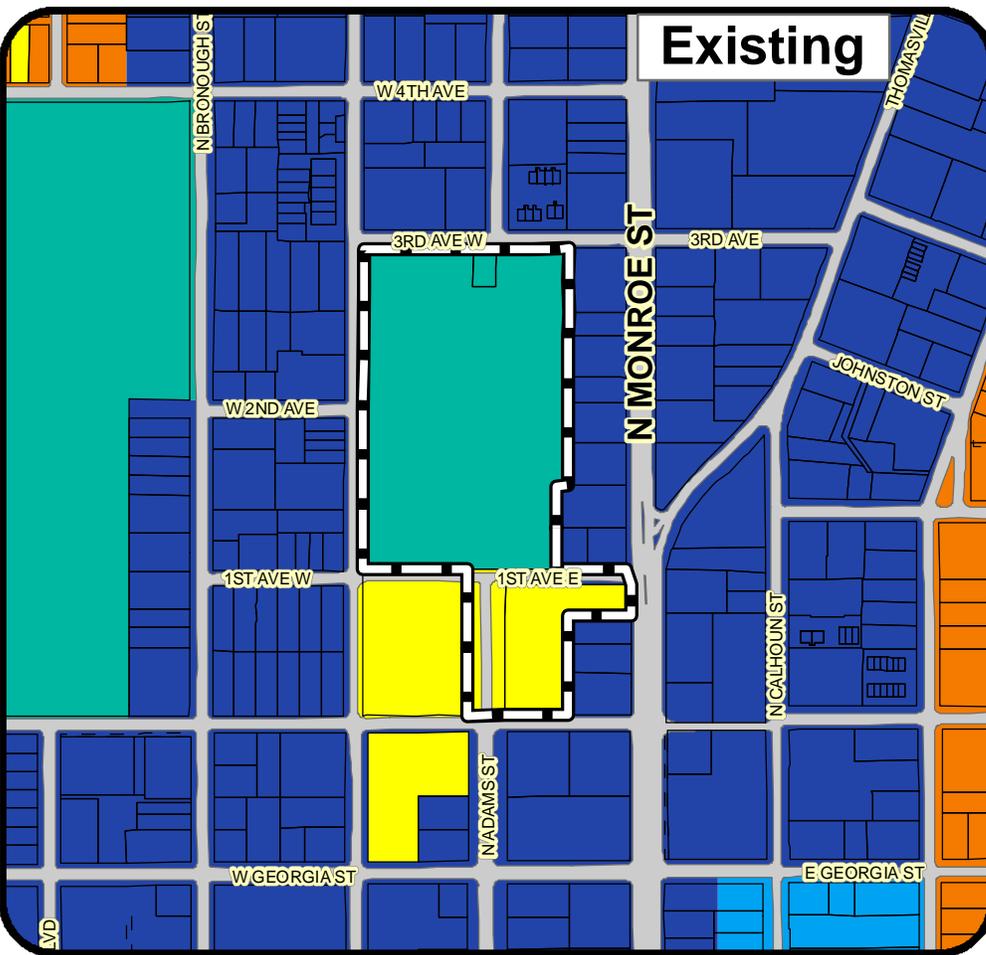
Governor's Mansion, The Grove  
Tallahassee/Leon County  
Planning Department

### SITE TAX ID:

21-25-20-419-000-1  
21-25-45-000-002-0  
21-25-20-488-000-0  
21-25-20-419-000-0

ACRES: 12.95 ±





## Future Land Use

### Legend

-  Central Urban
-  Central Core
-  Governmental Operation
-  Open Space
-  Residential Preservation



Subject Parcel

**Duval & Brevard St.  
PCM140107**

Governor's Mansion,  
The Grove

Tallahassee/Leon County  
Planning Department

### Existing

Open Space,  
Central Urban  
and

Government Operational

### Proposed

Government  
Operational



**SITE TAX ID:**

21-25-20-419-000-1

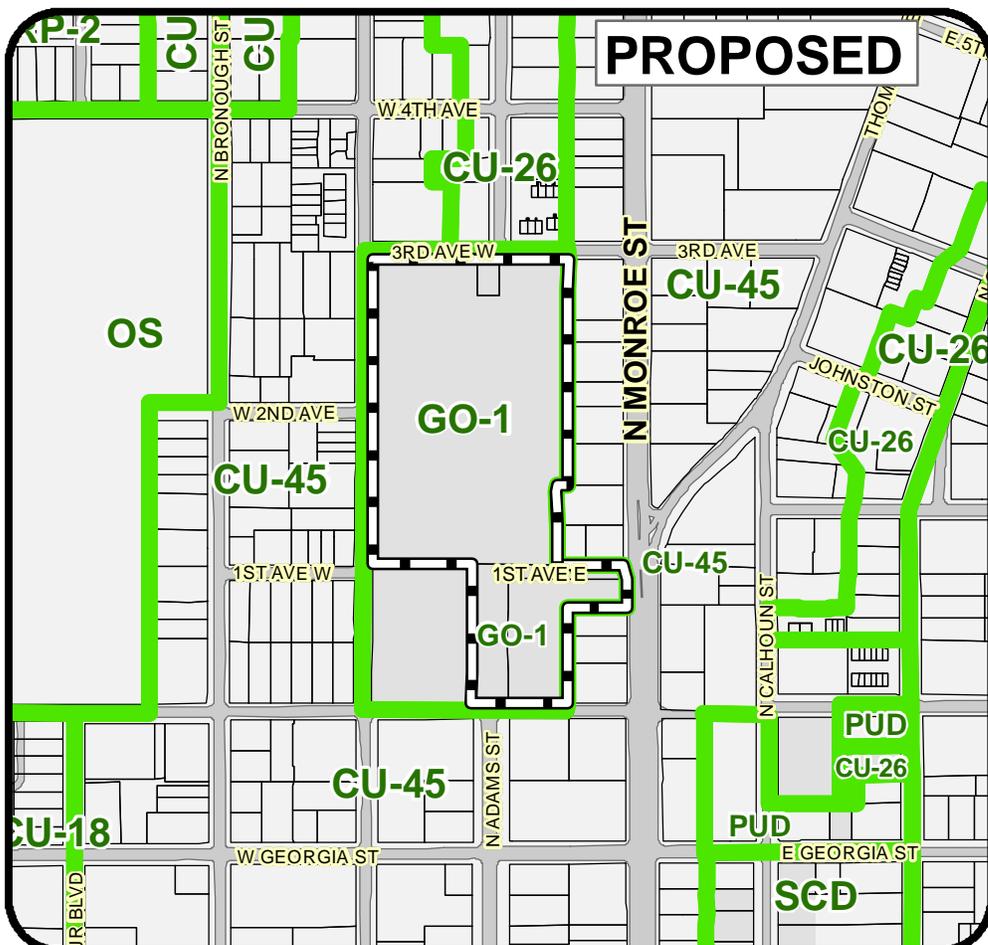
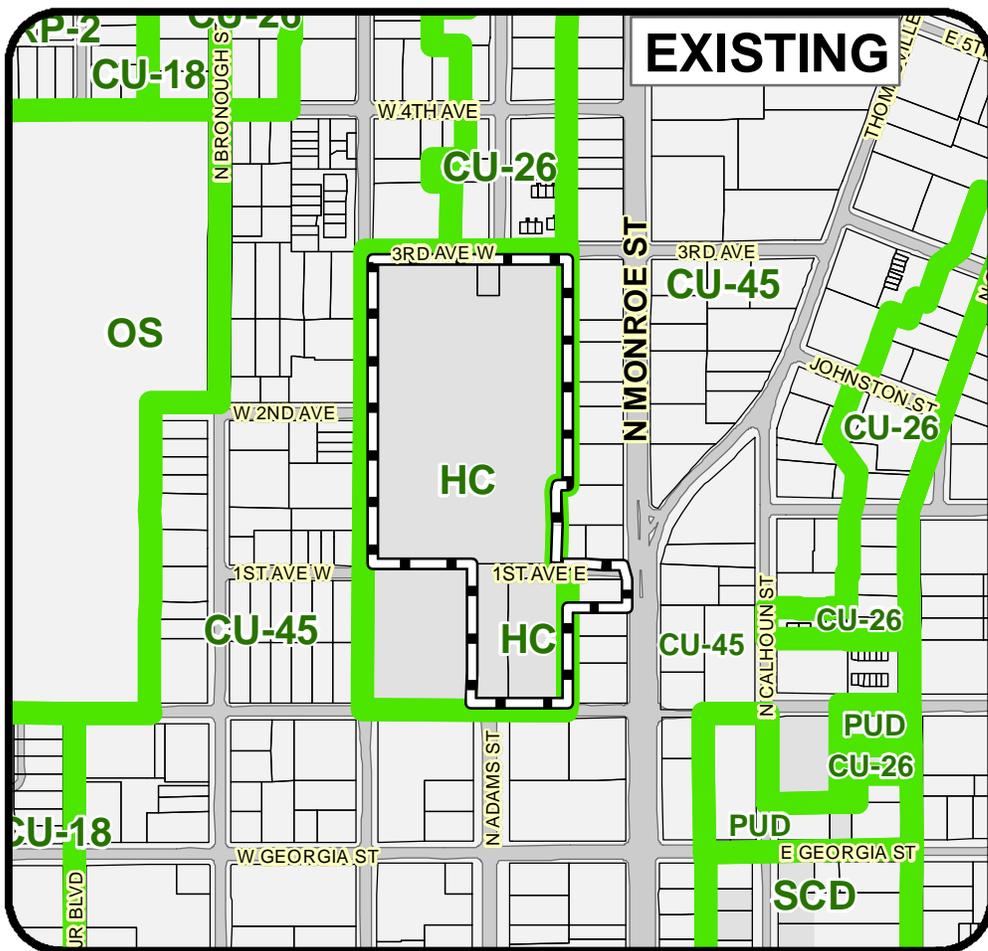
21-25-45-000-002-0

21-25-20-488-000-0

21-25-20-419-000-0

**ACRES: 12.95 ±**





# ZONING

## Legend

-  Subject Parcel
-  zoning
-  Historic Preservation Overlay

**Duval & Brevard St.  
PCM140107**

Governor's Mansion,  
The Grove

Tallahassee/Leon County  
Planning Department

## Existing

( Historic Conservation,  
Central Urban-45  
and  
Government Operational-1 )  
with  
Historic Preservation Overlay

## Proposed

Government Operational-1  
with  
Historic Preservation Overlay



### SITE TAX ID:

- 21-25-20-419-000-1
- 21-25-45-000-002-0
- 21-25-20-488-000-0
- 21-25-20-419-000-0

ACRES: 12.95 ±



**MAP AMENDMENT #:** PCM140107

**APPLICANT:** Tallahassee-Leon County Planning Department

**TAX I.D. # s:** **The Grove:** 21-25-20-488-000-0; 21-25-20-419-000-0; **Governor's Mansion:** 21-25-20-419-000-1; 21-25-45-000-002-0 ( $\pm$  12.95 acres)

**CITY**   X   **COUNTY**   

**CURRENT DESIGNATION (S):** Recreation / Open Space, Government Operational & Central Urban

**REQUESTED DESIGNATION:** Government Operational

**DATE:** January 8, 2014

**PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140107**

**A. SUMMARY:**

This is a request to change the Future Land Use Map designation for the Grove from "Recreation and Open Space" to "Government Operational" totaling 10.19 acres; this amendment also requests to change the Future Land Use Map designations for the Governor's Mansion from "Government Operational" and "Central Urban" to only "Government Operational" on two parcels totaling 2.76 acres. The total acreage for the properties is  $\pm$  12.95 acres. The properties are bordered by North Duval Street to the west, North Monroe to the east, West 3<sup>rd</sup> Avenue to the north, and East Brevard Street to the south. The properties are owned by the state of Florida. The Florida Division of Historical Resources and the Florida Division of Real Estate Development and Management support the proposed amendment.

**B. REASONS FOR RECOMMENDATION FOR APPROVAL:**

1. The Government Operational category more accurately reflects the current and planned uses of the Governor's Mansion and the Grove.
2. The proposed amendment and accompanying rezoning eliminate areas designated with the now obsolete "Historic Conservation" zoning district.
3. The Historic Preservation Overlay will be maintained over the properties.

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

The Tallahassee-Leon County Planning Department was made aware of various properties that are still in the Historic Conservation and Historic Preservation zoning districts. After the adoption of the new Historic Preservation Overlay in February 1993, these zoning districts became obsolete. In order to provide an appropriate zoning district, an appropriate Future Land Use Map designation must also be provided.

**D. STAFF ANALYSIS:*****Current Future Land Use Map Designations & Zoning Districts*****The Grove**

The Grove is composed of two parcels totaling at 10.19 acres. Currently, the parcels have a Recreation/Open Space Future Land Use Map designation and Historical Conservation (HC) zoning district which is now defunct. This property is inside the Urban Service Area.

***Recreation/Open Space Future Land Use***

The Recreation/Open Space category contains government owned lands which have active or passive recreational facilities, historic sites, forests, 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.

***Historic Conservation Zoning District***

This zoning district is now defunct. As a result, there are no development standards or permissible uses associated with the zoning district.

**The Governor's Mansion**

The subject parcels currently have two Future Land Use Map designations: Central Urban and Government Operational. Only the portion of the property in Central Urban is proposed for change. The property is located inside the Urban Service Area.

***Central Urban Land Use***

The Central Urban category is intended to provide a variety of residential types (up to 45 du/ac), office and commercial activities. Infill and potential redevelopment and/or rehabilitation activity should be encouraged. Actual siting of land uses within the category is dependent on implementing zoning districts.

***Proposed Future Land Use Map Designations & Zoning Districts***

The Government Operational future land use category (Policy 2.2.16 in the Land Use Element) allows Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary schools, 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 include, but are not limited to:

Airports\*

Correctional Facilities

Courts

Offices

Outdoor Storage Facilities

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.

*Government Operational-1 Zoning District*

The Government Operational-1 (GO-1) district is intended to be located in areas designated as Government Operational on the Future Land Use Map. The primary function of this district is to provide for the operation of and provision of services by local, state and federal government. The provisions of this district are intended to allow facilities that are defined within the Land Development Code as Community Services, Light Infrastructure and Post- Secondary uses. Principal uses within this zoning district include:

Courts	Police/ Fire Stations
Government Offices	Sanitary Sewer Pump Stations
Postal Facilities	Health Clinics
Water Wells	Electric Sub Stations
Water Tanks	Libraries
Museums	

***Reasons for Changing Future Land Use Map Designations & Zoning Districts***

The existing Historical Conservation zoning district is now defunct and the property is intended to be utilized as a museum, not solely for recreational purposes. The Government Operational land use category is recommended because the land is owned and operated by the state of Florida. The Government Operational-1 zoning district is recommended as it allows for government offices and museums and is appropriate for the intended use of the property.

The Governor’s Mansion has multiple Future Land Use Map categories and zoning districts. Currently the property is designated as Central Urban-45 and Government Operational-1. This amendment seeks to implement the Government Operational Future Land Use Map designation and Government Operational-1 zoning district for the entire site.

***Historic Preservation Overlay***

The Grove and the Governor’s Mansion are within a Historical Preservation Overlay. According to Sec. 10-317 of the Tallahassee-Leon County Land Development Code:

“The HPOs shall be added to: properties listed in the Local Register of Historic Places, all properties zoned HC by the city, and any HPO districts in the city and county. Properties listed on the National Register of Historic Places within the downtown special character districts shall also be zoned with an HPO. The underlying zoning district and permitted uses in the HPO areas shall remain undisturbed by the creation of an HPO...”

The proposed rezoning will not disturb or alter the Historic Preservation Overlay.

## **E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:**

### 1. Environmental Features:

The subject properties are within the Lake Munson drainage basin. County environmentally sensitive maps currently indicate no protected or other significant environmental features onsite. A small area of severe and significant grades is located on the east end of parcels #21-25-20-419-000-1 and #21-25-45-000-002-0. However, these are manmade. An onsite Natural Features Inventory may reveal the presence of other unknown environmental features.

### 2. Water/Sewer: City water and sewer service are presently available for the subject parcels.

### 3. Other:

*Roads:* North Monroe is a principal arterial and its Level of Service (LOS) is “D.” North Duval is a minor arterial and its LOS is “D \ E.” East Brevard Street is major collector and its LOS is “D.” West 3<sup>rd</sup> is an unclassified road; the LOS for this road is “D.”

*Bicycle/Pedestrian Facilities Availability:* There are sidewalks available along North Monroe and East Brevard Street.

*Mass Transit Availability:* The subject properties and surrounding area are serviced by Star Metro's Evergreen and Big Bend Routes.

### 4. Schools: Non-Residential, no impact to schools.

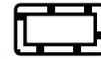
## **F. CONCLUSION:**

Based on the above data and analysis, Planning Department staff concludes the following:

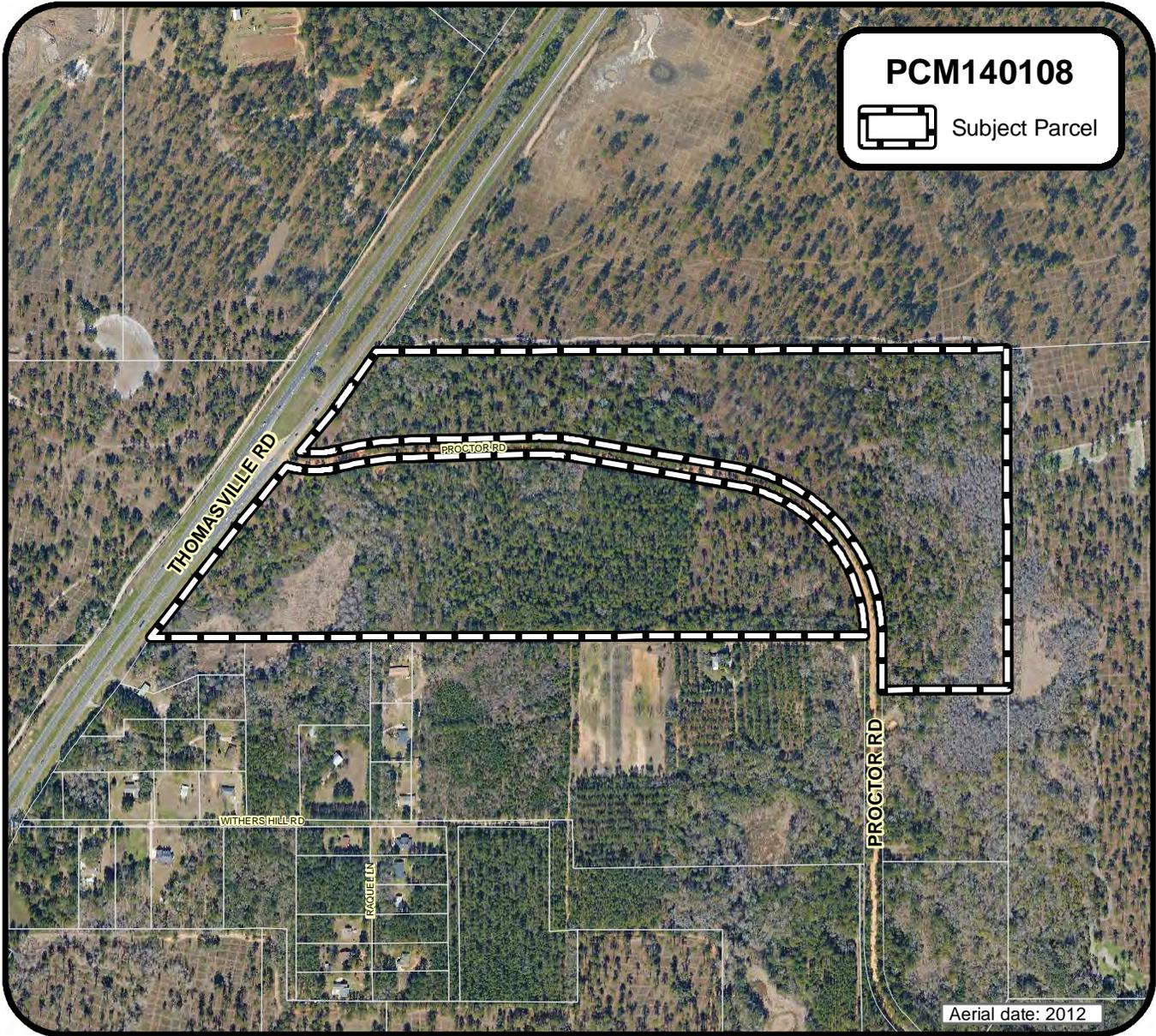
1. The Government Operational category more accurately reflects the current and planned uses of the Governor's Mansion and the Grove.
2. The proposed amendment and accompanying rezoning eliminate areas designated with the now obsolete “Historic Conservation” zoning district.
3. The Historic Preservation Overlay will be maintained over the properties.

