

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

**2016 Cycle Comprehensive Plan Amendments
Joint City-County Workshop**

**March 8, 2016
1:30 p.m. - 3 p.m.**

**Leon County Board of County Commissioners
Leon County Courthouse, 5th Floor**

**Leon County
Board of County Commissioners**

Notes for Workshop

2016 Cycle Comprehensive Plan Amendments Joint City-County Workshop

2016 Cycle Comprehensive Plan Amendments

March 8, 2016

To: Honorable Chairman and Members of the Board
Mayor and City Commissioners

From: Vincent S. Long, County Administrator
Ricardo Fernandez, City Manager

Title: Joint City-County Workshop on the 2016 Cycle Comprehensive Plan
Amendments

Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Benjamin H. Pingree Pingree, Director, Planning, Land Management & Community Enhancement Cherie Bryant, Manager, Tallahassee-Leon County Planning Department
Lead Staff/ Project Team:	Barry Wilcox, Division Manager Megan Doherty, Principal Planner

Fiscal Impact:

This item has no fiscal impact.

Statement of Issue:

This item provides information on the proposed 2016 cycle amendments to the Tallahassee-Leon County Comprehensive Plan. The purpose of the Joint Workshop is to allow the elected officials for both the City and County to review the amendments and request any additional information from staff prior to the transmittal public hearing which will occur on April 12, 2016.

Recommendation:

For information and discussion only.

Report and Discussion

The Joint City-County Commissions Workshop for the 2016 Cycle Comprehensive Plan amendments is scheduled for Tuesday, March 8 at 1:30 PM in the County Commission Chambers. The purpose of this workshop is to review and discuss the proposed amendments. This workshop packet includes the agenda, staff reports, and public comments received for all 2016 amendments through February 16, 2016.

The City and County Commissions will meet for the first public hearing on the 2016 cycle amendment on April 12, 2016. The second and final adoption public hearing for the 2016 amendments is scheduled for May 24, 2016.

The full public outreach and meeting schedule for the 2016 cycle amendments is included below.

Full 2016 Cycle Amendment Schedule:

Application Cycle	April 2015 – September 26, 2015
Notices Mailed to Residents (within 1000 feet)	Week of October 13, 2015
First Public Open House	November 19, 2015
Staff Reports Available Online	January 8, 2016
Local Planning Agency Workshop	January 14, 2016
Second Public Open House	January 14, 2016
Local Planning Agency Public Hearing	February 2, 2016
Local Planning Agency Public Hearing	March 1, 2016
• PCM201611 Drury Inn and Suites	
Joint City-County Workshop	March 8, 2016
Joint City-County Transmittal Public Hearing	April 12, 2016
Joint City-County Adoption Public Hearing	May 24, 2016

Attachments:

1. Agenda for the March 8, 2016 Joint City-County Workshop
2. 2016 Cycle Summary Recommendations Matrix
3. 2016 Cycle Staff Reports
4. Public Comments received through February 16, 2016

**JOINT CITY-COUNTY COMMISSION WORKSHOP
2016 CYCLE COMPREHENSIVE PLAN AMENDMENTS
MARCH 8, 2016 6:00 PM
Fifth Floor, Leon County Courthouse, 301 S. Monroe Street**

- A. Introductory Comments by Staff**
- B. Review proposed 2016 Cycle Comprehensive Plan Amendments**

PCM201601: Fairmeadow Neighborhood *Applicant: Student Housing Rentals, LLC*

Preliminary Staff Recommendation: Approval with expansion as recommended by staff.

TLCPD Staff: Artie White

Map Amendment: This is a request to change the Future Land Use Map designation for 61 parcels comprising the Fairmeadow Subdivision and six parcels along Honeysuckle Drive from Residential Preservation (RP) to University Transition (UT). After analyzing the original request to change the future land use on seven non-contiguous parcels within the Fairmeadow Subdivision, staff determined that the requested FLUM change should be applied to the entirety of the Fairmeadow Subdivision and the portion of the White Subdivision located on Honeysuckle Drive.

Rezoning Application: A zoning change from Residential Preservation-1 [RP1] to University Transition (UT) is being requested to implement the proposed amendment.

PCM201602: Governor's Park *Applicant: City of Tallahassee*

Preliminary Staff Recommendation: Approval

TLCPD Staff: Steve Hodges

Map Amendment: This is a request to change the Future Land Use Map designation for portions of the City's Governor's Park on multiple parcels totaling 30.2 acres to Recreation/Open Space. These changes will ensure the correct land use designation for the entirety of Governor's Park.

Rezoning Application: A zoning change from Residential Preservation-1 [RP1] to Open Space (OS) is being requested to implement the proposed amendment.

PCM201603: Woodville Well Site

Applicant: City of Tallahassee

Preliminary Staff Recommendation: Approval

TLCPD Staff: Steve Hodges

Map Amendment: This is a request to change the Future Land Use Map designation of a former well site currently designated as Government Operational. The City is in the process of selling this property to an adjacent property owner. Consistent with the surrounding future land use category, the proposed Future Land Use Map designation is Woodville Rural Community with a Residential Preservation overlay.

Rezoning Application: No zoning change is needed to implement the proposed map amendment.

PCM201604: Waterworks Site

Applicant: Tallahassee-Leon County Planning Dept.

Preliminary Staff Recommendation: Approval

TLCPD Staff: Debra Thomas

Map Amendment: This is a request to change the Future Land Use Map designation on a portion of a single parcel in Downtown Tallahassee that currently has two Future Land Use Map designations. The subject site contains the City Waterworks building, a historic structure owned by the City of Tallahassee. The northern portion of the parcel is currently designated Central Core and the southern portion is designated Recreation/Open Space. The proposed map amendment would designate the entire parcel as the Central Core future land use category, consistent with the surrounding land uses.

Rezoning Application: No zoning change is needed to implement the proposed map amendment.

PCM201605: Miccosukee and Blairstone Road

Applicant: Leon County

Preliminary Staff Recommendation: Approval

TLCPD Staff: Debra Thomas

Map Amendment: This is a request to change the Future Land Use Map designation from Government Operational to Suburban for a 2.56 acre undeveloped parcel located at the intersection of Miccosukee and Blairstone Road and currently owned by Leon County. Leon County plans to sell this parcel to fund the renovations of the new Medical Examiner's office and the proposed Suburban category is consistent with the surrounding land uses and development patterns. The Board of County Commissioners directed staff to move forward with the sale of this property at the June 23, 2015 Board meeting.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from PUD to C-2 General Commercial is being requested to implement the proposed amendment to the Future Land Use Map.

PCM201606: Tallahassee Memorial Hospital *Applicant: Tallahassee-Leon County Planning Dept.*
Preliminary Staff Recommendation: Approval *TLCPD Staff: Artie White*

Map Amendment: This is a request to change the Future Land Use Map designation of multiple parcels within and surrounding the Tallahassee Memorial Hospital campus. The intent of this proposed amendment is to change the future land use of the parcels to conform to the existing use of the properties, the ownership of the properties, and the existing zoning.

Rezoning Application: A rezoning application is being filed for the one City-owned parcel with the proposed Suburban to Government Operations Future Land Use Map change. The current zoning of Medical Arts Commercial (CMA) will not be amended for the other parcels.

PCM201608: City of Tallahassee Utility Operation Site *Applicant: City of Tallahassee*
Preliminary Staff Recommendation: Approval *TLCPD Staff: Steve Hodges*

Map Amendment: This is a request to change the Future Land Use Map designations to Government Operational for a 72 acre parcel owned by the City of Tallahassee adjacent to the Hopkins Power Generating Station.

Rezoning Application: A zoning change from OR – 2 Office Residential and R-4 Urban Residential to M-1 Light Industrial is being requested to implement the proposed amendment.

PCT201609: Intergovernmental Coordination Element *Applicant: Leon County*
Preliminary Staff Recommendation: Approval *TLCPD Staff: Barry Wilcox*

Text Amendment: This is a request to amend Policy 2.1.4 of the Intergovernmental Coordination Element of the Tallahassee-Leon County Comprehensive Plan. The purpose of this amendment is to create a requirement that the City of Tallahassee and Leon County enter into an interlocal agreement addressing annexation procedures, to increase the amount of time Leon County has to review proposed annexations to 20 days, and ensure consistency between annexation policies and procedures contained in the Intergovernmental Coordination Element of the Tallahassee-Leon County Comprehensive Plan and state statutes governing annexations.

PCT201610: Future Right-of-Way Needs Map *Applicant: Tallahassee-Leon County Planning Dept.*
Preliminary Staff Recommendation: Approval *TLCPD Staff: Artie White*

Text Amendment: This is a request to amend the Mobility Element of the Tallahassee-Leon County Comprehensive Plan to update the Future Right-Of-Way Needs Map (Map 27). The map is being amended to add roadways where right-of-way is needed to implement Leon County Sales Tax Extension projects, Blueprint 2000 projects, and projects identified in the 2040 Regional Mobility Plan Cost Feasible Plan, and amended to remove projects that have been completed or have the right-of-way needed to complete the project.

PCM201611: Drury Inn and Suites

Applicant: Drury Development Corporation

Preliminary Staff Recommendation: Approval

TLCPD Staff: Megan Doherty

Map Amendment: This is a request to change the Future Land Use Map designation of a former well site currently designated as Government Operational. The City is in the process of selling this property to an adjacent property owner. Consistent with the surrounding future land use category, the proposed Future Land Use Map designation is Woodville Rural Community with a Residential Preservation overlay.

Rezoning Application: A zoning change from OR – 2 Office Residential and R-4 Urban Residential to M-1 Light Industrial is being requested to implement the proposed amendment.

C. Adjournment

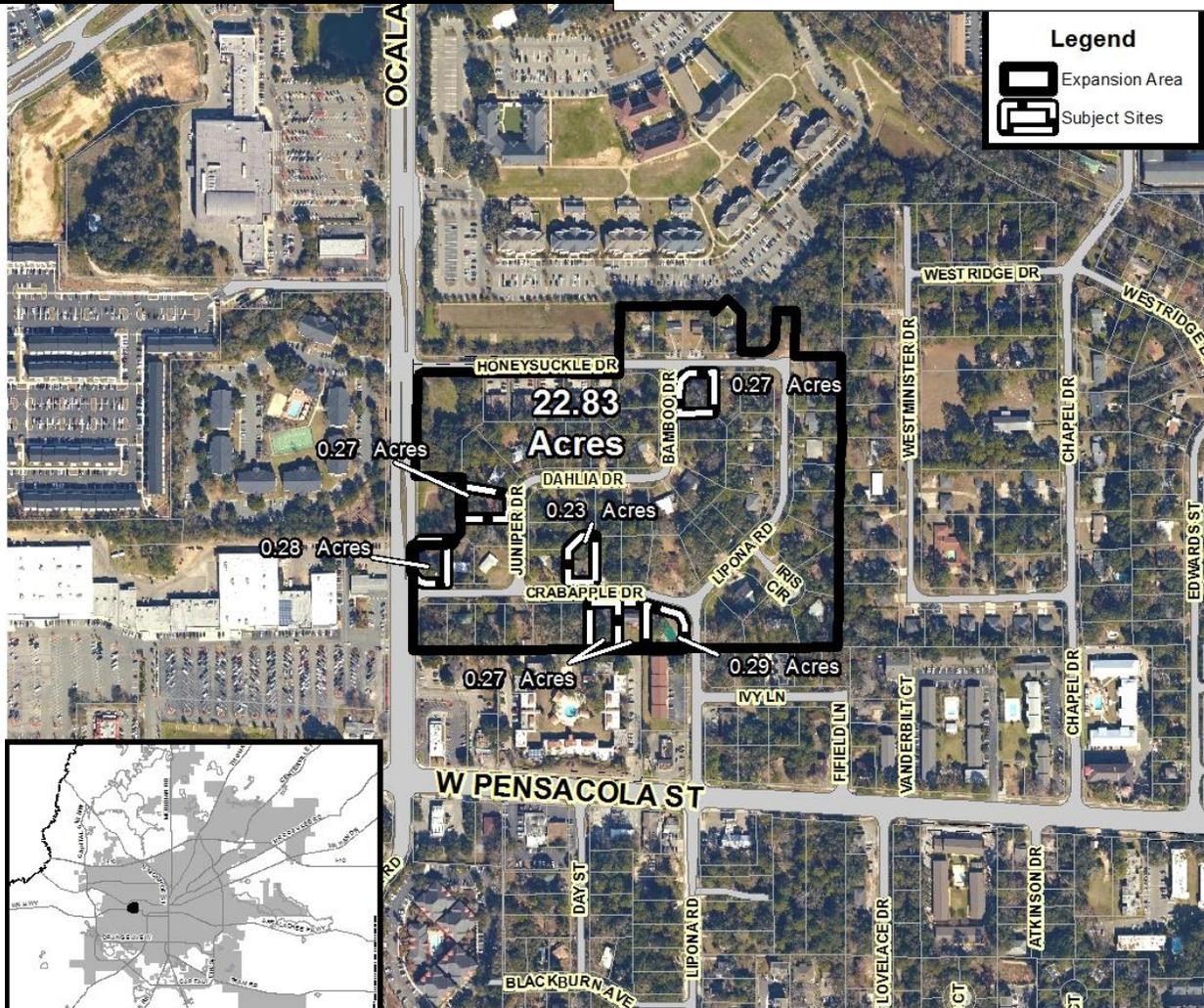
If you have a disability requiring accommodations, please contact the Tallahassee-Leon County Planning Department. The Planning Department telephone number is (850) 891-6400. The telephone number of the Florida Relay TDD Service is # 1-800-955-8771.

"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.)."

MATRIX FOR 2016 CYCLE AMENDMENTS

A = Approve
D = Denial
AM = Approve as Modified

<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Planning Staff Recommendation</i>	<i>LPA Recommendation</i>	<i>City Commission Position</i>	<i>Board of County Commissioners Position</i>
PCM201601	FUTURE LAND USE MAP Fairmeadow Neighborhood	From: Residential Preservation To: University Transition 1.89 acres	AM – Expanded to include surrounding area	AM – Expanded to include surrounding area		
PCM201602	FUTURE LAND USE MAP Governor's Park	From: Multiple Land Use Designations To: Recreation/Open Space 30.2 acres	A	A		
PCM201603	FUTURE LAND USE MAP Woodville Well Site	From: Government Operational To: Woodville Rural Community with a Residential Preservation overlay 1.07 acres	A	A		
PCM201604	FUTURE LAND USE MAP Waterworks Site	From: Recreation/Open Space To: Central Core 0.57 acres	A	A		
PCM201605	FUTURE LAND USE MAP Miccosukee and Blairstone Road	From: Government Operational To: Suburban 2.56 acres	A	A		
PCM201606	FUTURE LAND USE MAP Tallahassee Memorial Hospital	From: Government Operational & Suburban To: Suburban & Government Operational 23.8 acres	A	A		
PCM201607	WITHDRAWN					
PCM201608	FUTURE LAND USE MAP City of Tallahassee Utility Operation Site	From: Suburban and Urban Residential-2 To: Government Operational 72 acres	A	A		
PCT201609	TEXT AMENDMENT Intergovernmental Coordination Element	Amend the Intergovernmental Coordination Element to define updated requirements for annexation procedures.	A	A		
PCT201610	TEXT AMENDMENT Future Right-of-Way Needs Map	Amend the Mobility Element to update the Future Right-Of-Way Needs Map to add new approved projects and remove completed projects.	A	A		
PCM201611	FUTURE LAND USE MAP Drury Inn and Suites	From: Suburban To: High Intensity Activity Center 2.73 acres	A	To be considered at March 1 LPA Public Hearing		



SUMMARY

Property Owner:	Property Location:	TLCPD Recommendation:
Jennifer Pearce	Seven units located on Crabapple Drive, Juniper Drive, and Bamboo Drive in the Fairmeadow subdivision.	Approve and expand amendment as recommended by staff.
Applicant: Student Housing Rentals, LLC 2020 W. Pensacola St.		
TLCPD Staff: Artie White	Current Future Land Use & Zoning: Future Land Use: Residential Preservation (RP) Zoning: Residential Preservation-1 (RP1)	Approve with expansion area recommendation
Contact Information: Artie.White@Talgov.com (850) 891-6432	Proposed Future Land Use & Zoning: Future Land Use: University Transition (UT) Zoning: University Transition (UT)	
Date: January 8, 2016	Updated: February 10, 2016	

A. REASON FOR REQUESTED CHANGE

The applicant, Student Housing Rentals, LLC, has requested an amendment to the Future Land Use Map (FLUM) which would change the designation of multiple parcels within the Fairmeadow Subdivision from Residential Preservation (RP) to University Transition (UT).

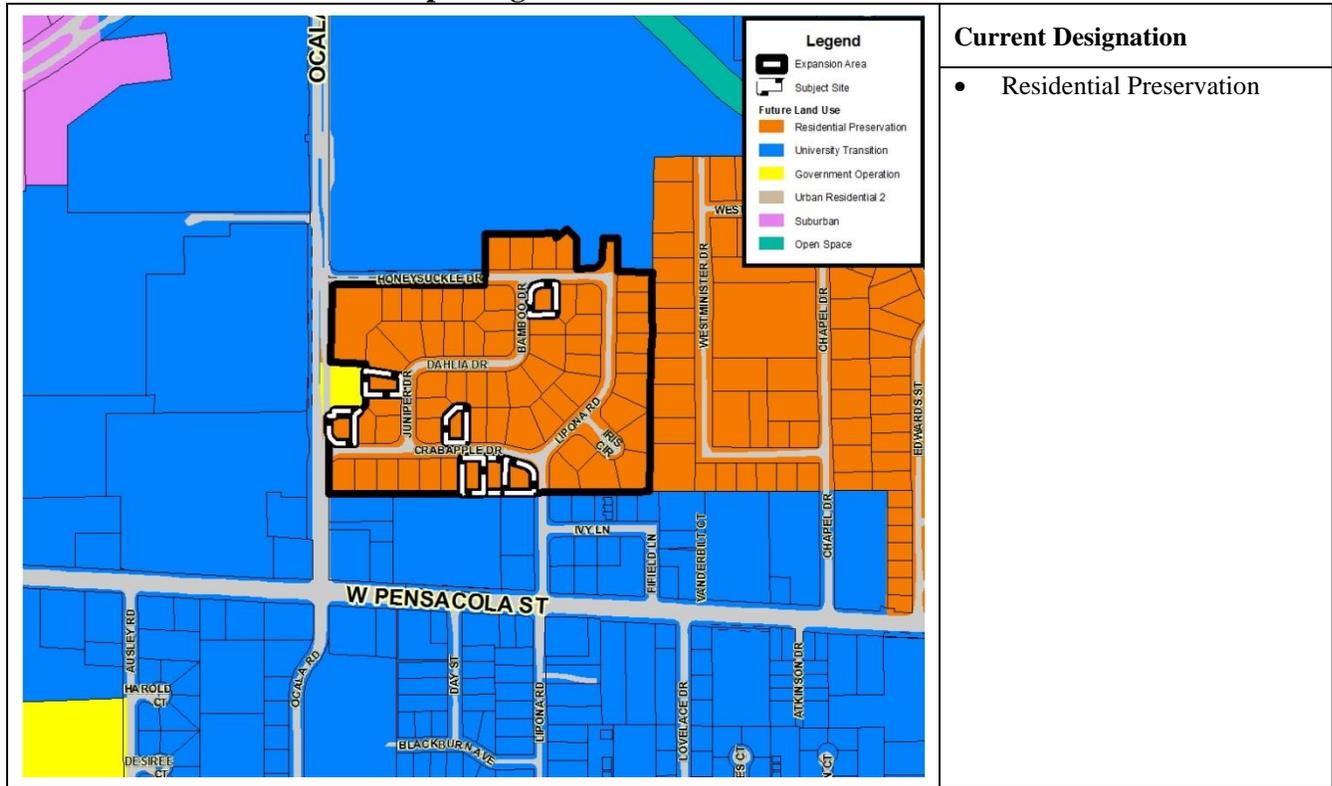
The parcels comprising the subject site are owned by the applicant and contain residential units typically leased to students. The applicant asserts that the vast majority of residential units within the Fairmeadow Subdivision are no longer owner occupied and are instead leased as student rentals. The proposed amendment is intended to recognize this transition.

Upon analyzing the proposed amendment, staff determined that the requested FLUM change should be applied to the entirety of the Fairmeadow Subdivision and the portion of the White Subdivision located on Honeysuckle Drive (“subject site”).

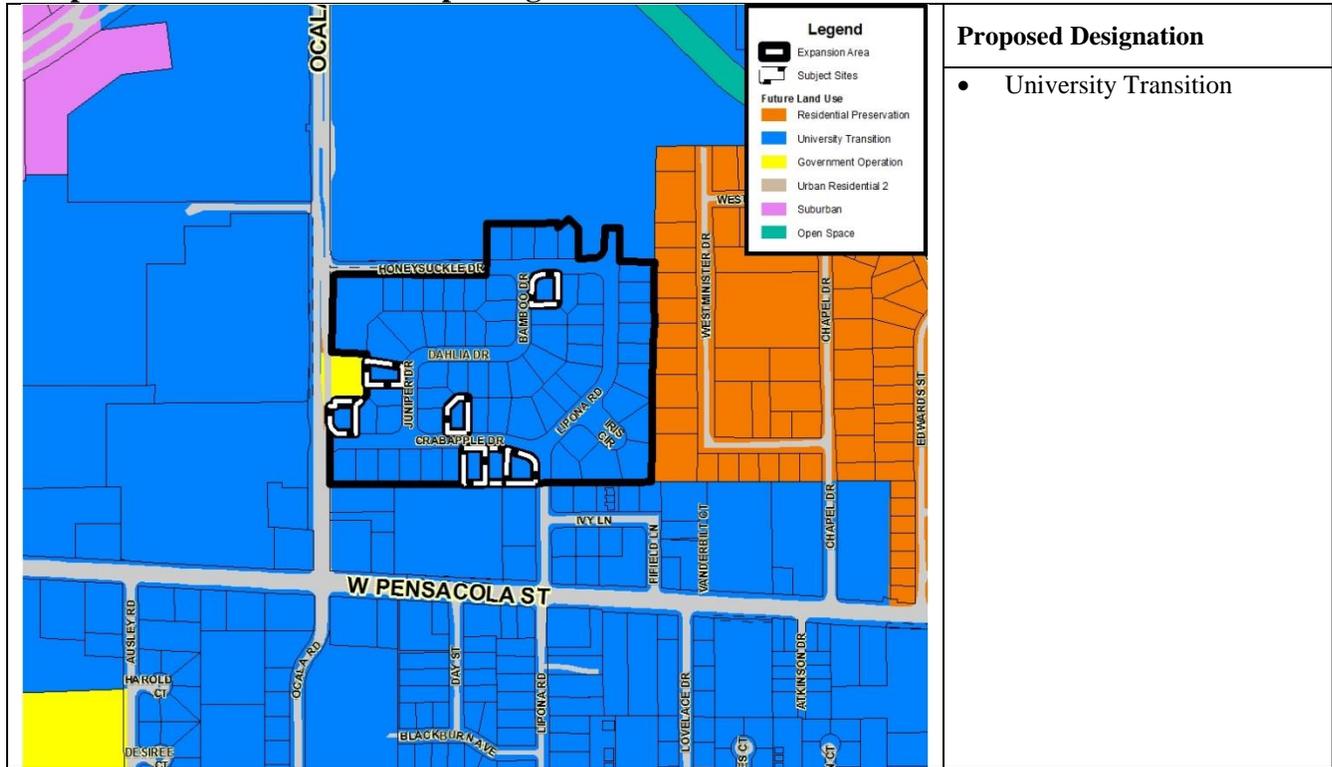
B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATIONS

The proposed map amendment would change the Future Land Use Map (FLUM) designation for approximately 22.8 acres from Residential Preservation (RP) to University Transition (UT). The following maps illustrate the current and proposed FLUM designations for the subject site.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



C. RECOMMENDATION

Find that the proposed amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend **ADOPTION** of the proposed amendment contingent upon the expansion of the FLUM change to all 61 parcels in the Fairmeadow Subdivision and six parcels in the White Subdivision located along Honeysuckle Drive.

D. FINDINGS

1. Based on the Residential Preservation Analysis, the subject site no longer matches the description of the Residential Preservation land use category. The subject site more closely resembles the description of the University Transition land use category.
2. The subject site no longer matches the description of the Residential Preservation 1 (RP-1) or Residential Preservation 2 (RP-2) zoning district. The subject site more closely resembles the description of the University Transition (UT) zoning district.
3. The amendment is consistent with the options outlined in the West Pensacola Sector Plan for the area if the rate of owner occupancy continued to decline, which it has.
4. The subject site is centrally located between Tallahassee Community College and Florida State University, within the geographic boundary identified in the comprehensive plan as being appropriate for the University Transition future land use, and is predominantly surrounded by University Transition future land use.
5. The subject site is primarily comprised of rental units; only five of the 67 units (7.46%) claim homestead exemption.

E. STAFF ANALYSIS

History and Background

The parcels owned by the applicant, and initially proposed for the land use amendment, are located at 1901, 1903, 1907, 1908, and 2006 Crabapple Drive; 206 Juniper Drive; and 221 Bamboo Drive in the Fairmeadow Subdivision. The homes in the Fairmeadow Subdivision were built primarily between the 1950's and the 1970's. Overtime, the Fairmeadow Subdivision and surrounding area has been impacted by the growth of Tallahassee Community College, Florida State University, and Florida A&M University.

The seven parcels proposed by the applicant for amendment range from 0.23 acres to 0.29 acres and total approximately 1.89 acres. As a whole, the Fairmeadow Subdivision, including six parcels in the White subdivision along Honeysuckle Drive, total approximately 22.8 acres.

The West Pensacola Sector Plan, adopted by the City Commission in January 2006, identified strategies for the different neighborhoods in the West Pensacola Sector area. Per the plan:

The West Pensacola Sector is a highly urbanized area, comprised of a mixture of university properties, university-related retail and services, student rental housing, large apartment units, stable older neighborhoods, and several government owned properties. Tallahassee Community College and Florida State University bookend the sector. (Page 3)

The Fairmeadow and White Subdivisions are considered part of the Chapel Ridge Neighborhood in the West Pensacola Sector Plan. Regarding ownership of the properties in the sector, the plan notes:

The analyzed data and calculations suggest a trend of increasing rental use. Those neighborhoods closest Florida State are the three with the lowest percentage of owner-occupied homes. Prince Murat and the adjacent parcels (16.76%), Chapel Ridge (22.7%), and the eastern portion of Palmer-Monroe (23.34%) have very low percentages of homeownership despite the low density, single-family house development patterns. The proximity of these areas to the Florida State campus makes each desirable for renters in search of short commutes. (Page 10)

Compared to 22.7% of homes in the entire Chapel Ridge Neighborhood being owner-occupied in 2006, only 7.46% of the homes in the subject site are owner-occupied today.

Specifically regarding the Chapel Ridge neighborhood, which includes both the Fairmeadow and White Subdivisions, the West Pensacola Sector Plan states:

For the remaining neighborhoods, preserving some or all of these areas may not be the best option. Some of these single-family areas aren't zoned exclusively for single family housing. In addition, for some of these neighborhoods that are, the homeownership has reduced significantly in just the past 5 years. The surrounding zoning has impacted these neighborhoods with traffic streaming through neighborhoods and apartments along the edge of the neighborhood. If these neighborhoods are to remain viable long-term, careful thought will be needed to make the areas attractive for single-family residents. (Page 26)

The West Pensacola Sector Plan identified three scenarios for the area in which the subject site is located (pages 24 -25).

The three options were:

Option 1 - Return to a neighborhood of majority homeowners – A major shift will be needed to move these neighborhoods back to majority homeownership. In the meetings, resident-owners have recommended incentives for the private sector to rebuild existing single-family neighborhoods and homeowners to purchase in the sector.

Option 2 - Become rental neighborhoods – The trend (both short-term and long-term) for all of the neighborhoods is an increase in rentals. With the exception of Cactus Street all neighborhoods are majority rental neighborhoods. This is the status quo choice.

Option 3 – Create an Urban Community - Some of the residential areas may be better utilized as higher density development. Through the application of design standards similar to areas in the Downtown, the western edge of campus could redevelop with a combination of housing types while improving the condition of the area. However, simply rezoning the property does not ensure the assembly of properties and quality redevelopment.

The proposed amendment to the subject site is consistent with both Option 2 and Option 3. In the time since the West Pensacola Sector Plan was adopted, home ownership has continued to decrease in the Chapel Ridge neighborhood, suggesting that it is unlikely that the subject site can remain a viable owner-occupied neighborhood long-term. Based on the continued trend toward fewer owner-occupied units and increased rentals, Option 1 is an unlikely outcome, regardless of the proposed land use amendment.

Current and Proposed Future Land Use Categories

Residential Preservation (Current)

The Comprehensive Plan addresses the Residential Preservation future land use category in Policy 2.2.3, which states, “the primary function [of the Residential Land Use category] is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions.” The full text of this policy is included in Attachment 1 to this staff report.

University Transition (Proposed)

The Comprehensive Plan addresses the University Transition future land use category in Policy 2.2.17, which states the University Transition land use category “is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment.” The full text of this policy is included in Attachment 1 to this staff report.

Consistency with Comprehensive Plan

Policy 2.2.17 [L] identifies the geographic area “lying west of South Adams Street, South of West Tennessee Street, north of Orange Avenue and adjoining Innovation Park and Tallahassee Community College to the east” as the area where University Transition can be applied. The subject site is located in this geographic area.