Based on this analysis and its conclusions, Planning Department staff recommends approval of this amendment.

**PCM140108**

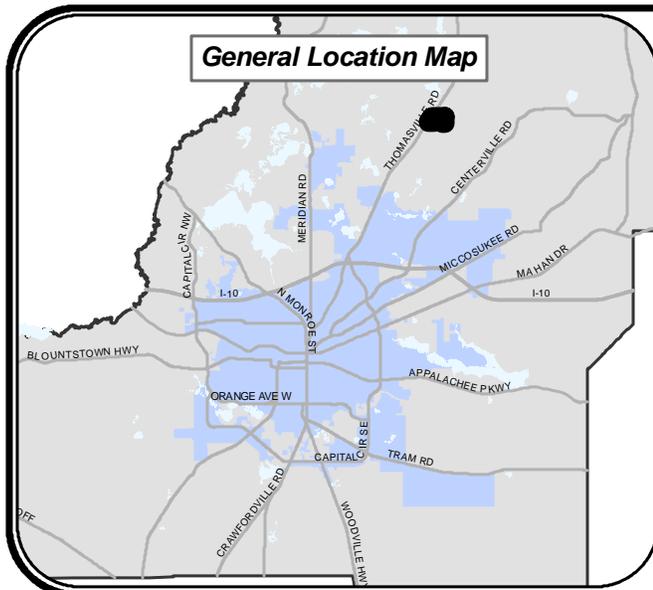


Subject Parcel



Aerial date: 2012

**General Location Map**



**Thomasville Rd.  
and Proctor Rd.  
PCM140108**

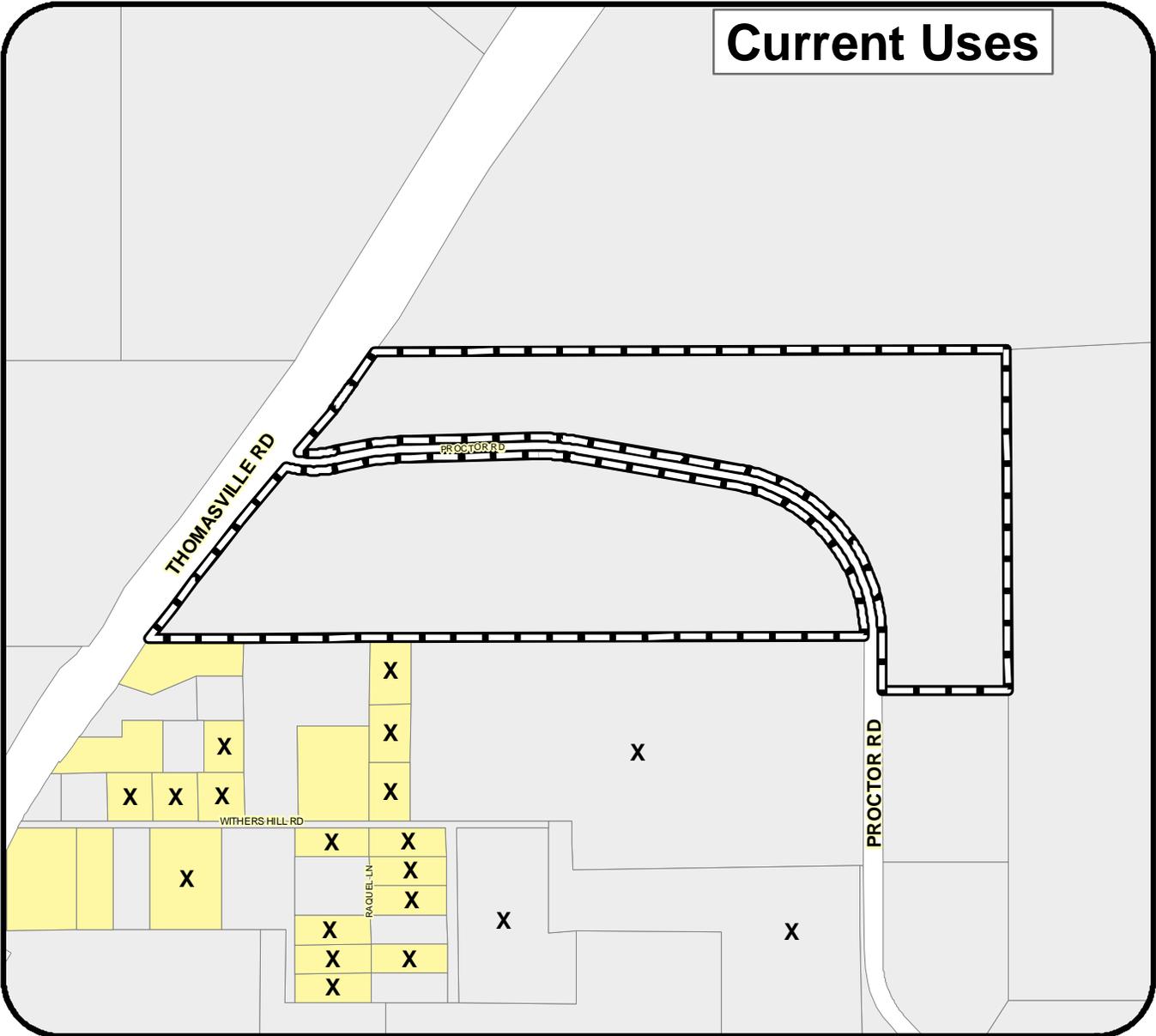
**NE Park  
Tallahassee/Leon County  
Planning Department**

**SITE TAX ID:  
14-12-20-002-0000**

**ACRES: 100.04 ±**



# Current Uses



## Legend



Subject Parcel



Homestead Exemption Parcels

### Current Uses (Oct. 2013)



Single Family Detached/Mobile Home



Vacant

**Thomasville Rd.  
and Proctor Rd.  
PCM140108**

**NE Park**

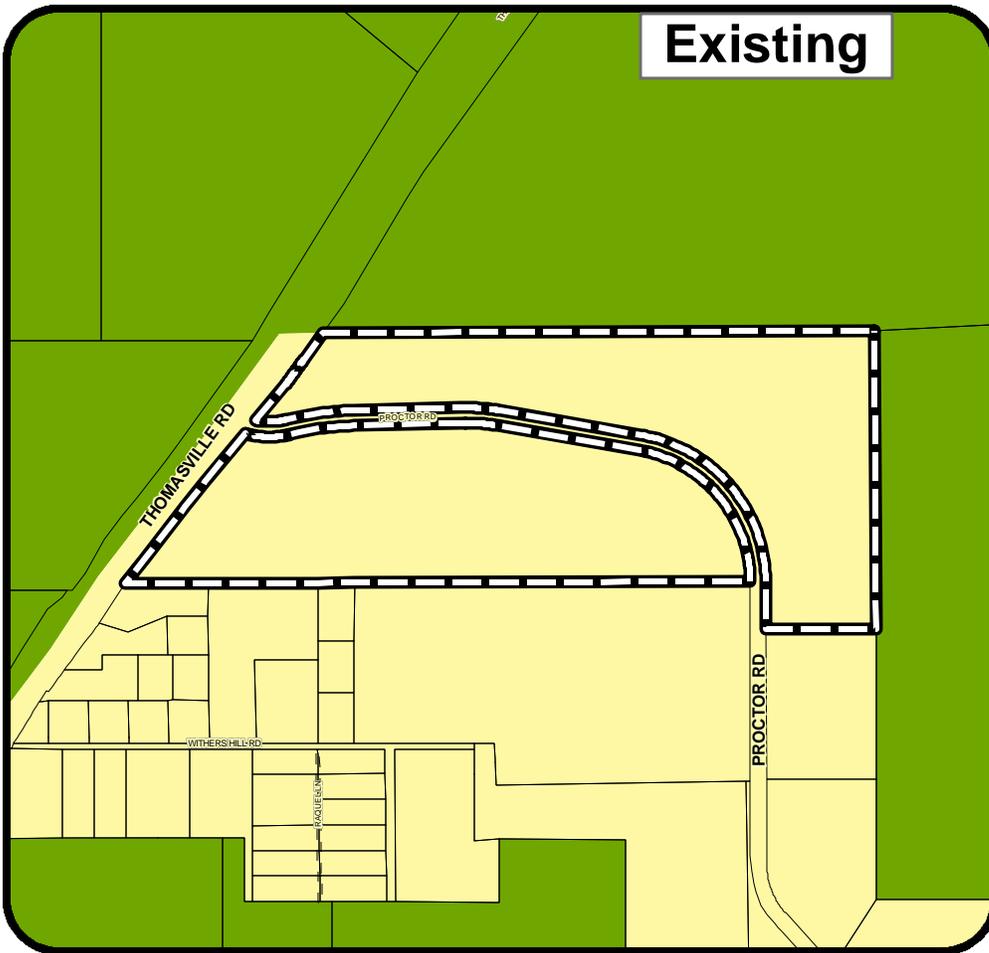
**Tallahassee/Leon County  
Planning Department**

**SITE TAX ID:  
14-12-20-002-0000**

**ACRES: 100.04 ±**



## Existing



## Future Land Use

### Legend

-  Agriculture/Silviculture/Conservation
-  Rural
-  Government Operational
-  Subject Parcel

**Thomasville Rd.  
and Proctor Rd.  
PCM140108**

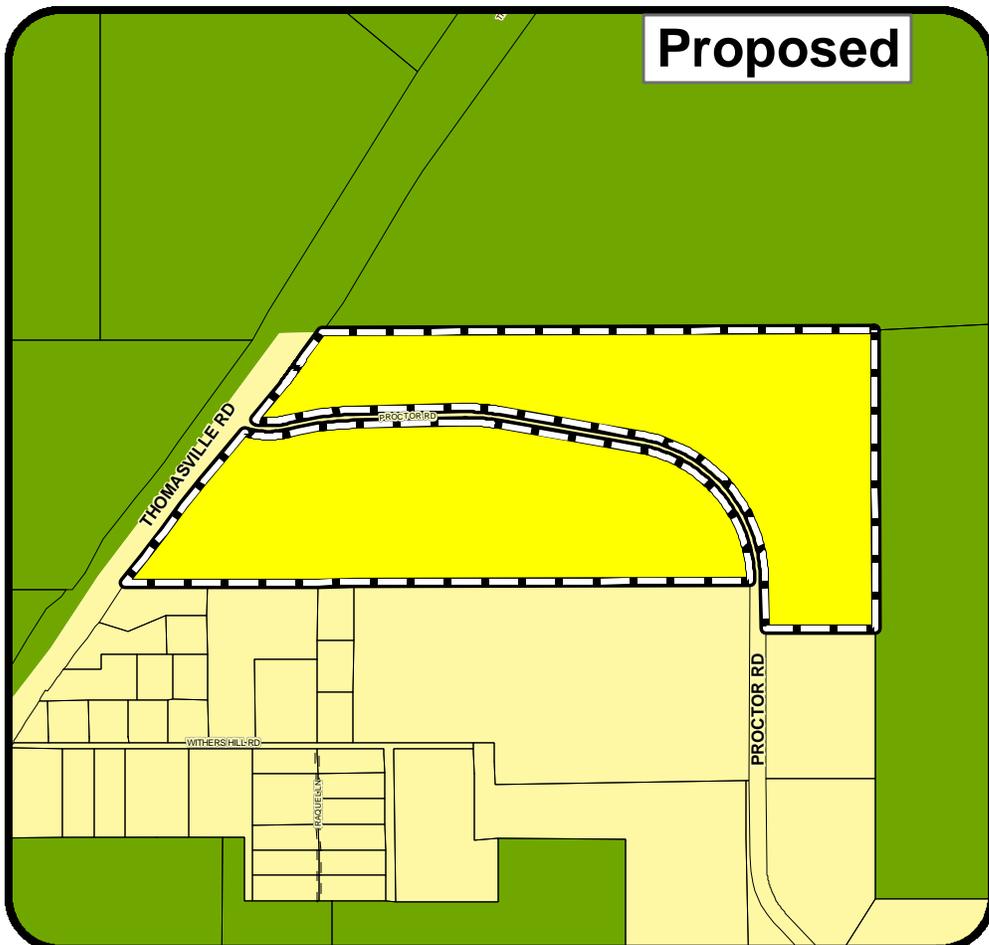
NE Park

Tallahassee/Leon County  
Planning Department

**Existing  
Rural**

**Proposed  
Government  
Operational**

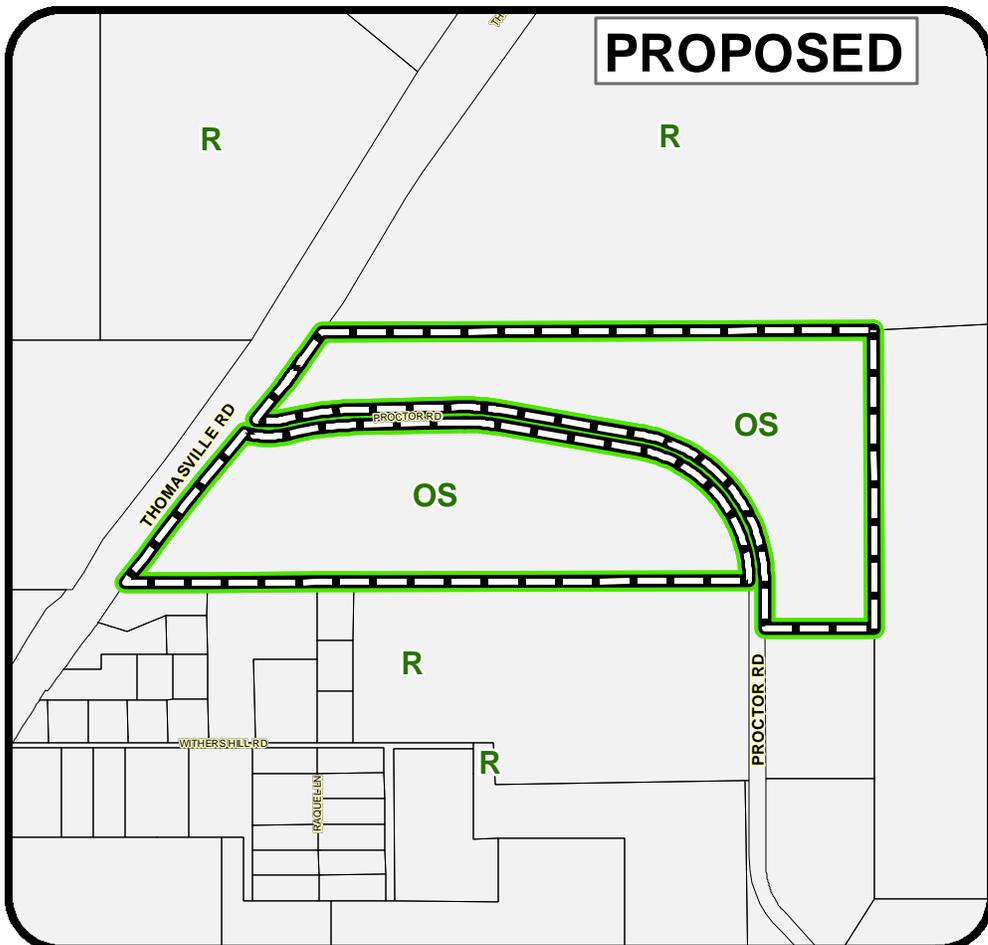
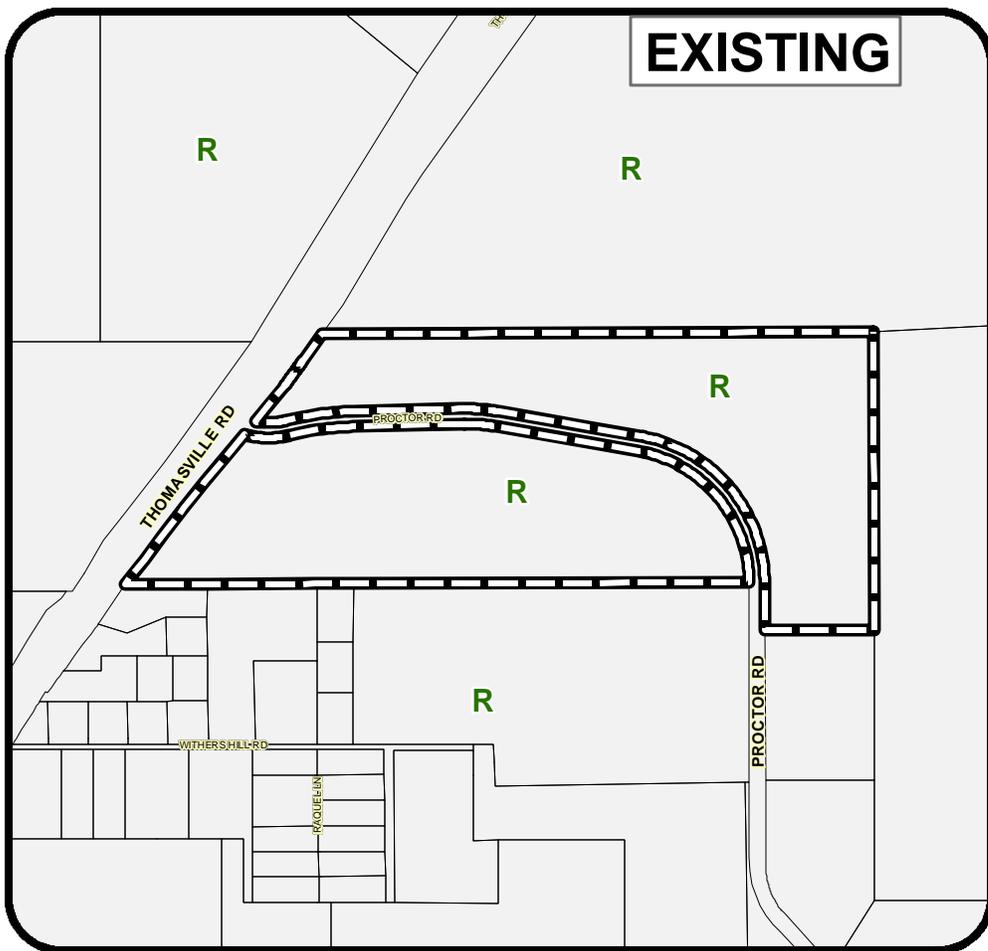
## Proposed



**SITE TAX ID:  
14-12-20-002-0000**

**ACRES: 100.04 ±**

 **TALLAHASSEE - LEON COUNTY  
PLANNING  
DEPARTMENT**  
PLACE - PLANNING, LAND MANAGEMENT AND COMMUNITY ENHANCEMENT



# ZONING

## Legend



Subject Parcel



zoning

**Thomasville Rd.  
and Proctor Rd.  
PCM140108**

NE Park

Tallahassee/Leon County  
Planning Department

**Existing**  
R  
Rural

**Proposed**  
OS  
Open Space



**SITE TAX ID:  
14-12-20-002-0000**

**ACRES: 100.04 ±**



PLACE. PLANNING. LAND MANAGEMENT AND COMMUNITY ENHANCEMENT.

**MAP AMENDMENT # PCM140108****APPLICANT: Leon County Board of County Commissioners****TAX I.D. #: 1412200020000 (100 acres)****CITY \_ COUNTY X****CURRENT DESIGNATION: Rural****REQUESTED DESIGNATION: Governmental Operational****DATE: January 8, 2014****PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140108.****A. SUMMARY:**

This is a request to change the Future Land Use Map designation for one parcel totaling approximately 100 acres from Rural to Governmental Operational. The parcel is located east of Thomasville Road/U.S. Highway 27 at the intersection of Proctor Road. This parcel was purchased by Leon County to create an active recreation park in an underserved area of the County.

**B. REASONS FOR RECOMMENDATION FOR APPROVAL:**

1. The sole intent of the purchase of the subject parcel by Leon County is to provide an active recreation park for citizens living within the Urban Services Area.
2. The proposed land use change for the subject parcel to Government Operational for an active recreation park is consistent with past County and City land use planning practices.
3. Government Operational is an appropriate Future Land Use Map designation to support the intended use.

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

The subject parcel was purchased by Leon County to establish an active recreation park (the "Northeast Community Park") for citizens within the Urban Service Area. As part of the Board of County Commissioners' decision to purchase this parcel, staff was directed, upon acquisition of the property, to initiate a Comprehensive Plan Map amendment to change the designation of the property from Rural to Government Operational.

**D. STAFF ANALYSIS**

***Current Future Land Use Map & Zoning Designations***

The subject parcel currently has a Future Land Use Map and zoning designation of “Rural.” This parcel is outside the Urban Service Area boundary.