Policy 2.2.17 [L] also notes that the University Transition land use should serve to “provide opportunities for student housing near the universities.” The subject site is located approximately one mile from Florida State University, two miles from Tallahassee Community College, and three

miles from Florida A&M University. Based on these general distances and the fact that the majority of the area is currently rented by students, the proposed amendment is consistent with this characterization of the University Transition land use category.

Policy 2.2.17 [L] states that University Transition is not intended to “encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods.” In a review of the Leon County Property Appraiser’s data, only five parcels of the total 61 parcels in the Fairmeadow subdivision claim homestead exemption. Additionally, 19 units in the Fairmeadow Subdivision are registered rooming houses. Based on this analysis, the majority of properties are rentals. Of the five units in the adjacent White subdivision (the portion of the White Subdivision located on Honeysuckle Drive only), none qualify for homestead exemption. The location of the properties qualifying for homestead exemption are shown in the Current Uses map below. The non-vacant parcels on Honeysuckle Drive in the White Subdivision are duplex buildings. All of these properties are registered rooming houses. Based on the overall number of rental units, the proposed amendments would not likely be considered “the premature conversion of existing viable single-family residential neighborhoods.”

Policy 1.1.2 [M] provides direction to “Designate energy efficiency districts in areas that are intended for greater densities and intensities to support frequent transit service and where primary priority is to be placed on providing a safe, comfortable and attractive environment for pedestrians and cyclists.” The subject site is located within the Multimodal Transportation District. The goal of the MMTD is to facilitate the use of multiple modes of transportation, leading to a reduction in automobile use and vehicle miles traveled. Policy 1.1.2 [M] also provides direction to “evaluate and modify, if necessary, the zoning and land development regulations to ensure standards that will support compact, walkable, mixed-use development.” The proposed amendment would support compact, walkable, mixed-use development.

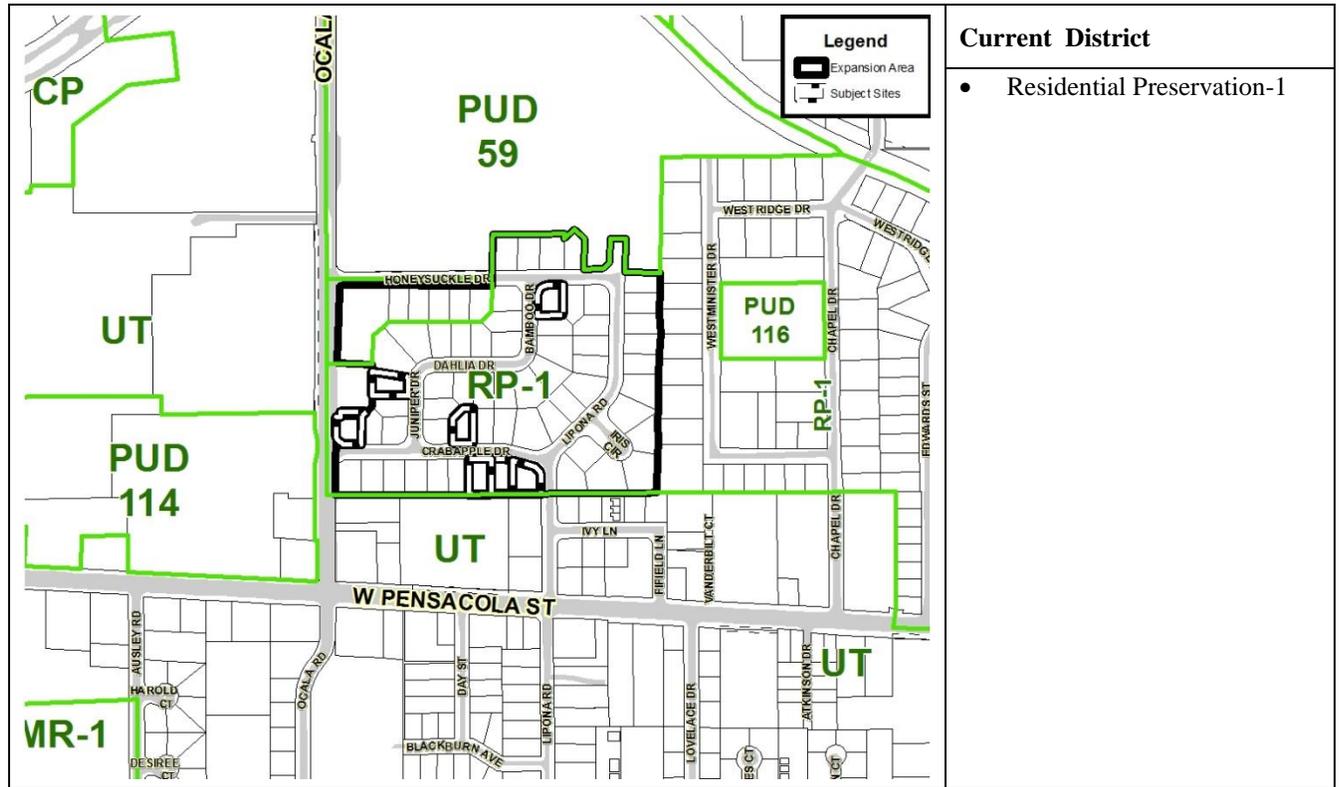
Policy 1.5.5 [M] established level of service standards and performance targets “to create community design that supports mobility.” These performance targets include “50% of students at Florida State University (FSU), Florida A&M University (FAMU), and Tallahassee Community College (TCC) commute to campus via non-auto modes.” The proposed amendment would provide for student housing options in a location where non-auto modes of transportation are viable.

Zoning

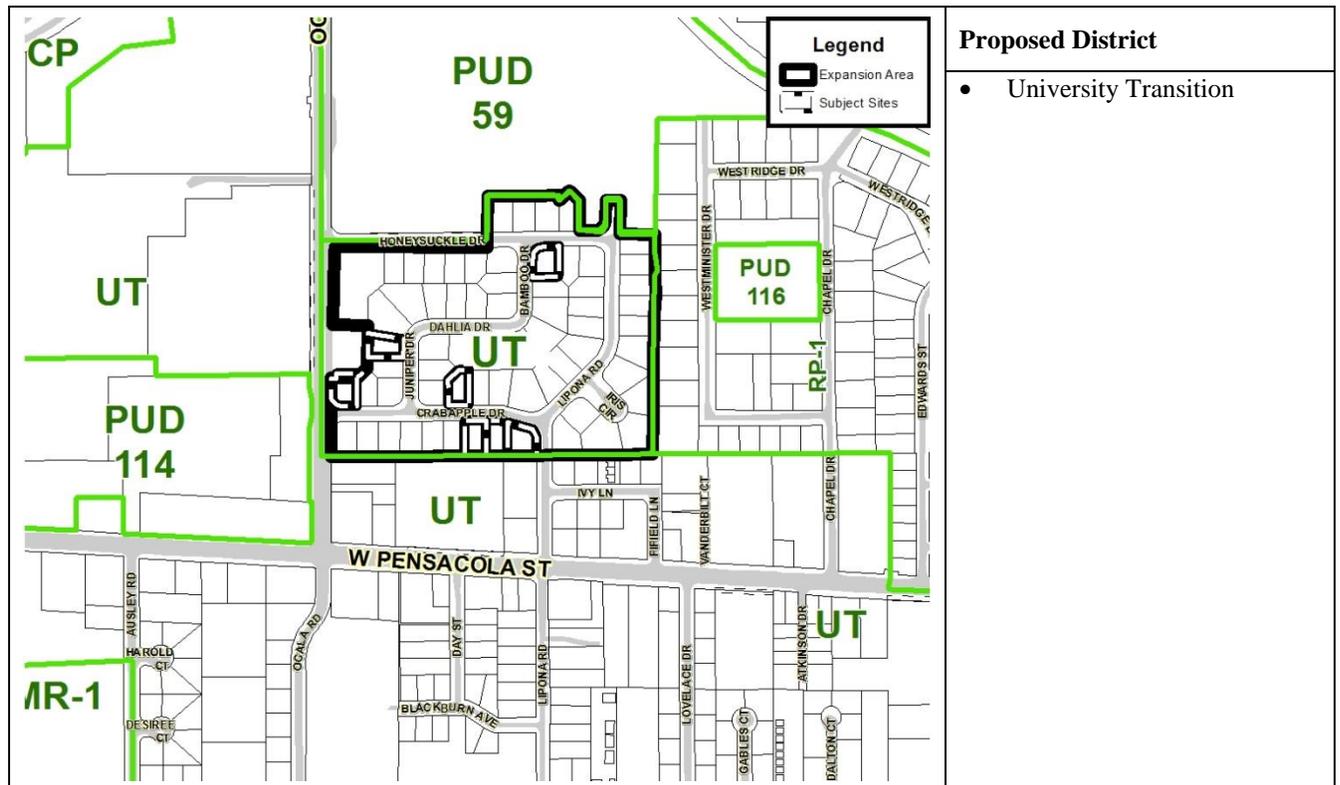
Consistent with the proposed FLUM amendment, a concurrent rezoning is being processed to change the zoning of the subject site from Residential Preservation-1 and Residential Preservation-2 to University Transition. The full text of these zoning districts is included as Attachment 2 to this staff report.

The following maps illustrate the current and proposed zoning for the subject site.

Current Zoning



Proposed Zoning

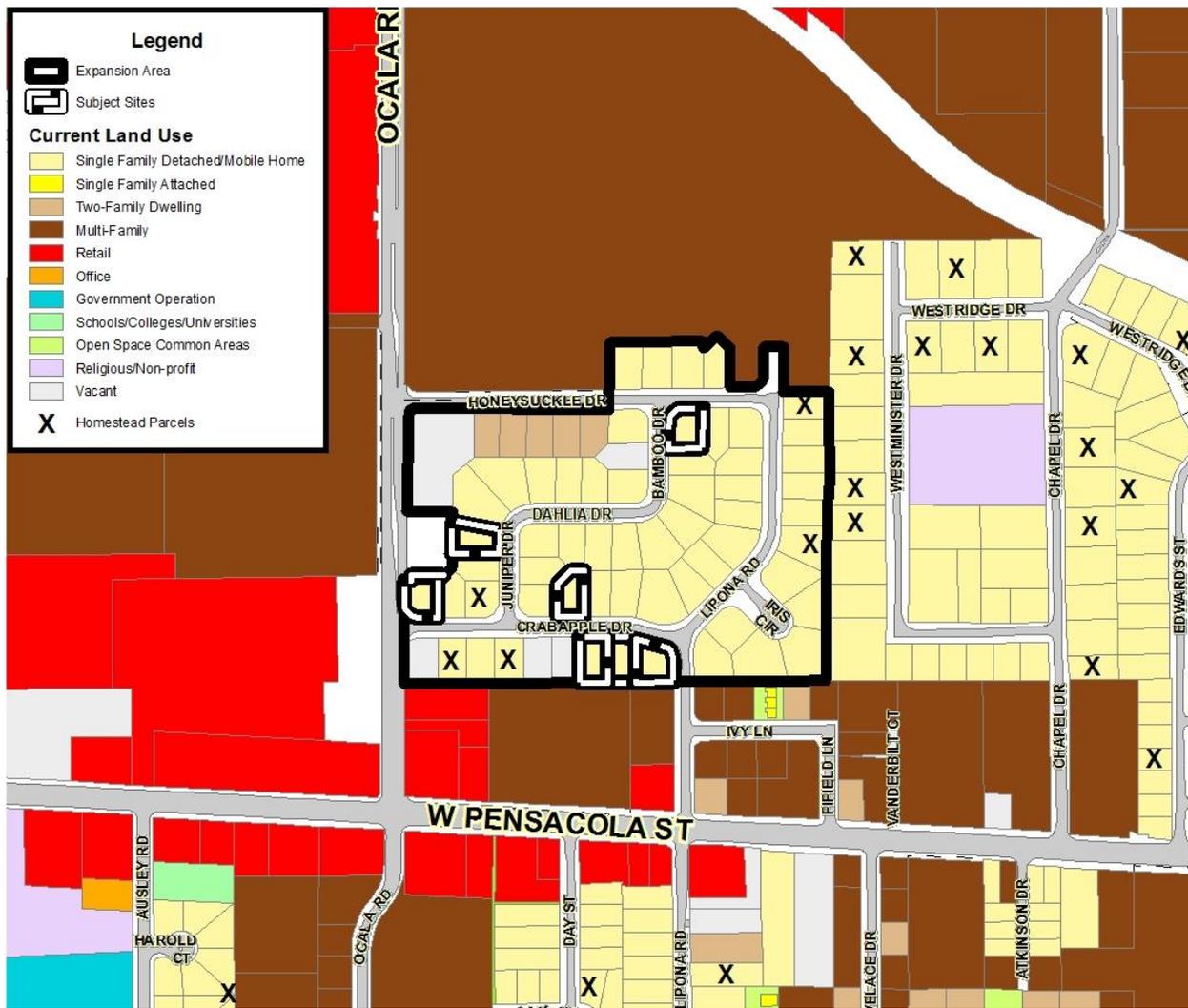


Existing Land Uses

The applicant's parcels have single-family detached houses in use as rental properties. Several of the applicant's parcels are directly adjacent to an apartment complex (multi-family land use designated as University Transition). To avoid spot zoning, it is recommended that the applicant's proposed amendment be expanded to include the entire Fairmeadow Subdivision and the parcels in the White Subdivision located along Honeysuckle Drive. This subject site is comprised of single-family detached houses and duplexes currently bounded by University Transition on three sides (north, west, and south), including Heritage Grove (a multi-family, student apartment development), other apartment complexes, and commercial development.

The Westminster Subdivision, located to the east of the subject site is currently designated Residential Preservation. Although the majority of single family homes in the Westminster Subdivision are rental units, there are a slightly higher number of owner-occupied homes in this subdivision than in the subject site area.

Existing Land Use Map



Residential Preservation Analysis

The following analysis evaluates whether the subject site is consistent with the characteristics of the Residential Preservation land use category. While there are some characteristics of the subject site that are consistent with Residential Preservation, there are multiple characteristics where the subject site is not consistent with the description of Residential Preservation included in Policy 2.2.3.

A) Existing land use within the area is predominantly residential.

Analysis: Existing land use within the subject site is residential, but the majority of residences currently function as rental housing for university students. The neighborhood is also directly adjacent to commercial and retail uses on both Pensacola Street and Ocala Road.

B) Majority of traffic is local in nature.

i) Predominance of residential uses front on local streets.

Analysis: Local streets within the subject site are fronted by residential uses, except Lipona Road providing access to commercial development near Pensacola Street. Ocala Road is a major collector and Pensacola Street is a minor arterial. Both serve a variety of uses, including single-family residential, multi-family residential, retail, and office.

ii) Relatively safe internal mobility.

Analysis: The subject has relatively safe internal mobility; however the internal mobility is very limited. The streets are designed to provide access through the subject site to either Ocala Road or Pensacola Street.

B) Densities within the area generally are six (6) units per acre or less.

Analysis: Within the subject site, densities are generally six units per acre or less. However, this is not the case with the areas surrounding the subject site. Immediately north of the subject site is the Heritage Grove PUD, which is a high-density student housing development. Directly south of the subject site are other higher-density multi-family apartment complexes that are generally marketed to college students. Directly across Ocala Street west of the Subdivision is another higher-density multi-family apartment complex that is generally marketed to college students. Shopping centers and other commercial/retail uses are also in the general area. The uses in Westminster Subdivision to the east of the subject site is primarily residential less than six units per acre, though higher-density multi-family apartment complexes on Pensacola Street and on Chapel Drive surround that subdivision also.

C) Existing residential type and density exhibits relatively homogeneous patterns.

Analysis: Honeysuckle Drive has a mixture of single-family detached houses and two-family dwellings (duplexes). Lipona Road provides access to apartment complexes, a restaurant, duplexes, as well as single-family detached houses. The remainder of the subject site is detached single-family houses.

E) Assessment of stability of the residential area, including but not limited to:

i) Degree of home ownership.

Analysis: The degree of home ownership in the subject site declined rapidly over the past decade. This rapid decline was noted in the West Pensacola Sector Plan, adopted

in 2006. Ownership in the subject site continued to decline in the time since the adoption of the West Pensacola Sector Plan.

ii) Existence of neighborhood organizations.

Analysis: The subject site does not have a homeowners association or neighborhood organization.

Because the subject area adjoins an area within the Residential Preservation future land use category (the Westminster subdivision), development in the subject area with shared property lines would be subject to the provision of a transitional development area (TDA) consistent with Policy 2.2.3 (5)(a)[L]. According to the policy, “Transitional development areas shall be non-mapped areas and shall be approved at the time of site plan approval.”

Infrastructure Analysis

Water/Sewer

The subject site is currently served by City of Tallahassee potable water and sewer services.

Schools

School capacity is available at Nims Middle School and Godby High School to serve the proposed amendment. Riley Elementary School currently has no available capacity. While maximum theoretical buildout of the subject site could result capacity issues at the elementary level, the nature of the area and potential renters is expected to result in a lower than normal student generation rate.

Roadway Network

The subject site is served by local roads that connect directly to Ocala Road, a major collector, and Pensacola Street, a minor arterial. The subject site is located within the Multimodal Transportation District (MMTD). The goal of the MMTD is to facilitate the use of multiple modes of transportation, leading to a reduction in automobile use and vehicle miles traveled.

Pedestrian and Bicycle Network

Sidewalks, bicycle lanes, and the St. Marks Trail provide connectivity between the subject site and both Florida State University and Tallahassee Community College. The Collegiate Tour Bike Route, part of the Leon County Bike Route Network, provides options that connect the subject site to Florida A&M University, as well as Florida State University and Tallahassee Community College. Ocala Road and Pensacola Street have both bicycle lanes and sidewalks on both sides of the streets. The local roads within the subject site do not have sidewalks or bicycle facilities. The St. Marks Trail is accessible from Ocala Road, north of the Heritage Grove development.

Transit Network

The subject site is served by StarMetro’s Tall Timbers route. The Tall Timbers Route has 40 minute headways and provides connections to Tallahassee Community College, Florida State University, Gaines Street, the Koger Center, and the Village Square shopping Center. A transfer to the Moss Route or the Dogwood Route is necessary to take transit to Florida A&M University.

The subject site is also served by Florida State University’s Seminole Express Bus on the Osceola route and the Heritage route. The closest bus stops are located at the intersection of Pensacola Street and Lipona Road and on Ocala Street in front of Heritage Grove.

Environmental Analysis

The subject site is located in the Urban Services Area and in the Multimodal Transportation District on currently developed properties. There are no significant environmental features on the subject site.

F. PUBLIC OUTREACH AND NOTIFICATION

Public notices were sent to 179 property owners within 1,000 feet of the subject site.

At the Local Planning Agency Workshop on January 14, 2016, direction was provided to expand the Future Land Use Amendment and Rezoning to the expansion area. Based on this direction, public notices were sent to 262 property owners within 1,000 feet of the expanded subject area. An additional letter was sent to the owners of property within the expanded subject area explaining that their properties are included in the proposed land use amendment and rezoning.

Below is a list of all outreach and notification to the public regarding this proposed amendment:

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 26, 2015	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	October 23, 2015	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 19, 2015	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 8, 2016	Email Subscription Notice sent to all users of service
X	Second Public Open House	January 14, 2016	5:30 PM, Second Floor, Frenchtown Renaissance Center

First Public Open House - November 19, 2015: Five citizens attended the first open house to discuss the 2016 Cycle amendments. All citizens in attendance received a mail notice of the proposed changes, which indicates that all attendees lived within 1000 feet of one of the subject sites. The majority of comments and questions focused on clearly understanding the proposed amendments, and staff was able to discuss with each citizen the objectives of the proposed changes.

Second Public Open House - January 14, 2015: No citizens attended the second open house.

G. STAFF REPORT UPDATE

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

Cycle 2016 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 14, 2016	9:00 AM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 2, 2016	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	March 8, 2016	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 12, 2016	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 24, 2016	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop - January 14, 2015: The Local Planning Agency members discussed the requirement that a transitional development area be provided for areas of higher density adjoining an established neighborhood within the residential preservation land use category. The Residential Preservation Analysis on page 11 of this staff report was updated to include a discussion of the transitional development area and notes that transitional development areas shall be non-mapped areas and shall be approved at the time of site plan approval. The Local Planning Agency also requested that the existing land use map show the properties in the Westminster neighborhood that qualify for homestead exemption. The legend on the existing land use map on page 9 of this staff report was moved so that the homestead exempt parcels in the Westminster neighborhood are visible.

The staff report was also updated to remove the 0.44 acre property located at 1902 Crabapple Drive from the applicant’s requested amendment. The applicant verified that the property is not within their ownership. This parcel is still within the expansion area and would be included in the future land use amendment and rezoning.

Local Planning Agency Public Hearing - February 2, 2016: The Local Planning Agency recommended approval of this proposed amendment. Two members of the public attended the hearing and spoke to this amendment.

The first speaker asked why the Chapel Ridge neighborhood is not included in the expansion area for the amendment. The Chapel Ridge neighborhood is not included because it has a higher owner-occupancy rate than the Fairmeadows Neighborhood, there is a neighborhood association for the Chapel Ridge neighborhood, and because the amendment was publically initiated and no application for filed for properties in the Chapel Ridge neighborhood.

The second speaker owns a property in the Fairmeadow neighborhood that she rents. She discussed potential impacts to those who only own one lot in the neighborhood. She provided written comments, which are included with the public comments for this amendment.

H. ATTACHMENTS

Attachment #1: Full text of Comprehensive Plan Policies 2.2.3 and 2.2.14.

Attachment #2: Full text of Land Development Code Sections 10-170 and 10-242.

Residential Preservation

Policy 2.2.3 [L]: Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

For Residential Preservation areas outside the Urban Service area the density of the residential preservation area shall be consistent with the underlying land use category.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily all of these criteria.

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local in nature
 - a) Predominance of residential uses front on local street
 - b) Relatively safe internal pedestrian mobility
- 3) Densities within the area generally of six units per acre or less
- 4) Existing residential type and density exhibits relatively homogeneous patterns
- 5) Assessment of stability of the residential area, including but not limited to:
 - a) Degree of home ownership
 - b) Existence of neighborhood organizations

In order to preserve existing stable and viable residential neighborhoods within the Residential Preservation land use category, development and redevelopment activities in and adjoining Residential Preservation areas shall be guided by the following principles:

- a) The creation of transitional development area (TDA) for low density residential developments.

Higher density residential developments proposed for areas adjoining an established neighborhood within the residential preservation land use category shall provide a transitional development area along the shared property line in the higher density residential development. The development density in the transitional development area shall be the maximum density allowed in the Residential Preservation land use category. Development within the transitional development area shall be designed, sized and scaled to be compatible with the adjoining residential preservation area.

Transitional development areas shall be non-mapped areas and shall be approved at the time of site plan approval. The factors cited in paragraph (e) below shall be considered when determining the size of transitional development areas. The land development regulations shall specify development thresholds for the implementation of transitional development areas.

- b) Limitation on future commercial intensities adjoining low density residential preservation neighborhoods.

New or redeveloped commercial uses adjoining residential preservation designated areas shall mitigate potential impacts by providing a transitional development area between the commercial uses and residential preservation uses and only those commercial activities which are compatible with low density residential development in terms of size and appearance shall be allowed. The factors cited in paragraph (e) below shall be used when determining the compatibility, design techniques and the size of transitional development areas. The design and layout of adjoining commercial uses shall be oriented to place the section of the development with the least potential negative impacts next to the residential preservation area.

- c) Limitations on existing light industry adjoining residential preservation neighborhoods.

New, expanding or redeveloped light industrial uses adjoining low density residential areas within the residential preservation land use category shall mitigate potential negative impacts by providing a transitional development area between the light industrial uses and the low and medium density residential uses. The factors cited in paragraph (e) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.

The design and layout of adjoining light industrial uses shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. New light industrial land uses shall not be designated next to a residential preservation area.

- d) Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply to ancillary facilities when proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the adjoining residential preservation area.

- e) Land use compatibility with low density residential preservation neighborhoods

A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. At a minimum, the following factors shall be considered to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/ configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor. These factors shall also be used to determine the size of transitional development areas.

- f) Limitations on Planned Unit Developments in the Residential Preservation land use category.

Planned Unit Developments proposed within the interior of a Residential Preservation designated recorded or unrecorded subdivisions shall be generally consistent with the density

of the existing residential development in the recorded or unrecorded subdivision. Parcels abutting arterial roadways and/or major collectors may be permitted to achieve six dwelling units per acre.

The existing predominant development density patterns in Residential Preservation are listed in paragraph (g) below. Within 18 months of adoption, the PUD regulations shall be amended to include provisions addressing the preservation of established residential preservation designated areas. Said provisions shall address any proposed increase in density and the factors cited in paragraph (e) above.

g) Limitations on resubdivision of lots within established Residential Preservation designated areas.

To protect established single family neighborhoods from density intrusions, consistency within the recorded or unrecorded subdivision shall be the primary factor in granting approval for development applications. Consistency for the purposes of this paragraph shall mean that parcels proposed for residential development shall develop consistent with the lot size and density of the recorded or unrecorded subdivision.

1. Guidance on the resubdivision of lots in recorded and unrecorded single family subdivisions shall be provided in the Land Development Code.
2. Parcels proposed for residential development shall develop at densities generally consistent with the density of existing residential development in the recorded or unrecorded subdivision with the exception of parcels abutting arterial and/or major collector roadways which may be permitted up to six dwelling units per acre.

There may be two distinct density patterns in the Residential Preservation land use category as shown below:

Existing land use character of the subdivision	Gross residential density
Homogenous, very low density single family detached units (City Only)	0-3.6 dwelling units per acre (generally consistent with density of the subdivision)
Low density single family detached and/or non-single family detached units (including but not limited to townhomes and duplexes)	0-6.0 dwelling units per acre (generally consistent with density of the subdivision)

This section shall not be construed as to restrict the development of building types allowed by the applicable zoning district.

University Transition

Policy 2.2.17 [L]: The University Transition land use category may only be applied through amendment to the Future Land Use Map to lands located generally within the rectangle created by the Florida State University main campus and Florida A & M University, Tallahassee Community College/Lively Technical Institute campuses and Innovation Park. Specifically, lands lying west of South Adams Street, South of West Tennessee Street, north of Orange Avenue and adjoining Innovation Park and Tallahassee Community College to the

east. It is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment. However, it is not intended that this category be applied in a manner that would encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods. The category is intended to transition from present industrial and lower density residential uses to those more compatible with vibrant urban areas and shall remain within a compact area located in close proximity land owned by the universities and existing areas designated as University Transition. Higher density residential redevelopment of up to 50 DU/AC is allowed to provide housing for students and close in housing opportunities to the downtown for professionals. Retail commercial limited to a smaller scale classification to provide essential services to immediate residents and ancillary needs of universities such as book stores and photo copying establishments may be permitted. State and private offices properly designed and scaled to surrounding uses may be permitted as well as central parking facilities, artistic studios and workshops. Restaurants, movie theaters, lounges and other entertainment commercial uses shall be permitted as commercial. Development regulations which allow flexibility in their design and operation to permit such uses as outdoor cafe and gardens shall be incorporated into zoning code. Pedestrian pathways and access systems shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to cut down on dependence of automobile travel. Design controls shall be employed to provide land use compatibility by offsetting potential negative impacts. The areas within the Gaines Street Revitalization Plan Study Area will have up to 100 DU/AC.

Tallahassee Land Development Code

Sec. 10-170. Residential Preservation District

- (a) *Purpose and Intent.*
- (1) The district is characterized by existing homogeneous residential areas within the community which are predominantly accessible predominantly by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. Commercial, retail, office and industrial activities are prohibited (Certain non-residential activities may be permitted as home occupations--See article VII of this chapter, Supplementary Regulations). Single-family, duplex residences, mobile home and cluster housing may be permitted within a range of zero (0) to six (6) units per acre. Compatibility with surrounding residential type and density shall be a major factor in the authorization of development approval and in the determination of the permissible density. No development in the residential preservation district shall be permitted which violates the provisions of Policy 2.1.1 of the Future Land Use Element of the 2010 Comprehensive Plan.
- (2) For Residential Preservation areas outside the Urban Service Area the density of the non-vested development in residential preservation area shall be consistent with the underlying land use category: no more than one (1) unit per ten (10) acres in the Rural category; no more than one (1) dwelling unit per acre (clustered) or one (1) dwelling unit per three (3) acres (not clustered) in the Urban Fringe category. The Residential Preservation land use category is divided into five (5) zoning districts based upon existing development patterns and service provision:
- a. RP-1;
 - b. RP-2;
 - c. RP-MH;
 - d. RP-UF; and
 - e. RPR.
- (3) The intent of the districts listed in subsections (2) a. through e. of this section are as follows:
- a. The RP-1 District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving single-family residential character, protecting from incompatible land uses, and prohibiting densities in excess of three and six-tenths (3.6) dwelling units per acre.
 - b. The RP-2 District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving the low density residential character of single-family, two-unit townhouse, and

duplex residential development, protecting from incompatible land uses, and prohibiting densities in excess of six (6.0) dwelling units per acre.