*Rural Future Land Use*

The intent of the Rural land use category is to identify largely undeveloped acreage located away from urbanized areas containing the majority of the County's present agricultural, forestry and grazing activities, maintain and promote present and future agriculture land uses, and to prohibit residential sprawl into remote areas lacking basic urban infrastructure services, and restrict any other urban land use activities during the Plan Horizon due to the lack of present and/or scheduled urban infrastructure services.

The Rural land use category allows very low residential density (1 unit per 10 acres) and minimal commercial designed to service basic household needs of adjacent residents, as well as passive recreational land uses. Industrial and ancillary commercial land uses associated directly with the timbering and/or agribusiness are permitted.

*Rural Zoning*

The Rural zoning district is intended to be located in those areas of the County designated as Rural on the Future Land Use Map. The intent and restrictions are identical to that of the Rural FLUM category. The allowable uses include:

- (1) Agricultural
- (2) Minor commercial
- (3) Low density residential
- (4) Passive recreation
- (5) Active recreation
- (6) Community services
- (7) Light infrastructure
- (8) Heavy infrastructure
- (9) Postsecondary

***Proposed Future Land Use and Zoning***

*Government Operational Future Land Use*

The Government Operational Future Land Use category (Policy 2.2.16 in the Land Use Element) allows 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 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.

### *Open Space Zoning*

The Open Space (OS) zoning 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. Permitted uses include:

- (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

### ***Reasons for Changing Future Land Use Map & Zoning Designations***

The purpose of this land acquisition project is to create an active recreation park (the “Northeast Community Park”), including ball fields, in an area of the County where there are not enough similar facilities to meet the current and projected demand for such facilities. The current land use designation does not allow active recreation parks. Therefore, to be consistent with the Comprehensive Plan, the Board of County Commissioners authorized and directed staff to initiate a proposed amendment to the Future Land Use Map.

The Government Operational land use category was recommended by staff because Recreation/Open Space as described by Policy 2.2.14 of the Land Use Element only allows active recreation facilities if the site is within the USA or a rural community. Since the site is outside the USA, Governmental Operational is a more appropriate land use category. The recommended Open Space zoning will allow active recreation facilities, while limiting the use of the site to its intended purpose as a park.

There are several active recreation parks that have a Government Operational land use designation. These include Leon County’s Apalachee Regional Park, Miccosukee Community Park, Canopy Oaks Community Park, the Stoneler Road Park, and the Ft. Braden Community Center. These also include the City of Tallahassee’s James Messer Fields, Trousdell Gymnastics Center & Aquatics Center, and Capital Park. Several parks have co-located land uses that the Government Operational land use designation allows, such as libraries (Ft. Braden Community

Center) and landfills (Apalachee Regional Park). There are no plans for any such uses other than passive and active recreation on the subject parcel.

A zoning application was also submitted by staff as part of this direction. Although the existing Rural zoning designation allows passive and active recreation uses and facilities, the recommended Open Space zoning also allows a variety of active and passive recreation facilities, but also limits the use of the subject parcel to its intended purpose as a park.

### ***Other Planning Issues***

The subject parcel is within the Bradfordville Study Area, which is addressed by the Bradfordville Sector Plan. The Sector Plan was adopted by the Board of County Commissioners on July 11, 2000 by ordinance 00-31, which incorporates the Sector Plan by reference.

## **E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:**

### **1. Environmental Features:**

This approximately 100-acre site is located within the Lake Iamonia drainage basin. County environmentally sensitive area maps indicate that approximately 22 acres (22 percent of the total subject parcel area) of the subject parcel is floodprone Floodplain Swamp/Floodplain Forest and associated wetlands, and that approximately 16 acres of this area (16 percent of the total area) is within the Lake Iamonia Special Development Zone B. Several small freshwater shrub marshes totaling approximately five acres in area are scattered throughout the area identified as Floodplain Swamp/Floodplain Forest, as well as a half-acre area on the northwest corner of the subject parcel.

The remainder of the site outside the Floodplain Swamp/Floodplain is a mix of Upland Mixed Forest and Planted Pine. Approximately ten acres (10 percent of the total area) of Planted Pine are located in the south half of the subject parcel area, and approximately 19 acres (19 percent of the total area) located north of Proctor Road is indicated by County Development Support and Environmental Management staff as Native Forest.

Approximately 68 acres (68 percent of the total area) of upland forested area north and south of Proctor Road is Gopher Tortoise habitat of varying quality as indicated in a natural features map prepared by Leon County Development Support and Environmental Management staff (Attachment #1). In Florida, the gopher tortoise is listed as Threatened. Both tortoises and their burrows are protected under state law. Gopher tortoises must be relocated before any land clearing or development takes place, and property owners must obtain permits from the Florida Fish and Wildlife Conservation Commission before capturing and relocating tortoises.

Approximately two acres (two percent of the total area) is indicated as significant grades (10-20 percent slope). There are no other known environmentally sensitive features onsite.

### **2. Water/Sewer: City water and sewer service are not presently available for the subject parcel.**

3. Other:

*Roads:* U.S. Highway 27 North (Thomasville Road) is a principal arterial. Its Level of Service (LOS) standard in the vicinity of Proctor Road is “C.” Proctor Road is a minor collector. Its LOS standard is “C.”

The present capacity of these roads is within their adopted LOS standards. There are no improvements to these roads scheduled in the Capital Improvements Element.

*Transit Availability:* There is no transit route to the subject site at this time.

*Bicycle/Pedestrian Facilities Availability:* Planned off-road bicycling and hiking trails onsite will be developed. No sidewalks exist on any other adjacent streets or roads at this time. This change will enhance bicycle & pedestrian recreational opportunities within the County.

4. Schools: No Impact based on no allowable residential development onsite.

**F. CONCLUSION:**

Based upon the above data and analysis, Planning Department staff concludes the following:

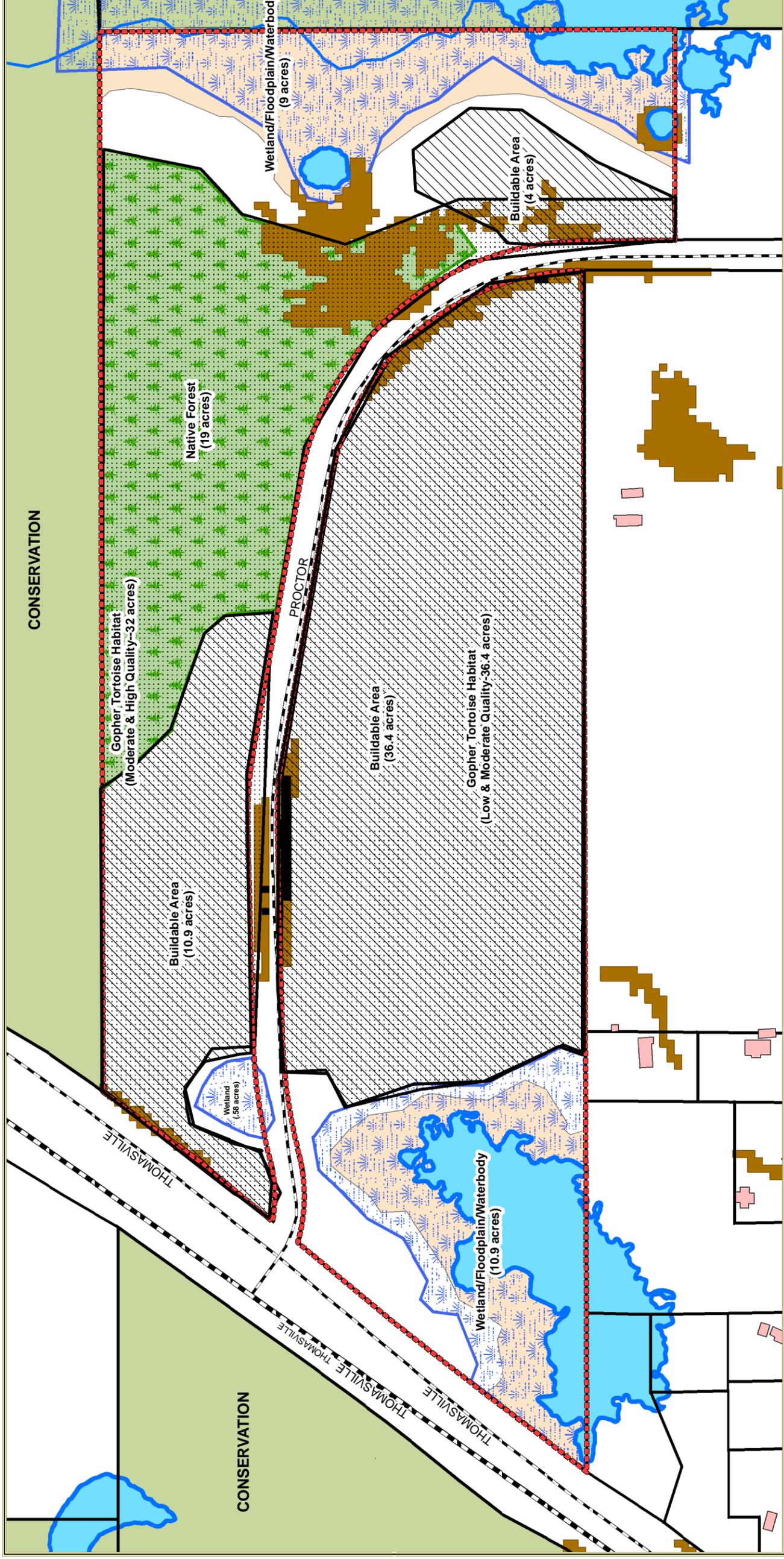
1. The sole intent of the purchase of the subject parcel by Leon County is to provide an active recreation park for citizens living within the Urban Services Area.
2. The proposed land use change for the subject parcel to Government Operational for an active recreation park is consistent with past County and City land use planning practices.
3. Government Operational is an appropriate Future Land Use designation to support the intended use.

Based on this analysis and its conclusions, Planning Department staff recommends approval of this amendment.

**G. ATTACHMENTS:**

Attachment #1: Natural Features Map

# Proposed Northeast Community Park Natural Features Map



## Legend

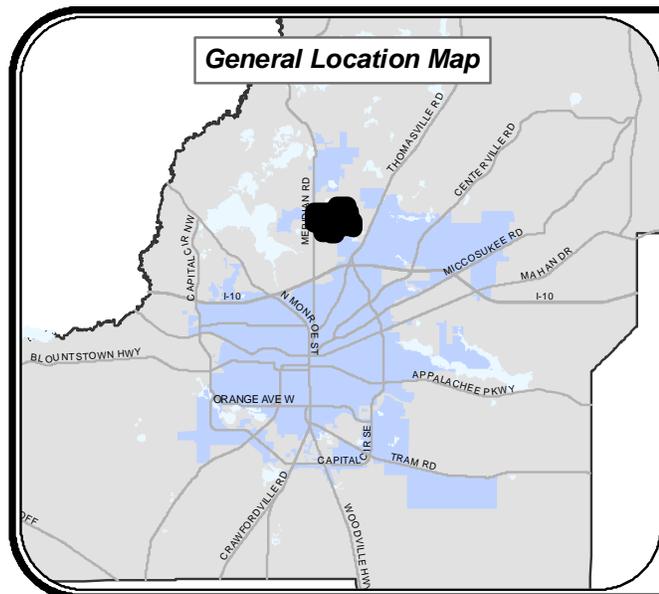
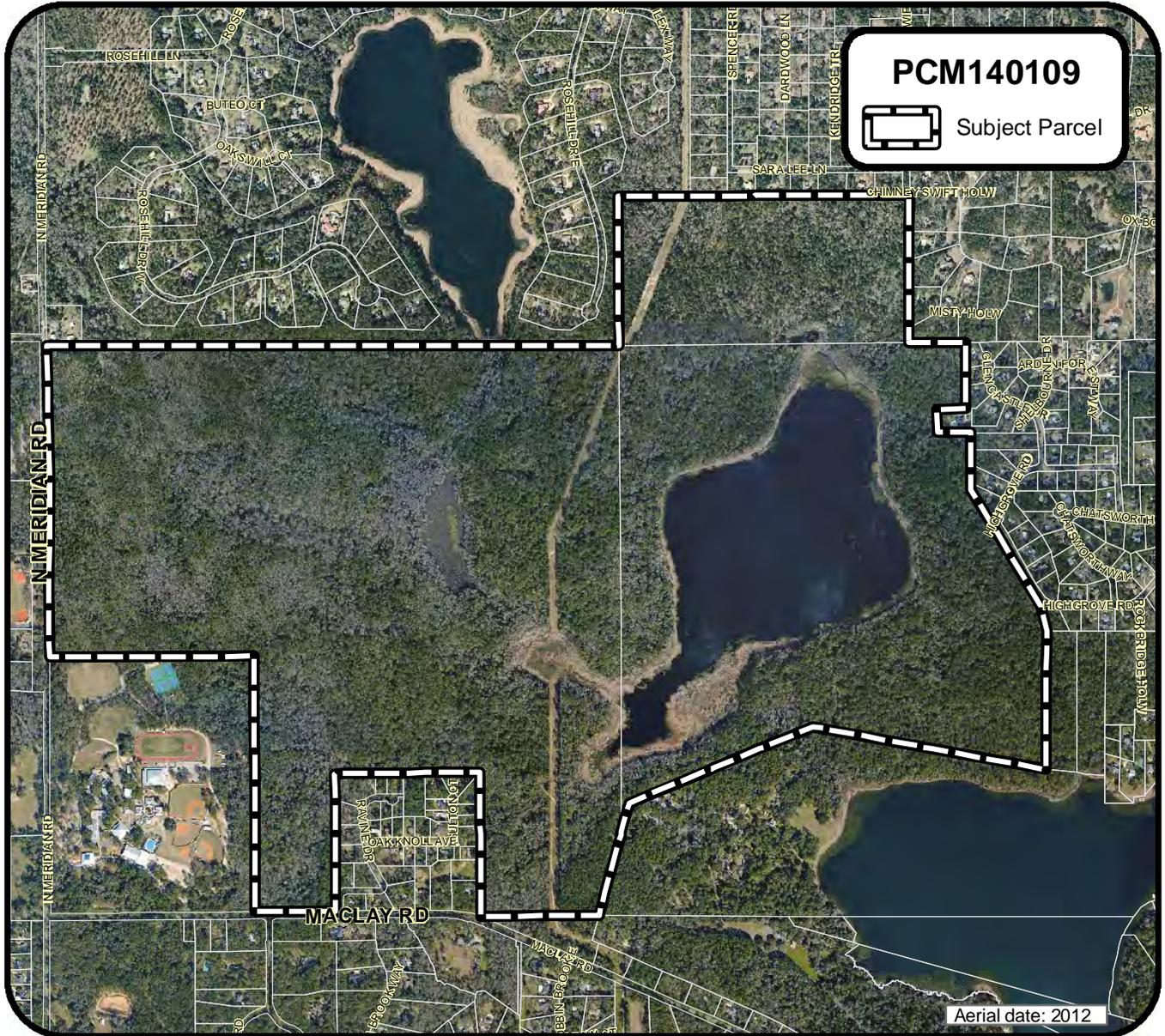
- Tortoise Habitat
  - Wetland
  - Native Forest
  - Floodplain
- Grades**
- Severe Grade
  - Significant Grade
  - Buildable Area



1 Inch = 300 Feet



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



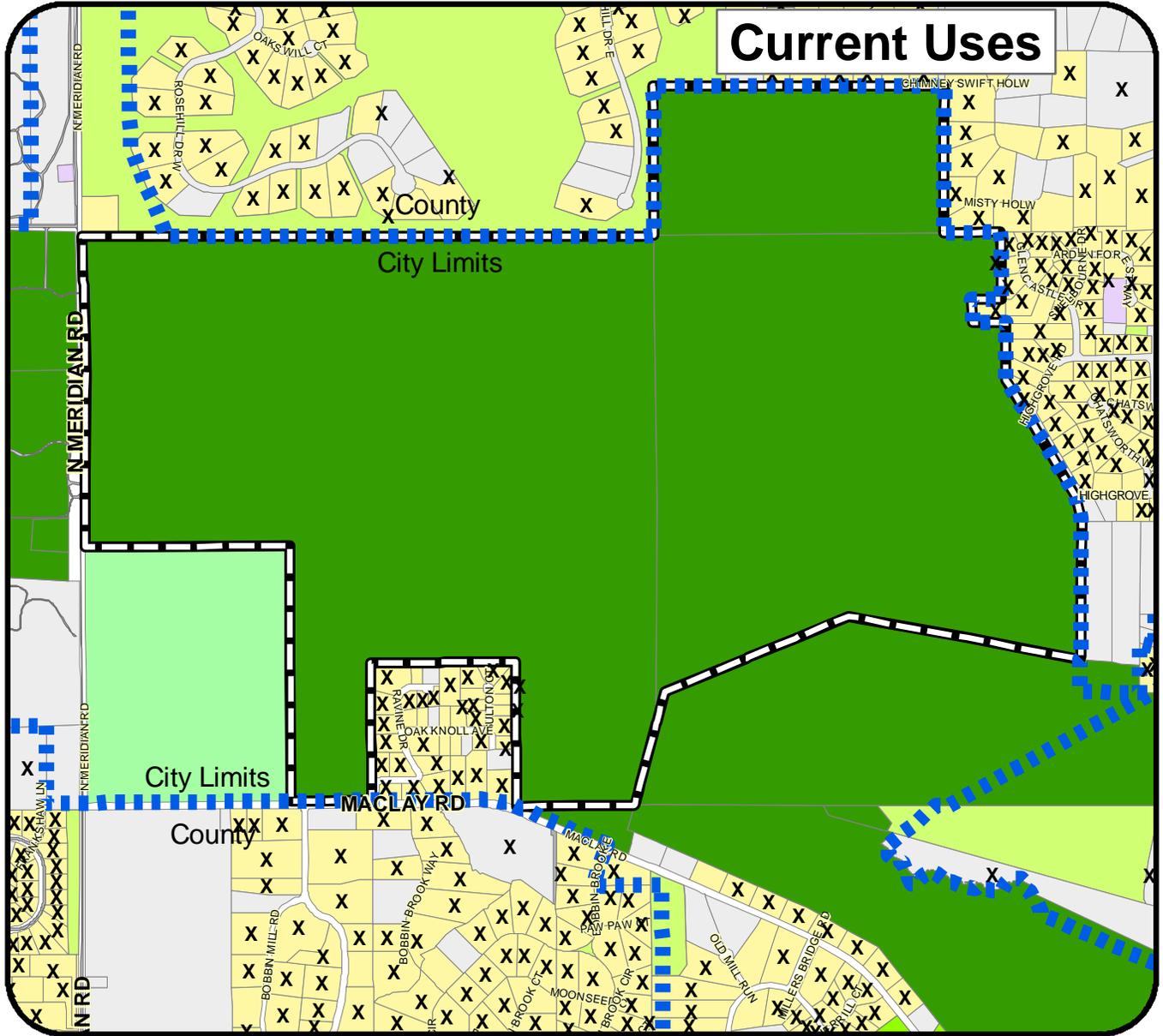
**Lake Overstreet  
Addition  
PCM140109**

**Leon County  
Board of County  
Commissioners**

**SITE TAX ID:  
14-29-20-602-0000  
14-31-20-004-0000  
14-32-20-002-0000**

**ACRES: 871 ±**





## Legend



Subject Parcel

X Homestead Exemption Parcels

### Current Uses (Oct. 2013)

- |                                    |                                         |
|------------------------------------|-----------------------------------------|
| Single Family Detached/Mobile Home | Open Space Recreation/Parks             |
| School                             | Religious/Non-profit                    |
| Open Space Common Areas            | Transportation/Communications/Utilities |
| Open Space Resource Protection     | Vacant                                  |