- c. The RP-MH District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving the low density residential character of manufactured home, mobile home, and conventional single-family and duplex residential development, providing protection from incompatible land uses and intensities, and prohibiting densities in excess of six (6.0) dwelling units per acre.
 - d. The RP-UF District is intended to apply to residential development in areas designated as both "Urban Fringe" and "Residential Preservation" on the Future Land Use Map, preserving the low intensity residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing the premature development of land at intensities not supportable by existing infrastructure or services, and prohibiting densities in excess of three and six-tenths (3.6) dwelling units per acre in platted subdivisions, one (1.0) dwelling unit per acre (net) for clustered developments on unplatted lots, or one (1.0) unit per three (3) acres, for all other developments.
 - e. The RP-R District is intended to apply to residential development in areas designated as both "Rural" and "Residential Preservation" on the Future Land Use Map, preserving the very low density rural residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing inefficient development patterns, and prohibiting densities in excess of three and six-tenths (3.6) dwelling units per acre in platted subdivisions, or one (1.0) dwelling unit per ten (10) acres on unplatted lots.
- (4) Applications for rezoning to any and all of the residential preservation districts shall include review to ensure compatibility with existing and surrounding residential type and density.
- (b) *Allowable Uses.* For the purpose of this chapter, the following land use types are allowable in the RP-1, RP-2, RP-MH, RP-UF and RP-R zoning districts and are controlled by the Land Use Development Standards of this chapter, the Comprehensive Plan and Schedules of Permitted Uses.
- (1) Low Density Residential
 - (2) Passive Recreation
 - (3) Active Recreation
 - (4) Community Services
 - (5) Light Infrastructure
- (c) *List of Permitted Uses.* See Schedules of Permitted Uses, subsections 10-241(a) and (b). Some of the uses on these schedules are itemized according to the Standard Industrial

Code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed. Restricted and Special Exception Uses must meet the criteria in article VII of this chapter. Chapter 9, article III of this Code sets forth the development approval process required for allowable uses.

- (d) *Development Standards.* All proposed development shall meet the Land Use Development Criteria specified in subsection 10-241(b); commercial site location standards (section 10-174); buffer zone standards (section 10-177); criteria of the Land Development Standards Schedule (article IV, division 4 of this chapter); and parking and loading requirements (article VI of this chapter).

SECTION 10-241 RESIDENTIAL PRESERVATION

ALLOWABLE USES: APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

- P PERMITTED USE
- S SPECIAL EXCEPTION
- R RESTRICTED USE

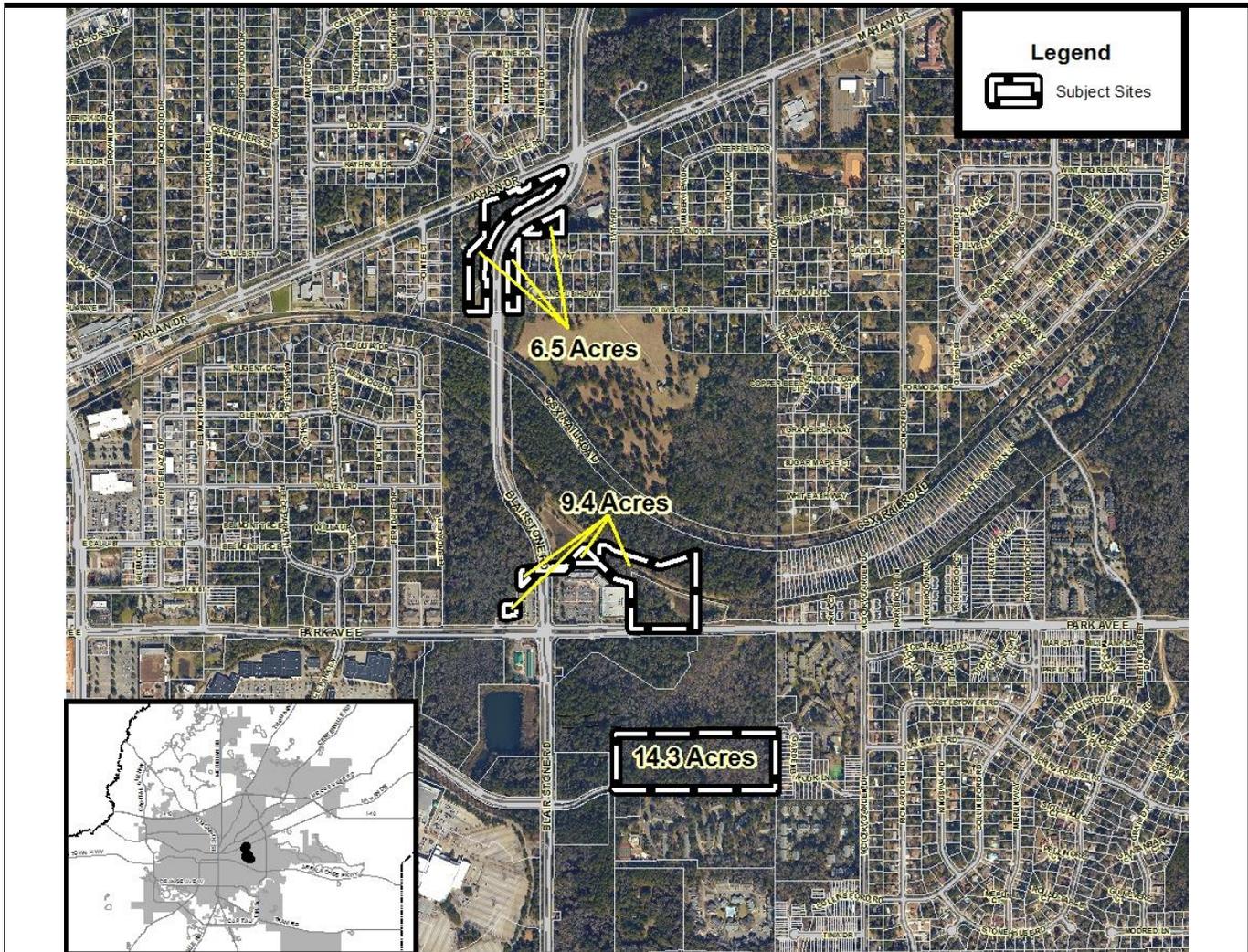
SIC CODE	RESIDENTIAL PRESERVATION - 1 NAME OF USE	LAND USE TYPE				
		LR	PR	AR	CS	LI
	RESIDENTIAL					
	Dwelling, One-Family	P				
	(Rooming Houses are prohibited)					
	SERVICES					
821	Elementary and secondary schools				S	
866	Religious Organizations				S	
	RECREATION					
	Hiking and Nature Trails		P			
	Picnicking		P			
	Canoe Trails		P			
	Bicycle Trails		P			
	Horseback Riding Trails		P			
	Tot Lots					
	Court Sports					
	Field Sports					
	PUBLIC ADMINISTRATION					
	Police Protection					
	Fire Protection					
	Public Order and Safety					

LEGEND
LR = LOW DENSITY RESIDENTIAL
PR = PASSIVE RECREATION
AR = ACTIVE RECREATION
CS = COMMUNITY SERVICES
LI = LIGHT INFRASTRUCTURE

DEVELOPMENT TYPE				
RESIDENTIAL PRESERVATION-1	SINGLE FAMILY RESIDENTIAL UNITS	SINGLE FAMILY RESIDENTIAL UNITS CLUSTERED	ACTIVE RECREATION	COMM. SERVICES; ACTIVE REC.; PUBLIC, PRIMARY & SECONDARY SCHOOLS
MINIMUM SETBACKS (FT)				
Front Yard		Perimeter Setback		
Building	25	25	25	25
Parking	—	—	20	40
Corner Yard		Perimeter Setback		
Building	20	25	25	25
Parking	—	—	20	40
Interior Side Yard		Perimeter Setback		
Building*	10	15	20	20
Parking	—	—	20	20
Rear Yard		Perimeter Setback		
Building	25	25	25	30
Parking	—	—	20	10
MAXIMUM % OF IMPERVIOUS SURFACE AREA	40	40 (of net area)	10	40
MAX. HEIGHT FEET	35	35	15	35
MIN. LOT AREA (ACRES)	12,100 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 6,000 SQ. FT.	THE NET DENSITY OF THE PROJECT SITE (CLUSTERED) DEVELOPMENT AND REQUIRED OPEN SPACE) MAY BE NO GREATER THAN 3.6 UNITS PER ACRE		1/2 ACRE
MINIMUM LOT FRONTAGE (FEET)	15	15	15	—

Section 10-242 UT University Transition District.

		PERMITTED USES	
1. District Intent	2. Principal Uses	3. Accessory Uses	4. Special Exception Uses
<p>University Transition is intended to;</p> <ul style="list-style-type: none"> • be a compact land use category that provides higher density residential opportunities and student oriented services near the campuses; • protect existing residential neighborhoods located away from the campuses from student housing encroachment; and • transition industrial and lower density residential uses to vibrant urban areas. <p>Higher density residential development of up to 50 du/ac to provide housing opportunities for students and downtown professionals. Smaller scale retail commercial shall provide essential services to immediate residents and ancillary needs of universities. Pedestrian pathways, trails, and transit facilities shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to reduce automobile dependence. Pedestrian oriented design controls shall be employed to provide land use compatibility. The University Transition zoning district is allowed in the UT Future Land Use Map area, located generally within the rectangle created by the Florida State Univ. main campus, Florida A&M Univ., Tallahassee Community College/ Lively Technical Institute campuses, and Innovation Park. The Gaines Street Revitalization Plan study area is excluded from this area.</p> <p>To encourage pedestrian-oriented redevelopment, innovative parking strategies, mixed use development, and other urban design features within the Central Core (defined in Comprehensive Plan), a 25% density bonus is available subject to the provisions of Sec. 10-289 of this code.</p> <p>Development standards for this zoning district are established within Division 4 applicable to the MMTD.</p>	<ol style="list-style-type: none"> 1) Advertising agencies. 2) Antique shops 3) Beauty & barber shops. 4) Book & stationary stores. 5) Banks, credit unions, financial institutions without drive through facilities. 6) Banks, credit unions, financial institutions with drive-through facilities (only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). 7) Camera & photographic supply stores. 8) Civic & social associations. 9) Colleges & universities – educational facilities, administrative offices, athletic & intramural fields and stadiums. 10) Commercial art & graphic design. 11) Community facilities related to residential uses, including religious facilities, police/fire stations, elementary and secondary schools, and, libraries. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. 12) Computer & data processing services. 13) Dance studio, schools, halls. 14) Day care centers. 15) Employment agencies. 16) Gift, novelty, souvenir shops. 17) Hobby, toy, game stores. 18) Hotels, motels, bed & breakfasts. 19) Indoor amusements (bowling, billiards, arcades). 20) Laundromats, laundry, & dry cleaning services without drive through facilities. 21) Laundromats, laundry, & dry cleaning services with drive-through facilities (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). 22) Live-work units. 23) Mailing and postal services. 24) Medical & dental offices, clinics, laboratories. 25) Mortgage brokers. 26) Movie theaters and amphitheaters. 27) Museums & art galleries. 28) Musical instrument stores. 29) News dealers and newsstands. 30) Non-medical offices & services, including business, insurance, real estate, and governmental. 31) Non-store retail. 32) Optical goods stores. 33) Passive and active recreation. 34) Personal services (barber, spa, etc.) 35) Photocopying & duplicating services. 	<ol style="list-style-type: none"> 36) Photographic studios, portrait. 37) Physical fitness, gyms. 38) Public community center/meeting building (non-commercial use only). 39) Radio and Television broadcasting. 40) Rental and sales of home movies & games. 41) Repair services, non-automotive. 42) Residential – any type. 43) Restaurants and drinking establishments without drive through facilities 44) Restaurants with drive-through facilities (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). 45) Retail establishments – bakeries, computer, clothing & accessories, video, records/ compact discs, electronics, drug store without drive-through facilities, drug store with drive-through facilities. (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). florist, food & grocery, furniture, home appliances, home/garden supply, hardware, jewelry, needlework/knitting, newsstands, books, greeting cards, package liquor, picture framing, trophy stores, shoes, luggage, leather goods, used goods. 46) Security & commodity brokers. 47) Sewing & needlework goods. 48) Shoe repair, shoe shine parlors. 49) Sporting goods and bicycle shops. 50) Social, fraternal, recreational clubs/assemblies. 51) Structured parking, with active uses located along a minimum of 75 percent of all walls adjacent to public streets and pedestrian areas. 52) Studios: photography, music, art, drama, voice. 53) Tailoring. 54) Travel agencies. 55) Veterinary services. 56) Vocational schools. 57) Watch, clock, jewelry repair. 58) Existing drive-through uses and existing motor vehicle fuel sales which were legally established and in existence on 11-20-2007. 59) Other uses, which in the opinion of the Land Use Administrator, are of a similar or compatible nature to the uses and intent described in this district. 	<ol style="list-style-type: none"> 1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. 2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.
			<ol style="list-style-type: none"> 1) Automotive rentals, parking, repairs, & service. 2) Commercial sports. 3) Taxicab operations. <p>(Section 10-422 applies)</p>



SUMMARY

Property Owner:	Property Location:	TLCPD Recommendation:
City of Tallahassee	Governor's Park	Approve
Applicant: TLCPD		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Stephen M. Hodges	<u>Future Land Use:</u> Planned Development & Residential Preservation <u>Zoning:</u> Open Space & Residential Preservation-1	Approve
Contact Information: Stephen.Hodges@talgov.com 850.891.6408	Proposed Future Land Use & Zoning: <u>Future Land Use :</u> Recreation/Open Space <u>Zoning:</u> Open Space	
Date: January 8, 2016	Updated: February 10, 2016	

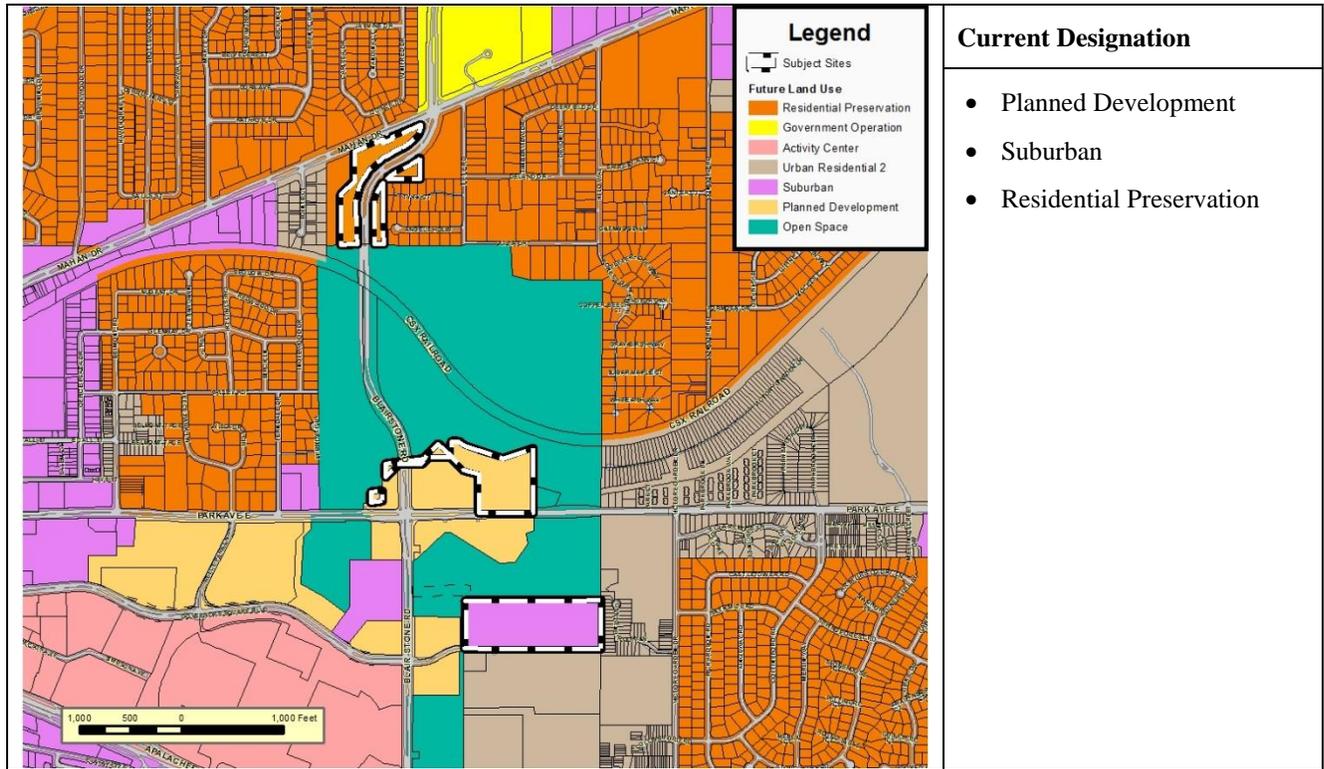
A. REASON FOR REQUESTED CHANGE

The City of Tallahassee's Department of Parks, Recreation and Neighborhood Affairs requested that the Planning Department initiate a comprehensive plan map amendment to correct the land use designation for several areas within, and adjacent to, Governor's Park. These areas currently have a land use designation that is inconsistent with the park's management and operation. The proposed amendment would ensure that the site's Future Land Use Map (FLUM) designation is consistent with the current and proposed use of the park. The amendment will also bring the FLUM designation of the park into compliance with the requirements of the State of Florida's Florida Communities Trust program, which provided grant funds for land acquisitions associated with Governor's Park.

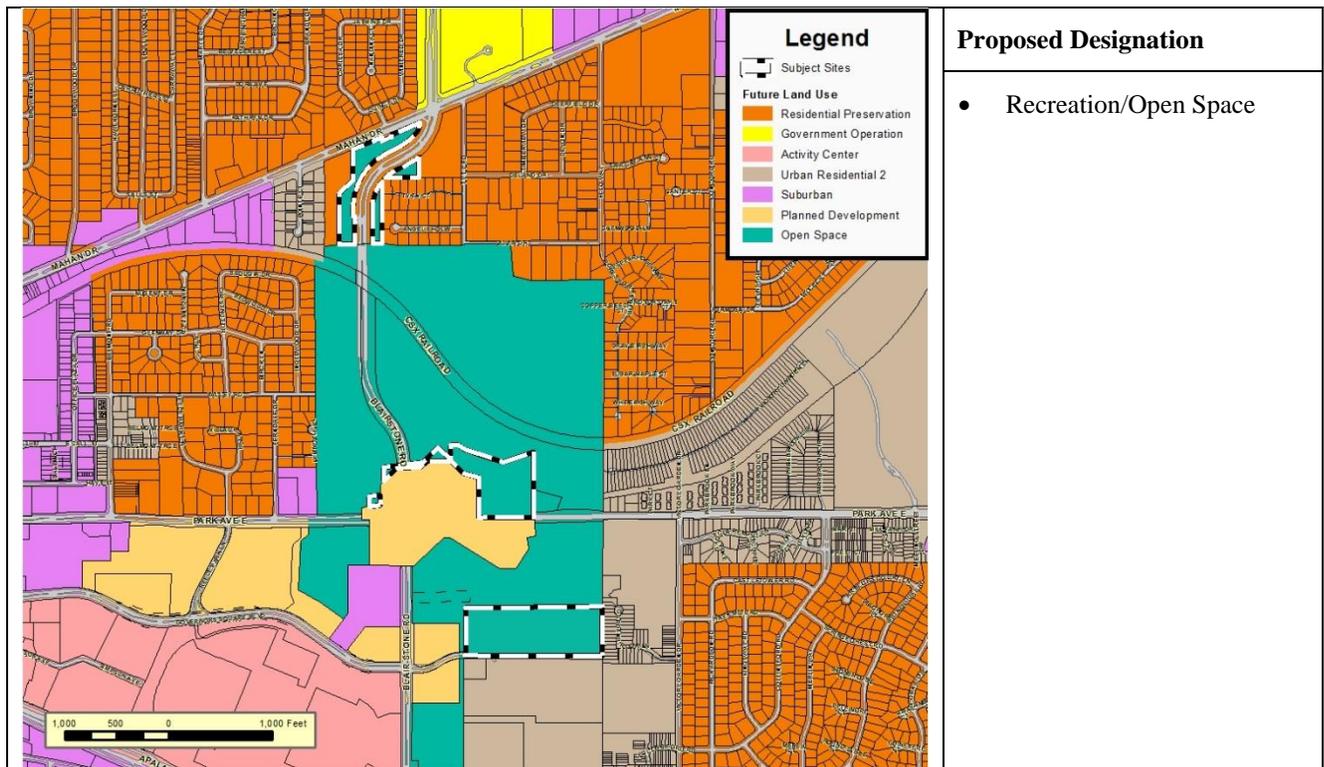
B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATIONS

The proposed map amendment would change the FLUM designation for approximately 30.2 acres from Planned Development, Suburban, and Residential Preservation to Recreation /Open Space. The following maps illustrate the current and proposed FLUM designations for the subject site.

Current Future Land Use Map Designations



Proposed Future Land Use Map Designations



C. RECOMMENDATION

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

D. FINDINGS

Staff presents the following findings of fact:

1. All parcels subject to the proposed amendment are currently managed as part of Governor's Park.
2. The current use of the subject site as passive recreation is consistent with the intent of the proposed Recreation/Open Space land use category.
3. The proposed land use change to Recreation/Open Space is required by the Florida Communities Trust program for lands acquired with FCT funds.
4. The proposed amendment has no adverse impact on existing or planned infrastructure.

E. STAFF ANALYSIS

History and Background

The purpose of the Governor's Park land acquisition project was to create a greenspace buffer between established residential neighborhoods, future commercial land uses, and the expanded Blair Stone Road and Park Avenue transportation corridors. The park protects environmentally sensitive features, such as wetlands and high-quality successional forest, and provides urban open space for passive recreational activities such as hiking, bicycling, and wildlife observation.

The approximately 200-acre Governor's Park is located around the intersection of Park Avenue and Blair Stone Road. The park is composed of several parcels previously known as the Smith Property and the Myers Property. These properties were acquired by the City of Tallahassee in the 1990s utilizing a combination of City of Tallahassee funds and matched grant funding from the Florida Communities Trust (FCT) under the State's Preservation 2000 program. The FCT program is a land acquisition grant program that provides funding to local governments and eligible non-profit organizations to acquire land for parks, open space, and greenways. As a condition of obtaining grant funds for land acquisition, FCT requires properties acquired for open space to be designated as such on the local government's Future Land Use Map.

In accordance with FCT requirements, the future land use designation of the Governor's Park area was changed in 2000 to Recreation/Open Space. However, 14.3 acres along Governors Square Blvd were inadvertently omitted from this amendment, as well as an additional 9.4 acres surrounding the intersection of Park Avenue and Blair Stone Road.

On the north side of Governor's Park, three additional parcels, totaling 6.5 acres, are included in this amendment. These parcels are remnants from a right-of-way acquisition to allow the extension of Blair Stone Road from Park Avenue to Mahan Drive. These remnant parcels are currently managed as part of Governor's Park, and have a land use designation of Residential Preservation. Since these parcels are intended to remain as open space areas managed as part of Governor's Park, they are also included in this proposed amendment.

Current and Proposed Future Land Uses

The current and proposed future land designations for the subject site are summarized in Table #1.

Table #1: Subject Site Future Land Use Designation

Tax Identification Number	Current Future Land Use Designation	Proposed Future Land Use Designation	Approximate Area Subject to Change (Acres)
1132208010000 & 1132208020000	Recreation/Open Space & Planned Development	Recreation/Open Space	9.4
1132208030000	Recreation/Open Space & Suburban	Recreation/Open Space	14.3
112870 A0020	Residential Preservation	Recreation/Open Space	1.08
112870 A0090	Residential Preservation	Recreation/Open Space	0.76
112870 A0091	Residential Preservation	Recreation/Open Space	4.65
TOTAL			30.19

The following text describes the current and proposed land use categories. Attachment #1 includes the full text of all relevant Comprehensive Plan policies.

Planned Development (Current)

The Planned Development (PD) land use category is intended to identify large land holdings that will be developed for various mixes of land uses, resulting in different types of commercial and residential neighborhoods. This category is assigned to large, undeveloped tracts of land for which more detailed planning is required to establish the most appropriate mix and arrangement of uses in accordance with this objective and related policies. Developments in this category are intended to have a mix of uses resulting in greater internal capture of automotive trips and a net fiscal benefit for local governments. The maximum residential gross density is 20 dwelling units per acre.

Residential Preservation (Current)

The Residential Preservation (RP) land use category is characterized by existing homogeneous residential areas within the community predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Commercial, including office as well as any industrial land uses, are prohibited. Single family, townhouse, and cluster housing may be permitted within a range of up to six dwelling units per acre.

Suburban (Current)

The Suburban land use category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. It is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. The maximum residential gross density is 20 dwelling units per acre if a multiple use development pattern is utilized. If a development is proposed for residential uses only, the gross density would be 8-16 units.

This land use 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.

Recreation/Open Space (Proposed)

The Recreation/Open Space category is intended to be applied towards 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 USA or a rural community. No residential uses are permitted within this land use category.

Consistency with Comprehensive Plan

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

- Policy 2.16 [L] requires criteria to be included within local development regulations which require within residential developments the provision of non-residential land uses such as parks.
- Policy 2.17 [L] requires criteria to be included within the subdivision ordinances that set aside land for active and passive contiguous green space to provide for accessible recreation and/or open space areas for all neighborhoods.

Although the Governor's Park was created following the development of nearby residential areas, it provides a park composed of contiguous green space for these residential areas in a previously underserved part of the City, and is therefore consistent with Policies 2.16 [L] and 2.17 [L].

- Policy 2.2.14: [L] defines the Recreation/Open Space land use category. It is to be applied to government-owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas, as well as privately-owned lands which have golf courses, cemeteries, or wildlife management areas. Permitted uses include passive recreation and silviculture. Active recreation facilities are included if the site is within the USA or a rural community.

The designation of Governor's Park as Recreation/Open Space on the Future Land Use map is consistent with Policy 2.2.14 [L]. The park is owned by the City of Tallahassee and has passive recreational facilities, including trails.

- Policy 6.1.1: [C] requires the greenways network to attempt to interconnect existing dedicated open space areas and be comprised primarily of preservation and conservation features as described in Policy 1.3.1 [C] and 1.3.2 [C]. To the maximum extent practicable, bicycle trails, pedestrian pathways, and where appropriate, utility corridors, shall be included in the greenways network.

The Governor's Park is consistent with Policy 6.1.1 [C] in that it interconnects existing dedicated open space areas and provides bicycle trails, pedestrian pathways, and utility corridors.

- Policy 6.1.4: [C] requires properties acquired to implement the county-wide Greenways network to be managed to ensure that the resources for which the sites are acquired are protected or

restored to the greatest extent practicable, while supportive of other objectives such as passive recreation, education, and interpretation.

The Governor’s Park is consistent with Policy 6.1.4 [C] in that it is managed for protection, conservation, and environmental restoration of its environmental features, as well as providing for passive recreation, education, and interpretation.

Zoning

The current and proposed zoning districts for the subject site are summarized in Table #2.