## Lake Overstreet Addition PCM140109

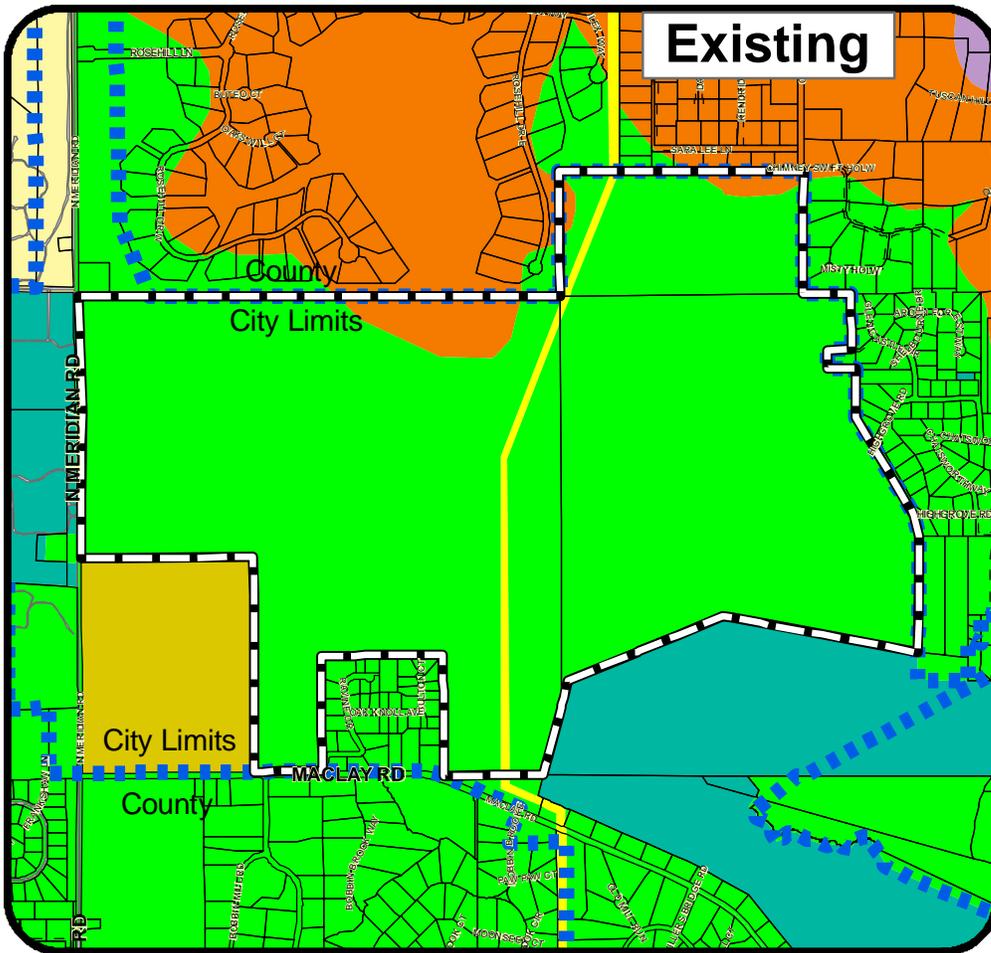
Leon County  
Board of County  
Commissioners

SITE TAX ID:  
14-29-20-602-0000  
14-31-20-004-0000  
14-32-20-002-0000

ACRES: 871 ±



# Existing



# Future Land Use

## Legend

-  Educational Facilities
-  Governmental Operation
-  Lake Protection
-  Mixed Use
-  Recreational/Open Space
-  Rural
-  Residential Preservation

 Subject Parcel

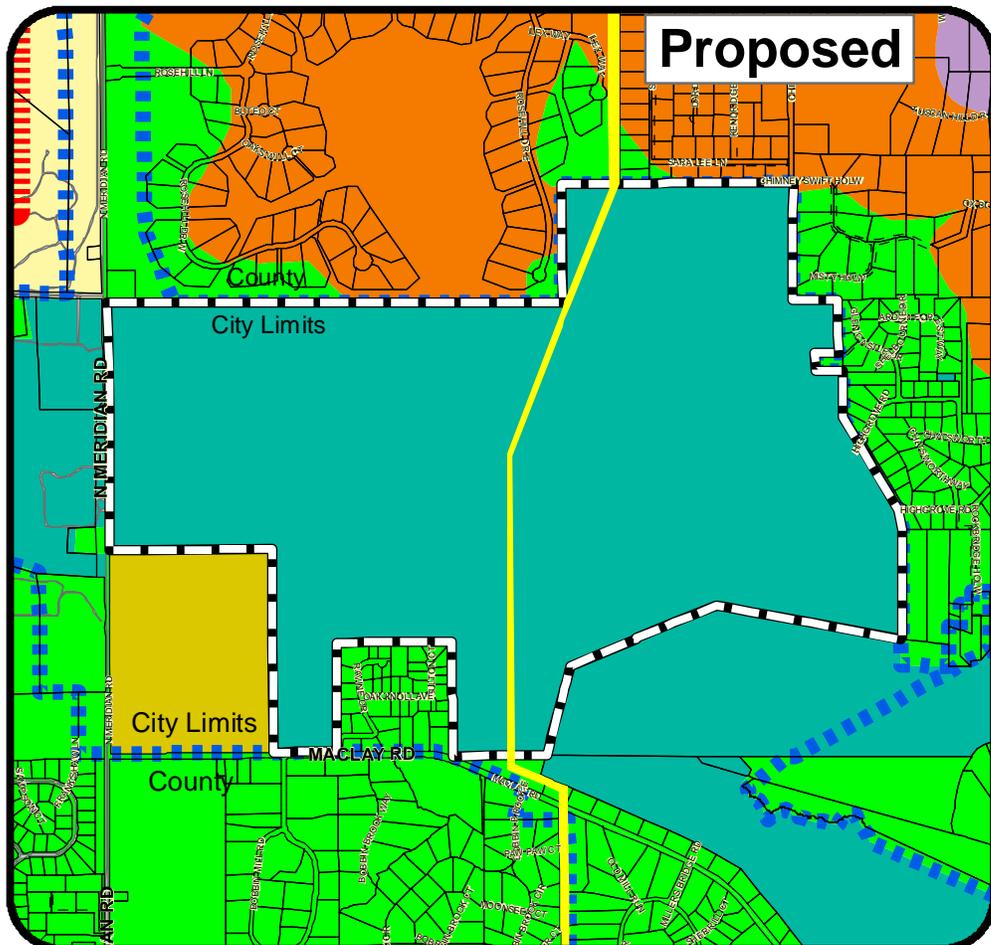
## Lake Overstreet Addition PCM140109

Leon County  
Board of County  
Commissioners

**Existing**  
Lake Protection  
& RP

**Proposed**  
R / OS

# Proposed

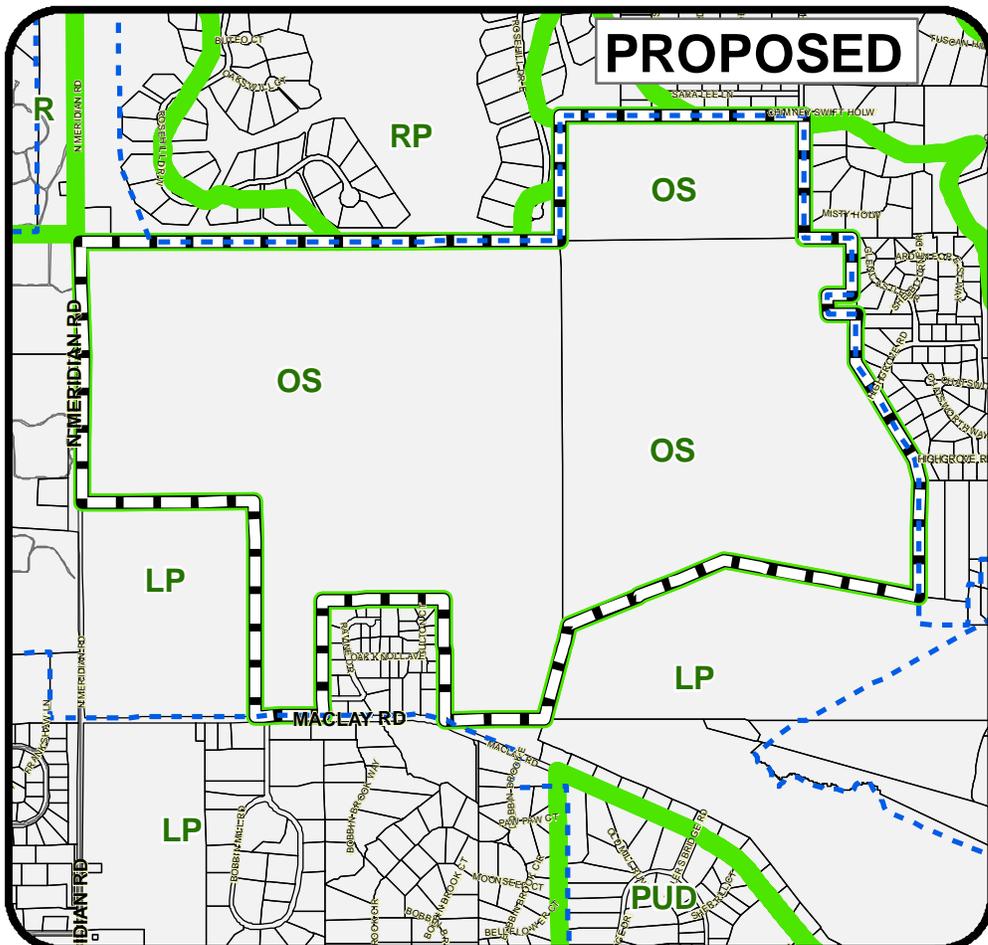
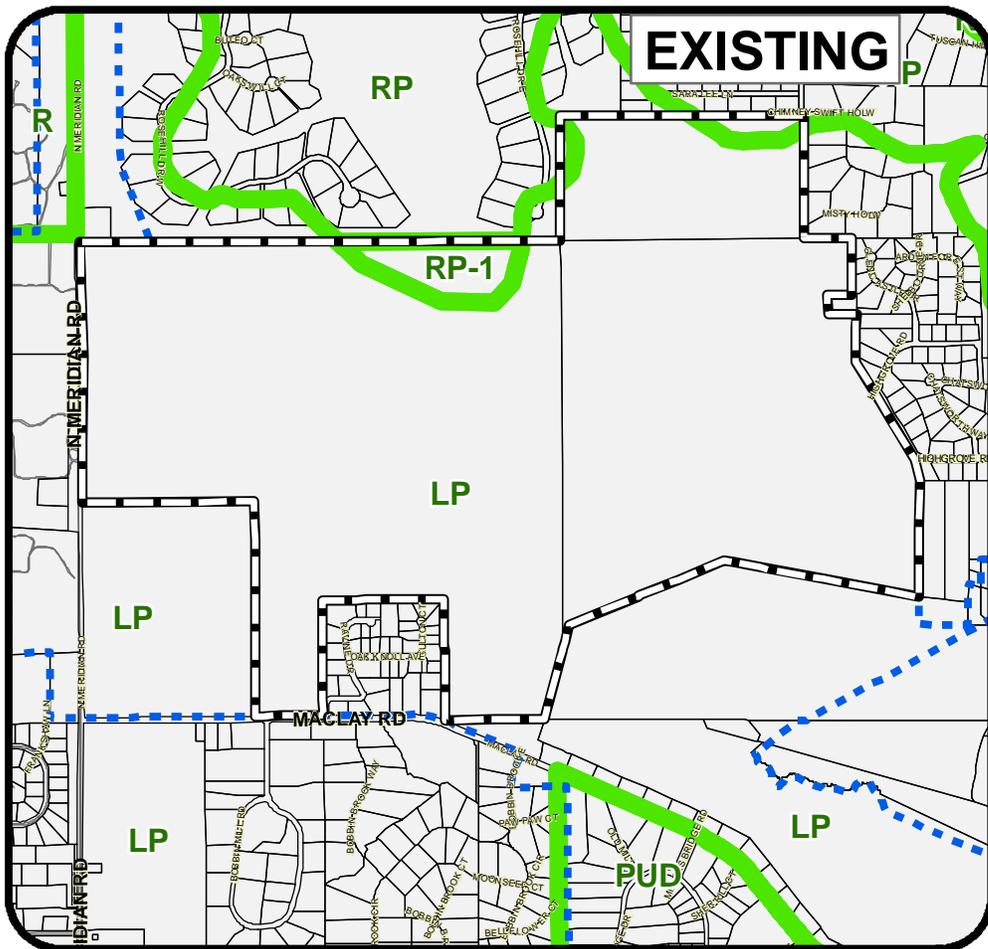


**SITE TAX ID:**  
14-29-20-602-0000  
14-31-20-004-0000  
14-32-20-002-0000

**ACRES: 871 ±**

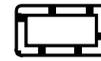


PLACE - PLANNING - LAND MANAGEMENT AND COMMUNITY ENHANCEMENT



# ZONING

## Legend



Subject Parcel



zoning

## Lake Overstreet Addition PCM140109

Leon County  
Board of County  
Commissioners

Existing  
LP  
& RP-1

Proposed  
OS



SITE TAX ID:  
14-29-20-602-0000  
14-31-20-004-0000  
14-32-20-002-0000

ACRES: 871 ±

**MAP AMENDMENT # PCM140109**

**APPLICANT: Leon County Board of County Commissioners**

**TAX I.D. #: 14-31-20-004-000-0 (480 acres); 14-32-20-002-000-0 (306 acres); 14-29-20-602-000-0 (77 acres)**

**CITY X COUNTY**

**CURRENT DESIGNATION: Lake Protection & Residential Preservation**

**REQUESTED DESIGNATION: Recreation/Open Space**

**DATE: January 8, 2014**

**PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140109.**

**A. SUMMARY:**

This is a request to change the Future Land Use Map designation of three parcels totaling approximately 858 acres from Lake Protection & Residential Preservation to Recreation/Open Space. These three parcels are located east of Meridian Road between Maclay and Miller Landing roads, and were purchased by the State of Florida to add to the existing Alfred B. Maclay Gardens State Park. The Florida Department of Environmental Protection supports the proposed amendment.

**B. REASONS FOR RECOMMENDATION FOR APPROVAL:**

1. The sole intent of the purchase of the subject parcels by the State of Florida was to provide a passive recreation park.
2. The proposed land use change for the subject parcels to Recreation/Open Space for a passive recreation park is consistent with past County and City land use planning practices.
3. Recreation/Open Space is an appropriate Future Land Use designation to support the intended use.

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

The subject parcels were purchased by the State of Florida in 1994 to expand the existing Alfred B. Maclay Gardens State Park. The land use and zoning designations for these three parcels were never updated to reflect the intent and existing use of the property. Planning staff recently noted this discrepancy as part of a larger planning project for the Lake Jackson watershed area, and recommended the proposed amendment.

## **D. STAFF ANALYSIS**

### ***Current Future Land Use Map & Zoning Designations***

The three subject parcels currently have a mix of Future Land Use Map categories, including Lake Protection (LP), Residential Protection (RP), and Government Operational (GO). The majority land use designation is LP, and it comprises 95 percent of the subject parcels. There are three small areas of RP comprising approximately 29.7 acres (3.4 percent), and a narrow corridor of GO comprising approximately 12.8 acres (1.5 percent) that is an electric utility easement traversing the subject area from north to south. The Future Land Use Map designation for this utility corridor will not change. Because the subject parcels are almost all designated as LP, this analysis will discuss that land use category only.

The subject parcels also have a mix of zoning designations, including Lake Protection, Residential Protection, and Residential Protection – 1. Because the subject area is almost all designated as Lake Protection, this analysis will discuss this zoning category only. The subject parcels are within the incorporated area, and wholly within the Urban Services Area.

### ***Lake Protection Future Land Use Category***

Policy 2.2.18 in the Land Use Element creates the Lake Protection land use category. This category was created to address documented scientific concerns regarding the degradation and continuing pollution of Lake Jackson. The category is based on the lake basin boundary, adjusted to include contributing watersheds, but excluding existing, more intensely developed areas south of Interstate 10.

### ***Lake Protection Zoning Category***

The purpose and intent of the lake protection district is to regulate activities in the area immediately adjacent to and affecting Lake Jackson while protecting that water body and its ecosystem. The lake protection district's location is based on the lake basin boundary adjusted to include undeveloped areas and existing less intensely developed areas. The lake protection district allows residential uses of one unit per two acres, or one unit per gross acre if clustered on 25 percent of the property. This cluster option is designed to leave large areas of land undisturbed within this zoning district.

Industrial, office and commercial uses are prohibited in this category in the city limits. Urban services are intended for this category inside the urban service area. The allowable uses in this zoning district include:

- (1) Low density residential
- (2) Passive recreation
- (3) Active recreation
- (4) Community services

### ***Proposed Future Land Use and Zoning***

#### ***Recreation/Open Space Future Land Use***

The Recreation/Open Space land use category is intended for government-owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife

management areas, and 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 Urban Services Area or a rural community.

### *Open Space Zoning Category*

The Open Space (OS) zoning 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.

### ***Reasons for Changing Future Land Use & Zoning Designations***

The original purpose of this land acquisition project was to expand the existing Alfred B. Maclay Gardens State Park. The land use and zoning designations for these three parcels were never updated to reflect the intent and existing use of the property. Although the Lake Protection zoning category allows passive and active recreation parks, the Lake Protection land use category is intended to create low-density residential uses.

To be consistent with the Comprehensive Plan, the Recreation/Open Space land use designation is a more appropriate land use category for the subject parcels. Although the existing Rural zoning designation allows passive and active recreation uses and facilities, the recommended Open Space zoning also allows a variety of active and passive recreation facilities, but also limits the use of the subject parcel to its intended purpose as a park.

## **E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:**

### 1. Environmental Features:

This approximately 858-acre site is located within the Lake Jackson drainage basin. County environmentally sensitive area maps indicate that approximately 156.6 acres (18 percent) of the total subject parcel area is identified as waterbodies surrounded by floodprone areas, including the entirety of Lake Overstreet. Two large natural ravines drain into a smaller waterbody that drains into Lake Overstreet, and a third ravine drains south eventually into Lake Jackson. Lake Overstreet is hydrologically connected to Lake Hall during periods of high water. Lake Hall is located within the existing Alfred B. Maclay Gardens State Park.

There are several areas of Floodplain Swamp/Floodplain Forest and freshwater shrub marshes scattered throughout the subject parcel area that are associated with the existing waterbodies and ravines. The remainder of the site outside the waterbodies and Floodplain Swamp/Floodplain is a mix of Upland Mixed Forest with scattered areas of significant and severe grades. Approximately 95 acres (11 percent of the total area) has been identified by County Development Support and Environmental Management staff as regulated native forest. This includes areas dominated by native hardwoods including Mockernut Hickory, Bigleaf Magnolia, Live Oak, and American Beech, and other native species such as Loblolly and Longleaf pines.

2. Water/Sewer: City water and sewer service are presently available for the subject parcel.
3. Other:

*Roads:* Access to the subject parcels is from the developed portion of Alfred B. Maclay State Park to the east or from Meridian Road along the western boundary. The Meridian Road access is via a multiuse trailhead that is accessed from the City of Tallahassee's Forest Meadows sports complex on the west side of Meridian Road, which is almost immediately south of the intersection of Miller Landing Road.

North Meridian Road is a minor arterial. Its Level of Service (LOS) standard for the segment between Maclay Road and Miller Landing Road is "D," and its present operating standard is "D." There are no improvements to this road segment scheduled in the Capital Improvements Element.

*Transit Availability:* StarMetro's Dogwood Route goes past Maclay Road on Thomasville Road Monday through Friday, but there is no stop yet established in this location. There is no transit route established along Meridian Road north of Interstate – 10.

*Bicycle/Pedestrian Facilities Availability:* An extensive system of off-road bicycling and hiking trails currently exists within the subject parcels. A sidewalk segment exists on the east side of Meridian Road along the frontage of Maclay School only. There are no funded plans to build a sidewalk along Meridian Road at present.

4. **Schools:** No impacts to local school populations are anticipated based on the fact that there will be no allowable residential development on the subject parcels.

## **F. CONCLUSION:**

Based upon the above data and analysis, Planning Department staff concludes the following:

1. The sole intent of the purchase of the subject parcels by the State of Florida was to provide a passive recreation park.
2. The proposed land use change for the subject parcels to Recreation/Open Space for a passive recreation park is consistent with past County and City land use planning practices.
3. Recreation/Open Space is an appropriate Future Land Use designation to support the intended use.

Based on this analysis and its conclusions, Planning Department staff recommends approval of this amendment.

**TEXT AMENDMENT #: PCT140111**

**APPLICANT: City of Tallahassee Growth Management Department**

**TEXT/POLICY I.D. #: Suburban Future Land Use Category/ Policy 2.2.5 [L]**

**CITY   X   COUNTY   X**

**DATE: January 8, 2014**

**PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCT140111**

**A. SUMMARY:**

This is a request to amend the Future Land Use Element of the Tallahassee-Leon County Comprehensive Plan to address the per-parcel development limitations within the Suburban future land use category (Attachment #1). Current policies within the Suburban future land use category restrict large-scale developments and discourage parcel amalgamation due to the existing 200,000 square feet per parcel development limitation. Unintentionally, this limitation encourages the subdivision of parcels to accommodate large-scale developments and lengthens the development review process for applicants. Removing this limitation will improve local economic and development opportunities for parcels currently designated within the Suburban future land use category. The proposed text amendment will not affect environmental or concurrency requirements related to future development.

**B. REASONS FOR RECOMMENDATION FOR APPROVAL:**

1. The proposed amendment will remove arbitrary per-parcel development restrictions from the Suburban future land use category which currently discourage large-scale development, such as large-scale distribution centers, in areas where these uses are allowed by the Comprehensive Plan.
2. The proposed amendment will remove the per-parcel development restriction of 200,000 square feet which encourages the subdivision of parcels to accommodate large-scale developments and lengthens the development review process for applicants.
3. The proposed amendment will increase the efficiency of the development approval process by removing the need for unnecessary parcel subdivisions, saving both time and money for developers and local government.
4. The proposed amendment will improve local economic and development opportunities for parcels currently designated within the Suburban future land use category
5. The proposed amendment will not affect environmental or concurrency requirements related to future development.

**C. PROPOSED TEXT/POLICIES:**

Please see proposed revisions to the Suburban future land use category (Attachment #1).

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

The proposed revisions to the Suburban future land use category were initiated by the City of Tallahassee Growth Management Department and were prompted by the need to address the current per-parcel development limitations within this future land use category, which requires developers to subdivide parcels to achieve densities and intensities currently allowed within implementing zoning districts.

**E. STAFF ANALYSIS**

The Suburban future land use designation allows the most intense development patterns within the Tallahassee-Leon County Comprehensive Plan. The greatest allowable intensities are designated within the Urban Pedestrian Center, Suburban Corridor, and Commercial Medical, development patterns. Allowed intensities range between 20,000 – 80,000 square feet of development per acre. Although the intensity of allowable development is large, developers are often limited by the 200,000 square feet per parcel limitation on developments. The proposed text amendment will remove this ceiling limitation but does not propose any changes to existing development pattern intensities as listed in the Comprehensive Plan.

The former Ramada Inn property at 2900 North Monroe Street is a recent example of the problem with the existing per parcel limitation. Developers have indicated an interest in redeveloping this property but are delaying plans to move forward due to the existing limitation. The property is approximately 13 acres and, per the allowed intensities of the development pattern, property owners would expect to be allowed to develop 275,000 square feet. However, because of the per-parcel development limitation, the maximum allowable intensity could only be achieved by subdividing the property into two parcels. The subdivision process is costly and time-consuming for both developers and staff.

**F. FINANCIAL IMPACT**

The proposed amendment will increase the efficiency of the development approval process by removing the need for unnecessary parcel subdivisions, saving both time and money for developers and local government.

**G. CONCLUSIONS:**

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

1. The proposed amendment will remove arbitrary per-parcel development restrictions from the Suburban future land use category which currently discourage large-scale

development, such as large-scale distribution centers, in areas where these uses are allowed by the Comprehensive Plan.

2. The proposed amendment will remove the per-parcel development restriction of 200,000 square feet which encourages the subdivision of parcels to accommodate large-scale developments and lengthens the development review process for applicants.
3. The proposed amendment will increase the efficiency of the development approval process by removing the need for unnecessary parcel subdivisions, saving both time and money for developers and local government.
4. The proposed amendment will improve local economic and development opportunities for parcels currently designated within the Suburban future land use category
5. The proposed amendment will not affect environmental or concurrency requirements related to future development.

#### **H. ATTACHMENTS:**

Attachment #1: Proposed Changes to the Suburban Future Land Use Category Text

**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.

**Suburban Intensity Guidelines (Effective 3/14/07)**

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre <sup>(4)</sup>	10,000 sq. ft. per acre	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre <sup>(4)</sup>	10,000sq. ft. per acre <sup>(5)</sup>	
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 <sup>st</sup> Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools	8 to 20 units/acre	20,000 sq.ft. per acre <sup>(6)</sup>	
Village Center	Residential, Office, Commercial up to 50,000 sq ft, maximum business size. Centers shall not be located closer than 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 <sup>(7)</sup>	
Urban Pedestrian Center	Residential, Office, Commercial <del>up to 200,000 sq ft</del> , Recreation, Light Infrastructure & Community Service	6 to 16 units/acre <sup>(3)</sup>	Up to 20,000 sq ft/acre <sup>(3)</sup>	35-50%
Suburban Corridor	Residential, Office, Commercial <del>up to 200,000 sq ft per center</del> , Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 units/acre	Up to 25,000 sq ft/acre <sup>(8)</sup>	
Medical Center	Residential, Office, Commercial <del>up to 200,000 sq ft per center</del> , Recreation, Light Infrastructure & Community Service	6 to 20 units/acre <sup>(1)</sup>	80,000 sq ft/acre <sup>(2)</sup>	
Business Park	Office, Residential and Commercial,	Up to 16 units/acre	20,000 sq ft/acre	
Light Industrial	Office, Commercial up to 10,000 sq ft per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools and ancillary residential	1 unit / development	20,000 sq ft /acre <sup>(9)</sup>	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 ~~up to 200,000 SF per parcel~~ 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 ~~up to 200,000 SF per parcel~~ 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.

**TEXT AMENDMENT #: PCT140112**

**APPLICANT: Board of County Commissioners**

**TEXT / POLICY I.D.: Policy 2.2.18 of the Land Use Element**

**CITY \_\_ COUNTY X**

**DATE: January 9, 2014**

**PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCT140112**

**A. SUMMARY:**

This proposed policy amendment was recommended by the Planning Department and authorized by the Leon County Board of County Commissioners at a workshop on November 19, 2013. The amendment is intended to eliminate the ½-acre minimum lot requirement for cluster developments in the unincorporated areas of the Lake Protection future land use category where sewer facilities are available (see Attachment 1).

**B. REASONS FOR RECOMMENDATION FOR APPROVAL:**

1. The proposed amendment is consistent with action taken unanimously by the Leon County Board of County Commissioners to direct staff to eliminate the ½-acre minimum lot requirement for cluster developments in the LP future land use category in the County.
2. The ½ acre lot limitation in Policy 2.2.18 [L] is not necessary because Policy 1.2.1 of the Sanitary Sewer Sub-Element specifies a minimum 1/2 acre lot size for development utilizing septic tanks.
3. This proposed amendment can help provide flexibility for design issues when central sewer is available, and can provide additional environmental protections and sustainability for Lake Jackson through the increase of size and quality of open space areas associated with permitting smaller lot sizes in cluster development within the Lake Protection future land use category.

**C. PROPOSED POLICY CHANGE:**

See Attachment 1.

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

This amendment is intended to encourage sustainable development by providing increased design flexibility through the provision of smaller lots, which can be more easily located away from environmentally sensitive features, and by increasing more walkability through the provision of sidewalks and trails, which are more cost-effective in more dense developments.

**E. STAFF ANALYSIS**

At a Leon County Board of County Commissioners (Board) workshop held on November 19, 2013, the Board discussed a suite of recommendations intended to encourage sustainable development in the Lake Protection future land use category. At that meeting, the Board directed staff to move forward with eliminating the ½ acre minimum lot size in cluster developments where sewer is available within the unincorporated area of the Lake Protection land use category. The proposed amendment implements this direction.

The Lake Protection category in the Comprehensive Plan is a protection land use category that is specific to the well documented scientific concerns regarding the degradation and continuing pollution of Lake Jackson. The category area is based on the lake basin boundary, adjusted to include undeveloped areas and existing, less intensely developed areas. Located inside the Urban Service Area, the area is intended for urban services but development activities are to be regulated to protect the lake and its ecosystem.

Subsequently, the category allows residential uses of one unit per two acres with clustering options that vary by jurisdiction (City/County). Also allowed in the unincorporated areas of the category are minor office and commercial uses only through the Planned Unit Development. Other commercial and office uses, as well as industrial uses, are prohibited.

In the unincorporated areas of the category, clustering is allowed on 40% of a site at a net density of two (2) units per acre on the developed portion of the property. The remaining 60% of the property must remain in natural open space. These developments currently must have a ½ acre minimum lot size.

The ½ acre minimum lot requirement for cluster development in Lake Protection was included in the Comprehensive Plan to mitigate impacts of development that utilized septic tanks or other onsite treatment and disposal systems. At the time this land use category was developed, the reasoning was that since the majority of the LP category was located in the unincorporated area where central sewer was not available, development would utilize septic tanks or other onsite treatment and disposal systems. However, since the provision of central sewer into many unincorporated areas within the Urban Services Area is now routine, this renders the ½ acre minimum requirement superfluous.

For those projects not having access to sewer, the ½ acre minimum lot requirement will still be in force for developments utilizing onsite septic tanks because the Sanitary Sewer Sub-Element Policy 1.2.1 [SS] provides that “[t]he minimum lot size for septic tanks shall be ½ acre.”

The proposed amendment will remove the ½ acre minimum lot requirement for cluster development within the unincorporated areas of the Lake Protection land use category where centralized sewer is available. The ability to develop smaller lots will help facilitate better project design by providing flexibility in design and environmental protection issues sometimes associated with minimum lot sizes. For instance, environmental features can have less

encroachment and be better managed when they are included in a larger conservation holding instead of divided into individual lots.

This is consistent with, and will further the intent of Conservation Policy 1.3.2 (County/City) which requires development in environmentally sensitive areas to use best management practices with emphasis on designing with nature. This flexibility is also consistent with the idea of making cluster subdivisions more walkable and better connected to existing development nodes through the provision of sidewalks and trails, and a more connected road network to avoid funneling all trips onto one major roadway.

The Leon County Citizens Advisory Water Resources Committee reviewed this proposed amendment on January 6, 2014 at their regular monthly meeting. Based on a concern about increased density that may be allowed without any additional changes in Policy 2.2.18 [L], the Committee voted to recommend to the Board that this amendment be withdrawn from the 2014-1 Cycle, and that this issue be reviewed at a later date as part of a planned amendment to create a common cluster development option for the Lake Protection land use category.

Staff continues to recommend approval of this proposed amendment. Following review by the Water Resources Committee, staff confirmed that removal of the ½ acre lot size requirement will not result in an increase in the number of currently allowed units for new developments. Removal of the ½ acre lot size limit will provide greater flexibility in the layout of a new subdivision in those instances where environmental and other regulated and/or physical constraints exist, and may provide an increased incentive for developers to utilize this option, thereby saving additional lands from development as intended by cluster developments.

#### **F. CONCLUSION:**

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

1. The proposed amendment is consistent with action taken unanimously by the Leon County Board of County Commissioners to direct staff to eliminate the ½-acre minimum lot requirement for cluster developments in the LP future land use category in the County.
2. The ½ acre lot limitation in Policy 2.2.18 [L] is not necessary because Policy 1.2.1 of the Sanitary Sewer Sub-Element specifies a minimum 1/2 acre lot size for development utilizing septic tanks.
3. This proposed amendment can help provide flexibility for design issues when central sewer is available, and can provide additional environmental protections and sustainability for Lake Jackson through the increase of size and quality of open space areas associated with permitting smaller lot sizes in cluster development within the Lake Protection future land use category.

#### **G. ATTACHMENTS:**

Attachment #1: Proposed Changes to the Lake Protection Future Land Use Category Text

**LAKE PROTECTION** (*Rev. Effective 12/22/95; Revision Effective 7/26/06; Renumbered 3/14/07*)

This is a protection category that is specific to the well documented scientific concerns regarding the degradation and continuing pollution of Lake Jackson. The category is based on the lake basin boundary adjusted to include contributing watersheds but to exclude existing, more intensely developed areas south of Interstate 10. Consistent with the purpose of this category, Lake Protection densities and intensities shall be applied to undeveloped areas within the Lake Jackson drainage basin when such properties are developed.

The Lake Protection category allows residential uses of one unit per two acres<sup>1</sup>. An option to develop at a density of one unit per gross acre is available within the City as long as the resultant development clusters the units on 25% of the property and maintains the remaining 75% in natural open space. In the unincorporated portions of the Lake Protection category clustering is allowed on 40% of the site at a net density of two (2) units per acre on the developed portion of the property. The remaining 60% of the property must remain in natural open space. ~~Minimum lot sizes under the cluster option are 1/2 acre.~~ The cluster options are intended to preserve green space within this land use category and be designed to minimize non-point pollution from the site. Cluster of residential development in areas designated for Lake Protection land use shall be permitted only on those portions of parcels not located within the Lake Jackson Special Development Zone and lying below one hundred ten (110) feet NGVD, and for higher elevations not determined to be severely limited by environmental constraints. Such constraints may be determined by on-site environmental analysis, building or soil limitation ratings in the Leon County Soil Survey, or other natural resource inventory determined appropriate by the local government.

Industrial, office and commercial uses are prohibited in the Lake Protection category within the city limits. In the unincorporated areas of the Lake Protection category, minor office and minor commercial uses may be approved through the PUD process only if development retains its resultant stormwater on site. All industrial, commercial and office uses other than minor are prohibited in the unincorporated areas of the Lake Protection category as well. Urban services are intended for this category inside the Urban Service Area. Additional requirements based on scientific studies and deemed necessary to protect the lake from further degradation, as well as improve existing water quality, will be included in the land development code. Existing non-residential uses within the Lake Protection land use category that meet all water quality standards required in the comprehensive plan by the time frames required in the plan, will be considered permitted uses.

Within the Lake Protection Category, stormwater for non-single family and non-vested uses shall be retained on-site.

Public Comments  
received through January 30, 2014

**Calhoun, Sherri**

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**From:** margaret Callaghan <callaghan333@gmail.com>  
**Sent:** Wednesday, November 13, 2013 9:46 PM  
**To:** Thomas, Debra (Planning)  
**Subject:** Buena Vista

Hello Ms. Thomas,

I wish to let you know the intent of both my husband and I is strong opposition to the proposal to allow AJ's to change the zoning. From the very start, this business has not been a good neighbor. They consistently refused to tone down the noise that blared from their business. There were many nights, that even 5 houses up from the business, not only could we not sleep until after 2:00 AM, but even the windows on our house rattled from the reverberation. Many times we asked them politely to turn it down and they refused. One night I even when up well after midnight and asked them to please turn it down and was told they did not care about the neighbors and would just pay the fine!

After the bar closes, students litter our street with beer bottles and trash, go off drunk into the ditches that line this most narrow street. Many have damaged their cars, driving fast up the street at late hours after the bar closes. To put a parking lot that exits on this residential street, would only increase this behavior and continue to devalue our property.

On a personal note, we were driven out of our home and had to move. I teach school and do not keep the hours of the college students who drink and party at this establishment do. My husband built the second house behind the original house, where our children lived with their children. I now rent the houses and have trouble keeping tenants due to the problems listed above. Not all student party all night and most are serious students who work and study hard to stay in school.

AJ's is a nightmare business for most of the good tax paying people who live on Buena Vista. Many have owned homes there most of their lives. We live in harmony with the other businesses that serve our community. AJ's is not one of those businesses. We have a strong neighborhood organization and stand united to say NO to this request by AJ's. Please consider the good of the community and the damage and distress this decision would create.

Respectfully,  
Margaret and Lou Callaghan  
809 Buena Vista  
Tallahassee, Fl.

**Calhoun, Sherri**

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**From:** laine@lainewyatt.com  
**Sent:** Wednesday, November 13, 2013 6:07 PM  
**To:** Thomas, Debra (Planning)  
**Subject:** change of zoning on Buena Vista Drive

Dear Ms Thomas,

I am writing to express my dismay about the possible rezoning of the neighborhood located around Buena Vista Drive. I own a home on this street and vigorously oppose the plans. I cannot make the meeting and hope that you will seriously consider my opposition to this plan via my letter to you.

This change, which will allow for the construction of a parking lot and the subsequent outpouring of traffic onto Buena Vista, proposes numerous outcomes, none of which benefit the neighborhood. The only party to benefit is a business - AJ's Sports Bar, built long after the homes were constructed.

The neighborhood is substandard in that it has no gutters, no sidewalks, nor lights at intersections. There are uncovered ditches that run down the sides of the road that is steep at points. The bar becomes extremely loud and active during many evenings and it is already a real problem for those who like to sleep at night. Also, the patrons leaving this establishment are not always fully in control of their faculties. The convergence of these conditions create a mini 'perfect storm'. I see the propensity for increased noise, crime, mayhem, and of course traffic accidents. In addition I see the beginning of the deterioration of the neighborhood, and the drop in property values which will add to the pain already inflicted by the economic downturn.

I ask that you reject this proposal and help to save the integrity of this long standing Tallahassee neighborhood.

Sincerely,  
M. Laine Wyatt

**Calhoun, Sherri**

---

**From:** Patsy C. Yawn <causseau@embarqmail.com>  
**Sent:** Sunday, January 19, 2014 5:58 PM  
**To:** Thomas, Debra (Planning)  
**Subject:** Access road to A.J. Sport's Bar

Hi Debra,

Many thanks for all your hard work for the two meetings Wednesday, I am so glad I attended, very informative.

I drove to the site today, the access street is paved from Caliark to the west property line of A. J.'s. It has curb and gutter up to the west property line of Pizza Hut. If cars weren't parked on one side of the street it would be two way. His parking lot just off Caliark appears to accommodate about 75 to 90 cars, hard to tell because the spaces aren't marked. None of the three lots were full in late afternoon. It would be interesting to know exactly how many spaces he has in total.

The back ( NW) corner of A.J.s has about a 5 to 6 foot drop from the property on Buena Vista Drive, so with a small amount of excavation he could access the planned parking lot. There is an opening in the fence for foot traffic off Buena Vista Drive, also a No Trespassing sign on the parking lot side of the fence.

Our neighborhood is very opposed to this zoning change, it is not acceptable on any level for any reason. Our petitions were mailed Saturday and we have begun to collect signatures in the neighborhood. Would you believe many students are opposed to the use? It is their home too, although temporary. If approved the property values will plummet and for many that would be disastrous and one more neighborhood will be lost. I realize I am preaching to the choir for I know you support preserving neighborhoods. Thank you.

Please let me know if I can assist you in any way.

Gratefully,

Patsy  
222-0784

Nov. 14, 2013

Dear Ms. Thomas,

It has come to my attention that Tallahassee City Planning is considering a rezoning effort by Mr. Arthur J. Jusko, owner of A.J's Sports Bar on West Tennessee Street (U.S.90).

Mr. Jusko purchased the home and property at 810 Buena Vista Drive, May of 2007. About two years after purchasing the property he allowed parking on the south end of the property until T.P.D. ceased the operation. The home is located in an R1 zoning district and the use was incompatible.

It is my understanding that Mr. Jusko has applied for a zoning change which would allow conversion of property at 810 Buena Vista Drive into a parking lot with egress onto Buena Vista Drive serving customer's of A.J.'s Sports Bar.

Buena Vista Drive is a substandard residential street beginning at West Tennessee Street and ending at Green Tree Lane to the north. There are forty- two homes in Mission Hills/Buena Vista neighborhood with an active Neighborhood Association. There are thirty-two homes located on Buena Vista Drive. Our neighborhood is about 50/50 homeowners/landlords.

Buena Vista Drive is an unimproved residential street with open ditches, no curb and gutter or sidewalks, and has a very steep incline. The city has encouraged walking neighborhoods, well, this is a walking neighborhood with college students and residents utilizing the neighborhood atmosphere.

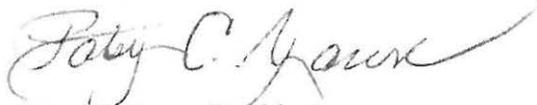
To even consider a business parking lot emptying into this neighborhood is absolutely without justification. Guthrie's does have a drive onto Buena Vista Drive but it was grandfathered in when our zoning was changed from R3 to R1 in 2000. The fact that the traffic would be bar traffic at all times of day and night further makes the application even more unacceptable. Noise is also a factor; all of the homes north of the proposed parking lot would be adversely affected even more than they have been up to this date. Resident's have had difficulty with late night noise from A.J.'s for several years; it has been reported to no avail.

Students and long time residents will be placed in jeopardy and property values will be negatively affected. Please don't consider this application if you are interested in preserving a neighborhood that began in 1947. We must respect the past if we expect to have a future.

I appreciate your consideration and look forward to resolving this issue before it progresses any further.

Please contact me if you have questions or concerns about this issue. The Mission Hills/Buena Vista Neighborhood Association will be glad to meet with all concerned if necessary.

With regards,

A handwritten signature in cursive script that reads "Patsy C. Yawn". The signature is written in black ink and is positioned above the typed name and contact information.

Patsy C. Yawn, President  
Mission Hills/Buena Vista N. A.  
1009 High Road  
222-0784  
causseaux@embarqmail.com

**Calhoun, Sherri**

---

**From:** elaruth39@comcast.net  
**Sent:** Saturday, November 09, 2013 2:01 PM  
**To:** Thomas, Debra (Planning)  
**Cc:** Tedder, Wayne  
**Subject:** rezoning of Buena Vista Drive

I am a resident of Buena Vista Drive and am firmly opposed to this rezoning that is proposed to give businesses on Tennessee Street outlets on to our street. Our neighborhood was designated R1 and should be preserved.