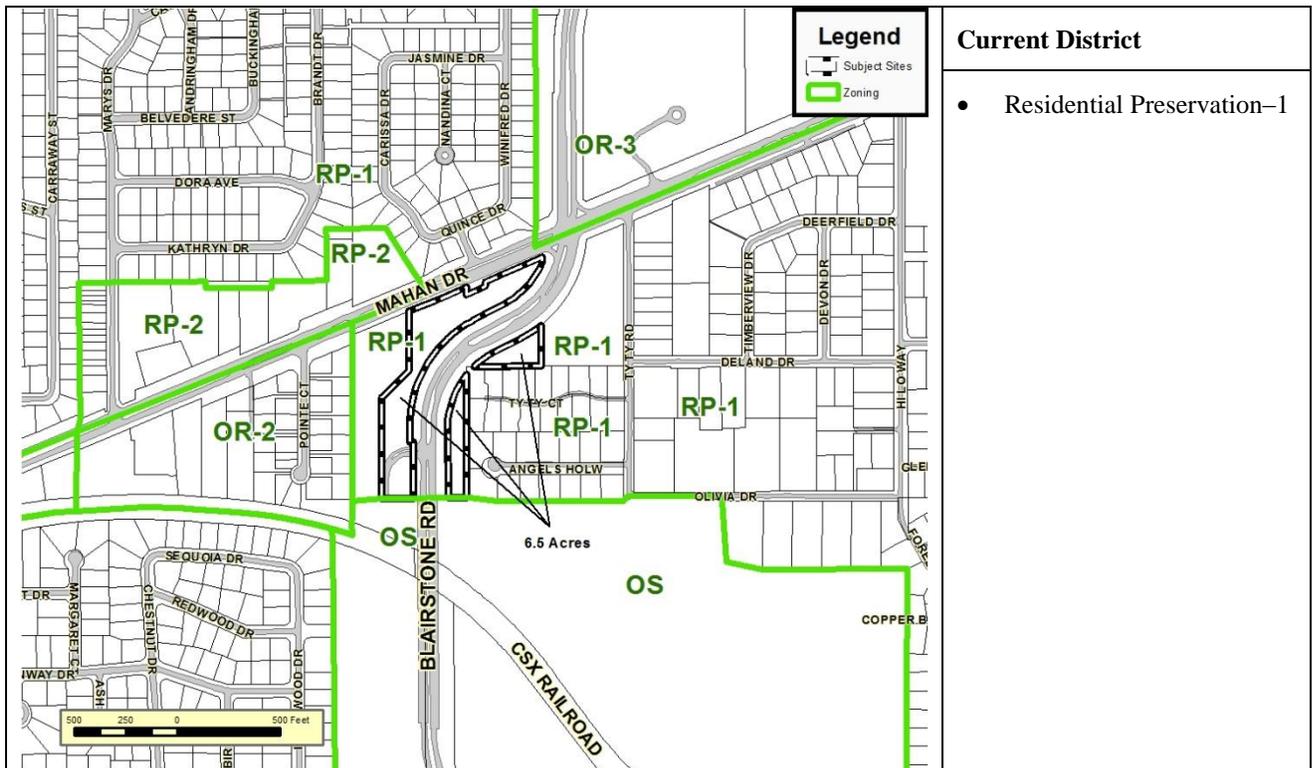
Table #2: Subject Site Zoning Districts

Tax Identification Number	Current Zoning District	Proposed Zoning District	Area Subject to Change (Acres)
1132208010000	Open Space (OS)	No Change	0
1132208020000	Open Space (OS)	No Change	0
1132208030000	Open Space (OS)	No Change	0
112870 A0020	Residential Preservation-1	Open Space (OS)	1.08
112870 A0090	Residential Preservation-1	Open Space (OS)	0.76
112870 A0091	Residential Preservation-1	Open Space (OS)	4.65
TOTAL			6.49

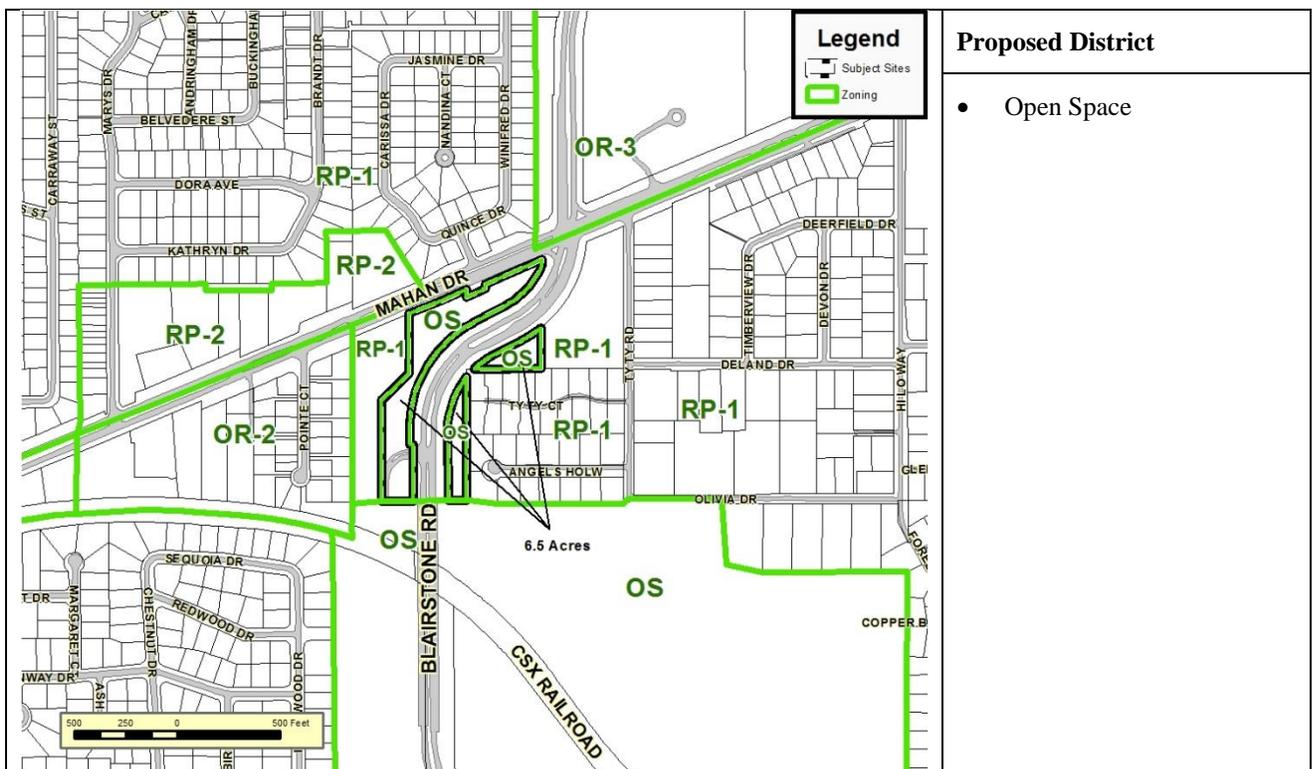
The three remnant parcels on the north side of Governor’s Park are currently zoned Residential Preservation–1 (RP-1). Consistent with the proposed FLUM amendment, a concurrent rezoning is being processed to change the zoning of these parcels to Open Space (OS).

The following maps illustrate the current and proposed zoning for the subject site.

Current Zoning



Proposed Zoning



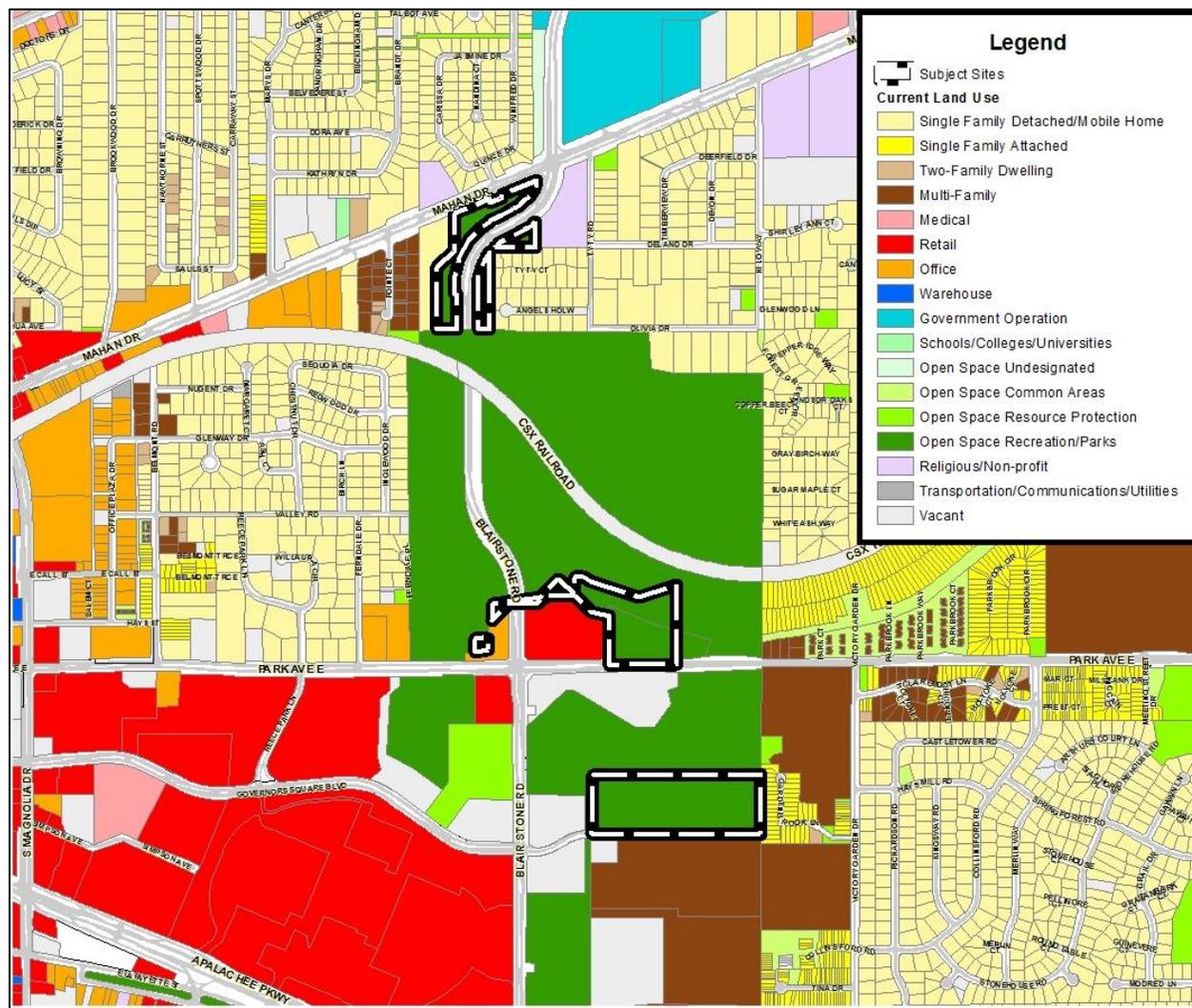
Existing Land Uses

As indicated in the following map, the existing land use of the subject site is open space.

The existing land use around three of the four corners surrounding the intersection of Park Avenue and Blair Stone Road is a mix of commercial uses. A shopping center is located on the NE corner, a bank on the NW corner, and a gasoline station and convenience store on the SW corner. The SE corner remains vacant and wooded.

The land use surrounding the Governor's Park is a mix of single-family, condominium, and multi-family residential areas; a small collection of offices on the western edge along Park Avenue, and a large retail area on the SW corner of the Park.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

The subject site is currently served by City of Tallahassee potable water and sewer facilities. The proposed amendment will result in a net reduction of entitlements for the subject site; therefore, no adverse impacts to potable water or sewer infrastructure are anticipated.

Schools

The proposed amendment will result in a net reduction in residential units; therefore, there are no projected impacts to student capacity at Leon County schools.

Roadway Network

The subject site is currently bound by Park Avenue, a major collector, and Blair Stone Road, a principal arterial. The proposed amendment will result in a net reduction of entitlements for the subject site; therefore, no adverse impacts to the areas roadway network are anticipated.

Pedestrian and Bicycle Network

Both Park Avenue and Blair Stone Road have sidewalks and bicycle lanes. Hiking and bicycling trails are currently located in Governor's Park. These trails connect to residential areas on the east and west side of this park. A trail is also located within that section of the park located east of Blair Stone Road, and south of Park Avenue. The proposed amendment will result in a net reduction of entitlements for the subject site; therefore, no adverse impacts to the areas pedestrian and bicycle network are anticipated.

Transit Service

StarMetro provides weekday and Saturday bus service through the intersection of Park Avenue and Blair Stone Road via the Evergreen route, which runs along Park Avenue. The closest stop to the subject site is located on the north side of Park Avenue at the Governor's Crossing shopping center on the northeast corner of Park Avenue and Blair Stone Road. The proposed amendment will result in a net reduction of entitlements for the subject site; therefore, no adverse impacts to transit service are anticipated.

Environmental Analysis

With the exceptions of the access road on Parcel #11-28-70 A0091, a stormwater pond on a portion of Parcel #11-32-20-802-0000, and an existing active CSX railroad line on a portion of Parcel #11-32-20-801-0000, the remaining areas subject to the proposed land use change are undeveloped. The subject site is within the Lake Lafayette drainage basin. A portion of Parcel #11-32-20-801-0000 within the subject area is within the 100-year flood zone.

F. PUBLIC OUTREACH AND NOTIFICATION

Public notices were sent to 368 property owners within 1,000 feet of the subject site. Below is a list of all outreach and notification to the public regarding this proposed amendment:

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 26, 2015	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	October 23, 2015	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 19, 2015	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 8, 2016	Email Subscription Notice sent to all users of service
X	Second Public Open House	January 14, 2016	5:30 PM, Second Floor, Frenchtown Renaissance Center

First Public Open House - November 19, 2015: Five citizens attended the first open house to discuss the 2016 Cycle amendments. All citizens in attendance received a mail notice of the proposed changes, which indicates that all attendees lived within 1000 feet of one of the subject sites. The majority of comments and questions focused on clearly understanding the proposed amendments, and staff was able to discuss with each citizen the objectives of the proposed changes.

Second Public Open House - January 14, 2015: No citizens attended the second open house.

G. STAFF REPORT UPDATE

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

Cycle 2016 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 14, 2016	9:00 AM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 2, 2016	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	March 8, 2016	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 12, 2016	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 24, 2016	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Public Hearing - February 2, 2016: The Local Planning Agency recommended approval of this proposed amendment.

H. ATTACHMENTS

Attachment #1: Complete Text of Comprehensive Plan Policies:

1. Policy 2.1.8: [L] Residential Densities
2. Policy 2.2.3: [L] Residential Preservation
3. Policy 6.1.1: [L] Planned Development
4. Policy 6.1.2: [L] Planned Development
5. Policy 6.1.3: [L] Planned Development
6. Policy 2.2.14: [L] Recreation/Open Space

Complete Text of Comprehensive Plan Policies
Referenced in PCM201602 Report

Policy 2.1.6: [L] (EFF. 7/16/90)

Criteria shall be established within local development regulations which require within residential developments the provision of non-residential land uses such as parks, school sites and potential walk-to minor commercial and office opportunities.

Policy 2.1.7: [L] (REV. EFF. 8/17/92)

Criteria established within the subdivision ordinances shall set aside land for active and passive contiguous green space in order to provide for accessible recreation and/or open space areas for all neighborhoods.

Policy 2.1.8: [L] (Revision Effective 7/26/06; Revision Effective 1/7/10)

Maintain a viable mix of available residential densities to accommodate a variety of housing types. Current residential densities are summarized below:

RESIDENTIAL DENSITIES RANGE (Revision Effective 12/15/11; Rev. Eff. 7/19/13)

Future Land Use Category	Maximum Gross Density - Dwelling Units (DU)/Acre (Ac) ¹	Minimum Gross Density Dwelling Units (DU)/Acre (Ac)
Rural	1 DU/10 Ac	No minimum
Urban Fringe	1 DU/3 Ac (standard) or 1DU/3 Ac (Conservation subdivision)	No minimum
Urban Residential	10 DU/AC	4 DU/Ac
Urban Residential 2	20 DU/Ac ²	No minimum
Village Mixed Use	20 DU/Ac ²	No minimum
Suburban	20 DU/Ac ²	No minimum
Planned Development	20 DU/Ac ²	No minimum
Bradfordville Mixed Use ²	20 DU/Ac	No minimum
Central Urban ^{2,3}	45 DU/Ac	No minimum
Activity Center ^{2,3}	45 DU/Ac	No minimum
University Transition ^{2,3}	50 DU/Ac	No minimum
Central Core ^{2,3} (Eff. 1/7/10)	150 DU/Ac (Eff. 1/19/02)	No minimum
Rural Community	4 DU/Ac	No minimum
Residential Preservation ²	6 DU/Ac	No minimum
Lake Talquin Recreation/Urban Fringe ⁴	1 DU/3 Ac (standard)	No minimum
Lake Protection ⁴	1 DU/2 Ac (standard)	No minimum

Notes:

¹ Maximum gross density is based on the gross acreage of the site and may not be achievable after addressing applicable land development regulations (e.g., parking, stormwater, and other regulations that may limit maximum development potential).

² Density ranges can be increased up to 25% above the maximum limits listed above for the purpose of providing affordable housing units, consistent with Policy 2.1.14 [LU].

³ Density ranges can be increased up to 35% above the maximum limits listed above for the purpose of encouraging infill development and redevelopment, consistent with Mobility Element Policy 1.1.10 [M] (Effective 12/15/11). (Revision Effective 7/19/13)

⁴ Clustering Option Available

Land Use Policy 2.2.3: [L]

RESIDENTIAL PRESERVATION (*Effective 7/16/90; Revision Effective 7/26/06; Revision Effective 4/10/09*)

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

For Residential Preservation areas outside the Urban Service area the density of the residential preservation area shall be consistent with the underlying land use category.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily all of these criteria.

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local in nature
 - a) Predominance of residential uses front on local street
 - b) Relatively safe internal pedestrian mobility
- 3) Densities within the area generally of six units per acre or less
- 4) Existing residential type and density exhibits relatively homogeneous patterns
- 5) Assessment of stability of the residential area, including but not limited to:
 - a) Degree of home ownership
 - b) Existence of neighborhood organizations

In order to preserve existing stable and viable residential neighborhoods within the Residential Preservation land use category, development and redevelopment activities in and adjoining Residential Preservation areas shall be guided by the following principles:

- a) The creation of transitional development area (TDA) for low density residential developments.

Higher density residential developments proposed for areas adjoining an established neighborhood within the residential preservation land use category shall provide a transitional development area along the shared property line in the higher density residential development. The development density in the transitional development area shall be the maximum density allowed in the Residential Preservation land use category. Development within the transitional development area shall be designed, sized and scaled to be compatible with the adjoining residential preservation area.

Transitional development areas shall be non-mapped areas and shall be approved at the time of site plan approval. The factors cited in paragraph (e) below shall be considered when determining the size of transitional development areas. The land development regulations shall specify development thresholds for the implementation of transitional development areas.

- b) Limitation on future commercial intensities adjoining low density residential preservation neighborhoods.

New or redeveloped commercial uses adjoining residential preservation designated areas shall mitigate potential impacts by providing a transitional development area between the commercial uses and residential preservation uses and only those commercial activities which are compatible with low density residential development in terms of size and appearance shall be allowed. The factors cited in paragraph (e) below shall be used when determining the compatibility, design techniques and the size of transitional development areas. The design and layout of adjoining commercial uses shall be oriented to place the section of the development with the least potential negative impacts next to the residential preservation area.

c) Limitations on existing light industry adjoining residential preservation neighborhoods.

New, expanding or redeveloped light industrial uses adjoining low density residential areas within the residential preservation land use category shall mitigate potential negative impacts by providing a transitional development area between the light industrial uses and the low and medium density residential uses. The factors cited in paragraph (e) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.

The design and layout of adjoining light industrial uses shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. New light industrial land uses shall not be designated next to a residential preservation area.

d) Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply to ancillary facilities when proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the adjoining residential preservation area.

e) Land use compatibility with low density residential preservation neighborhoods

A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. At a minimum, the following factors shall be considered to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/ configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor. These factors shall also be used to determine the size of transitional development areas.

f) Limitations on Planned Unit Developments in the Residential Preservation land use category.

Planned Unit Developments proposed within the interior of a Residential Preservation designated recorded or unrecorded subdivisions shall be generally consistent with the density of the existing residential development in the recorded or unrecorded subdivision. Parcels abutting arterial roadways and/or major collectors may be permitted to achieve six dwelling units per acre.

The existing predominant development density patterns in Residential Preservation are listed in paragraph (g) below. Within 18 months of adoption, the PUD regulations shall be amended to include provisions addressing the preservation of established residential preservation designated

areas. Said provisions shall address any proposed increase in density and the factors cited in paragraph (e) above.

g) Limitations on resubdivision of lots within established Residential Preservation designated areas.

To protect established single family neighborhoods from density intrusions, consistency within the recorded or unrecorded subdivision shall be the primary factor in granting approval for development applications. Consistency for the purposes of this paragraph shall mean that parcels proposed for residential development shall develop consistent with the lot size and density of the recorded or unrecorded subdivision.

Guidance on the resubdivision of lots in recorded and unrecorded single family subdivisions shall be provided in the Land Development Code.

Parcels proposed for residential development shall develop at densities generally consistent with the density of existing residential development in the recorded or unrecorded subdivision with the exception of parcels abutting arterial and/or major collector roadways which may be permitted up to six dwelling units per acre.

There may be two distinct density patterns in the Residential Preservation land use category as shown below:

<u>Existing land use character of the subdivision</u>	<u>Gross residential density</u>
Homogenous, very low density single family detached units (City Only)	0-3.6 dwelling units per acre (generally consistent with density of the subdivision)
Low density single family detached and/or non-single family detached units (including but not limited to townhomes and duplexes)	0-6.0 dwelling units per acre (generally consistent with density of the subdivision)

This section shall not be construed as to restrict the development of building types allowed by the applicable zoning district.

PLANNED DEVELOPMENT

Objective 6.1: [L] (REV. EFF. 12/23/96)

This Future Land Use Category is intended to identify large land holdings that will be developed for various mixes of land uses, resulting in different types of commercial and residential neighborhoods. This category is assigned to large, undeveloped tracts of land for which more detailed planning is required to establish the most appropriate mix and arrangement of uses in accordance with this objectives and the related policies. Developments in this category are intended to have a mix of uses that results in greater internal capture of automotive trips and a net fiscal benefit for local governments.

The intensities of development in planned development categories mirror the intensities authorized in the Suburban Future Land Use Category until the plan is modified through the plan

amendment process in conjunction with the development of regional impact and/or planned unit development processes.

The mix of uses shall be established at the time of development through the development of regional impact and/or planned unit development processes in accordance with this objective and related policies. Each Planned Development shall include a mix of residential unit types and complementary non-residential uses that, at build-out of the project, result in an internal capture of at least 20 percent of the trips generated by the development.

Policy 6.1.1: [L] (REV. EFF. 12/23/96; REV. EFF. 3/14/07)

Undeveloped areas within the Urban Service Area that, as of January 1, 2007, are predominantly in the same ownership, including contiguous parcels under the same ownership or control, and encompassing more than 200 acres shall be defined as Planned Development Areas. These Planned Development Areas shall require, prior to subdivision or development:

- Allocation of future land uses and intensities through the Comprehensive Plan amendment process in conjunction with approval of the Planned Development Master Plan;
- Approval of a Planned Development Master Plan for development of all contiguous land holdings as an area plan that is consistent with, but not formally adopted as part of the Comprehensive Plan. The Planned Development Master Plan shall show the location, intensity and mix of proposed land uses, as well as the transportation network necessary to serve the proposed development;
- Approval of a PUD, subject to Type D review as specified in the Zoning Code, that is consistent with the Planned Development Master Plan and identifies the specific criteria for development with the Planned Development. PUD approval may be granted in phases where a portion of the property is to be developed at any given time.
- To provide for a more self-supporting development pattern that is less oriented to the use of automobiles, the Planned Development Master Plan area shall include at least four different land uses (e.g., residential, office, commercial, recreation, light industrial, open space, and/or public that are integrated with each other, as well as with the unique characteristics of the Planned Development Area.

Policy 6.1.2: [L] (REV. EFF. 6/28/95; REV. EFF. 3/14/07)

Except as provided by Policy 6.1.3, prior to approval of development or subdivision within Planned Development Areas, a Planned Development Master Plan shall be adopted as an area plan that is consistent with, but independent of the Comprehensive Plan. The Comprehensive Plan shall be amended concurrently with the Planned Development Master Plan to allocate the mix, locations and intensities of future land uses as well as any public facilities required to serve proposed land uses. The Master Plan shall identify the following:

- a) Boundary of area subject to Planned Development;
- b) General depiction of mix, location and intensities of future land uses;
- c) Activities permitted within each land use;
- d) Total dwelling units by residential dwelling type;

- e) Total square footage of non-residential development;
- f) Specific requirements that will adequately protect the natural resources of the area;
- g) Major transportation system improvements that are consistent with adopted transportation plans and address the impacts to the surrounding area, including canopy roads and required interconnections. The plan shall address the issues of capacity maintenance, promotion of mass transit and pedestrian accessibility, and protection of canopy roads, if applicable;
- h) Facilities and development requirements to provide for alternative modes of transportation;
- i) A facilities plan which identifies the type, demand, and general location of needed utilities (including a master stormwater plan) in relation to existing and scheduled utilities in the areas of the development, as well as the location and adequacy of proposed schools, parks and open space;
- j) How the development will reduce transportation demand by allowing for internal trip capture of at least 20% at project build-out through a mixture of uses that includes at least four of the following: residential; commercial; office; recreational, public, open space and light industrial;
- k) How the development will provide for low and moderate income housing;
- l) How the development will provide for the recreational needs of the community;
- m) How the unique characteristics of the area, including cultural and historic resources, preservation and conservation features, and greenways, will be addressed;
- n) A phasing plan showing the phasing of future land uses for the area and the minimum and maximum allowable densities and intensities, total dwelling units, and total square footage; and
- o) A set of development guidelines that will direct the development of subsequent site specific development projects as part of a PUD. These guidelines shall address, but not be limited to, the interrelationships of uses, energy efficiency, pedestrian access, and crime prevention.
- p) Alternatively, for a proposed DRI the applicant must demonstrate to the Planning Department that the DRI Development Order will meet the requirements of the Planned Development Master Plan.

Policy 6.1.3: [L] (REV. EFF. 12/7/99; REV. EFF. 3/14/07)

- a) A portion of a Planned Development Area not exceeding either 20% of the Planned Development Area or 200 acres, whichever is less, may be developed through the PUD process as established in the LDRs prior to the submittal of a Planned Development Master Plan for the remainder of the Planned Development. This advanced portion must include at least two different land uses (excluding public and recreation) unless the applicant can justify that the parcel size would not support that amount of uses. In this case, the applicant is still required to develop a mixed use project for the advanced portion. As part of the PUD approval, the applicant shall submit a map of all contiguous land holdings. Easements, right-of-way and other improvements located throughout and needed to serve the larger development may be required to be dedicated in conjunction with this development in advance of the Master Plan. This option shall not be used to reduce the overall area below the Planned Development threshold and any development authorized in advance of Master Plan

approval must be included in the Master Plan. This option shall not be utilized by subsequent property owners resulting from the use of this option;

- b) It is the intent of local government to allow timely installation of facilities and infrastructure recognized by the City and/or County Commission as being important for the orderly growth of the community. Subdivision of a portion of a Planned Development for sale or donation to a public or quasi-public entity for the purpose of conservation, preservation, or passive resource based recreation use shall not be contingent upon the adoption of a Master Plan and PUD Districts, but the applicant shall be required to submit a management plan to be approved by the local government in lieu of a PUD or site plan. Subdivision and development of a portion of a Planned Development for sale or donation for the purpose of providing schools (pre-kindergarten through twelfth grade) and/or infrastructure to serve primarily offsite needs shall not, likewise, be contingent upon the adoption of a Master Plan and PUD-Districts, but shall be required to follow the review procedures for a PUD. Onsite infrastructure needed primarily for the future development of the Planned Development shall not be included as part of the advance development option provided in this paragraph. The educational facilities and types of infrastructure that are intended to be accessible by the public shall be designed for integrated auto, pedestrian and bicycle access, and shared access. The school facilities and infrastructure shall include adequate buffering for the remainder of the Planned Development. If any of these public acquisitions reduces the remaining acreage of the Planned Development below 200 acres, the Planned Development provisions of this Plan shall apply to all remaining acreage.

Policy 2.2.14: [L]

RECREATION/OPEN SPACE (EFF. 8/17/92; REV. EFF. 7/26/06; RENUMBERED 3/14/07)

This category contains:

- (1) Government owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas.
- (2) Privately owned lands which have golf courses, cemeteries, or wildlife management areas.

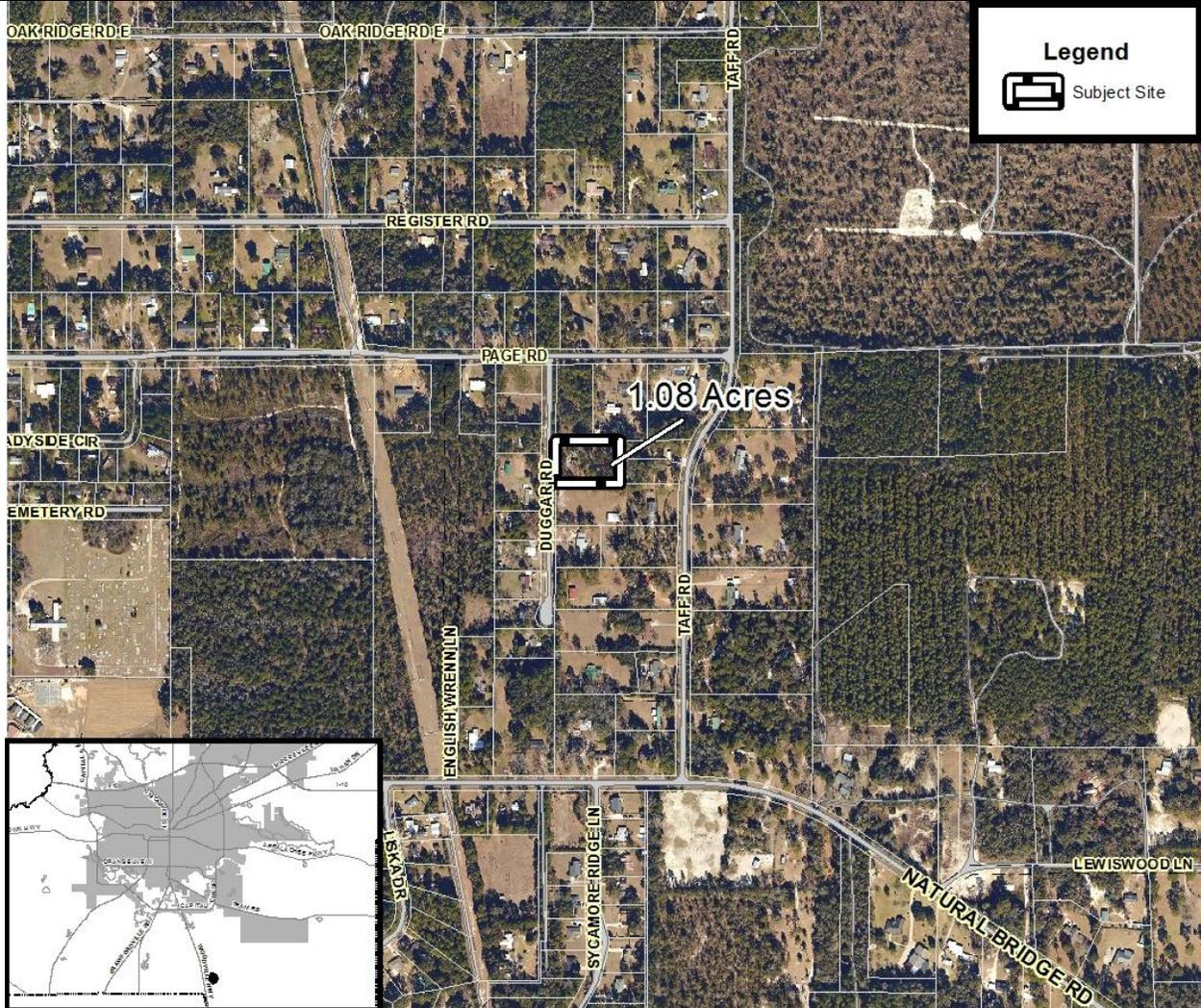
Permitted uses include passive recreation and silviculture. Active recreation facilities are included if the site is within the USA or a rural community.

Policy 6.1.1: [C] (EFF. 6/25/96; REV. EFF. 7/20/05)

The greenways network shall attempt to interconnect existing dedicated open space areas and be comprised primarily of preservation and conservation features as described in Policy 1.3.1 [C] and 1.3.2 [C]. Floodplains and natural drainageways shall receive particular emphasis for inclusion in the network. Other lands that do not qualify as preservation or conservation features may be included in the network based on connectivity, historical value, or value as a natural resource buffer. To the maximum extent practicable, bicycle trails, pedestrian pathways, and where appropriate, utility corridors, shall be included in the greenways network.

Policy 6.1.4: [C] (EFF. 7/2/99)

Properties acquired to implement the county-wide Greenways network shall be managed to ensure that the resources for which the sites are acquired are protected or restored to the greatest extent practicable while supportive of other objectives such as passive recreation, education, and interpretation. Such management shall include, but not be limited to, reforestation and replanting of appropriate terrestrial and aquatic or wetland vegetation, removal of noxious exotic terrestrial and aquatic vegetation, and physical modification and biological enhancement of streambeds, ditches and shorelines to improve water quality or minimize erosion.



Property Owner:	Property Location:	TLCPD Recommendation:
City of Tallahassee	Duggar Road within the Woodville Rural Community	Approve
Applicant: TLCPD		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Stephen M. Hodges	<u>Future Land Use:</u> Government Operational <u>Zoning:</u> Residential Preservation	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
Stephen.Hodges@talgov.com 850.891.6408	<u>Future Land Use:</u> Woodville Rural Community <u>Zoning:</u> Residential Preservation	
Date: January 8, 2016	Updated: February 10, 2016	

A. REASON FOR REQUESTED CHANGE

Planning staff received a request from the City of Tallahassee's Real Estate department to initiate a Future Land Use Map (FLUM) amendment for a 1.08 acre parcel located at 9147 Duggar Road in the Woodville Rural Community ("subject site").

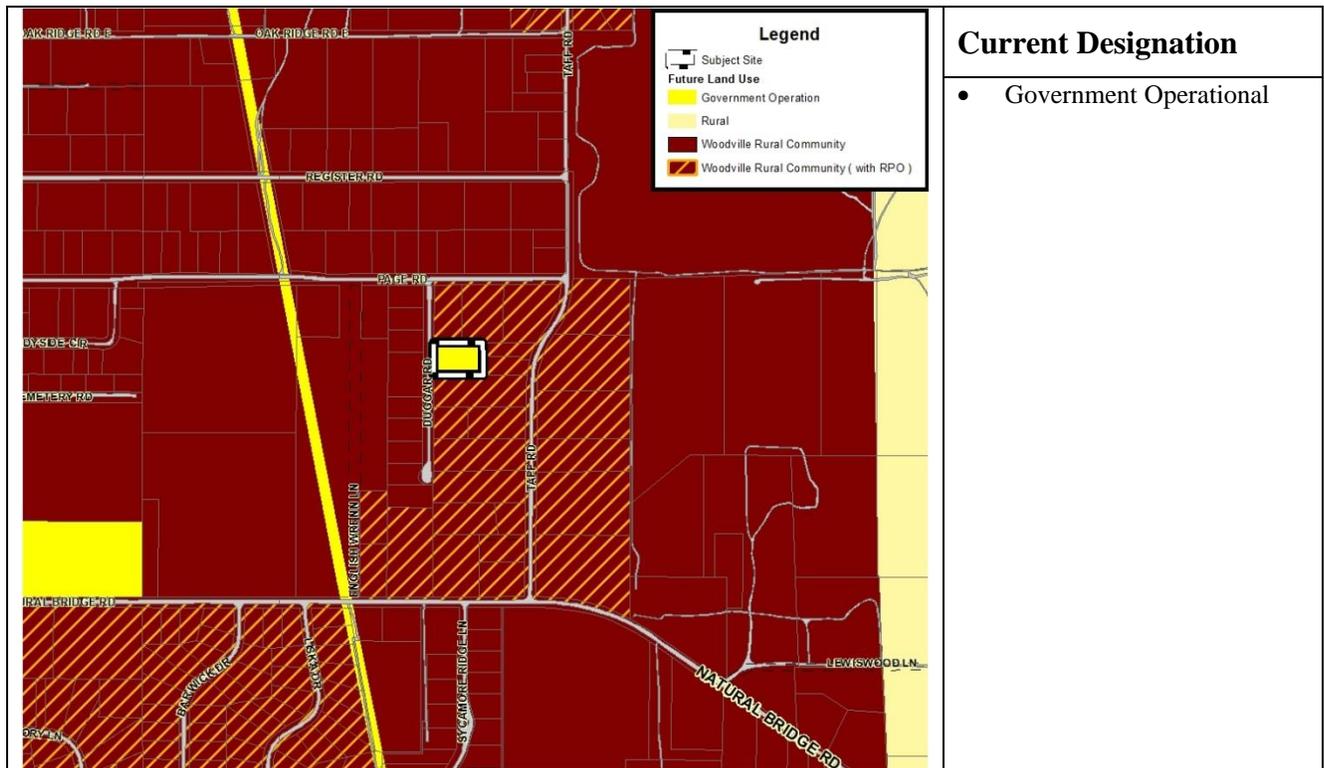
The subject site previously served as a municipal water well site by the City of Tallahassee. It was sold to an adjacent property owner in January 2015 through the City's land surplus process. Since the municipal well is no longer in operation and the subject site is no longer owned by the City, it is necessary to change the site's land use designation.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

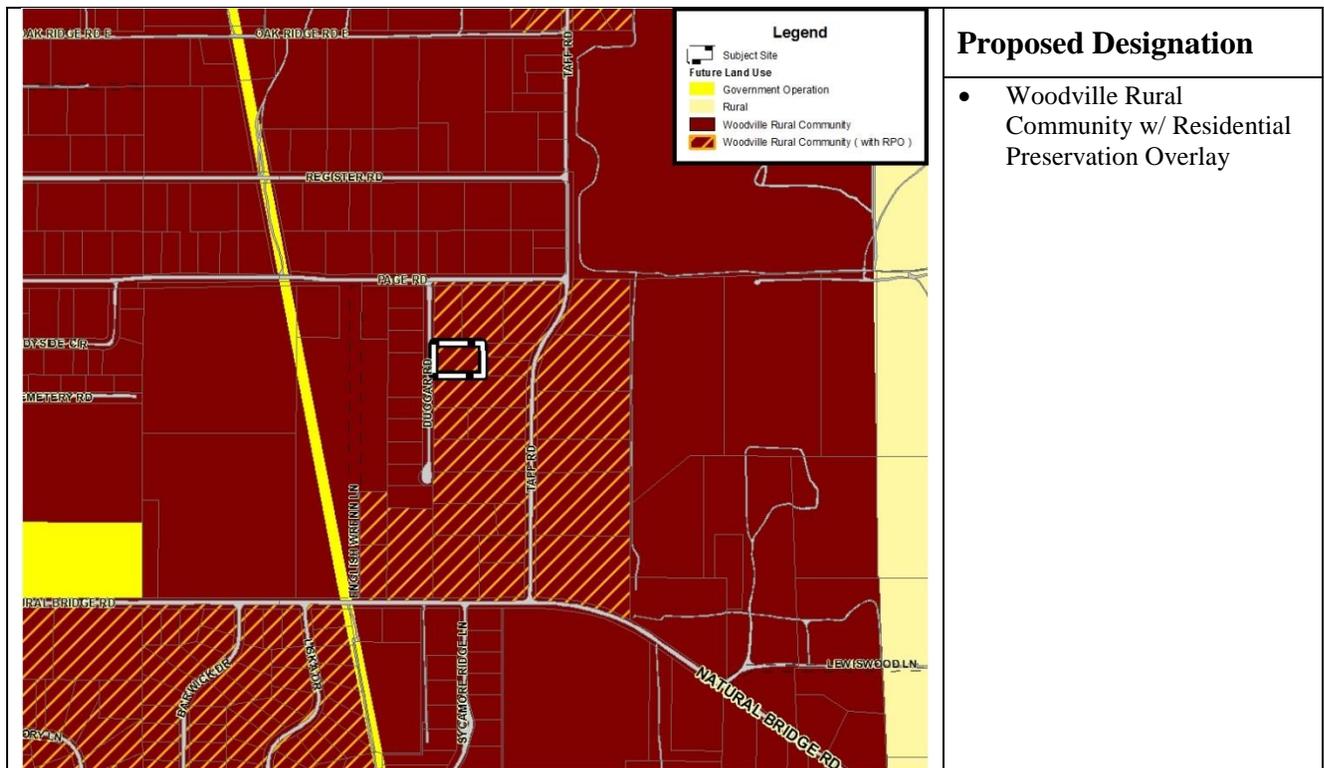
The proposed map amendment would change the FLUM designation for approximately 1.08 acres from Government Operational to Woodville Rural Community with a Residential Preservation Overlay.

The following maps illustrate the current and proposed FLUM designations for the subject site.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



C. RECOMMENDATION

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

D. FINDINGS

Staff presents the following findings of fact:

1. The current land use designation of Government Operational is no longer consistent with the use and ownership of the subject site.
2. The proposed land use change to Woodville Rural Community is consistent with the surrounding area, and with the current and future use of the subject site.
3. The proposed amendment has no adverse impact on existing or planned infrastructure.

E. STAFF ANALYSIS

History and Background

The 1.08 acre subject site is located on Duggar Road in Woodville, approximately five miles south of Capital Circle South, and 0.5 miles east of Woodville Highway. A municipal water well, owned and operated by the City of Tallahassee was previously located on the property. The City closed the well in late 2012 due to contamination and subsequently removed all the associated pumps, valves, tanks, and other equipment. The well house structure remains onsite. The City surplused the subject site and an adjacent property owner purchased it in early January 2015.

Following the sale of the subject site, the City's Division of Real Estate requested that Planning staff initiate a FLUM amendment for the subject site since it is no longer operated as a well site or government owned.

Current and Proposed Land Use Categories

The following text describes the current and proposed land use categories. Attachment #1 includes the full text of all relevant policies.

Government Operational (Current)

The Government Operational (GO) category is intended to be applied towards government-owned lands which have various facilities such as Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary. These facilities provide the operation and provision of services on property owned or operated by local, state and federal government. No residential uses are permitted within this land use category.

Woodville Rural Community (Proposed)

The Rural Community Future Land Use Map designation is intended to distinguish long-established unincorporated communities located outside of the urban service area. These communities have

existing concentrations of residential land use at densities typically less than those desirable within an urban area.

The Woodville Rural Community FLUM limits non-residential development to a maximum of 50,000 square feet per building and 50,000 square feet per parcel. Residential development is limited to a density of four dwelling units per acre. Through the transfer of development units system provided for in Policy 4.2.5 [C], residential densities of up to eight dwelling units per acre may be allowed, if connection to sewer facilities designed to achieve Wastewater Treatment standards is available and required.

Residential Preservation Overlay (Proposed)

The Residential Preservation Overlay (RPO) is a planning tool on the Future Land Use Map that identifies residential areas outside the Urban Service Area which predate the Comprehensive Plan that, based on their housing type and density, would otherwise qualify as Residential Preservation. An RPO allows only residential uses. Residential densities within an RPO are limited to those permitted by the underlying land use designation, which is four dwelling units per acre in the Rural Community areas.

Consistency with Comprehensive Plan

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

- Policy 1.1.1: [L] requires that in order to discourage urban sprawl, new development shall be concentrated in the urban service area plus in the Woodville Rural Community future land use category and the rural communities of Capitola, Chaires, Ft. Braden and Miccosukee, as designated on the future land use map.

The proposed Future Land Use designation for the subject site will allow new development within the Woodville Rural Community as designated on the future land use map.

- Policy 2.2.11: [L] creates the Rural Community Future Land Use category. This policy is intended to distinguish long-established unincorporated communities located outside of the urban service area. These communities have existing concentrations of residential land use at densities typically less than those desirable within an urban area (gross densities are typically less than 2 dwelling units per acre and the most intensely developed portions rarely exhibit net densities above 4 dwelling units per acre).
- Policy 2.2.12: [L] creates the Woodville Rural Community Future Land Use category. Residential development in this land use category is limited to a density of four dwelling units per acre.

The entire area surrounding this parcel is consistent with Policies 2.2.11 [L] and 2.2.12 [L], and the proposed land use designation for this parcel, including its allowable maximum residential density, is similar to the surrounding area.

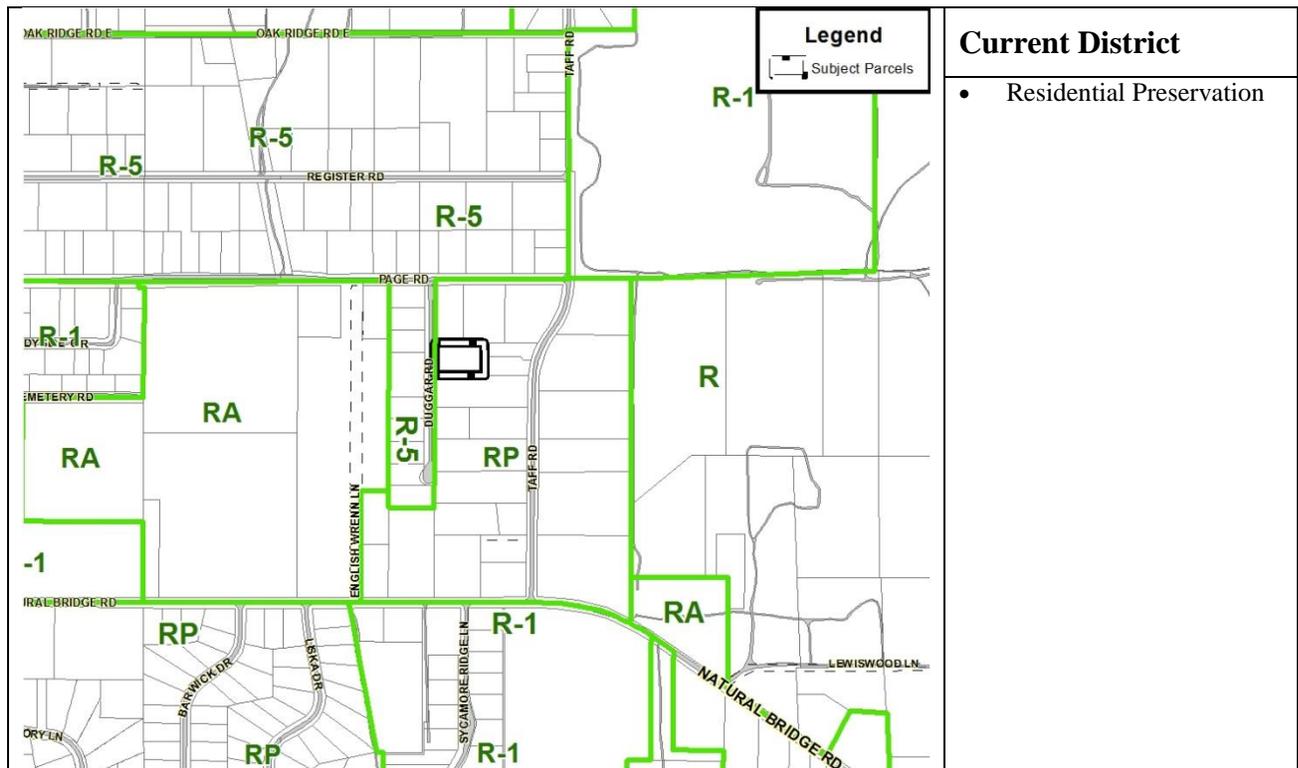
- Policy 5.3.3: [L] requires that all land uses permitted within the Educational Facilities, Recreation/Open Space, and Government Operational future land use categories shall, upon the transfer of land designated Institutional to an individual or private entity, require a future land use map amendment before any use other than existing, may occur.

The proposed Future Land Use change is consistent with this policy because the subject site has been transferred to a private entity in order to be used in a manner that is different than the previous use.

Zoning

The current zoning designation for the subject site is Residential Preservation (RP), which is consistent with the zoning designation of the surrounding properties to the north, east, and south. To the immediate west of the subject site, a narrow band of existing single-family residences have a zoning designation of R-5 (Manufactured Home and Single-Family Detached).

Current Zoning

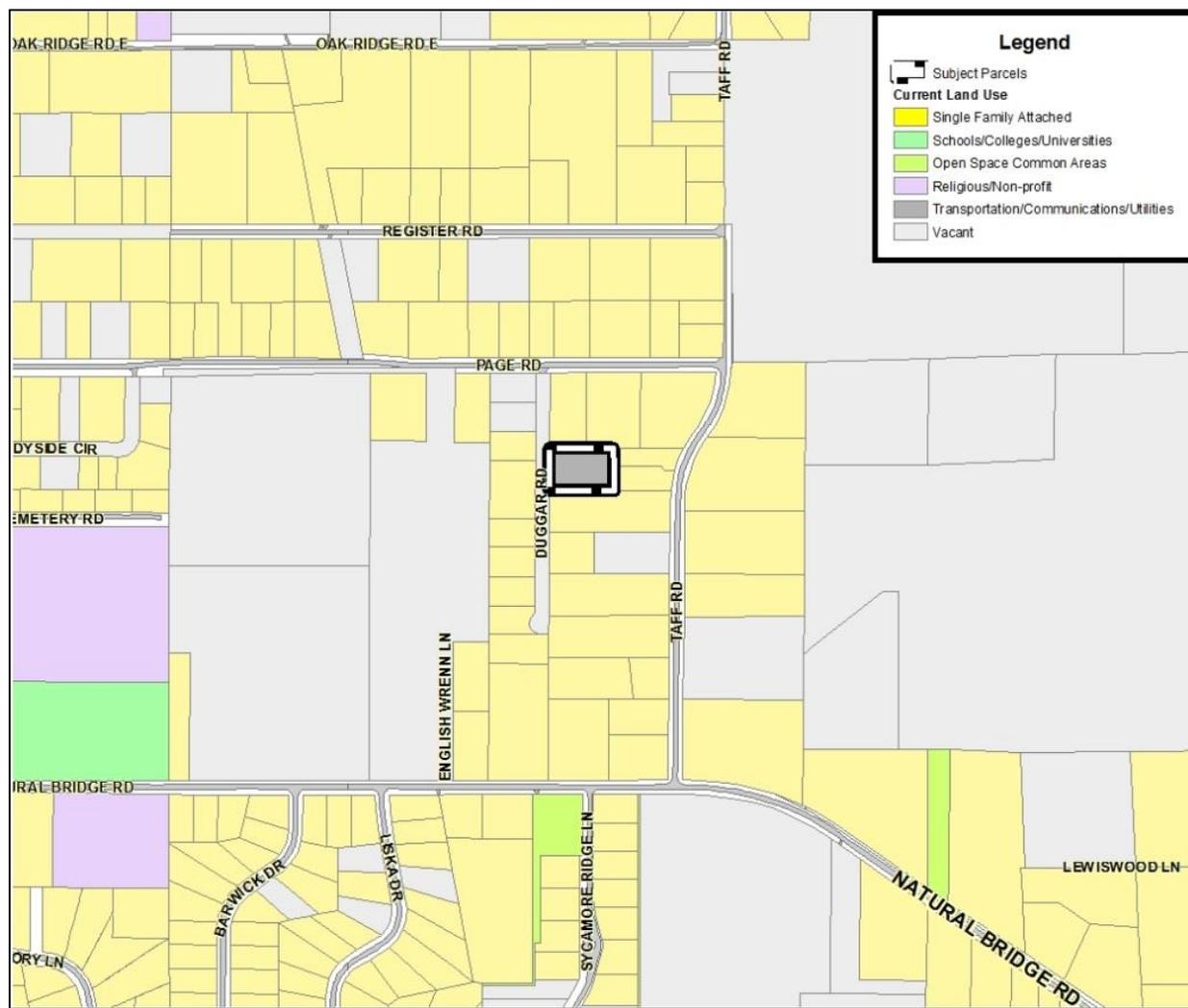


Section 10-6.617 of the County’s Land Development Code governs Residential Preservation zoning in the unincorporated area. This section permits single-family, duplex residences, manufactured homes, and cluster housing within a range of zero to six units per acre. However, in Residential Preservation areas outside the urban service area, this section states that the density of non-vested development in residential preservation areas shall be consistent with the underlying land use category. For the subject site, this means that the maximum allowed residential density is four dwelling units per acre. Because there is no sewer service to the subject site (and none anticipated at this time), Policy 1.2.1 of the Sanitary Sewer sub-element in the Utilities Element of the Comprehensive Plan requires that the minimum lot size for a septic tank shall be one-half acre; therefore, the current maximum allowable residential density for the subject site is two units.

Existing Land Uses

The existing use of the subject site has transitioned from a government operation (municipal water well facility) to a residential use. The existing structure that housed the wellhead and pumping equipment is still in place, as well as a chain-link fence around it. The remainder of the site is forested. The current owner is using the structure and the area within the fence for storage of personal items. The surrounding land uses are primarily low-density residential with some areas of vacant, undeveloped land. The following map indicates existing land uses surrounding the subject site as of 2014.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

The subject site is currently served by City of Tallahassee potable water service. Central sewer service is not currently available to the subject site, nor is it planned within the five-year Capital Improvements Element.

Schools

The subject site is in the Woodville Elementary, Nims Middle School, and Rickards High School attendance zones. Based on the current maximum allowable residential density for the subject site of two dwelling units only, no adverse impacts on public school capacity are anticipated.

Roadway Network

The subject site is currently served by Duggar Road, which is a local, unpaved road. Given the size of the subject site and the permitted uses, densities, and intensities, no adverse impacts to the areas roadway network are anticipated..

Pedestrian and Bicycle Network

There are no pedestrian or bicycle facilities proximate to the subject site.

Transit Network

StarMetro does not provide service to the subject site or surrounding area.

Environmental Analysis

Environmental Features

The subject site is located within the Woodville Recharge drainage basin. There are no known protected environmental features onsite.

F. PUBLIC OUTREACH AND NOTIFICATION

Public notices were sent to 61 property owners within 1,000 feet of the subject site. Below is a list of all outreach and notification to the public regarding this proposed amendment:

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 26, 2015	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	October 23, 2015	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 19, 2015	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 8, 2016	Email Subscription Notice sent to all users of service
X	Second Public Open House	January 14, 2016	5:30 PM, Second Floor, Frenchtown Renaissance Center

First Public Open House - November 19, 2015: Five citizens attended the first open house to discuss the 2016 Cycle amendments. All citizens in attendance received a mail notice of the proposed changes, which indicates that all attendees lived within 1000 feet of one of the subject sites. The majority of comments and questions focused on clearly understanding the proposed amendments, and staff was able to discuss with each citizen the objectives of the proposed changes.

Second Public Open House - January 14, 2015: No citizens attended the second open house.

G. STAFF REPORT UPDATE

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

Cycle 2016 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 14, 2016	9:00 AM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 2, 2016	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	March 8, 2016	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 12, 2016	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 24, 2016	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Public Hearing - February 2, 2016: The Local Planning Agency recommended approval of this proposed amendment.

H. ATTACHMENTS:

Attachment #1: Complete Text of Comprehensive Plan Policies:

1. 2.1.8: [L] Residential Densities
2. 2.2.3: [L] Residential Preservation
3. 2.2.11: [L] Rural Community
4. 2.2.12: [L] Woodville Rural Community

Complete Text of Comprehensive Plan Policies
Referenced in PCM201603 Report

Policy 1.1.2: [L] (REV. EFF. 12/10/91)

Improvement of capital infrastructure shall be provided within the designated urban service area and shall be phased over the life of the plan.

Policy 2.1.8: [L] (Revision Effective 7/26/06; Revision Effective 1/7/10)

Maintain a viable mix of available residential densities to accommodate a variety of housing types. Current residential densities are summarized below:

RESIDENTIAL DENSITIES RANGE (Revision Effective 12/15/11; Rev. Eff. 7/19/13)

Future Land Use Category	Maximum Gross Density - Dwelling Units (DU)/Acre (Ac) ¹	Minimum Gross Density Dwelling Units (DU)/Acre (Ac)
Rural	1 DU/10 Ac	No minimum
Urban Fringe	1 DU/3 Ac (standard) or 1DU/3 Ac (Conservation subdivision)	No minimum
Urban Residential	10 DU/AC	4 DU/Ac
Urban Residential 2	20 DU/Ac ²	No minimum
Village Mixed Use	20 DU/Ac ²	No minimum
Suburban	20 DU/Ac ²	No minimum
Planned Development	20 DU/Ac ²	No minimum
Bradfordville Mixed Use ²	20 DU/Ac	No minimum
Central Urban ^{2,3}	45 DU/Ac	No minimum
Activity Center ^{2,3}	45 DU/Ac	No minimum
University Transition ^{2,3}	50 DU/Ac	No minimum
Central Core ^{2,3} (Eff. 1/7/10)	150 DU/Ac (Eff. 1/19/02)	No minimum
Rural Community	4 DU/Ac	No minimum
Residential Preservation ²	6 DU/Ac	No minimum
Lake Talquin Recreation/Urban Fringe ⁴	1 DU/3 Ac (standard)	No minimum
Lake Protection ⁴	1 DU/2 Ac (standard)	No minimum

Notes:

¹ Maximum gross density is based on the gross acreage of the site and may not be achievable after addressing applicable land development regulations (e.g., parking, stormwater, and other regulations that may limit maximum development potential).

² Density ranges can be increased up to 25% above the maximum limits listed above for the purpose of providing affordable housing units, consistent with Policy 2.1.14 [LU].

³ Density ranges can be increased up to 35% above the maximum limits listed above for the purpose of encouraging infill development and redevelopment, consistent with Mobility Element Policy 1.1.10 [M] (Effective 12/15/11).
(Revision Effective 7/19/13)

⁴ Clustering Option Available

Land Use Policy 2.2.3: [L]

RESIDENTIAL PRESERVATION (*Effective 7/16/90; Revision Effective 7/26/06; Revision Effective 4/10/09*)

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

For Residential Preservation areas outside the Urban Service area the density of the residential preservation area shall be consistent with the underlying land use category.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily all of these criteria.

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local in nature
 - a) Predominance of residential uses front on local street
 - b) Relatively safe internal pedestrian mobility
- 3) Densities within the area generally of six units per acre or less
- 4) Existing residential type and density exhibits relatively homogeneous patterns
- 5) Assessment of stability of the residential area, including but not limited to:
 - a) Degree of home ownership
 - b) Existence of neighborhood organizations

In order to preserve existing stable and viable residential neighborhoods within the Residential Preservation land use category, development and redevelopment activities in and adjoining Residential Preservation areas shall be guided by the following principles:

- a) The creation of transitional development area (TDA) for low density residential developments.

Higher density residential developments proposed for areas adjoining an established neighborhood within the residential preservation land use category shall provide a transitional development area along the shared property line in the higher density residential development. The development density in the transitional development area shall be the maximum density

allowed in the Residential Preservation land use category. Development within the transitional development area shall be designed, sized and scaled to be compatible with the adjoining residential preservation area.

Transitional development areas shall be non-mapped areas and shall be approved at the time of site plan approval. The factors cited in paragraph (e) below shall be considered when determining the size of transitional development areas. The land development regulations shall specify development thresholds for the implementation of transitional development areas.

b) Limitation on future commercial intensities adjoining low density residential preservation neighborhoods.

New or redeveloped commercial uses adjoining residential preservation designated areas shall mitigate potential impacts by providing a transitional development area between the commercial uses and residential preservation uses and only those commercial activities which are compatible with low density residential development in terms of size and appearance shall be allowed. The factors cited in paragraph (e) below shall be used when determining the compatibility, design techniques and the size of transitional development areas. The design and layout of adjoining commercial uses shall be oriented to place the section of the development with the least potential negative impacts next to the residential preservation area.

c) Limitations on existing light industry adjoining residential preservation neighborhoods.

New, expanding or redeveloped light industrial uses adjoining low density residential areas within the residential preservation land use category shall mitigate potential negative impacts by providing a transitional development area between the light industrial uses and the low and medium density residential uses. The factors cited in paragraph (e) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.

The design and layout of adjoining light industrial uses shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. New light industrial land uses shall not be designated next to a residential preservation area.

d) Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply to ancillary facilities when proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the adjoining residential preservation area.

e) Land use compatibility with low density residential preservation neighborhoods

A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. At a minimum, the following factors shall be considered to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/ configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic

circulation patterns; loading area locations; operating hours; noise; and odor. These factors shall also be used to determine the size of transitional development areas.

f) Limitations on Planned Unit Developments in the Residential Preservation land use category.

Planned Unit Developments proposed within the interior of a Residential Preservation designated recorded or unrecorded subdivisions shall be generally consistent with the density of the existing residential development in the recorded or unrecorded subdivision. Parcels abutting arterial roadways and/or major collectors may be permitted to achieve six dwelling units per acre.