My husband and I will be at the meeting this Thursday evening to have a voice in this decision.

Elaine Swain

Andrew Gillum  
Tallahassee City commission

Scott Maddox  
Tallahassee City commission

Gil Ziffer  
Tallahassee City Commission

OFFICE OF THE MAYOR  
&  
CITY COMMISSION  
2013 DEC 12 AM 8:00

Nancy Miller  
Tallahassee City Commission

12/8/13

Re: AJ's Sports bar  
Pending Planning department Application

Dear City Commission,

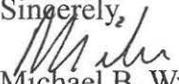
I received a notice to comment on an application for rezoning for AJ's sports Bar.

I have lived in the neighborhood behind AJ's for many years. I have had to call the police on AJ's for over 5 years. Usualy, I have had to call on Tuesdays, when they have their electronic music blowouts, and occasionally on the weekends. For the same thing. They blow their electronic music super loudly into the surrounding neighborhood u8nitl 3 am.

This bar has no regard to ordinances, and the neighborhood surrounding the bar.

They should not be allowed to rezone. This would be a reward for their non-compliance of city ordinances regarding their bar on a routine basis, over many, many years.

They just do not care. Now they want a favor from you, at the expense of the neighbors.

Sincerely,  
  
Michael B. Winn  
813 High road  
Tallahassee, Fl. 32304  
mikebwinn@gmail.com

ALL COMMISSIONERS  
RECEIVED THIS  
CORRESPONDENCE

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
November 14 (Thursday)	Planning Department Staff	First Public Open House	6:00 PM to 8:00 PM	Renaissance Center 2nd Floor 435 North Macomb Street
January 16 (Thursday)	Local Planning Agency	Local Planning Agency Workshop	3:00 PM to 6:00 PM	Renaissance Center 3rd Floor 435 North Macomb Street
January 16 (Thursday)	Planning Department Staff	Second Public Open House	7:00 PM to 9:00 PM	Renaissance Center 2 <sup>nd</sup> Floor 435 North Macomb Street
February 4 (Tuesday)	Local Planning Agency	Local Planning Agency Public Hearing	6:00 PM	Renaissance Center 2 <sup>nd</sup> Floor 435 North Macomb Street
February 11 (Tuesday)	County Commission	County Commission Workshop	1:30 PM	County Commission Chambers 5 <sup>th</sup> Floor, Leon County Courthouse
February 19 (Wednesday)	City Commission	City Commission Workshop	1:00 PM	City Hall Commission Chambers
February 25 (Tuesday)	County and City Commissions	Joint City-County Commission Workshop	1:30 PM	County Commission Chambers 5 <sup>th</sup> Floor, Leon County Courthouse
April 8 (Tuesday)	County and City Commissions	Joint City-County Transmittal Public Hearing	6:00 PM	County Commission Chambers 5 <sup>th</sup> Floor, Leon County Courthouse
May 27 (Tuesday)	County and City Commissions	Joint City-County Adoption Public Hearing	6:00 PM	County Commission Chambers 5 <sup>th</sup> 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/planning](http://www.talgov.com/planning) by selecting the "Comprehensive Plan Amendment Cycle 2014-1" icon located on the left blue menu bar. 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 # PCM140101**

I/We as owner(s) of property at this address: 813 Highland wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

(See Attached Typed Attachment)

SIGNED: Michael B. Wynn

RECEIVED  
A 11:50 AM  
2013 DEC -3  
A 11:50 AM

To: Tallahassee-Leon Planning Department

I object to any change in zoning for this company.

For over 5 years, I have been complaining about the activities of this company, and my complaints are on file with the Tallahassee police department.

They are a menace to the surrounding residential neighborhood. And as such, a change in zoning would be a reward for them continuing to violate the peace and code matters of their neighbors. They have never been considerate of the neighbors, and I have had to call the police on them many times over the years, particularly their bar named AJ's.

# LOYAL ORDER OF MOOSE



TALLAHASSEE LODGE NO. 1075 1478 CAPITAL CIRCLE NORTH WEST TALLAHASSEE, FL 32303-1169 (850) 575-4226

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November 19, 2013

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

To Whom It May Concern:

The Board of Officers and General Membership of the Tallahassee Moose Lodge #1075 support the proposed change to the Future Land Use Map from “Industrial” to “Suburban”. We also support the proposed zoning change from Industrial to C-2 General Commercial.

We believe these changes will make our property located at 1478 Capital Circle Nw. consistent with other properties in the area that abut Capital Circle. Also, if our building was destroyed, we would be able to rebuild our Lodge.

Our Lodge has no plans in the foreseeable future to change our use, however we believe these changes will benefit our members and the general public in the future.

If you need further information or need us to speak at any of the meetings, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert W. Greer". The signature is fluid and cursive.

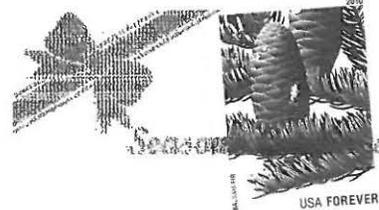
Robert W. Greer, Governor

Tallahassee Moose Lodge #1075

 **Mr. & Mrs. Muchow**  
820 Governors Dr  
Tallahassee, FL 32301

TALLAHASSEE FL 323

31 DEC 2013 PM 2 L



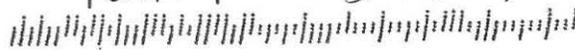
If you have  
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If you have c  
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on the form b  
Amendment

amendment is also available on the website.

Tallahassee-Leon County Dept.  
ATTN: Comprehensive Planning Div.  
300 South Adams Street  
Tall. FL. 32301

32301+1731



**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 # PCM140104**

I/We as owner(s) of property at this address: 820 & 832 Governors Drive wish the information below  
to be considered by the Local Planning Agency and the City/County Commissions:

Please do not allow a driveway to be located  
on the piece of property between Governors/Merritt Drs.  
and the current parking area. This will

SIGNED: greatly increase the non-residential  
traffic on our neighborhood street!

Thank you Susan E. Elliott

Richard Tilford  
02 Marlborough Dr.  
Tucker, GA 30084



Tallahassee - Leon County Planning  
ATTN: Comprehensive Planning  
Division  
300 South Adams Street  
Tallahassee, FL 32301

**Amendment # PCM140106**

I/We as owner(s) of property at this address: 2085/2073 Continental Ave wish the information below  
to be considered by the Local Planning Agency and the City/County Commissions:

We expect to be compensated by the  
20% decline in property value this  
inflicts on our properties

2014 JAN 17 A 9:30  
RECEIVED

**Calhoun, Sherri**

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**From:** Haley, Jiwuan  
**Sent:** Friday, November 15, 2013 10:47 AM  
**To:** 'angela@angelahardiman.com'  
**Subject:** Mission San Luis Maps  
**Attachments:** PCM140106\_FUTLU.pdf; PCM140106\_zoning.pdf

Ms. Hardiman,

Thank you for coming out last night. It was a pleasure meeting you. Attached are the maps you requested. If you would like more information on the Mission San Luis Comprehensive Plan Amendment and rezoning please let me know.

Thank you,

**Jiwuan Haley**

Planner I, Land Use Division  
Tallahassee-Leon County Planning Department  
435 North Macomb Street, Tallahassee, FL 32301  
Telephone: 850.891.6400  
[Jiwuan.Haley@talgov.com](mailto:Jiwuan.Haley@talgov.com)  
<http://www.talgov.com/planning/PlanningHome.aspx>

*"People focused. Performance driven."*



*"People Focused. Performance Driven"*

Thank you for your email. Please note that under Florida's Public Records laws, most written communications to or from local government staff or officials regarding City or County business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

**Calhoun, Sherri**

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**From:** Ivory, Celeste <Celeste.Ivory@DOS.MyFlorida.com>  
**Sent:** Thursday, November 14, 2013 9:12 AM  
**To:** Haley, Jiwuan  
**Subject:** RE: Rezoning for Mission San Luis

Thank you, Jiwuan!

Celeste

Celeste Ivory

Division Operations Administrator | Office of the Director | Division of Historical Resources | Florida  
Department of State | 500 South Bronough Street | Tallahassee, Florida  
32399 | 850.245.6332 | 1.800.847.PAST | Fax: 850.245.6436 | [www.flheritage.com](http://www.flheritage.com)



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**From:** Haley, Jiwuan [mailto:Jiwuan.Haley@talgov.com]  
**Sent:** Thursday, November 14, 2013 8:57 AM  
**To:** Ivory, Celeste  
**Subject:** FW: Rezoning for Mission San Luis

Let me know if you all have any more questions.

Thanks,

Jiwuan

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**From:** Kelly Dozier [mailto:kelly@morethanbuildings.com]  
**Sent:** Wednesday, November 13, 2013 4:47 PM  
**To:** Haley, Jiwuan  
**Subject:** RE: Rezoning for Mission San Luis

Dear Jiwuan,

Thank you for your very thorough response.  
I have shared this information with the rest of the Mission San Luis Board.

Best,  
Kelly Dozier

---

**From:** Haley, Jiwuan [mailto:Jiwuan.Haley@talgov.com]  
**Sent:** Wednesday, November 13, 2013 4:22 PM  
**To:** Kelly Dozier  
**Subject:** RE: Rezoning for Mission San Luis

Ms. Dozier,

Thank you for contacting your Tallahassee-Leon County Planning Department. This amendment was initiated by the Tallahassee-Leon County Planning Department after being made aware of zoning irregularities on the site. The property is currently zoned for Residential Preservation-1 (RP-1), Medium Residential-1 (MR-1), and University Transition (UT). The portion of the property zoned for RP-1 has a Recreation / Open Space Future Land Use Map (FLUM) category. This is not consistent with the Tallahassee Land Development Code (TLDC) and the Tallahassee-Leon-County Comprehensive Plan.

The current zoning districts are not reflective of how the site is utilized. The intent of RP-1 is to protect residential areas, while MR-1 is intended to provide a broad range of housing types. University Transition's function is to provide student residential opportunities and student oriented services near the campuses. Planning department staff is proposing the Government Operational-1 (GO-1) zoning district with a Future Land Use Map (FLUM) category of Government Operational. According to the Land Development Code, this district provides for the operation of and provision of services by local, state and federal government (Section 10-270). Due to the historic nature of Mission San Luis, Tallahassee-Leon County Planning Department staff is recommending this zoning district for the property.

I have provided a link to the online version of the Tallahassee Land Development Code, the Tallahassee-Leon County Comprehensive Plan and zoning charts. The zoning charts link will allow you to see the intent and development standards of the zoning districts in the city and the county. I have also attached the 2014-1 Comprehensive Plan Amendment Schedule & Meetings. If you have any other questions please let me know.

Zoning Charts:

<http://www.talgov.com/planning/planning-zoning-zonecodes.aspx>

Tallahassee Land Development Code (Zoning Ch. 10):

<http://library.municode.com/index.aspx?clientId=19980>

Tallahassee-Leon County Comprehensive Plan:

<http://www.talgov.com/planning/planning-compln-comp-plan.aspx>

Best Regards,

**Jiwuan Haley**

Planner I, Land Use Division

Tallahassee-Leon County Planning Department

435 North Macomb Street, Tallahassee, FL 32301

Telephone: 850.891.6400

[Jiwuan.Haley@talgov.com](mailto:Jiwuan.Haley@talgov.com)

<http://www.talgov.com/planning/PlanningHome.aspx>

"People focused. Performance driven."



"People Focused. Performance Driven"

Thank you for your email. Please note that under Florida's Public Records

laws, most written communications to or from local government staff or officials regarding City or County business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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**From:** Kelly Dozier [mailto:kelly@morethanbuildings.com]  
**Sent:** Tuesday, November 12, 2013 10:21 AM  
**To:** Haley, Jiwuan  
**Subject:** Rezoning for Mission San Luis

Dear Jiwuan,

I am a member of the Mission San Luis board and was notified that a notice of rezoning was placed at the entrance of the Mission on Tennessee St.

I am wondering if you can give me more information about the rezoning.

Who initiated the rezoning request?

Why was it initiated?

What is the difference in use between the existing zoning and the new zoning requested?

Thank you very much for your assistance.

Best,  
Kelly Dozier



KELLY SIMMONS DOZIER, Senior Vice President, Chief Community Officer

mailto:Kelly@MoreThanBuildings.com | [www.MoreThanBuildings.com](http://www.MoreThanBuildings.com)  
1203 Miccosukee Road, Tallahassee, FL 32308  
p: 850.878.8272 | c: 850.544-6399 | f: 850.878.6038

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November 14, 2013

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

RE: Property located at: None Provided

Citi has received the enclosed notice regarding the property and/or owner referenced above.

Citi was unable to identify the customer, account, or interest in the property. Please provide additional documentation or information regarding the property or its owner, such as:

Deed of trust  
Mortgage  
Social Security number of the previous and current owner/mortgagor  
Loan number  
Title information

RECEIVED  
NOV 22 A 9:04  
TALLHASSEE/LEON CO. PLANNING DEPARTMENT

Please forward any documents or information to Citi at the address shown below.

1000 Technology Drive  
MS 305  
O'Fallon, MO 63368

If you have any questions, please contact Citi at (877) 290-3997\*, Option 1 Monday - Friday 8:00 a.m. to 4:30 p.m. CT to discuss this matter.

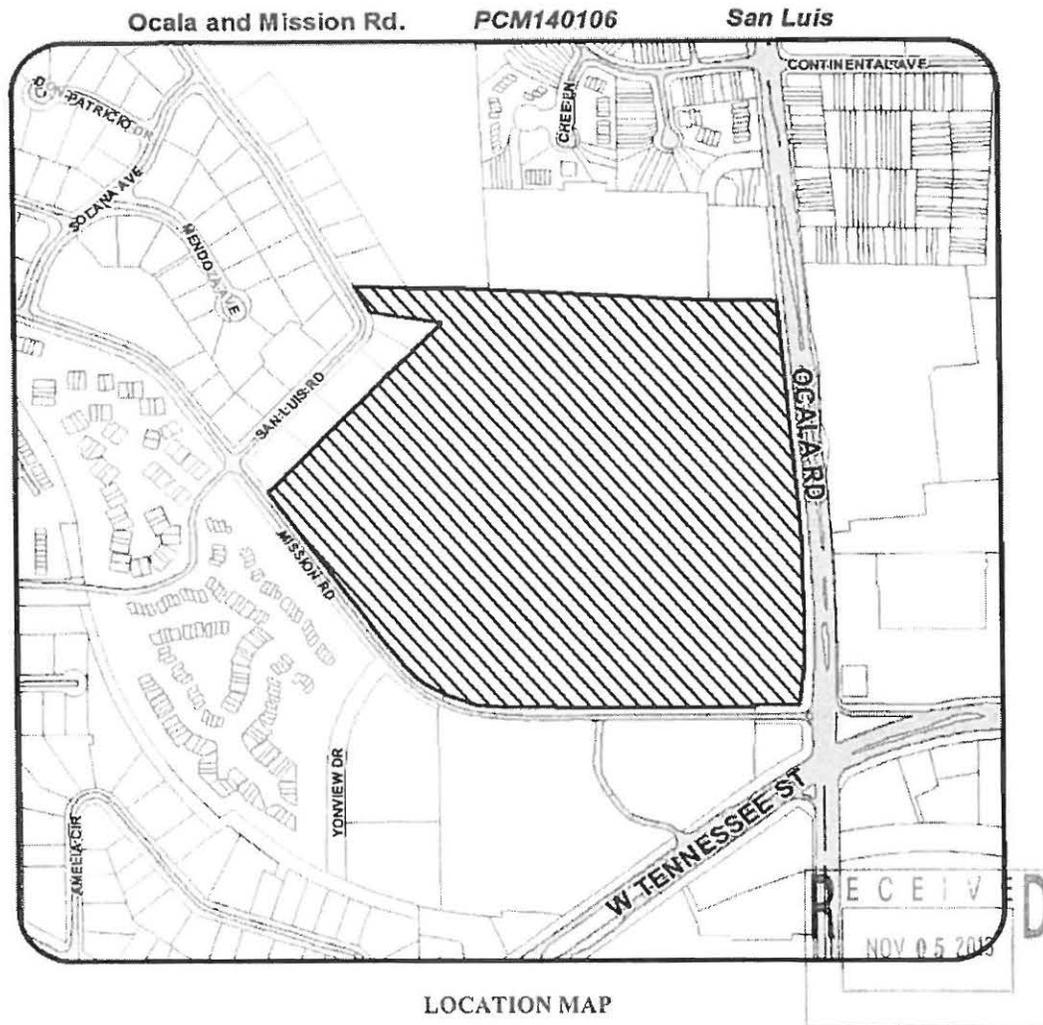
Sincerely,

Citi  
Property Preservation/Code Violation  
877-290-3997 Option 1

\*CALLS ARE RANDOMLY MONITORED AND RECORDED TO ENSURE QUALITY SERVICE.

TTY Services available: Dial 711 from the United States; Dial 1-866-280-2050 from Puerto Rico.

Hours of operation provided reflect general hours for the Property Preservation unit.



**Requested Map Amendment: Mission San Luis**  
**Reference Number: PCM140106**  
**Applicant: Tallahassee-Leon County Planning Department**

This is a request to change Future Land Use Map designation from "Recreation/Open Space" to "Government Operational" for a portion of the existing Mission San Luis historical site. The subject site is located north of West Tennessee Street and west of Ocala Road. The existing Recreation and Open Space allows for government owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas. The proposed Government Operational allows for government owned offices, libraries, museums, and various other community services.

The Tallahassee-Leon County Planning Department initiated this amendment once made aware of the parcels' current Residential Preservation-1 zoning, which is inconsistent with the current use of the site. The primary function of the Residential Preservation-1 zoning district is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. In order to remain in compliance with the Comprehensive Plan, appropriate changes to the future land use category and zoning district designations are requested.

A rezoning application has been filed concurrent with this amendment. A zoning change from Residential Preservation-1 to Government Operational-1 is being requested to implement the proposed amendment to the Future Land Use Map. This rezoning request will be reviewed concurrently with the request to change the Future Land Use Map category at the meeting dates specified on the front of this notice. Persons with standing may file a petition for quasi-judicial proceedings on the rezoning request within fifteen (15) calendar days from the date on which the decision is rendered by the Local Planning Agency.

Please direct questions regarding this amendment to Jiwuan Haley at 891-6400.

To view information on this amendment, go to <http://www.talgov.com/planning/> and click on the "Comprehensive Plan Amendment Cycle 2014-1" icon located on the left blue menu bar.

**Calhoun, Sherri**

---

**From:** Harden, Greg  
**Sent:** Monday, November 18, 2013 2:04 PM  
**To:** 'b.leone4@gmail.com'  
**Cc:** Haley, Jiwuan  
**Subject:** Monroe St. and 1st Avenue

Brett,

The Planning Department is administering those applications. Jiwuan Haley in the Planning Department is a good contact regarding the rezoning of the property. Jiwuan can be reached at 891-6431 or at [Jiwuan.Haley@talgov.com](mailto:Jiwuan.Haley@talgov.com).

**Greg Harden**

Land Use Administrator  
Growth Management Department • Land Use & Environmental Services  
435 N. Macomb Street • Tallahassee, FL 32301  
Office: 850.891.7166 • Fax: 850.891.7184 • [Greg.Harden@talgov.com](mailto:Greg.Harden@talgov.com)



**Calhoun, Sherri**

---

**From:** Bryant, Cherie (Planning)  
**Sent:** Thursday, January 09, 2014 2:58 PM  
**To:** Haley, Jiwuan  
**Subject:** RE: Comprehensive Plan Amendment and Rezoning Info

Thanks!

Cherie Bryant, AICP  
Planning Manager  
Tallahassee-Leon County Planning Department  
435 North Macomb Street (Mail: 300 South Adams) Tallahassee, Florida 32301  
(850)891-6400 / cherie.bryant@talgov.com

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-----Original Message-----

From: Haley, Jiwuan  
Sent: Thursday, January 09, 2014 2:48 PM  
To: Bryant, Cherie (Planning)  
Cc: Doherty, Megan  
Subject: RE: Comprehensive Plan Amendment and Rezoning Info

Cherie,

I called Scott Woolam but had to leave a voicemail. I will update you on the status of the situation as soon as I get in touch with him.

Thanks,

Jiwuan

-----Original Message-----

From: Doherty, Megan  
Sent: Thursday, January 09, 2014 2:26 PM  
To: Bryant, Cherie (Planning); Haley, Jiwuan  
Subject: RE: Comprehensive Plan Amendment and Rezoning Info

Good afternoon Cherie,

The original notices were sent to all property owners within 1000 feet of the subject parcels for all map amendments in late October/early November 2013. It is my understanding that this second round of notices is to correct an error in the original notices, which omitted that the Historical Preservation Overlay would still apply to these properties, regardless the change in FLUM and zoning.