The existing predominant development density patterns in Residential Preservation are listed in paragraph (g) below. Within 18 months of adoption, the PUD regulations shall be amended to include provisions addressing the preservation of established residential preservation designated areas. Said provisions shall address any proposed increase in density and the factors cited in paragraph (e) above.

g) Limitations on resubdivision of lots within established Residential Preservation designated areas.

To protect established single family neighborhoods from density intrusions, consistency within the recorded or unrecorded subdivision shall be the primary factor in granting approval for development applications. Consistency for the purposes of this paragraph shall mean that parcels proposed for residential development shall develop consistent with the lot size and density of the recorded or unrecorded subdivision.

Guidance on the resubdivision of lots in recorded and unrecorded single family subdivisions shall be provided in the Land Development Code.

Parcels proposed for residential development shall develop at densities generally consistent with the density of existing residential development in the recorded or unrecorded subdivision with the exception of parcels abutting arterial and/or major collector roadways which may be permitted up to six dwelling units per acre.

There may be two distinct density patterns in the Residential Preservation land use category as shown below:

<u>Existing land use character of the subdivision</u>	<u>Gross residential density</u>
Homogenous, very low density single family detached units (City Only)	0-3.6 dwelling units per acre (generally consistent with density of the subdivision)
Low density single family detached and/or non-single family detached units (including but not limited to townhomes and duplexes)	0-6.0 dwelling units per acre (generally consistent with density of the subdivision)

This section shall not be construed as to restrict the development of building types allowed by the applicable zoning district.

Policy 2.2.11: [L]

RURAL COMMUNITY* (REV. EFF. 6/28/02; REV. EFF. 7/26/06; RENUMBERED 3/14/07)

The Rural Community future Land Use Designation is intended to distinguish long-established unincorporated communities located outside of the urban service area. These communities have existing concentrations of residential land use at densities typically less than those desirable within an urban area (gross densities are typically less than 2 dwelling units per acre and the most intensely developed portions rarely exhibit net densities above 4 dwelling units per acre). The intensity and layout of development within these communities more closely reflect rural design characteristics than urban design characteristics, with home sites and businesses typically being situated on larger lots, with greater setback than their urban counterparts, and while some commercial development in these communities occurs in the geographically compact “nodes”, located at or near the intersections of major roads, it is also common to find established existing linearly developed commercial areas along limited portions of State Highway frontage. Communities so designated have grown as historically independent communities outside of the urban area and not extensions of urban sprawl. As such, this future land use designation recognizes that these communities typically have their own small, business-commercial “districts”, where minor offices and small to moderate-sized commercial development provide local and surrounding rural residents access to basic shopping opportunities-accordingly, the intensity of non-residential development is limited to a maximum of 50,000 square feet building and 50,000 square feet per parcel. Residential development may be permitted up to 4 dwelling units per acre. Development intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations. Although some urban services may be available to serve development within areas designated Rural Community, urban services are not prerequisites for the limited development intensities allowed within these areas. Central sewer and water systems used to serve areas designated Rural Community shall be designated for lower density service as this category is not intended to create an area that attracts regional development or functions as a growth node.

Policy 2.2.12: [L]

WOODVILLE RURAL COMMUNITY* (REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 4/10/09)

The Woodville Rural Community shares many of the same characteristics as other Rural Communities, but has experienced different types of growth pressures than the other areas designated as Rural Community. Therefore it has received a separate Future Land Use designation with specific objectives and policies to address the issues unique to Woodville. Non-residential development is limited to a maximum of 50,000 square feet per building and 50,000 square feet per parcel; residential development is limited to a density of 4 dwelling units per acre. Through the transfer of development units system provided for in Policy 4.2.5 [C] residential densities of up to 8 dwelling units per acre may be allowed.

*Category located outside of designated Urban Service Area.

Policy 11.4.1: [L] (EFF. 12/8/98)

Where environmentally, economically and geographically practical, new heavy infrastructure land uses such as waste water treatment plants, airports, correctional facilities, and power plants which serve larger than neighborhood areas, shall be located in areas outside of the Southern Strategy Area. This policy does not apply to public facilities such as schools, parks, greenways, trails, and other recreational uses that would enhance the desirability of residing in the Southern Strategy Area.

Policy 4.2.5: [C] (EFF. 4/10/09; REV. EFF. 12/15/11)

By 2010, local government shall adopt in the Land Development Regulations a mapped Primary Spring Protection Zone (PSPZ) for Wakulla Springs based on the Leon County Aquifer Vulnerability Assessment (LAVA). Land development regulations shall be adopted to establish additional requirements and regulations within the PSPZ to minimize the adverse impacts of development on groundwater recharge quality and quantity. At a minimum, local government shall address the items below:

1. The preferred method of wastewater treatment in the PSPZ within the Woodville Rural Community and the USA shall be connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards. Land development regulations and the Water and Sewer Agreement shall be amended to include enhanced requirements for new development and redevelopment to connect to Advanced Wastewater Treatment facilities. The costs of required sewer connections in the PSPZ shall be borne in part or in whole by the developer.
2. When connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards is not available, new development and redevelopment in the PSPZ shall use Performance Based On-Site Treatment Disposal Systems (OSTDS) as defined in Policy 1.2.6: [SS]. Existing traditional OSTDS shall be upgraded to Performance Based OSTDS when the traditional OSTDS fails, as defined in the Florida Administrative Code. A process providing alternatives to upgrading to a Performance Based OSTDS at the time of traditional OSTDS failure may be developed for low-income households. To ensure that all existing traditional OSTDS and new Performance Based OSTDS function effectively, local government shall designate or institute a Responsible Management Entity and supporting fee structure.
3. New development and redevelopment in the PSPZ shall use a Low Impact Development approach, in addition to conventional water quality treatment infrastructure required outside the PSPZ, to minimize adverse impacts of development on water quality and Wakulla Springs. Land development regulations shall specify the mechanism for implementing the Low Impact Development planning and design approach.
4. Establish a transfer of development units system within the PSPZ to foster growth in Woodville Rural Community, increase the feasibility of providing centralized sewer service, and protect Wakulla Springs. The transfer of development units system shall be based on the policies below:

- (A) The Rural and Urban Fringe Future Land Use Map categories inside the PSPZ shall be designated as the sending areas to transfer dwelling units out of. Expansion of the Urban Fringe Future Land Use Map category shall not be allowed in the PSPZ.
- (B) Areas inside the Woodville Rural Community Future Land Use Map category, where connection to sewer facilities designed to achieve Wastewater Treatment standards is available and required, shall be designated to receive dwelling units.
- (C) No net increase in dwelling units, as allowed by the Future Land Use Map on the effective date of this policy, shall be allowed in the PSPZ. Areas inside the USA are exempt from this policy and may increase in allowed density when consistent with applicable Comprehensive Plan policies. Approval of a Future Land Use Map amendment outside the USA that would allow an increased number of dwelling units shall require appropriate documentation that rights to the number of increased dwelling units have been, or are committed by a legally binding agreement to be, acquired from the designated sending areas.
5. Restrict fertilizer content and application rates within the PSPZ.
 6. Protection of environmentally sensitive areas and features within the PSPZ shall be a priority for the local government environmental land acquisition program.

Policy 5.3.3: [L] (EFF. 8/17/92)

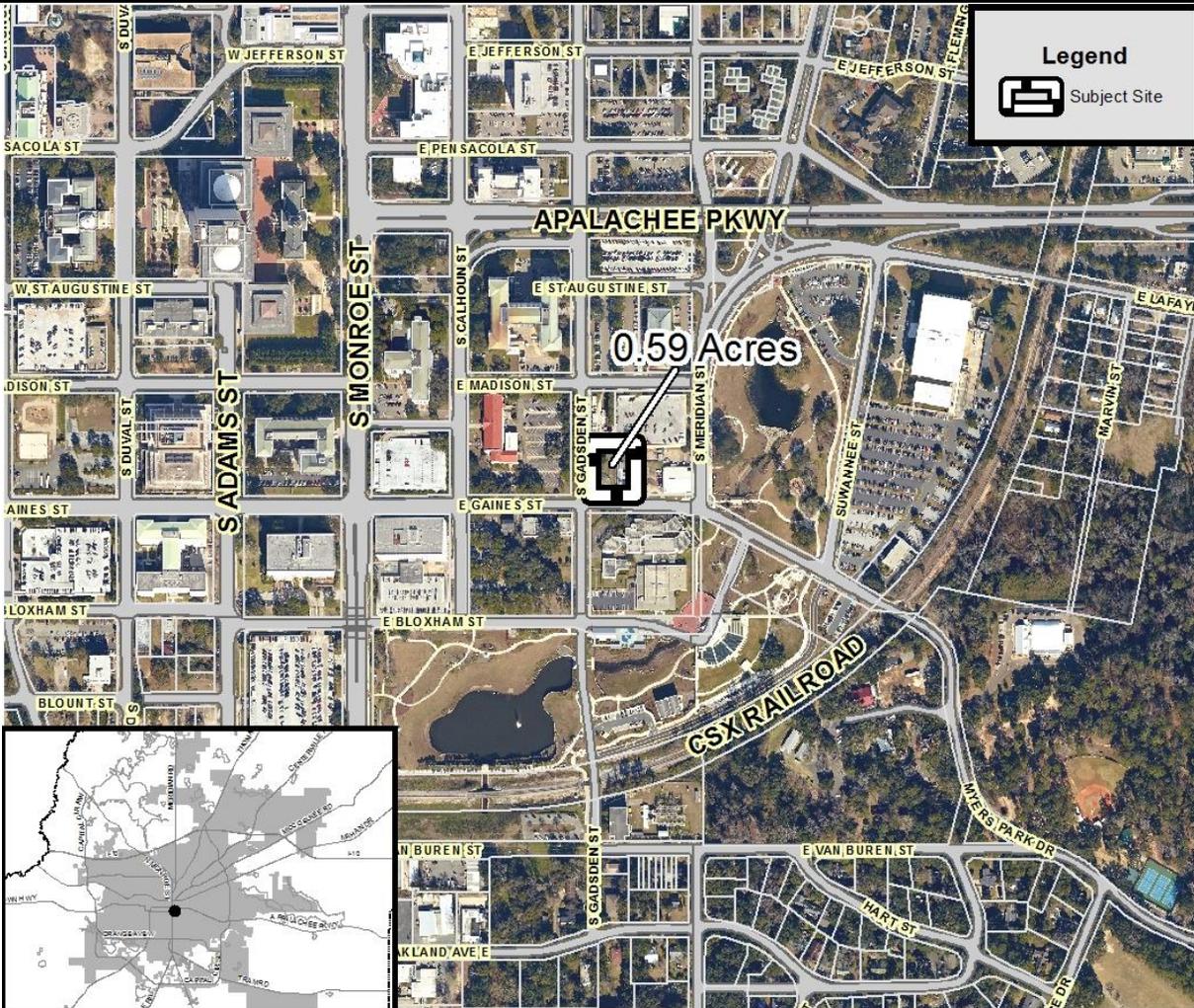
All land uses permitted within the Educational Facilities, Recreation/Open Space, and Government Operational future land use categories shall, upon the transfer of land designated Institutional to an individual or private entity, require a future land use map amendment before any use other than existing, may occur.

Policy 1.2.1: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05; REV. EFF. 12/24/10)

The land use designations on the Future Land Use Map notwithstanding, the densities and intensities authorized by such land use designations shall not be allowed until such time as central water and sewer services are available, except as provided in Policy 1.2.3: [SS] and 1.2.4: [SS] below. The minimum lot size for a septic tank shall be one-half acre.

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

2016 Comprehensive Plan Amendment Cycle
PCM201604
City Waterworks Site



SUMMARY

Property Owner:	Property Location/Tax ID:	TLCPD Recommendation:
City of Tallahassee	Northeast corner of the intersection of South Gadsden Street and East Gaines Street	Approve
Applicant: TLCPD		
TLCPD Staff: Debra Thomas	Current Future Land Use & Zoning: Future Land Use: Recreation/Open Space Zoning: Central Core	LPA Recommendation:
Contact Information: Debra.thomas@talgov.com 850.891.6418	Proposed Future Land Use & Zoning: Future Land Use: Central Core Zoning: No change	Approve
Date: January 8, 2016	Updated: February 10, 2016	

A. REASON FOR REQUESTED CHANGE

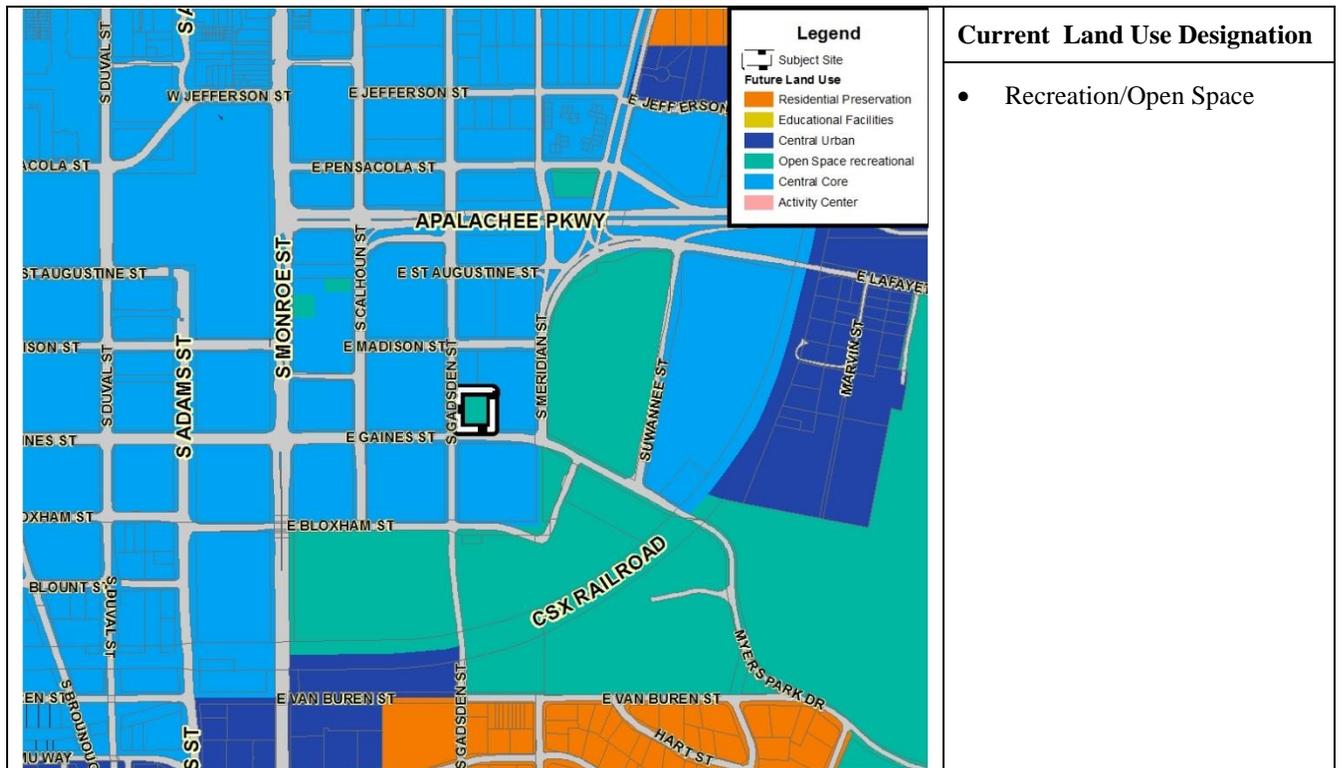
This is a request to change the Future Land Use Map designation on a portion of a single parcel in Downtown Tallahassee that currently has two Future Land Use Map designations. The 0.59 acre parcel is located at the intersection of South Gadsden and East Gaines streets (“subject site”). The subject site contains the City Waterworks building, a historic structure owned by the City of Tallahassee. The northern portion of the parcel is currently designated Central Core and the southern portion is designated Recreation/Open Space. The proposed map amendment would designate the entire parcel as the Central Core future land use category, consistent with the surrounding land uses.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

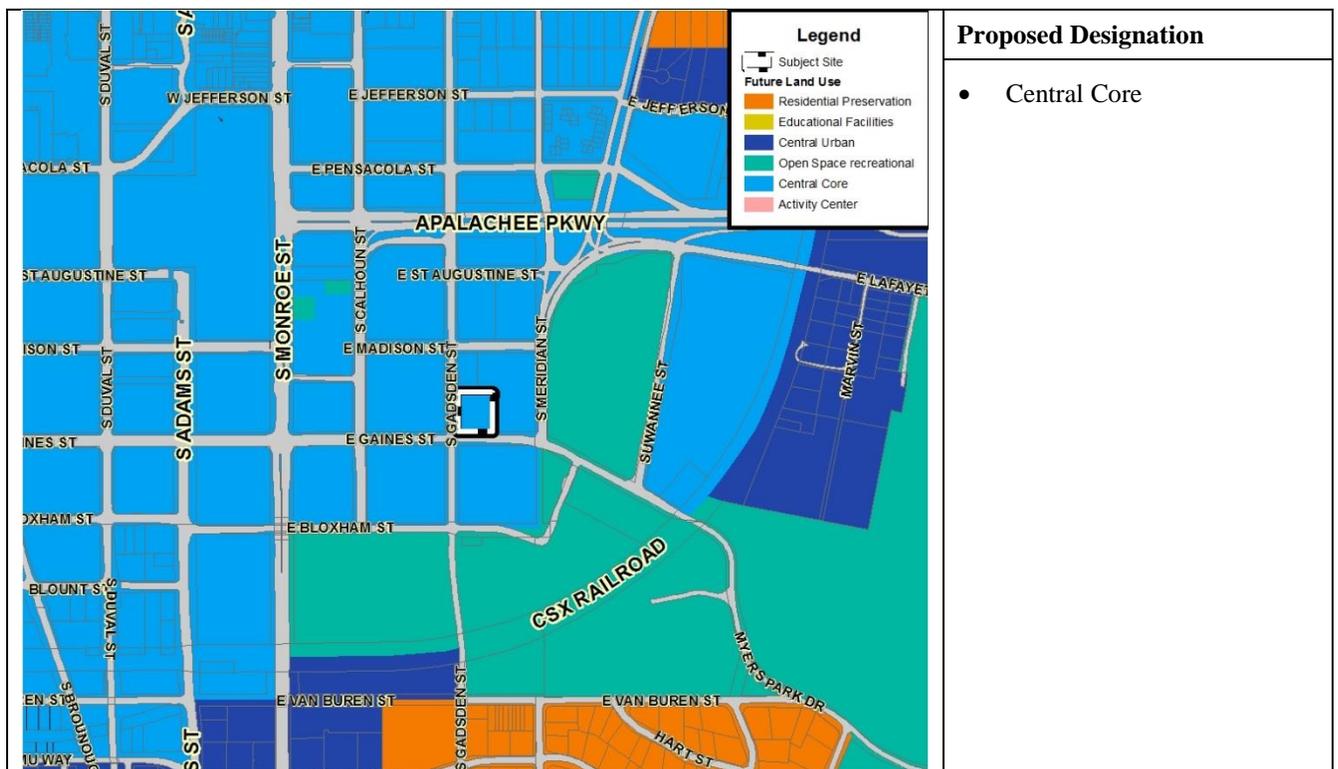
The proposed map amendment would change the FLUM designation for approximately 0.59 acres from Recreation/Open Space to Central Core.

The following maps illustrate the current and proposed FLUM designations for the subject site.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



C. RECOMMENDATION

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

D. FINDINGS

Staff presents the following findings of fact:

1. This amendment will unify a single parcel under one land use category and zoning district.
2. The proposed land use category is consistent with the subject site's current zoning designation.
3. The subject site meets expansion criteria for the Central Core land use category.
4. The proposed amendment will further the goals and objectives of several strategic planning districts including the Multimodal Transportation District (MMTD), Downtown Overlay, and the Downtown Community Redevelopment Area (CRA).
5. The proposed change is consistent with Land Use Objective 9.1 which promotes revitalization, reinvestment and redevelopment in the Downtown Overlay District.
6. This amendment will promote the reuse of the subject site in support of an 18-hour Downtown, consistent with the intent of the proposed Central Core future land use category.

E. STAFF ANALYSIS

History and Background

The Old City Waterworks was built in 1904 and served as the City's original municipal water supply. Water supply functions were moved off-site in 1950, but the site was used in other capacities until the 1980s. In 1979, the building was listed on the National Register of Historic Places, as an example of modern civil engineering. The proposed amendment would not change the building's historic designation.

The Waterworks site is owned by the City of Tallahassee. While currently vacant, there is significant community interest in reuse and rehabilitation of the site. The Knight Creative Communities Institute (KCCI) has chosen the Waterworks site as its 2016 Community Catalyst Class project. Over the course of the next year, the group will be working to identify new opportunities for the Waterworks building and site.

The subject site is located in several strategic planning areas, including the Multimodal Transportation District (MMTD), the Downtown Overlay District, and the Downtown Community Redevelopment Area (CRA). The proposed amendment would further the goals and objectives of these planning areas by allowing more options for reuse of the subject site.

Current and Proposed Land Use Categories

The subject site is located within the Downtown Overlay boundary, and is part of a parcel that has two FLUM designations. Currently, the northern portion of the parcel is designated Central Core and the southern portion, the subject site, is designated Recreation/Open Space. The proposed map amendment would unify the parcel under one FLUM category, Central Core.

The Central Core FLUM is allowed only within the Downtown Overlay and encompasses much of Downtown Tallahassee. The entirety of the parcel, including the subject site, currently has Central Core zoning. The Central Core zoning district may only be utilized in the Central Core Future Land Use category. The proposed amendment would correct the inconsistency between the subject site's FLUM designation and zoning district.

Recreation/Open Space (Current)

The Recreation/Open Space FLUM recognizes publicly and privately owned lands which have active and passive recreational facilities, historic sites, forests, cemeteries or wildlife management areas. Residential uses are not permitted within this land use category and retail activities are limited. For the complete text of the Recreation/Open Space FLUM category see Attachment 1.

Central Core (Proposed)

The Central Core area is within the Downtown Overlay. Currently, Tallahassee's Central Core has a strong governmental presence; however, the character of the area has been transitioning to a greater mixture of uses, including office, commercial, retail and residential. The Comprehensive Plan states that the Central Core of Tallahassee is intended to grow into a vibrant 18-hour urban activity center containing quality development and emphasizing alternative modes of transportation. In order to support an 18-hour downtown, the Central Core FLUM provides for design standards and promotes redevelopment. The category also encourages a mix of higher intensity uses and high density residential, a prerequisite for mass transit and other alternative modes of transportation. Residential development may be permitted up to 150 units per acre. For the complete text of the Central Core FLUM category see Attachment 2.

Consistency with the Comprehensive Plan

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

The Comprehensive Plan Vision Statement encourages projects and activities that provide significant additional value to the Community. This includes supporting development in strategic planning areas such as the Downtown Overlay, Multimodal Transportation District (MMTD) and Southern Strategy Areas.

The subject site is located within the Downtown Overlay and the MMTD districts where a mix of land uses and infill development are encouraged.

- Policy 2.2.10 Land Use Element [L] establishes the Central Core Future Land Use Category in the core of Tallahassee's downtown. The Central Core category is intended to create a critical mass of activity in the central core of the City.

The subject site is currently vacant and the use of the site is restricted by the current future land use designation. The proposed amendment would allow the reuse and rehabilitation of the subject site.

- Objective 9.1 [L] promotes revitalization, reinvestment, and redevelopment within the Downtown Overlay characterized by site design which is pedestrian friendly and contains a mix of land uses.
- Policy 9.1.2 [L] describes the criteria for expanding the Central Core Future Land Use category. Expansion of the Central Core category is limited to those parcels within the Downtown Overlay District that:
 - are within or contiguous to the existing Central Core area;
 - have all services and infrastructure available;
 - exhibit a need for the expansion (e.g.: parcel of sufficient size not available in the Central Core FLUM for the proposed development).

The subject site meets the above criteria for expanding the Central Core category because the subject site is contiguous to the existing Central Core area and all services and infrastructure are currently available. The proposed amendment is also consistent with Land Use Objective 9.1 which promotes redevelopment and reinvestment in in the Downtown Overlay District.

- Objective 1.1 Mobility Element [M] promotes vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce vehicle miles traveled and greenhouse gases, and to enhance pedestrian and bicycle mobility and transit accessibility.
- Policy 1.1.3 [M] promotes the Downtown as an 18-hour activity center by supporting development of housing, restaurants, and cultural activities to encourage use beyond working hours.

The proposed amendment would allow for the reuse of the site within the Downtown area supporting compact urban forms. The proposed change also provides expanded uses for the subject site which would encourage the mixture of uses and 18-hour activity sought in the City's Downtown.

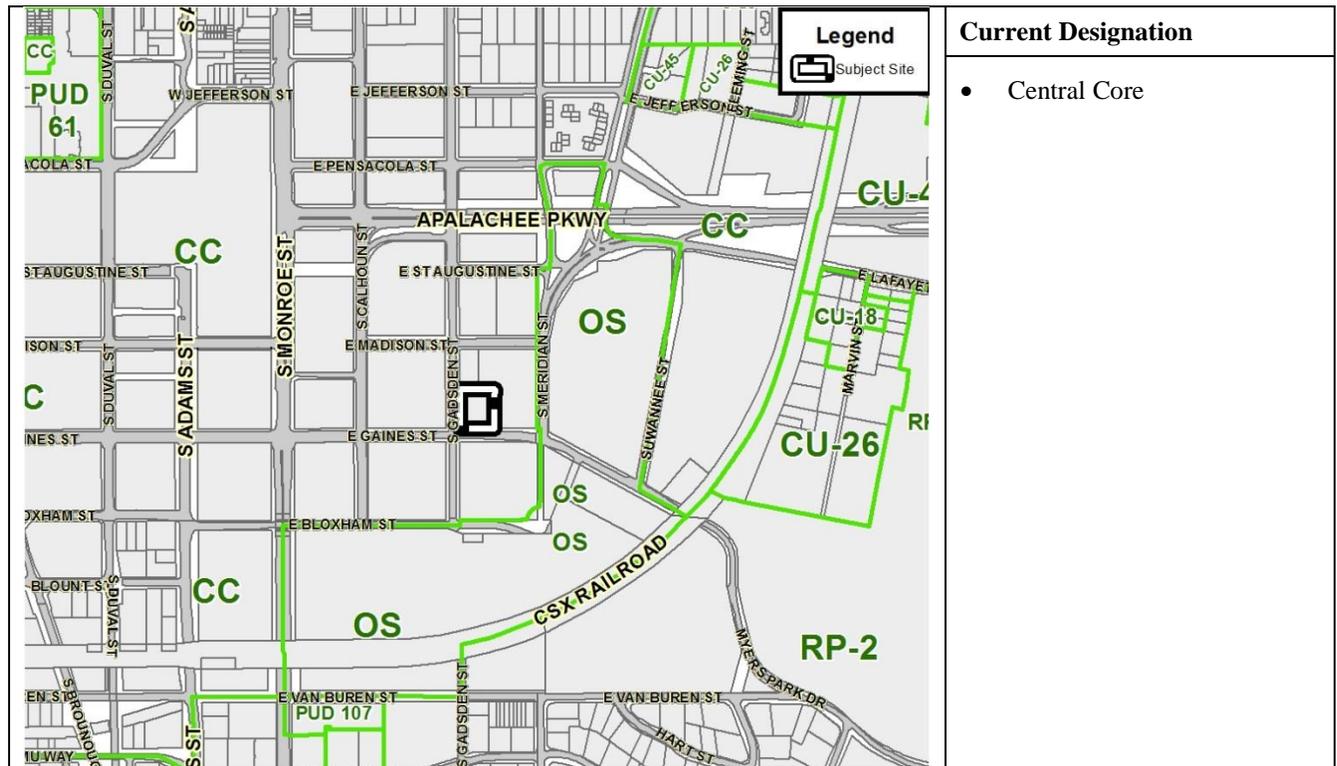
The complete text of these goals, objectives, and policies is included as Attachment #3.

Zoning

There is no rezoning needed to implement the proposed map amendment. The current zoning of Central Core implements the proposed future land use map change.

The Central Core zoning district may only be utilized in the Central Core Future Land Use Category. The zoning district is intended to promote infill and redevelopment of existing residential urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Capitol, employment centers, and universities; provide access to convenient shopping and service businesses; promote compatibility between adjacent residential and non-residential uses through high quality design; and promote pedestrian and bicycle mobility. For the complete text of the Central Core zoning district see Attachment #4. The following map provides the current zoning for the subject site and surrounding area.

Zoning Map

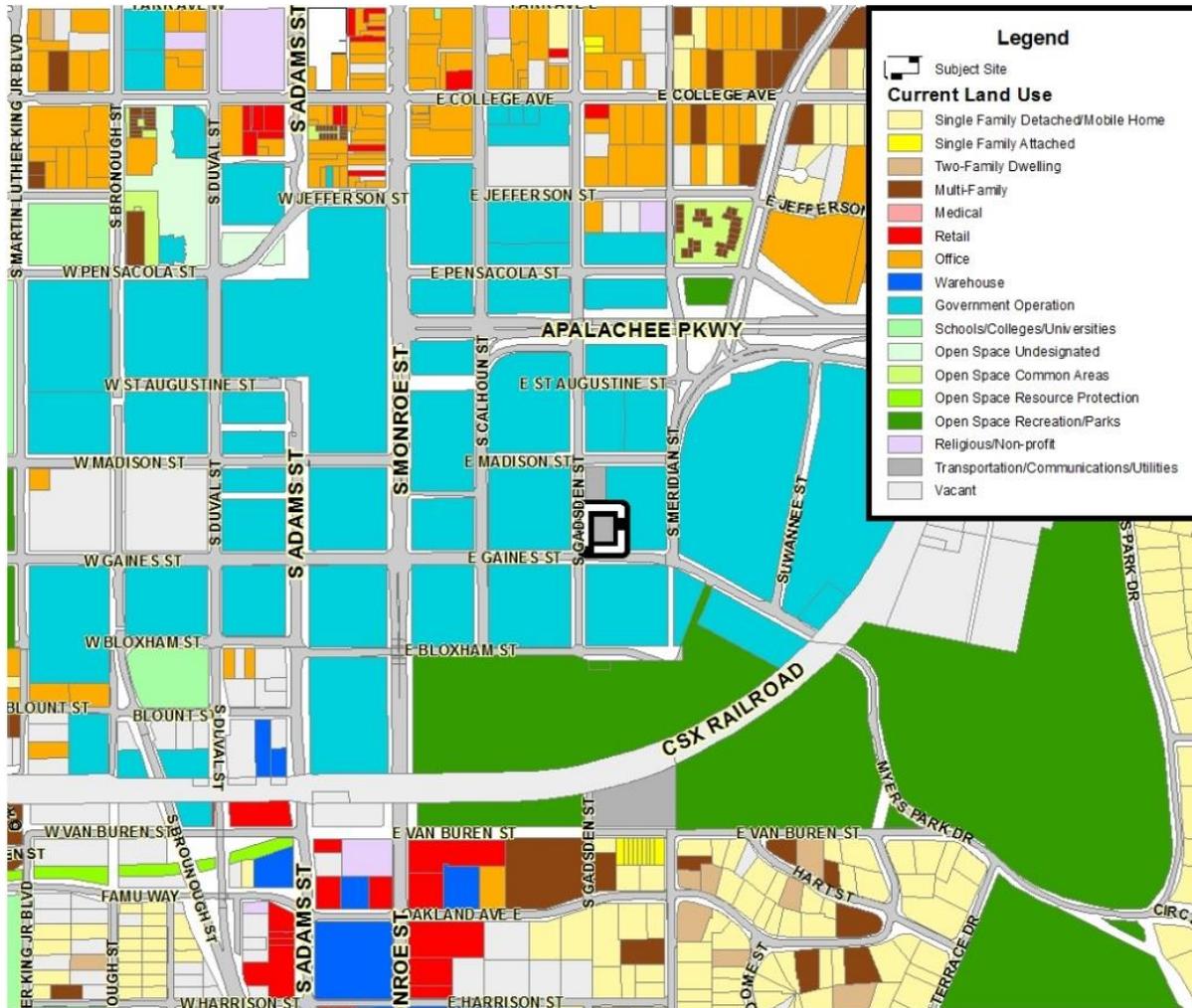


Existing Land Uses

As previously stated, the subject site is home to the Old City Waterworks, which is currently vacant. The existing land uses in the vicinity of the subject site include government operations, recreation and open space, office, retail, single family, and multifamily dwellings.

The following map indicates existing land uses surrounding the subject site as of 2014.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

The subject site is currently served by City of Tallahassee potable water and sewer services.

Schools

The subject site is in the Hartsfield, Cobb, and Leon school attendance zones.

School Name	Hartsfield Elementary	Cobb Middle	Leon High
Present Capacity	61	145	0
Post Development Capacity	44	138	-8

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

Roadway Network

The subject site is currently bound by south Gadsden Street, a minor arterial, and east Gaines Street, a minor arterial. It is located within the Multimodal Transportation District (MMTD) which has a goal of increasing density, mixed use developments, and promoting pedestrian-oriented urban design standards to support walkable development and thereby increase pedestrian, bicycle, and transit use.

Pedestrian and Bicycle Network

Gaines Street and South Gadsden Street have sidewalks connect the subject site to the larger downtown area, including Cascades Park and the Capital Cascades multi-use trail.

Transit Network

The subject site is in the MMTD and Downtown where transit services are provided by StarMetro. StarMetro provides transit services along Gaines Street via the Tall Timbers Route. The closet transit stop is at Meridian and Madison Streets.

Environmental Analysis

The subject site is located within the Lake Munson drainage basin. The site is developed and contains no known protected environmental features onsite.

F. PUBLIC OUTREACH AND NOTIFICATION

Public notices were sent to 14 property owners within 1,000 feet of the subject site. Below is a list of all outreach and notification to the public regarding this proposed amendment.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 27, 2015	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 6, 2015	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 19, 2015	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 8, 2016	Email Subscription Notice sent to all users of service
X	Second Public Open House	January 14, 2016	5:30 PM, Second Floor, Frenchtown Renaissance Center

First Public Open House - November 19, 2015: Five citizens attended the first open house to discuss the 2016 Cycle amendments. All citizens in attendance received a mail notice of the proposed changes, which indicates that all attendees lived within 1000 feet of one of the subject sites. The majority of comments and questions focused on clearly understanding the proposed amendments, and staff was able to discuss with each citizen the objectives of the proposed changes.

Second Public Open House - January 14, 2015: No citizens attended the second open house.

G. STAFF REPORT UPDATE

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

Cycle 2016 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 14, 2016	9:00 AM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 2, 2016	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	March 8, 2016	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 12, 2016	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 24, 2016	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency (LPA) Public Hearing – February 2, 2016: The Local Planning Agency recommended approval of this proposed amendment.

Additional Recommendation from the Local Planning Agency: The LPA recommended City staff undertake an analysis of pros and cons of applying to the local historic register for the Waterworks building.

H. ATTACHMENTS

- Attachment # 1** Land Use Policy 2.2.14 Recreation/Open Space FLUM Category
- Attachment # 2** Land Use Policy 2.2.10 FLUM Central Core Category
- Attachment # 3** Complete text of the following Comprehensive Plan Policies and Objectives referenced in report:
 Comprehensive Plan Vision Statement
 Land Use Objective 9.1 Downtown Overlay District
 Land Use Policy 9.1.2 Central Core Expansion Criteria
 Mobility Element Objective 1.1
 Mobility Element Policy 1.1.3
- Attachment # 4** Zoning district chart for the following zoning district referenced in report:
 Section 10-197. Central Core Zoning District Chart

Land Use Policy 2.2.14: [L]

RECREATION/OPEN SPACE (*Effective 8/17/92; Rev. Effective 7/26/06; Renumbered 3/14/07*)

This category contains:

- (1) Government owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas.
- (2) Privately owned lands which have golf courses, cemeteries, or wildlife management areas.

Permitted uses include passive recreation and silviculture. Active recreation facilities are included if the site is within the USA or a rural community.

Policy 2.2.10: [L]

CENTRAL CORE (*Effective 1/19/02; Rev. Eff. 7/26/06; Renumbered 3/14/07; Rev. Eff. 1/7/10; Revision Effective 7/19/13*)

The current Central Core of Tallahassee has a strong government presence. However, the character of this area has changed since 2002 to a more mixed use center with new office, commercial, retail and residential uses. The Central Core of Tallahassee is intended to expand into a vibrant 18-hour urban activity center with quality development. The emphasis in this area is intended to shift from cars to pedestrian, bike and transit modes of transportation. The development regulations within the Central Core area have to be amended to allow for a more urban kind of development where the primary emphasis is on pedestrian, bike and transit modes of transportation. The Central Core area is within the Downtown Overlay. The City of Tallahassee intends to promote mix of uses and higher densities and intensities within its Central core, while promoting multiple modes of transportation. The City shall establish Design Guidelines for this area in order to allow for more mixed use, pedestrian, bike and transit oriented development. Residential development may be permitted up to 150 units per acre.

Any development with density of more than 10 dwelling units per acre shall be consistent with the design standards identified in Policy 1.1.10 [M] subject to further clarification in the Land Development Code.

The future expansion of the Central Core FLUM will be limited to only those parcels within the Downtown Overlay District when:

- The proposed parcels are contiguous to existing central core FLUM area;
- The proposed parcel has all the infrastructure available;
- The proposed parcel has to exhibit a need for the expansion (eg: parcel of sufficient size not available in the Central Core FLUM for the proposed development).

Complete Text of Comprehensive Plan Policies Referenced in Report

VISION STATEMENT AND IMPLEMENTATION

(Rev. Effective 7/26/06; Revision Effective 1/7/10)

In the early 1820s, Florida government alternated business between St. Augustine and Pensacola. At that time, travel between the cities was hazardous and the journey long. In 1823, the site of Tallahassee was chosen as the seat of government for the Territory of Florida because of its central location and abundance of natural resources. It was noted then, "A more beautiful country can scarcely be imagined; it is high, rolling, and well watered." In the new capital, commerce expanded and a new school of higher learning was founded. From these historic roots, Tallahassee and Leon County is now the center of Florida's government and respected worldwide for its schools of higher education.

We are fortunate to have retained the natural beauty that inspired the sitting of Florida's state capital. The community relies upon the comprehensive plan to protect the natural resources and scenic beauty while encouraging the responsible, healthy growth of Tallahassee and Leon County. The comprehensive plan seeks to balance the management of growth with environmental protection but gives precedence to environmental protection.

Evolving land use patterns within the County have exhibited sprawl characteristics. Sprawl is, perhaps, the most inefficient pattern of land use. Costs associated with the provision of both capital and social infrastructure are higher than more compact patterns. This must be taken into consideration when local government is faced with limited fiscal resources and increasing demand for services.

Sprawl encourages degradation of the County's natural resources by prematurely committing vast areas to the impact of urbanization. Phased, orderly growth mitigates this situation by comprehensively addressing development impacts to our natural systems. Leap frog development associated with sprawl is piecemeal in nature and is detrimental to any type of comprehensive framework.

Another aspect of urban sprawl is the tendency toward strip commercial development, i.e., the commercialization along major streets which occurs as infill between sprawled developments. This strip development negatively affects traffic safety and flow, as well as creating aesthetic problems associated with advertising signs. While many of the negative effects of strip development can be controlled to some extent by regulatory means, a more positive approach is to prevent its spread by means of land use policies.

The purpose of the comprehensive plan is to preserve, protect and enhance the quality of life for all citizens. The plan encourages and supports economically sound residential, educational, employment, cultural, recreational, commercial and industrial opportunities for the citizens. This is facilitated by systematically planning for growth, development and redevelopment.

The natural environment is one of the many criteria which, when combined, form the community's perceived quality of life. The natural environment is a major component in the quality of life equation for Leon County. As such, it must be protected. Development and the ancillary activities associated with it must be channeled into locations that protect the natural and aesthetic environment. Unwise land use decisions which ultimately require expensive environmental retrofitting, paid for by the general populace, must be eliminated. In order to achieve this, it is the intent of this Plan to include strong environmental objectives and policies within the Land Use Element and other applicable portions of the Plan.

The residential environment is also one of many criteria which form the community's perceived quality of life and must be protected. An economic base of stable public employment has fostered development of stable residential neighborhoods. Citizens identify with and value their neighborhoods in all parts of the community and at all income levels. Containing sprawl will necessarily increase density and intensity in the existing urban area. 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 actual changes, but also the perception of a constant assault on a neighborhood undermine an otherwise desirable residential environment. Development and its ancillary activities should be channeled into locations that offer the greater opportunity for the higher density and mixture of uses that a policy of urban containment encourages. It is the intent of the plan to maintain the integrity of existing neighborhoods while encouraging new residential developments to incorporate a wider range of non-residential uses.

Essential for planning are objectives and policies that protect and enhance the natural environment, water resources, the canopy roads, and residential neighborhoods. To this end, regulatory tools such as concurrency management, urban service area designation, planned unit developments and special protection zones are used to foster the community's vision. An underlying premise is the linkage between land use and infrastructure. The plan is based on the principle that development should pay for itself and this vision is implemented, in part, through the accomplishment of several strategies described below.

Traditional values within Leon County prohibit the strict implementation of an urban containment strategy. Urban service area demarcations must be located to allow for some degree of large lot, single family subdivisions. In addition, some urban areas located away from the core, such as Chaires, Fort Braden, and Miccosukee, must be provided for. Overall, however, it is the intent of this comprehensive plan to concentrate development in the Tallahassee urban area plus provide for a minimum number of designated areas of urban development.

It is the responsibility of every citizen of Leon County to pay his or her fair share first to achieve and then to maintain the community wide adopted levels of service (LOS) for capital infrastructure and urban services. However, it is not a current resident's responsibility to pay for new developments' fair share costs through subsidization. Thus, in a sense, future development must be self-sufficient.

Existing and new residents should not be bound by minimum level of service standards adopted community wide. The ability to enhance these minimums should be provided for as long as the end user pays for the incurred costs. User fees, special assessments or MSTUs are instruments, which can be used to accomplish this. Furthermore, it should be recognized that congestion can actually be a sign of a healthy urban area, and that automobile congestion can lead to individuals making a modal switch to transit, provided the transit system provides access to common destinations with convenient frequency.

The plan encourages projects and activities that provide significant additional value to the community. This includes supporting development in strategic areas such as the Downtown Overlay, Multimodal Transportation District and Southern Strategy Areas.

The intent of the Southern Strategy is to direct quality development and redevelopment into the area designated as the Southern Strategy area. Success of the Southern Strategy will benefit the entire community in terms of an increased tax base, greater choices for residential and employment opportunities, and other general quality of life factors such as greater availability of shopping, recreation and educational opportunities throughout the community. The focus of this strategy is to make this area of the community a desirable residential location for people of all incomes. This area contains many assets we strive for in other parts of the community such as close proximity to jobs and downtown, walk-to commercial, neighborhood schools and parks, and affordable housing. Similarly, the Lake Bradford Chain of Lakes, the St. Marks Bike Trail and its extensions, and the proximity of the National Forest make this area important for environmental and recreational reasons. It also contains historic neighborhoods and is in proximity to cultural activities in the community, with museums and nearby concert facilities; educational activities, with two nearby universities and the community college. It contains a great diversity of neighborhoods, housing, and employment close to the urban core. These are the assets that make a true city.

The Downtown Overlay consists primarily of the urban core of the City of Tallahassee and is intended to clearly distinguish the City's Downtown Boundary. This overlay district primarily comprises the Capital Center area, Gaines Street Corridor, and parts of the Southern Strategy Area. The intent of this overlay district is to encourage high density and quality redevelopment as well as remove barriers to achieving the allowable densities within this area.

In order to ensure the long-term viability of our entire community as well as the efficiency of our public and private investments, it is important to protect the housing resources, neighborhoods, and business and commercial districts that make up the Multimodal Transportation District and the Downtown Overlay by adopting strategies which promote neighborhood revitalization, urban infill, homeownership, and redevelopment.

The plan also supports diversification of our local economy, utilizing our highly educated workforce, our two local universities, community college and various technical schools and state government. With approximately 38% of all employment in Tallahassee-Leon County based in the government sector, this community is a reflection of its role as the State Capital and as a

center for higher education. This employment structure has long provided a stable and predictable economic base.

This plan recognizes the likely continuation of growth in the State government and university segments of the local economy. A major strength of this aspect of our community is the opportunity that it provides for selective diversification. With a strong economic base, the focus for the future can be to actively seek desirable industries that will have a synergy with existing economic resources, such as job training and research and development activities associated with the universities and other educational entities.

This Plan is based on maintaining the historical growth rate of Leon County. Specifically, Tallahassee-Leon County should continue to grow with an emphasis on selected growth that pays for itself through the provision of well paid jobs and economic leverage factors which enhance the quality of life of the community. The universities and state government, which have been our traditional economic strengths, should be built upon and encouraged to expand. Thus, selected recruitment and continued expansion of the universities and state government should form the nucleus for the continued growth of Leon County.

Our comprehensive plan is a living document, used every day in decisions made by local governments. It is regularly reviewed and amended to ensure that it remains current and consistent with our community vision.

DOWNTOWN OVERLAY DISTRICT (EFF. 7/1/94; REV. EFF. 1/7/10; REV. EFF. 7/6/15)

Objective 9.1: [L]

Promote revitalization, reinvestment and redevelopment characterized by site design which is pedestrian friendly and contains a mix of land uses which are designed to achieve compatibility.

Policy 9.1.2: [L] (*Revision Effective 1/7/10*)

Those parcels within the Downtown Overlay (except Gaines Street Corridor Study Area) are eligible to be added to the Central Core FLUM when

- The proposed parcels are contiguous to existing Central Core FLUM area;
- The proposed parcel has all the infrastructure available;
- The proposed parcel has to exhibit a need for the expansion (eg: parcel of sufficient size not available in the current Central Core FLUM for the proposed development).

OBJECTIVE 1.1: [M] (*Effective 12/15/11*)

LAND USE AND TRANSPORTATION COORDINATION

Coordinate transportation and land use systems that foster vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce vehicle miles traveled and greenhouse gases, and to enhance pedestrian and bicycle mobility and transit accessibility.

Policy 1.1.3: [M] (*Effective 12/15/11*)

Promote the Downtown as an 18-hour activity center by supporting development of housing, restaurants, and cultural activities to encourage use beyond working hours.

Sec. 10-197. Central Core district

See the following chart for district intent, permitted uses, and notes for the Central Core Zoning District:

1. District Intent	PERMITTED USES		
	2. Principal Uses	3. Prohibited Uses	4. Accessory Uses
<p>The Central Core district is intended to:</p> <ol style="list-style-type: none"> 1) Create a critical mass of activity in the central core of the City; 2) Allow residential density of up to 150 dwelling units per acre; 3) Promote infill and redevelopment of existing residential urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Capitol, employment centers, and universities; 4) Provide access to convenient shopping and service businesses; 5) Promote compatibility between adjacent residential and non-residential uses through high quality design; and 6) Promote pedestrian and bicycle mobility. <p>The Central Core zoning district may only be utilized in the Central Core Future Land Use Category. The Central Core district is not subject to the Tallahassee Land Use Development Matrix.</p> <p>Development Standards for this zoning district are established within the Downtown Overlay Regulating Plan map series and applicable sections of Division 4.</p>	<ol style="list-style-type: none"> 1. Active and passive recreational facilities. 2. Automotive rental. 3. Automotive repair. 4. Banks and other financial institutions. 5. Community facilities, including libraries, religious facilities, police/fire stations, and elementary, middle, high and vocational schools. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. 6. Cocktail lounges and bars. 7. Commercial sports. 8. Day care centers. 9. Equipment rental, outdoor storage prohibited. 10. Funeral parlor, mortuary. 11. Hotel, motel, and Bed and breakfast inns (see Sec. 10-412). 12. Indoor amusements. 13. Laundromats, laundry and dry cleaning pick-up stations. 14. Mailing services. 15. Medical and dental offices and services, laboratories, and clinics. 16. Motor vehicles fuel sales. 17. Museums and art galleries. 18. Non-medical offices and services, including business and government offices and services. 19. Nursing homes and other residential care facilities. 20. Personal services (barber shops, fitness clubs, tailoring, etc.). 21. Photocopying and duplicating services. 22. Post-secondary educational facilities. 23. Repair services, non-automotive; outdoor storage prohibited. 24. Residential – any dwelling unit type, except mobile homes. 	<ol style="list-style-type: none"> i. Motor vehicles, RV, and boat dealers. ii. Fuel oil dealers. iii. Camps and recreational vehicle parks. iv. Hospital. v. Factories and industrial uses. 	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

	<ol style="list-style-type: none">25. Restaurants, without drive-in facilities.26. Retail, miscellaneous – bakeries, electronics, florists, liquor stores, used merchandise, newsstand, books, greeting cards, toys, luggage, clothing, shoes, department store, furniture, grocers, etc.27. Rooming and boarding houses, including dormitories.28. Social, fraternal, and recreational clubs and lodges; assembly halls.29. Structured parking.30. Studios for photography, film, music, art, dance, drama, and voice.31. 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.		
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SUMMARY

Property Owner:	Property Location:	TLCPD Recommendation:
Leon County	Northeast corner of the intersection of Miccosukee Road and North Blairstone Road	Approve
Applicant: Leon County Board of County Commissioners		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Debra L. Thomas	<u>FLUM:</u> Government Operational <u>Zoning:</u> Planned Unit Development	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
Debra.thomas@talgov.com 850-891-6418	<u>FLUM:</u> Suburban <u>Zoning:</u> C-2 Gen. Commercial	
Date: January 8, 2016	Updated: February 10, 2016	

A. REASON FOR REQUESTED CHANGE

Planning staff received a request from the Leon County's Division of Real Estate to initiate a Future Land Use Map (FLUM) amendment for a 2.56 acre parcel located the intersection of Miccosukee and North Blairstone Road ("subject site").

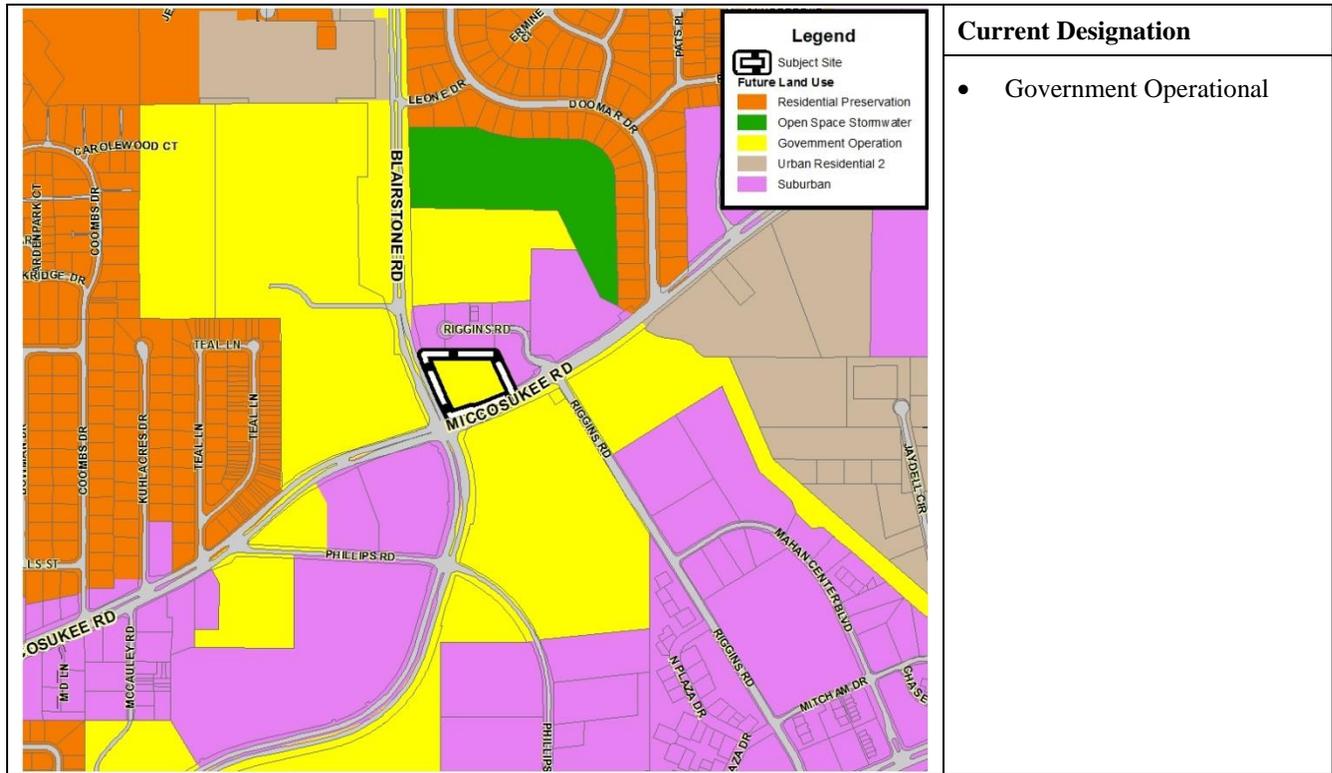
While the subject site is currently owned by Leon County, it is being surplus to pay for the construction of a new medical examiner facility. In order to change the ownership from public to private, and to facilitate the future development of the subject site with uses other than government operations, the current FLUM designation and zoning need to be changed.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

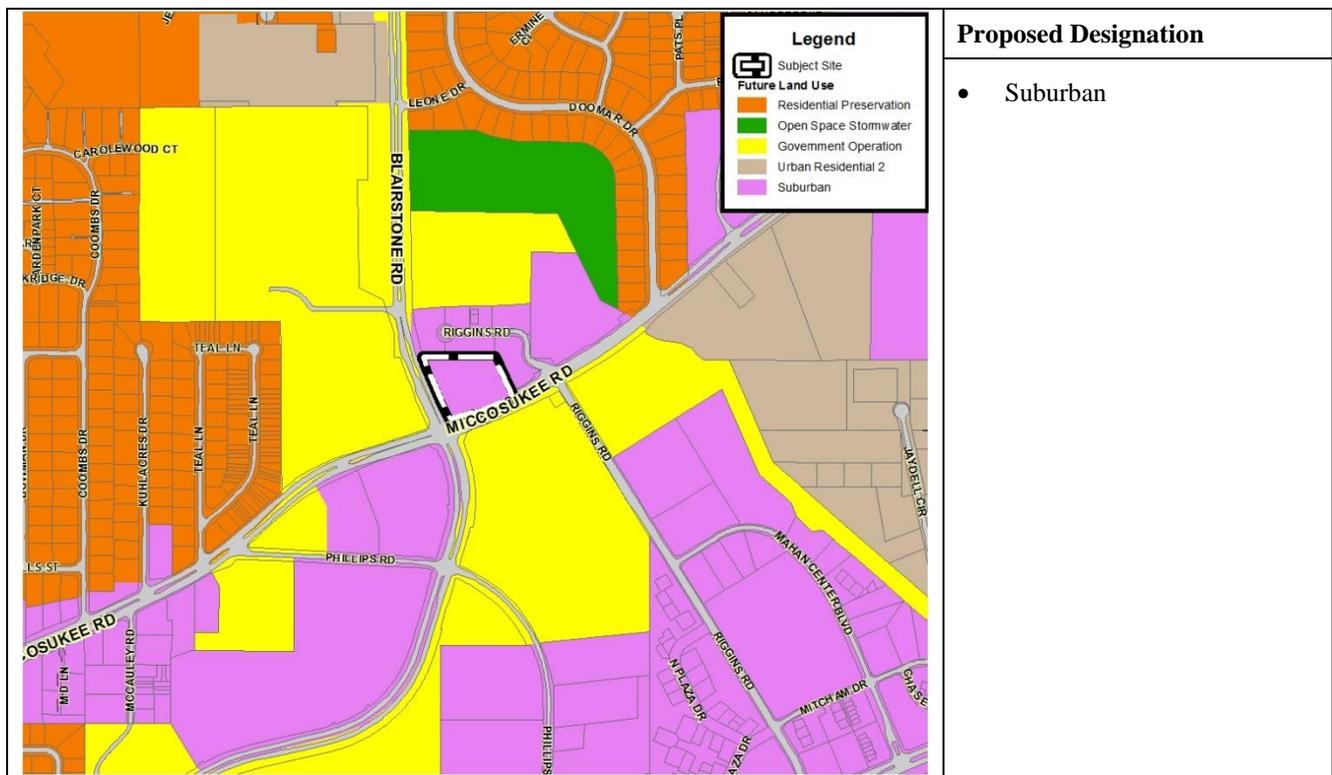
The proposed map amendment would change the FLUM designation for approximately 2.56 acres from Government Operational to Suburban.

The following maps illustrate the current and proposed FLUM designations for the subject site.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



C. RECOMMENDATION

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

D. FINDINGS

Staff presents the following findings of fact:

1. The proposed change is consistent with Leon County Board of Commissioners direction to proceed with the sale of County-owned property resulting in an ownership change from public to private.
2. The proposed amendment is consistent with Land Use Policy 5.3.3 which requires a future land use map amendment prior to property designated as government operations being utilized for uses other than institutional.
3. The proposed Suburban FLUM category is consistent with the mix of land use patterns in the vicinity of the subject site.
4. 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 Suburban land use category.
5. The proposed change supports the Board of County Commissioners 2012-2016 Strategic Plan Strategic Priority (G5), which provides for implementing strategies which ensure responsible stewardship of County resources, including engaging with the private sector to develop property at the corner of Miccosukee and Blairstone, to construct a Medical Examiner facility.

E. STAFF ANALYSIS

History and Background

In 2013, TMH staff met with County Administration to express a desire to have the morgue and autopsy facility removed from the hospital. TMH staff reiterated that the hospital was not providing a specific deadline, but that they would like to work cooperatively with the County and the Medical Examiner to move towards a long-term solution that accomplished this goal.

At their June 23, 2015 meeting, the Board of County Commissioners approved the renovation of the former Mosquito/Animal Control building at Municipal Way for the new Medical Examiner facility and the sale of the County-owned property at the intersection of Miccosukee and North to support the renovations of the new ME building. The full agenda item is included as Attachment #1.

Current and Proposed Future Land Use Categories

Government Operational (Current)

The subject site is currently designated Government Operational (GO) on the FLUM. Policy 2.2.16 of the Comprehensive Plan's Land Use Element outlines the intent and typical uses associated with the GO land use category. In general, the category allows for government owned and operated facilities such as community services, infrastructure and post-secondary education.

The complete text of the Government Operational FLUM category is provided in Attachment #2.

The proposed amendment is intended to transition the site from public to private ownership and prepare the site for private development.