Please let me know if I can provide any additional information.

Thanks, Megan

-----Original Message-----

From: Bryant, Cherie (Planning)  
Sent: Thursday, January 09, 2014 2:19 PM  
To: Haley, Jiwuan; Doherty, Megan  
Subject: FW: Comprehensive Plan Amendment and Rezoning Info

Hello Jiwuan & Megan,

I saw Sherri had prepared a bunch more notices and she said they had to do with some of the HP amendments. Would that take care of the problem below? If so, please give Suzanne a call to let her know it's been corrected. Also, copy me so I know the status. Thanks!

Cherie Bryant, AICP  
Planning Manager  
Tallahassee-Leon County Planning Department  
435 North Macomb Street (Mail: 300 South Adams) Tallahassee, Florida 32301  
(850)891-6400 / cherie.bryant@talgov.com

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-----Original Message-----

From: Coons, Kristen  
Sent: Thursday, January 09, 2014 9:22 AM  
To: Jumonville, Karen  
Cc: Hudson, Linda; Bryant, Cherie (Planning)  
Subject: RE: Comprehensive Plan Amendment and Rezoning Info

Thank you very much --- kc

Kristen L. Coons, Esq.  
Assistant City Attorney  
Office of the City Attorney  
City of Tallahassee  
300 S. Adams Street, #A5  
Tallahassee, Florida 32301-1731  
Ph: (850) 891-8554

Fax: (850) 891-8973

-----Original Message-----

From: Jumonville, Karen  
Sent: Thursday, January 09, 2014 7:27 AM  
To: Coons, Kristen  
Cc: Hudson, Linda; Bryant, Cherie (Planning)  
Subject: Re: Comprehensive Plan Amendment and Rezoning Info

Hi Kristen! This would be handled by the Planning Department. I am copying Cherie so she can direct this to the appropriate person in Planning. Thanks!

> On Jan 8, 2014, at 6:14 PM, "Coons, Kristen" <Kristen.Coons@talgov.com> wrote:

>

> Greetings,

>

> Please see the below correspondence from DEP regarding noticing on proposed comp plan amendments relating to property near the Governor's Mansion/Grove property.

>

> Karen, can you or someone respond to Mr. Woolam's question regarding who the City provides notices to and update the City's information, if necessary? If this is handled by another department/person, please let me know that as well.

>

> Thank you for your assistance.

>

>

> n kc

>

> Kristen L. Coons, Esq.  
> Assistant City Attorney  
> Office of the City Attorney  
> City of Tallahassee  
> 300 S. Adams Street, #A5  
> Tallahassee, Florida 32301-1731  
> Ph: (850) 891-8554  
> Fax: (850) 891-8973

>

> From: Woolam, Scott [mailto:Scott.Woolam@dep.state.fl.us]  
> Sent: Monday, January 06, 2014 4:38 PM  
> To: Coons, Kristen  
> Cc: Thompson, Vicki; McCall, Cheryl; Martin, Diane  
> Subject: FW: Comprehensive Plan Amendment and Rezoning Info  
> Importance: High

>

> Hey Kristen

>

> It appears we did not get the notice as the landowners on the attached properties and wondered why not. Can you send it to the Noticing folks to see who they have as their contact for BOT????

> Scott Woolam  
> Program Manager  
> Phone 850-245-2806  
> Fax 850-245-2761

> Please note that Florida has a broad public records law, and that all

> correspondence to me via email may be subject to disclosure.  
> Also, this email address is for state use only and not to be used for personal use.  
> [Gator logo.jpg]

>  
>  
>  
> From: Ray, Suzanne E.  
> Sent: Wednesday, December 18, 2013 3:27 PM  
> To: Woolam, Scott  
> Subject: FW: Comprehensive Plan Amendment and Rezoning Info  
> Importance: High

> Hi Scott,

> Here's the message from Jiwuan. She includes the amendments to the Grove, Governor's Mansion, and Mission San Luis properties, changing the future land use designations, as well as, the zoning districts. The maps include the existing and proposed uses. There are additional zoning changes (without future land use designation changes) to other properties included in the documentation. All zoning changes are to remove the now nonexistent, Historical Conservation zoning district, and replace it with an appropriate zoning district. You are also free to contact Jiwuan Hayley directly at 850/891-6431.

> Let me know if you have any questions or would like to meet again.

> Suzanne

>  
> From: Haley, Jiwuan [mailto:Jiwuan.Haley@talgov.com]  
> Sent: Tuesday, December 17, 2013 3:57 PM  
> To: Ray, Suzanne E.  
> Subject: Comprehensive Plan Amendment and Rezoning Info

> Hello Suzanne,

> I have attached a few different documents that I hope you will find helpful:

> -Maps for the Grove & Governor's Mansion and Mission San Luis.  
> -Summaries for the Grove, Governor's, and Mission San Luis  
> Comprehensive Plan Amendments -A list of the straight re-zonings -The  
> 2014-1 Comprehensive Plan Amendment Schedule

> Please note that all recommendations are preliminary and the analyses for the properties (those undergoing Comprehensive Plan Amendments and straight re-zonings) have not yet been completed; also maps are subject to being updated at any time so please check with the Planning department to ensure you have the most recent version of the maps. Let me know if you have any questions.

> Thank you,

>  
>  
> Jiwuan Haley  
> Planner I, Land Use Division  
> Tallahassee-Leon County Planning Department  
> 435 North Macomb Street, Tallahassee, FL 32301

> Telephone: 850.891.6400  
> Jiwuan.Haley@talgov.com<mailto:Jiwuan.Haley@talgov.com>  
> <http://www.talgov.com/planning/PlanningHome.aspx>  
>  
> "People focused. Performance driven."  
>  
> [cid:image001.png@01CE9832.1BF83080]  
>  
> Thank you for your email. Please note that under Florida's Public  
> Records laws, most written communications to or from local government  
> staff or officials regarding City or County business are public  
> records available to the public and media upon request. Your email  
> communications may therefore be subject to public disclosure.  
>  
>  
> Please take a few minutes to share your comments on the service you received from the Department by clicking on  
> this link. DEP Customer Survey<<http://survey.dep.state.fl.us/?refemail=Scott.Woolam@dep.state.fl.us>>.  
> <image001.png>  
> <image002.jpg>  
> <Governor's Mansion maps.pdf>  
> <Mission San Luis Maps.pdf>  
> <Comp Plan Schedule.pdf>  
> <Comp Plan Amendments & Rezoning.pdf>

## Calhoun, Sherri

---

**From:** Brett Leone <b.leone4@gmail.com>  
**Sent:** Monday, November 18, 2013 3:55 PM  
**To:** Haley, Jiwuan  
**Subject:** Re: Monroe St and 1st Ave

Jiwuan,

Thank you for the reply and the detail you have provided.

Brett

On Nov 18, 2013, at 3:48 PM, "Haley, Jiwuan" <[Jiwuan.Haley@talgov.com](mailto:Jiwuan.Haley@talgov.com)> wrote:

> Hello Brett,

>

> Thank you for contacting your Tallahassee-Leon County Planning department. The signs at the corner of North Monroe Street and 1st Avenue are there because of the proposed amendment PCM140107 to the Future Land Use Map concerning the Governor's Mansion and the Grove (The sign for the Grove is at the corner of North Duval Street and West 3rd Street).

>

> The Tallahassee-Leon County planning department was made aware of various properties that are still in the Historic Conservation (HC) and Historic Preservation (HP) zoning districts throughout the city. The Grove and the Governor's Mansion fall into this category. After the adoption of the Historic Preservation Overlay in February 1993, the HC and HP zoning districts became defunct. This amendment seeks to provide a legitimate zoning district and FLUM category to the Grove and the Governor's Mansion.

>

> Planning department staff is proposing the Government Operational-1 (GO-1) zoning district with a Future Land Use Map (FLUM) category of Government Operational. According to the Land Development Code, this district provides for the operation of and provision of services by local, state and federal government (Section 10-270). The purpose of this amendment is to have zoning districts that reflect the current use of the Governor's Mansion and the Grove. The historical significance of these properties will be maintained as the Historic Preservation Overlay will remain undisturbed during this process.

>

> Below are links to the city and county zoning charts. You can click on GO-1 and see the intent of and development standards for this zoning district. I have also provided a link that takes you to the Comprehensive Planning page that lists a summary of all of the amendments this cycle and their applications. Attached is the 2014-1 Comprehensive Plan Amendment Schedule & Meetings to this email.

>

> I hope this helps. If you have any more questions please feel free to contact me.

>

> Zoning Charts: <http://www.talgov.com/planning/planning-zoning-zonecodes.aspx>

> 2014-1 Map / Text Amendments:

> <http://www.talgov.com/planning/planning-compln-2014-1amnds.aspx>

>

> Thank you,

>

> Jiwuan Haley

> Planner I, Land Use Division

> Tallahassee-Leon County Planning Department

> 435 North Macomb Street, Tallahassee, FL 32301  
> Telephone: 850.891.6400  
> [Jiwuan.Haley@talgov.com](mailto:Jiwuan.Haley@talgov.com)  
> <http://www.talgov.com/planning/PlanningHome.aspx>

>  
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>  
> Thank you for your email. Please note that under Florida's Public  
> Records laws, most written communications to or from local government  
> staff or officials regarding City or County business are public  
> records available to the public and media upon request. Your email  
> communications may therefore be subject to public disclosure.

>  
>  
>  
> -----Original Message-----

> From: Brett Leone [<mailto:b.leone4@gmail.com>]  
> Sent: Monday, November 18, 2013 2:58 PM  
> To: Haley, Jiwuan  
> Subject: Monroe St and 1st Ave

>  
> Jiwuan,

>  
> I am looking for some information regarding a sign that I saw at the corner of Monroe Street and 1st Avenue. I  
contacted Greg Harden and he suggested that I contact you.

>  
> Thank you for your assistance.

>  
> Brett Leone  
> <Comp Plan Schedule.pdf>

**Calhoun, Sherri**

---

**From:** Stephen Bamford <stephenbamford@yahoo.com>  
**Sent:** Friday, November 15, 2013 10:29 AM  
**To:** Haley, Jiwuan  
**Subject:** Re: Rezoning

Thanks so much for your help and kindness in explaining all this in human terms. I look forward to seeing progress made on this endeavor. Unless I'm mistaken, I thought you said something about this project being a bit of a challenge. If there is anything I can do to be of assistance, please let me know. Take care and best wishes -

Steve

**From:** "Haley, Jiwuan" <Jiwuan.Haley@talgov.com>  
**To:** Joe Agostino (McGhee) <jka@isp.com>; Maria Barker <mariabarker@comcast.net>; Martha Gallo <condesadetalla@hotmail.com>; "Kelly@KellyPowers.com" <Kelly@KellyPowers.com>; Joseph Pratt <josephpratt@homeemail.com>; Jerry Sansome <fishawk@aol.com>; Ellen Shapiro <ellsha@comcast.net>; Barbara Roberts <windgoddess@yourvillage.com>; 'Patrick McCaffrey' <paddymac445@gmail.com>; Ilker Sen <isen@fsu.edu>; Latika <greenteaka@gmail.com>; Stephen Bamford <stephenbamford@yahoo.com>  
**Cc:** "Robert F. Bendus (Robert.Bendus@DOS.MyFlorida.com)" <Robert.Bendus@DOS.MyFlorida.com>  
**Sent:** Friday, November 15, 2013 10:26 AM  
**Subject:** RE: Rezoning

Hello Everyone,

The Grove and the Governor's Mansion already have the Historic Preservation Overlay (HPO) on them. Their historical integrity has already been preserved for quite some time now. The Grove and the Governor's Mansion fall into a category of properties that were originally designated as Historical Conservation (HC) and Historical Preservation (HP) zoning districts. During the early 1990s the Historic Preservation Overlay was adopted. Consequently the HC and HP zoning districts became defunct. The new overlay provides protection for the historical sites. Section 10-317 of the Tallahassee Land Development Code states: "The HPOs shall be added to: properties listed in the Local Register of Historic Places, all properties zoned HC by the city, and any HPO districts in the city and county." So basically, if a property fell in any of these categories it was supposed to **automatically** get the HPO. The Grove and the Governor's Mansion have the Historic Preservation Overlay and it will remain even after the properties are rezoned to Government Operational-1 and given the Government Operational Future Land Use Map category (FLUM).

I hope this helps. It was a pleasure meeting you as well Mr. Bamford. I look forward to hearing from and possibly meeting the other members of the Governors Corner Townhomes Association. Please let me know if you have any other questions.

Thank you,

**Jiwuan Haley**  
Planner I, Land Use Division

Tallahassee-Leon County Planning Department  
435 North Macomb Street, Tallahassee, FL 32301  
Telephone: 850.891.6400  
[Jiwuan.Haley@talgov.com](mailto:Jiwuan.Haley@talgov.com)  
<http://www.talgov.com/planning/PlanningHome.aspx>

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Thank you for your email. Please note that under Florida's Public Records laws, most written communications to or from local government staff or officials regarding City or County business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

---

**From:** Ellen Shapiro [mailto:[ellsha@comcast.net](mailto:ellsha@comcast.net)]  
**Sent:** Thursday, November 14, 2013 10:51 PM  
**To:** 'Stephen Bamford'; 'Joe Agostino (McGhee)'; 'Maria Barker'; 'Martha Gallo'; [Kelly@KellyPowers.com](mailto:Kelly@KellyPowers.com); 'Joseph Pratt'; 'Jerry Sansome'; 'Barbara Roberts'; 'Patrick McCaffrey'; 'Ilker Sen'; 'Latika'  
**Cc:** Haley, Jiwuan; [Robert.Bendus@DOS.MyFlorida.com](mailto:Robert.Bendus@DOS.MyFlorida.com)  
**Subject:** RE: Rezoning

Thanks for that update, Steve!

---

**From:** Stephen Bamford [mailto:[stephenbamford@yahoo.com](mailto:stephenbamford@yahoo.com)]  
**Sent:** Thursday, November 14, 2013 8:00 PM  
**To:** Joe Agostino (McGhee); Maria Barker; Martha Gallo; [Kelly@KellyPowers.com](mailto:Kelly@KellyPowers.com); Joseph Pratt; Jerry Sansome; Ellen Shapiro; Barbara Roberts; 'Patrick McCaffrey'; Ilker Sen; Latika; Stephen Bamford  
**Cc:** [jiwuan.haley@talgov.com](mailto:jiwuan.haley@talgov.com); [Robert.Bendus@DOS.MyFlorida.com](mailto:Robert.Bendus@DOS.MyFlorida.com)  
**Subject:** Rezoning

November 14, 2013 To: Governors Corner Townhomes  
Association Members

Hello Everyone,

Recently we all received a copy of a Notice of a Requested Amendment to the Comprehensive Plan Future Land Use Map and Rezoning. This evening was the first of 8 meetings at the Renaissance Center and the Leon County Commission. I had the pleasure of meeting Ms. Jiwuan Haley, Planner in the Tallahassee-Leon County Planning Department who gave an excellent

introduction to the complex business of zoning under the Comprehensive Plan. Also present was Mr. Robert Bendus, State Historic Preservation Officer and Director, Division of Historical Resources.

Perhaps, you, like me, were unaware of the planned use and rezoning in our immediate neighborhood. The notice we received was not specific as to the plan, so I thought it would be good to attend in order to learn more.

I know Pat McCaffery is aware of a lot of the history of our place. Some of this might be old-hat for him. Mr. Bendus explained the history of the place going back to the early 1820's and even prior to that. Governor Call resided in the home that is located in The Grove and he related prior to that Apalachee Indians also lived in the area. So we have quite a bit of history right under our feet. Governor Call was friends with President Andrew Jackson and the property also housed Governor LeRoy Collins who was the chair of the Democratic National Convention in 1960 where President John F. Kennedy was nominated. So there is considerable history right here under our feet.

Mr. Bendus explained the plan is to enhance the historical importance of the area and to work to improve the Call-Collins house and essentially turn the place into a museum. He also graciously offered to give us a guided tour behind the scenes. Please let me know if you would like to do this and we will see if we can coordinate this with Mr. Bendus at a time convenient to him.

Having spoken with Ms. Haley and Mr. Bendus, my understanding is this would be a good thing for all of us and for future generations. I encourage you to follow this and support it as you can. I believe this will enhance our place as things continue.

I am including Ms. Haley's and Mr. Bendus' email addresses and if you have questions or concerns I'm sure they will do their best to address them.

One additional question I have is whether or not Government Operational-1 zoning includes the Historical Overlay designation we discussed in the meeting. Perhaps Ms. Haley will reply all with how that works. As I understand it, the Overlay is protective of land's status as an historical site.

Steve Bamford

## STATEMENT OF THE LEON COUNTY COUNTY-WIDE WATER RESOURCES CITIZENS ADVISORY COMMITTEE

The Leon County Board of County Commissioners specifically charged the County-Wide Water Resources Citizens Advisory Committee with the responsibility to recommend policies that would strengthen the linkage between water resources and land use. Based on this charge, the Committee reviewed Cycle 2014-1 Proposed Comprehensive Plan Amendment PCM140109 (Lake Overstreet Addition) at its meeting on December 2, 2013, and PCT140112 (Lake Protection Minimum Lot Size) at its meeting on January 6, 2014, and has the following recommendations:

The Committee voted unanimously on December 2, 2013 to recommend that the Leon County Board of County Commissioners **adopt the staff recommendation to approve Amendment PCM140109.**

The Committee voted unanimously on January 6, 2014 to recommend that the Leon County Board of County Commissioners **withdraw PCT140112 from the 2014-1 Cycle, and that this issue be reviewed at a later date as part of a planned amendment to create a common cluster development option for the Lake Protection land use category.**

I HEREBY CERTIFY that the above statements were duly approved by the Leon County Countywide Water Resources Citizens Advisory Committee at its meetings on December 2, 2013 and January 6, 2013.



Mr. Robert Scanlon, Chair

Dr. Jim Cavanagh  
Mr. Grayal Farr  
Mr. John Folks  
Mr. Eric Friall  
Dr. Pamela Hall  
Mr. John Labie  
Mr. Robert Scanlon

cc: Leon County Board of County Commissioners  
Vincent S. Long, County Administrator

Maclay Zoning Proposal Report  
To HHA Board Meeting  
January 20, 2014

Submitted by Jim Brodie

In response to a January 4, 2014 email request by HHA president Marcy Graves, I offer this report to the HHA Board. It is presented for information purposes to assist Board members in developing an increased level of understanding of proposed zoning and land use amendments relating to certain parcels in the Lake Overstreet area of Maclay Gardens.

On Thursday January 16, 2014,

The following Highgrove homeowners attended a public meeting noticed and conducted by the Tallahassee-Leon County Planning Department to discuss proposed zoning and land use amendments for property adjacent to Highgrove: Denise Brodie, Jim Brodie, Sonia Cloninger and Cam Fentriss.

The meeting was held at the Renaissance Center 435 North Macomb Street from 7-9PM. Maclay Gardens Park Director, Beth Weidner, also attended.

Summary:

Beginning in mid-December certain home owners received a written notice concerning proposed amendments to land considered part of the Alfred B. Maclay State Park. Only homeowners whose residence is located within 1,000 feet of the subject property received such notices. (Planning staff stated at this meeting that the first mailed notice mistakenly omitted one of the three contiguous parcels. A new version of the official notice will be mailed out on January 21, 2014.)

Several of the recipients contacted the HHA president, and each other, to express their concern. The HHA president asked that more information be gathered and a report be made at the next HHA Board meeting.

By way of telephone conversations with the Planning Department and at the public meeting the following information was learned:

At a Leon County Board of County Commissioners (Board) workshop held on November 19, 2013, the Board discussed a number of recommendations intended to encourage sustainable development in the **Lake Protection** land use category (in the Lake Jackson Watershed Area which includes Maclay Gardens). At that meeting, the Board directed staff to proceed with developing the recommendations into action items for the Board to consider.

While in the process of developing the recommendations, it came to the attention of the planners that three parcels, (the one's adjacent to Highgrove) which had been purchased by the state in 1994 and added to Alfred B. Maclay Gardens State Park, had not had the zoning and land-use designation changed to be consistent with the state's intended use of the property which was, and remains, "passive recreation".

Maclay Gardens State Park area is currently shown as having a Land Use designation of Recreation/Open Space on the Future Land Use Map. And it has a Zoning designation of Open Space. (These conservation properties between Lake Jackson and Lake Hally is also known locally as the Klapp-Phipps-MaclayOverstreet Greenway.)

The lands within the state park and the greenway are intended to be **conservation lands** on the Future Land Use Map throughout the timeline of the Comprehensive Plan (through the year 2030).

**Therefore, one of the recommendations of the Planning Department was to submit a proposed land use map amendment during the 2014 Comprehensive Plan Amendment Cycle to change the Future Land Use Map designation of the three parcels mentioned above, totaling approximately 858 acres, from the current designation as Lake Protection & Residential Preservation to the proposed land use designation as "Recreation/Open Space" and a proposed zoning designation as "Open Space"**

This change will provide an added layer of protection to the land in question. Both the Planning Department and the Maclay Gardens Park Director assured the meeting attendees the proposed amendments would not change the operation or management of the park which has been and will continue to be passive recreation. On the contrary the proposed changes, if approved, would bring more predictability for future land use as the state originally intended i.e. passive recreation".

Furthermore an updated Maclay Gardens Unit Management Plan (a state-required 10 year plan) is in final draft and clearly states the continued use and management of Maclay Gardens, including the 3 parcels in question, will remain unchanged.

This Plan is scheduled to go before the State Acquisition, and Restoration Council on Feb 14. Unlike the current Plan which was finalized in 2003, the 2014 Plan has removed consideration to build an amphitheater in the park.

In view of the information learned, the HHA Board may wish to consider taking a position in support of the proposed amendments and make that position known to the Tallahassee-Leon Planning Department and to Maclay Gardens State Park.

Background :

I had a telephone conversation on Monday afternoon Jan 6, with Mr. Steve Hodges of the Tallahassee-Leon County Planning Department (850-891-640800). We also had a follow-up conversation yesterday, Jan 8. He was knowledgeable, informative and helpful both in answering my questions and educating me about the reasons for the proposed change in the zoning/land use designation. Following is an overview of our conversation. I'll try to be complete and accurate without being too "in the weeds" with technical descriptions.

In answer to my questions

**"Who is making the request to change the zoning in this case?"**

**"Why is it being done at this time?"** and

**"What background information can you give me?"**

He provided the following information:

At a Leon County Board of County Commissioners (Board) workshop held on November 19, 2013, the Board discussed a number of recommendations intended to encourage sustainable development in the **Lake Protection** land use category (in the Lake Jackson Watershed Area). At that meeting, the Board directed staff to proceed with developing these recommendations into action items for the Board to consider.

**While in the process of developing the recommendations, it came to the attention of the planners that three parcels, (the one's adjacent to Highgrove) which had been purchased by the state in 1994 and added to Alfred B. Maclay Gardens State Park, had not had the zoning and land-use designation changed to be consistent with the state's intended use of the property which was, and remains, "passive recreation".**

Maclay Gardens State Park area is currently shown as having a **Land Use designation of Recreation/Open Space** on the Future Land Use Map. And it has a **Zoning designation of Open Space**. (These properties between Lake Jackson and Lake Hall y is also known locally as the Klapp-Phipps-Maclay-Overstreet Greenway.)

The lands within the state park and the greenway are intended to be **conservation lands** on the Future Land Use Map throughout the timeline of the Comprehensive Plan (through the year 2030).

**Therefore, one of the recommendations of the Planning Department was to submit a proposed land use map amendment during the 2014 Comprehensive Plan Amendment Cycle to change the Future Land Use Map designation of the three parcels mentioned above, totaling approximately 858 acres, from the current designation as Lake Protection & Residential Preservation to the proposed designation as Recreation/Open Space.**

By way of background information I understand from my conversation with Mr. Hodges, that **Land use** designations are relatively general, whereas **Zoning** designations are usually quite specific as zoning is the traditional method of regulating the use of land at the site level.

-Regarding the terms being used in this matter: **Recreation/Open Space** is a land use category as described in the Land Use Element of the Comprehensive Plan.

**Open Space** is a zoning category that is indicated on the official Zoning Map which is maintained by the Planning Department.

Both terms are used in this proposed change to the **Future Land Use Map** which is a part of the **Comprehensive Plan**. Both of these documents are required by state law.

I understand the Planning Department routinely applies the Recreation/Open Space land use designation (and Open Space zoning designation) to publicly-owned conservation lands. This is done to provide a higher degree of environmental protection to these areas, and to properly designate these areas on the land use and zoning maps in Leon County and the City of Tallahassee. **So this proposed change appears to be good news indeed.**

**I'm also told, almost all publicly owned conservation lands in the County and City have a Recreation/Open Space land use designation and Open Space zoning designation.** There are several local parks that have a designation of Government Operational. These parks often have co-located land uses that the Government Operational land use designation allows, such as community centers, libraries, or other facilities.

It was interesting to learn, that most of Highgrove is in the Lake Protection category on the land use map. The remainder of Highgrove is Residential Preservation. **Both Lake Protection and Residential Preservation are residential land use categories.**  
Yikes!

On the other hand, the lands within the state park and the greenway are intended to be conservation lands throughout the timeline of the Comprehensive Plan (through the year 2030). Hence the need to change the land use and zoning designations.

In summary, it is also worth noting:

- While the state may be acting to "surplus" certain lands around Florida; which may be sold or developed, these parcels are not and never have been on the list of possible surplus property.
- The property being considered for a land use and zoning change is owned by the State of Florida. As indicated by Section 250.03 of the Florida Statutes., the

Board of Trustees of the Internal Improvement Trust Fund of the state (Governor and Cabinet) is vested and charged with the acquisition, administration, management, control, supervision, conservation, protection, and disposition of all lands owned by the state or any of its agencies, departments, boards, or commissions for the use and benefit of the state.

- The Department of Environmental Protection subleases Maclay Gardens State Park from the Trustees to operate as a state park. **The sole intent of the purchase of the subject parcels by the State of Florida was to provide a passive recreation park.**
- The Florida Department of Environmental Protection supports the proposed amendment.
- The sole purpose of the proposed land use amendment and zoning change is to ensure that the Comprehensive Plan and its land use map is internally consistent with past policy to designate conservation lands as Recreation/Open Space, and that the zoning maps are truthful and reflect accurately existing land uses.
- 
- The proposed land use change for the subject parcels to Recreation/Open Space for a passive recreation park is consistent with past County and City land use planning practices. Furthermore, Recreation/Open Space is an appropriate Future Land Use designation to support the intended use.

From what I've learned so far there is no "hidden agenda" in this proposal to in any way change the future use of the property in question.

On the contrary the proposed changes, if approved, would bring more predictability for future land use as the state originally intended i.e. passive recreation".

I plan to attend the Planning Dept. public meeting on Jan 16 along with other Highgrove homeowners and look forward to gaining additional information, if any, to report to the board at the HHA meeting on Jan 20.

I hope you found this information helpful.

Respectfully Submitted.

Jim Brodie



**FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION**

MARJORY STONEMAN DOUGLAS BUILDING  
3900 COMMONWEALTH BOULEVARD  
TALLAHASSEE, FLORIDA 32399-3000

RICK SCOTT  
GOVERNOR  
HERSCHEL T. VINYARD JR.  
SECRETARY

December 23, 2013

Mr. Stephen M. Hodges  
Senior Planner  
Tallahassee – Leon County Planning Department  
Renaissance Center  
435 North Macomb Street  
Tallahassee, FL 32301

**Re: Proposed Future Land Use and Zoning Designations for the Lake Overstreet  
Addition of Alfred B. Maclay Gardens State Park**

Dear Mr. Hodges:

The Division of State Lands, Office of Environmental Services, acting as agent for the Board of Trustees of the Internal Improvement Trust Fund, supports the proposed change in the Future Land Use Map designation of three parcels within Alfred B. Maclay Gardens State Park totaling approximately 858 acres from Lake Protection & Residential Preservation to Recreation/Open Space. Additionally, the Division supports the proposed change in the Zoning designation for these three parcels from Lake Protection to Open Space. The Division agrees that the proposed changes will better reflect the intent and existing use of these lands, and is in keeping with previous changes pursued by Leon County and supported by the Board of Trustees.

Sincerely,

A handwritten signature in cursive script that reads "M.S. Gengenbach".

Marianne S. Gengenbach  
Office of Environmental Services  
Division of State Lands

**Calhoun, Sherri**

---

**From:** George Reynolds IV <greynolds@qpwblaw.com>  
**Sent:** Monday, November 18, 2013 4:29 PM  
**To:** Hodges, Steven M  
**Cc:** Delilah Cureton  
**Subject:** Leon County Northeast Park

Mr. Hodges: It was a pleasure speaking to you today about the proposed Northeast Park and the application to amend the Leon County Comprehensive Plan. As we discussed, my client owns the property to the north and east of the Park on Thomasville and Proctor Roads. They are interested in the plans that Leon County has for the parcel, and would like to inquire about any vegetative or other buffer for the northern and eastern boundaries of the property. If someone could inform me as to the plans for any buffers between the park and surrounding properties to the north and east, I would greatly appreciate it. My client is interested in understanding what the proposed layout of the parcel will be once developed so that, if desired, it can have informed participation when the time comes for public comment. They hope that a buffer can and would be established on the northern and eastern boundaries of the park parcel, and look forward to hearing from and working with Leon County and the Planning Department on this issue.

Thank you again and best regards,

George Reynolds

*George Spears Reynolds IV, Esq.*

Quintairos, Prieto, Wood & Boyer, P.A.  
215 South Monroe Street, Suite 600  
Tallahassee, FL 32301  
(850) 412-1042 Telephone  
(850) 412-1043 Facsimile

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## Calhoun, Sherri

---

**From:** George Reynolds IV <greynolds@qpwblaw.com>  
**Sent:** Monday, November 18, 2013 2:19 PM  
**To:** Hodges, Steven M  
**Cc:** Delilah Cureton  
**Subject:** NE Park Comp. Plan Amend. Public Records Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Steven Hodges:

This is a public records request pursuant to Chapter 119, Florida. Statutes. I am requesting a copy of your file and supporting documentation for the application submitted by the planning department for a Comprehensive Plan Amendment for the Northeast Park located on Thomasville and Proctor Roads (PCM 140108, Tax Parcel ID 14-12-20-002-0000). I would prefer to receive the copies in an electronic form either through a .pdf file sent to my email address, or copied on to a compact disk. If the costs of responding to this request will exceed \$10.00 please inform me prior to filling the request. I may choose to inspect the records rather than obtain copies. This request applies to all material, regardless of physical form (e.g., electronic, paper, video recording, photograph, GIS map, etc.).

If I should send this request to someone other than yourself, please let me know who is responsible for processing this public records request. Otherwise, I will wait to hear from you. Please let me know when I can expect to receive the responsive records.

Sincerely,

George Reynolds

*George Spears Reynolds IV, Esq.*

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## Calhoun, Sherri

---

**From:** Hodges, Steven M  
**Sent:** Monday, November 18, 2013 4:48 PM  
**To:** 'George Reynolds IV'  
**Cc:** Delilah Cureton  
**Subject:** RE: Leon County Northeast Park

Mr. Reynolds,

I've forwarded your email to the Leon County Department of Development Support and Environmental Management and to the Division of Parks and Recreation for consideration. You may want to consider attending the scheduled public meetings as part of the land use map amendment and the rezoning for this property to ensure that your client's interests are inserted into the public record. We have posted the Cycle 2014-1 applications and meeting schedule at <http://www.talgov.com/planning/planning-compln-2014-1.aspx>. We will update this website as additional information becomes available.

Thank you for contacting me on this matter. Please let me know if you have any additional requests or questions.

Steve

**Stephen M. Hodges, AICP**  
Senior Planner  
Tallahassee – Leon County Planning Department  
Renaissance Center  
435 N. Macomb Street  
Tallahassee, Florida 32301  
850.891.6408 work  
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[steven.hodges@talgov.com](mailto:steven.hodges@talgov.com)  
*People Focused, Performance Driven*



*Thank you for your email. Please note that under Florida's Public Records laws, most written communications to or from local government staff or officials regarding City or County business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.*

---

**From:** George Reynolds IV [<mailto:greynolds@qpwblaw.com>]  
**Sent:** Monday, November 18, 2013 4:29 PM  
**To:** Hodges, Steven M  
**Cc:** Delilah Cureton  
**Subject:** Leon County Northeast Park

Mr. Hodges: It was a pleasure speaking to you today about the proposed Northeast Park and the application to amend the Leon County Comprehensive Plan. As we discussed, my client owns the property to the north and east of the Park on Thomasville and Proctor Roads. They are interested in the plans that Leon County has for the parcel, and would like to inquire about any vegetative or other buffer for the northern and eastern boundaries of the property. If someone could inform me as to the plans for any buffers between the park and surrounding properties to the north and east, I

would greatly appreciate it. My client is interested in understanding what the proposed layout of the parcel will be once developed so that, if desired, it can have informed participation when the time comes for public comment. They hope that a buffer can and would be established on the northern and eastern boundaries of the park parcel, and look forward to hearing from and working with Leon County and the Planning Department on this issue.

Thank you again and best regards,

George Reynolds

*George Spears Reynolds IV, Esq.*

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## Calhoun, Sherri

---

**From:** Gengenbach, Marianne <Marianne.Gengenbach@dep.state.fl.us>  
**Sent:** Monday, December 23, 2013 3:45 PM  
**To:** Hodges, Steven M  
**Cc:** Larson, Aric  
**Subject:** RE: Proposed Future Land Use and Zoning Change for the Lake Overstreet Addition  
**Attachments:** Leon County 12-23-13.pdf

Mr. Hodges,

Attached you will find an electronic copy of our approval of the below referenced land use change. I hope that this meets your needs. We'll be happy to send a snail mail copy as well, should you need it. Just let me know.

Wishing you a wonderful holiday and a Happy New Year,

Marianne

*Marianne S. Gengenbach  
Chief, Office of Environmental Services, Division of State Lands  
Florida Department of Environmental Protection  
370N Carr Building, 3900 Commonwealth Boulevard  
Tallahassee, FL, 32399  
850-245-2555  
850-245-2572 (fax)*

---

**From:** Hodges, Steven M [mailto:Steven.Hodges@talgov.com]  
**Sent:** Friday, December 20, 2013 5:02 PM  
**To:** Gengenbach, Marianne  
**Cc:** Wiebler, Brian T.; Carver, Jennifer  
**Subject:** Proposed Future Land Use and Zoning Change for the Lake Overstreet Addition

Ms. Gengenbach,

This email is a response to your request for more information on the proposed land use and zoning changes for the "Lake Overstreet Addition" to the Alfred B. Maclay Gardens State Park.

### *History*

As part of the Future Land Use Map in the Tallahassee – Leon County Comprehensive Plan and the Tallahassee – Leon County Zoning Map, our department routinely changes the Future Land Use and Zoning designations to Recreation/Open Space and Open Space, respectively, for open space areas, parks, greenways, wildlife management areas, state and national forests, and other conservation properties. We have done so since the Comprehensive Plan was adopted in 1991. Virtually all publicly-owned conservation areas in Leon County have been designated Recreation/Open Space in the Comprehensive Plan. These include the J.R. Alford Greenway, Miccosukee Canopy Road Greenway, Kirk Edwards Wildlife Management Area, the original Alfred B. Maclay Gardens State Park, the Elinor Klapp-Phipps Park, the Leon County units of the Wakulla State Forest, the Talquin State Forest, and the Apalachicola National

Forest, and most properties owned and managed by the City of Tallahassee and Leon County departments of parks and recreation.

Most of these parcels have Open Space zoning as well. In 2012, our department rezoned the entire J.R. Alford Greenway, which is owned by the State of Florida, to Open Space, as well as an adjacent parcel that is managed by the Florida Fish and Wildlife Conservation Commission as part of the Kirk Edwards Wildlife Management Area. Our department is also currently proceeding with proposed changes in the Future Land Use and Zoning designations for the Governor's Mansion, The Grove, and the San Luis Mission State Historical Park. Each of these areas are being changed to Government Operational Future Land Use and Zoning designations. The state agencies that manage these properties have all agreed to these proposed land use and zoning changes.

#### *Lake Overstreet Addition*

Based on a unanimous vote taken by the Leon County Board of County Commissioners in an advertised workshop on November 19, 2013, the Tallahassee – Leon County Planning Department has been directed by the Board to change the Future Land Use Map designation of three parcels totaling approximately 858 acres from Lake Protection & Residential Preservation to Recreation/Open Space. These three parcels are located east of Meridian Road between Maclay and Miller Landing roads, and were purchased by the State of Florida to add to the existing Alfred B. Maclay Gardens State Park. Planning staff recently noted this discrepancy as part of a larger planning project for the Lake Jackson watershed area, and recommended the proposed amendment. Staff also proposes to change the Zoning designation for these three parcels from Lake Protection to Open Space. The proposed amendment is part of our 2014-1 Amendment Cycle, and the amendment designation is PCM140109.

The Future Land Use and Zoning designations for these three parcels were never updated to reflect the intent and existing use of these properties, and are therefore not consistent with the Comprehensive Plan, the Official Zoning Map, and with all other federal, state, and local conservation areas within Leon County. Changing the Future Land Use and Zoning designations for these three parcels will make our Future Land Use and Zoning maps internally consistent and accurate, and will be consistent with our past local practice since 1991. This proposed amendment is also consistent with F.S. 163.3187(4), which states that comprehensive plans may only be amended in such a way as to preserve the internal consistency of the plan.

Staff has included here as an attachment an excerpt from a draft of the staff report that will go to the Board of County Commissioners and the City Commission. It summarizes the current and proposed Future Land Use and Zoning designations. Additional information on the schedule of meetings for the 2014-1 Amendment Cycle can be found at <http://www.talgov.com/planning/PlanningHome.aspx>, along with the Comprehensive Plan and all City and County zoning districts.

Planning staff respectfully requests that the Division of State Lands provide a statement in support of this proposed Future Land Use Map amendment and Zoning change. If, for some reason, the State decides to surplus any portion or all these subject parcels in the future, the State or any subsequent property owner(s) can request a change in the Future Land Use and Zoning designations if necessary for development.

Thank you for your consideration. Please contact me if you have any questions or comments.

Steve

#### **Stephen M. Hodges, AICP**

Senior Planner

Tallahassee – Leon County Planning Department

Renaissance Center

435 N. Macomb Street

Tallahassee, Florida 32301

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**FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION**

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TALLAHASSEE, FLORIDA 32399-3000

RICK SCOTT  
GOVERNOR  
HERSCHEL T. VINYARD JR.  
SECRETARY

December 23, 2013

Mr. Stephen M. Hodges  
Senior Planner  
Tallahassee – Leon County Planning Department  
Renaissance Center  
435 North Macomb Street  
Tallahassee, FL 32301

**Re: Proposed Future Land Use and Zoning Designations for the Lake Overstreet  
Addition of Alfred B. Maclay Gardens State Park**

Dear Mr. Hodges:

The Division of State Lands, Office of Environmental Services, acting as agent for the Board of Trustees of the Internal Improvement Trust Fund, supports the proposed change in the Future Land Use Map designation of three parcels within Alfred B. Maclay Gardens State Park totaling approximately 858 acres from Lake Protection & Residential Preservation to Recreation/Open Space. Additionally, the Division supports the proposed change in the Zoning designation for these three parcels from Lake Protection to Open Space. The Division agrees that the proposed changes will better reflect the intent and existing use of these lands, and is in keeping with previous changes pursued by Leon County and supported by the Board of Trustees.

Sincerely,

A handwritten signature in black ink that reads 'M.S. Gengenbach'.

Marianne S. Gengenbach  
Office of Environmental Services  
Division of State Lands

## STATEMENT OF THE LEON COUNTY COUNTY-WIDE WATER RESOURCES CITIZENS ADVISORY COMMITTEE

The Leon County Board of County Commissioners specifically charged the County-Wide Water Resources Citizens Advisory Committee with the responsibility to recommend policies that would strengthen the linkage between water resources and land use. Based on this charge, the Committee reviewed Cycle 2014-1 Proposed Comprehensive Plan Amendment PCM140109 (Lake Overstreet Addition) at its meeting on December 2, 2013, and PCT140112 (Lake Protection Minimum Lot Size) at its meeting on January 6, 2014, and has the following recommendations:

The Committee voted unanimously on December 2, 2013 to recommend that the Leon County Board of County Commissioners **adopt the staff recommendation to approve Amendment PCM140109.**

The Committee voted unanimously on January 6, 2014 to recommend that the Leon County Board of County Commissioners **withdraw PCT140112 from the 2014-1 Cycle, and that this issue be reviewed at a later date as part of a planned amendment to create a common cluster development option for the Lake Protection land use category.**

I HEREBY CERTIFY that the above statements were duly approved by the Leon County Countywide Water Resources Citizens Advisory Committee at its meetings on December 2, 2013 and January 6, 2013.



Mr. Robert Scanlon, Chair

Dr. Jim Cavanagh  
Mr. Grayal Farr  
Mr. John Folks  
Mr. Eric Friall  
Dr. Pamela Hall  
Mr. John Labie  
Mr. Robert Scanlon

cc: Leon County Board of County Commissioners  
Vincent S. Long, County Administrator