Suburban (Proposed)

The proposed FLUM designation for the subject site is Suburban. The Suburban land use category allows for a wide range of uses, including housing, retail/office, and light industrial. Land Use Element Policy 2.2.5 outlines the intent of the Suburban land use category, which 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.

Policy 2.2.5 also states that allowed 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 its different areas.

The subject site's proposed Suburban FLUM designation is consistent with that of surrounding properties and would ensure the site develops in an efficient and compatible manner.

The complete text of the Suburban FLUM category is provided in Attachment #3.

Consistency with the Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan. The complete text of these policies is included as Attachment #4.

- Policy 5.3.3 Land Use Element [L] requires a future land use map amendment prior to governmental designated property being developed with uses other than institutional.

The subject site is currently undeveloped. The proposed change from Government Operational to Suburban reflects the proposed change in ownership from public to private. The proposed amendment would allow for development of the site with non-government uses.

- Policy 2.2.5 [L] establishes the Suburban Future Land Use category. The category is most suitable for those areas outside of the Central Core and allows a mix of uses including commercial, retail, office and residential development up to 20 dwelling units per acre.

The subject site is located outside of the Central Core. Existing land uses in the vicinity of the subject site includes office, commercial, government operations, recreation/open space, and a mix of

residential densities. The proposed amendment would allow development of the site in a manner consistent with surrounding properties.

- Policy 1.1.5 [L] states that Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure.
- Policy 1.1.7 [L] requires that higher density and mixed use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure.

The subject site has access to all urban services and infrastructure.

Zoning

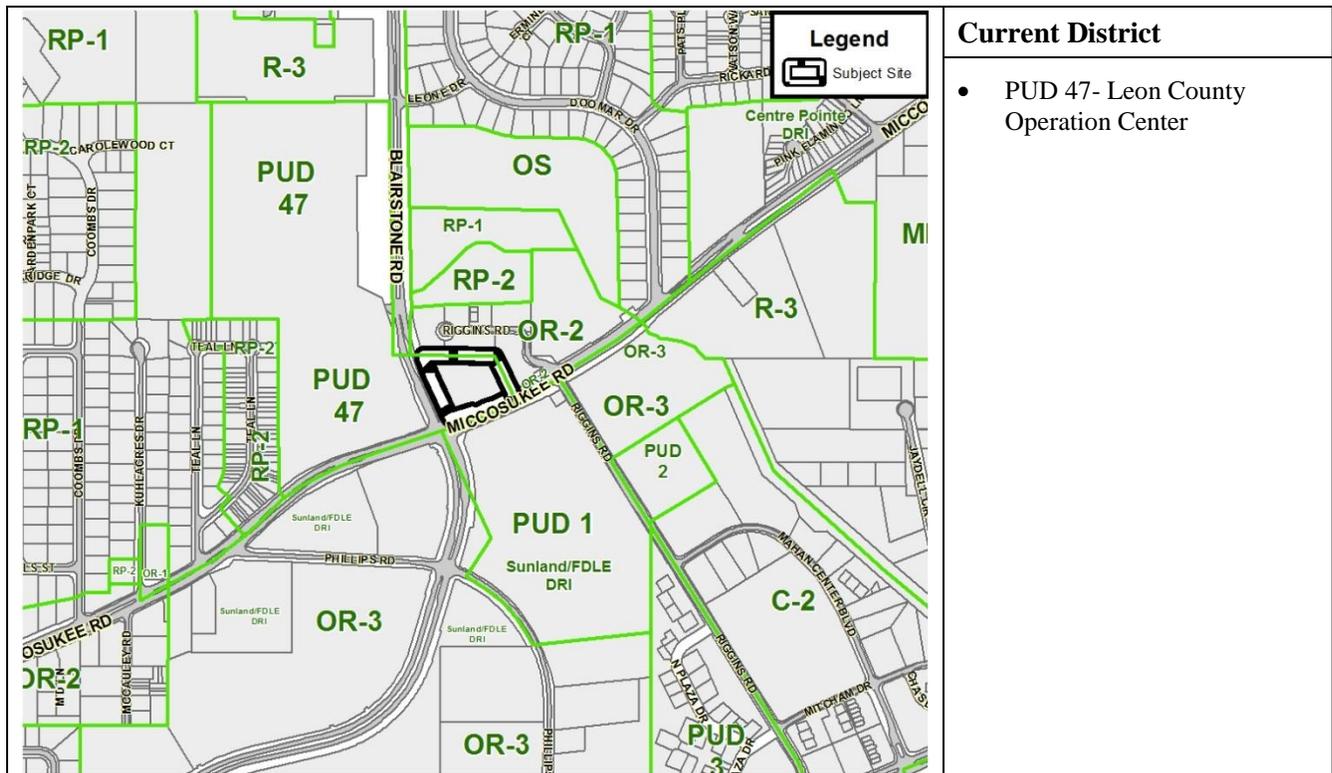
A zoning change from Planned Unit Development (PUD) to C-2 General Commercial is needed to implement the proposed amendment to the Future Land Use Map.

The subject site is part of the Leon County Operation Center Planned Unit Development. The PUD was originally approved in 2001 and amended in 2005. The uses permitted in the PUD include building and related products, heavy infrastructure (maintenance yards, motor pools), welding and machine shops, non-medical offices and services including business and government offices and services, repair services, non-automotive, automobile parking (lots and structures), electric repair, storage, medical and dental offices services, laboratories and clinics, banks and other financial institutions, mailing services, passive and active recreational facilities, community facilities related to the permitted uses, including libraries, and police and fire stations.

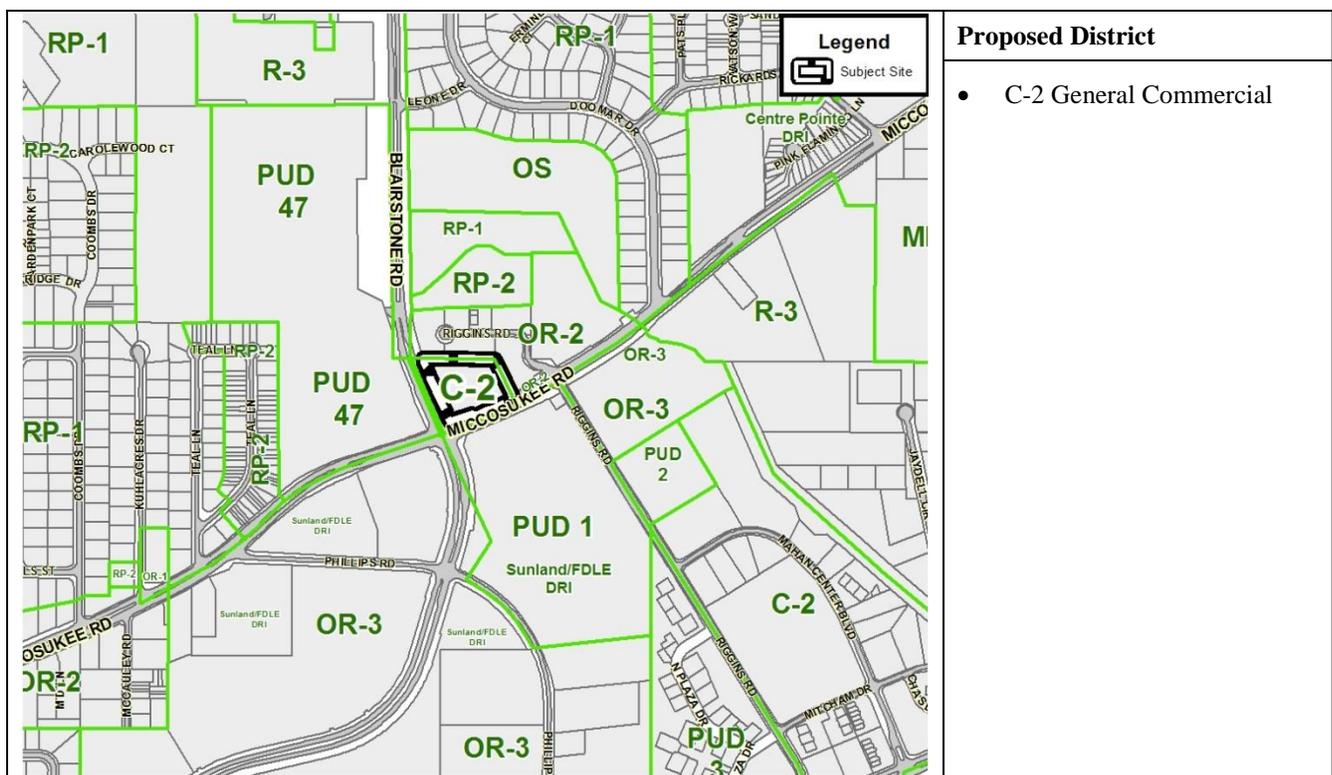
The proposed C-2 zoning district (Attachment #5) is intended to be located in areas designated Suburban on the FLUM and shall apply to areas with direct access to major collectors or arterial roadways located within convenient travelling distance to several neighborhoods. The proposed zoning district is consistent with the development patterns in the vicinity of the subject site. In addition, the site has direct access to Miccosukee Road, a minor arterial, and north Blairstone Road, a principle arterial roadway.

The following maps illustrate the current and proposed zoning of the subject site.

Current Zoning



Proposed Zoning

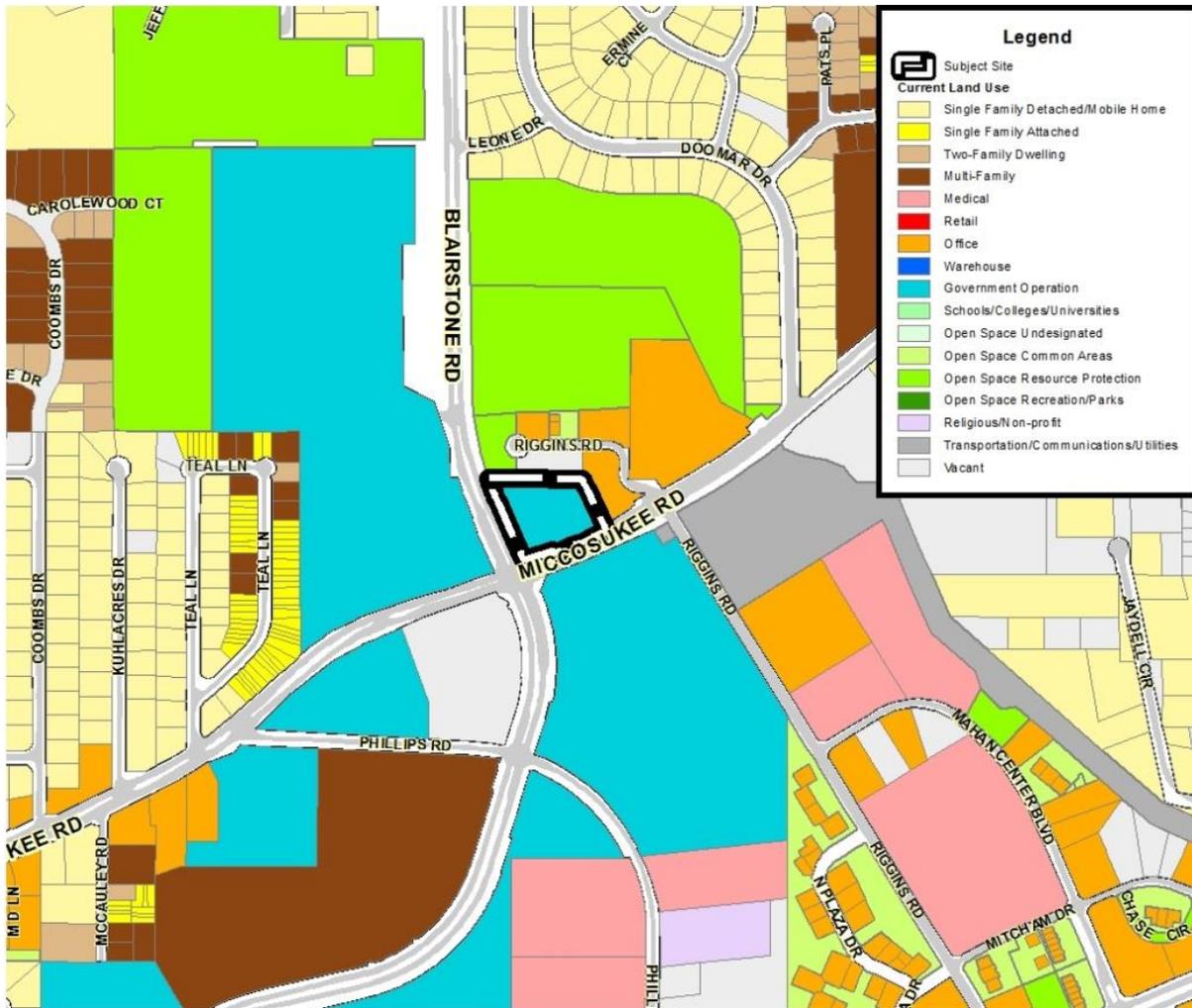


Existing Land Uses

The subject site is currently vacant and undeveloped. Existing land uses in the vicinity of the subject site include office, medical, government facilities, open space resource protection, single family and two family dwellings and apartment complexes.

The following map indicates existing land uses surrounding the subject site as of 2014.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

City of Tallahassee potable water and sewer services are available to the subject site.

Schools

The subject site is in the Sullivan, Cobb and Leon school attendance zones.

School Name	Sullivan Elementary	Cobb Middle	Leon High
Available Capacity	56	145	0
Post Development Capacity	48	142	-3

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

Roadway Network

The subject site is bound by Miccosukee Road, a minor arterial, and North Blairstone Road, a principle arterial roadway. The subject site is located outside of the Multimodal Transportation District (MMTD) and future development may be subject to transportation concurrency.

Pedestrian and Bicycle Network

Both Miccosukee Road and Blairstone Road have sidewalks and bicycle lanes in the area of the subject site. Goose Pond Trail is also located in the vicinity of the subject site.

Transit Network

StarMetro provides transit services along Miccosukee Road via the Gulf Route. The closet transit stop is adjacent to the subject site at the intersection of Miccosukee Road and North Blairstone Road.

Environmental Analysis

The parcel is located within the Lake Lafayette drainage basin. There are no known protected environmental features onsite.

F. PUBLIC OUTREACH AND NOTIFICATION

Public notices were sent to 53 property owners within 1,000 feet of the subject site. Below is a list of all outreach and notification to the public regarding this proposed amendment.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 26, 2015	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	October 23, 2015	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 19, 2015	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 8, 2016	Email Subscription Notice sent to all users of service
X	Second Public Open House	January 14, 2016	5:30 PM, Second Floor, Frenchtown Renaissance Center

First Open House – November 19, 2015: Five citizens attended the first open house to discuss the 2016 Cycle amendments. All citizens in attendance received a mail notice of the proposed changes, which indicates that all attendees lived within 1000 feet of one of the subject sites. The majority of comments and questions focused on clearly understanding the proposed amendments, and staff was able to discuss with each citizen the objectives of the proposed changes.

Second Public Open House - January 14, 2015: No citizens attended the second open house.

G. STAFF REPORT UPDATE

This section is reserved for future updates to staff report.

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

Cycle 2016 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 14, 2016	9:00 AM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 2, 2016	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	March 8, 2016	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 12, 2016	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 24, 2016	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Public Hearing – February 2, 2016: The Local Planning Agency recommended approval of this proposed amendment.

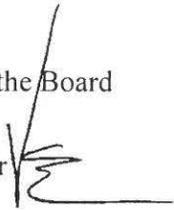
H. ATTACHMENTS

- Attachment #1 Leon County Board of County Commissioners Agenda Item June 23, 2015 - Consideration of Establishing a Medical Examiner Facility at the Previous Mosquito Control/Animal Control Municipal Way Building
- Attachment # 2 Land Use Policy 2.2.16 Government Operational Future Land Use Category
- Attachment # 3 Land Use Policy 2.2.5 Suburban Future Land Use Category
- Attachment #4 Provision of complete text of the following Comprehensive Plan Policies and Objectives referenced in report:
 - o Land Use Policy 5.3.3 Requirement for Proposed Map Amendment
 - o Land Use Policy 1.1.5 Mixed Use Development/Capital Infrastructure
 - o Land Use Policy 1.1.7 Mixed Use Development/Capital Infrastructure
- Attachment #5 Zoning district chart for the following zoning district referenced in report: Section 10-256. C-2 General Commercial District

Leon County Board of County Commissioners Budget Workshop Item #15

June 23, 2015

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Consideration of Establishing a Medical Examiner Facility at the Previous Mosquito Control/Animal Control Municipal Way Building

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Scott Ross, Director, Office of Financial Stewardship
Lead Staff/ Project Team:	John Ward, Construction Manager Felisa Barnes, Principal Management and Budget Analyst

Fiscal Impact:

This item does have a fiscal impact in FY 2016 of \$236,400. The total project cost is estimated at \$2,120,900. The project is phased over the next three years: \$236,400 for design and permitting in FY 2016, \$1,561,750 for construction in FY 2017; and \$322,750 for furnishings and equipment in FY 2018. The cost of the Medical Examiner facility could be offset with proceeds from the sale of County-owned property at the corner of Miccosukee and North Blair Stone Roads.

Staff Recommendation:

- Option #1: Approve the renovation of the former Mosquito Control/Animal Control building for use as a Medical Examiner facility and authorize the inclusion of the associated phased funding of the project over the next three fiscal years budgets, including \$236,400 in FY2016.
- Option #2: Direct the County Administrator to proceed with the sale of the County-owned property at the intersection of Miccosukee and North Blair Stone Roads to support the Medical Examiner capital project funding requirement.

Title: Medical Examiner Facility
June 23, 2015 Budget Workshop
Page 2

Report and Discussion

Background:

Pursuant to Florida Statutes, Florida Counties are responsible for the funding of medical examiners (ME). Medical Examiners are an appointed position by the Governor. Leon County currently has a contractual relationship with the District 2 medical examiner for the provision of these services (Attachment #1). Since 1977, the District 2 medical examiner has utilized cooler space and autopsy facility space provided by Tallahassee Memorial Hospital (TMH); TMH charges a nominal fee for this service.

Early 2013, TMH staff met with County Administration to express a desire to have the morgue and autopsy facility removed from the hospital. TMH staff reiterated that the hospital was not providing a specific deadline, but that they would like to work cooperatively with the County and the ME to move towards a long-term solution that accomplished this goal. Several years ago, TMH had approached the County to seek grant funding to address the ME space issue and to advise the County that this was a long-term issue that would need to be addressed; at that time grant funding was not identified for facility expansion.

In the May 14, 2013 agenda item staff stated that the County was working with the ME in addressing future space needs and a budget discussion item would be brought forward for the Board's consideration.

At the July 8, 2013 Budget Workshop (Attachment #2), the Board allocated \$50,000 in the FY 2014 budget for the preliminary programming and design of a Medical Examiner facility. The Board also accepted staff's report on the possible utilization of the County-owned property at the corner of Miccosukee and Blair Stone Road for a new ME facility through a future public/private partnership and directed staff to continue to pursue this approach.

At the December 9, 2013 Board Retreat, in its revision of the Strategic Plan, the Board voted to include "engage with private sector to develop property at the corner of Miccosukee and Blair Stone, to include construction of a Medical Examiner facility" to its strategic initiatives.

In August 2014, staff issued an Invitation to Negotiate, seeking proposals to provide the County with a built-out turnkey office and laboratory facility and related structure for the Medical Examiner. Rather than utilize County funds to pay for the ME facility, staff sought to use the equity in the County's property at Miccosukee and Blair Stone as a source of payment. The County received interest from a number of developers on pursuing this concept. However, no formal bids were received in response to the procurement solicitation.

Analysis:

Florida Statutes state, "Autopsy and laboratory facilities utilized by the district medical examiner or his or her associates may be provided on a permanent or contractual basis by the counties within the district." As noted in the County Attorney Office's memorandum (Attachment #2), the statutes do not require the County to seek a facility or provide a facility for the ME; however, the County is obligated to reimburse the ME for the expenses incurred for the use of autopsy and morgue space, consistent with the authority provided in the statutes.

Title: Medical Examiner Facility
June 23, 2015 Budget Workshop
Page 3

As reflected in Attachment #2, in evaluating how other Florida Counties approach this requirement it was determined that outside of an existing relationship with a hospital, the only other model utilized is a county owned and operated facility. Staff reviewed 12 of the 24 medical districts in Florida. ***10 of the 12 medical examiner districts reviewed are functioning in a County owned and operated facility.***

Subsequent to the ITN process related to the public/private partnership, staff has continued to evaluate alternative approaches for the provision of medical examiner and morgue space. Two viable alternative approaches were identified:

- A renovation of the former Mosquito/Animal Control building at Municipal Way
- A renovation of a former office building owned by Tallahassee Memorial Hospital (TMH) located in close proximity to the hospital

TMH provided the County the option of renovating an existing office building. TMH would have provided an extremely favorable arrangement for the use of the facility. However, the County would still need to provide all of the funding to renovate and operate the facility. Also, the proximity to other nearby office buildings and the surrounding neighborhood was not an ideal situation.

The other alternative identified is to renovate the former Mosquito/Animal Control building at Municipal Way. Over the past several years, the County has consolidated the Mosquito Control staff and equipment at the Public Works complex and Animal Control at the Public Safety Complex. With these operations relocated, the existing facility has been used recently for limited storage needs. The building is generally located near the Probation operation and the County jail.

County staff worked closely with the Medical Examiner in developing the necessary programming requirements for the facility. The square footage of the building is sufficient to meet the programming requirements and to allow a portion of the building to remain available for limited storage needs.

Facilities Management staff has estimated a total budget of \$2.1 million to be phased in over three fiscal years. This estimate is approximately \$1.0 million less than the cost of an entire new facility (not including the cost of land). Staff anticipates design and permitting in FY2016 (\$236,500), construction in FY2017 (\$1.1561 million) and furnishings and equipment FY2018 (\$322,750).

To offset the cost of the renovations, staff is recommending the County proceed with selling the County owned parcel of land located at the corner of Miccosukee and Blair Stone. Staff has had considerable interest from the private sector over the past several years in acquiring this site. There is not a set timeline for the sale to occur; when sold, the proceeds would be deposited into the capital projects fund in support of the ME project. The sale and use of the proceeds for this project align with the previous approach to pursue a public/private partnership on the site.

Title: Medical Examiner Facility
June 23, 2015 Budget Workshop
Page 4

As the ME is a regional office (District 2 also includes Franklin, Gadsden, Jefferson, Liberty, Taylor and Wakulla counties), the ME provides services to not only Leon County, but the surrounding Counties as well. Leon County accounts for over 60% of all of the autopsies performed on behalf of the District. TMH currently charges a facility fee for the use of their space; Leon County as the owner of the new building, would in turn establish a facility fee for the use of the new facility. This fee would then be used to offset any going operational and maintenance costs of the building. Staff does not see it as a practical approach to have all the surrounding counties participate in the construction and then have seven owners of the building trying to manage its operation. If the County continues to move forward with the anticipated construction of a new facility, staff (in conjunction with the ME) will contact the surrounding Counties to provide appropriate information.

Options:

1. Approve the renovation of the former Mosquito Control/Animal Control building for use as a Medical Examiner facility and authorize the inclusion of the associated phased funding of the project over the next three fiscal years budgets, including \$236,400 in FY2016.
2. Direct the County Administrator to proceed with the sale of the County-owned property at the intersection of Miccosukee and North Blair Stone Roads to support the Medical Examiner capital project funding requirement.
3. Do not approve the renovation of the former Mosquito Control/Animal Control building for use as a Medical Examiner facility.
4. Do not direct staff to proceed with the sale of the County-owned property at the intersection of Miccosukee and North Blair Stone Roads to support the Medical Examiner capital project funding requirement.
5. Board direction.

Recommendations:

Option #1 and #2 are contemplated in the tentative FY2016 budget and five year capital program.

Attachments

1. Medical Examiner Contract
2. July 8, 2013 Budget Discussion Item

DISTRICT TWO
OFFICE OF THE MEDICAL EXAMINER
1899 Eider Court • P. O. Box 14389 • Tallahassee, Florida 32317 • Telephone 850-942-7473

David T. Stewart, M.D., *Medical Examiner*
Lisa M. Flannagan, M.D., *Associate*
Anthony J. Clark, M.D., *Associate*

May 6, 2015

Ms. Tiffany Harris
Leon County Health and Human Services
918 Railroad Avenue
Tallahassee, FL 32310
(850) 606-1900

Dear Mrs. Harris:

I am writing to request a 2% average increase to the fee schedule listed in "Appendix A" of the current contract between the Board of County Commissioners and the District II Medical Examiner.

A copy of the new fee schedule is attached for your review. We have included the "Use of Morgue Facilities" in the charge for an autopsy, but this is billed separately for every autopsy. We utilize the morgue at Tallahassee Memorial Hospital for our work, which saves taxpayers a substantial amount of money compared to the cost of operating a free-standing facility in our district. This is a pass-through amount given to the hospital to compensate them for their costs associated with operation of the morgue, including supplies.

In order to coincide with the beginning of your fiscal year, this increase will be implemented as of October 1, 2015. This should give you adequate time to include the new fees in your budget planning process.

Thank you very much for your cooperation. A copy of the new fee schedule is attached for your review.

Sincerely,



David T. Stewart, M.D.
District II Medical Examiner

Attachment

Office of The
Medical Examiner

Fee Schedule
Increase Effective Oct 1, 2015

District 2

	<u>10/01/14</u>	<u>10/01/15</u>	<u>2015</u> <u>Increase</u>
Autopsy			
Pathologist Fee	\$1,169.00	\$1,192.00	2.0%
Morgue Assistant	\$186.00	\$190.00	2.2%
Use of Morgue Facilities	\$328.00	\$335.00	2.1%
Processing Fee & Storage, Photo	<u>\$120.00</u>	<u>\$122.00</u>	1.7%
Total=	\$1,803.00	\$1,839.00	2.0%
External Examination (No Autopsy)			
Pathologist Fee	\$371.00	\$378.00	1.9%
Morgue Assistant	<u>\$186.00</u>	<u>\$190.00</u>	2.2%
Total=	\$557.00	\$568.00	2.0%
Family Requested (Private Autopsy)			
Pathologist Fee	\$3,234.00	\$3,299.00	2.0%
Morgue Assistant	\$186.00	\$190.00	2.2%
Use of Morgue Facilities	\$328.00	\$335.00	2.1%
Processing Fee, Storage, & Photos	<u>\$186.00</u>	<u>\$190.00</u>	2.2%
Total=	\$3,934.00	\$4,014.00	2.0%
Potential Additional Charges:			
Toxicology Services	At Cost	At Cost	At Cost
Toxicology Handling Fee - Per Case	\$22.00	\$22.00	0.0%
Radiology Services	At Cost	At Cost	At Cost
Other TMH Services (Labs, Etc.)	At Cost	At Cost	At Cost
Professional (Photo Duplication, Etc.)	At Cost	At Cost	At Cost
Body Transport Services	At Cost	At Cost	At Cost
Miscellaneous Charges			
Brain Only Removal for University/Mayo	\$306.00	\$312.00	2.0%
Brain Only (Gross and Microscopic)	\$1,223.00	\$1,247.00	2.0%
Cremation Approval (Billed to County)	\$33.00	\$34.00	3.0%
Death Certificate Preparation	\$62.00	\$63.00	1.6%
Limited Investigation	\$66.00	\$67.00	1.5%
Testimony/Expert Witness Fee			
Per Hour (Minimum One Hour)	\$186.00	\$190.00	2.2%
Civil Cases Per Hour (Min One Hour)	\$481.00	\$491.00	2.1%
Conference with Attorneys, Travel, Etc.			
Per Hour (Minimum One Hour)	\$186.00	\$190.00	2.2%
Civil Cases Per Hour (Minimum One Hour)	\$481.00	\$491.00	2.1%
Copies of Records- Per One-Sided Page	\$0.15	\$0.15	No Change
Per Florida Statute 119.07, additional Charges may be added for extensive labor or technology required for a specific record.			

AGREEMENT WITH DISTRICT MEDICAL EXAMINER

THIS AGREEMENT dated this 25th day of OCT., 2001, by and between LEON COUNTY, a political subdivision of the State of Florida, hereinafter referred to as the "County" and the DISTRICT MEDICAL EXAMINER, hereinafter referred to as the "Contractor."

WHEREAS, pursuant to Chapter 406, Florida Statutes, David Stewart, M.D., has been appointed DISTRICT MEDICAL EXAMINER in and for District 2 of the State of Florida and Leon County is located in Medical Examiner District 2; and

WHEREAS, Section 406.08 Florida Statutes, requires that the fees, salary, expenses, transportation costs and facility of the district medical examiner be paid from the general funds or other funds of the County; and

WHEREAS, Tallahassee Memorial Hospital has morgue facilities and support staff available to assist the medical examiner in performing his duties, and the District Medical Examiner has an agreement with Tallahassee Memorial Hospital to utilize such facilities and support staff;

NOW, THEREFORE, the parties hereto agree as follows:

1. SERVICES TO BE PROVIDED

The Contractor hereby agrees to provide the following services to the County:

1. To comply with Title VI and VII, Civil Rights Act of 1964 (42 UCS 2000D), Executive Order No. 11246, entitled "Equal Employment Opportunity," as supplemented in Department of Labor Regulations (41 CFR Part 60), and Federal Regulations concerning nondiscrimination because of mental and physical handicaps.
2. To meet the following standards of accountability:
 1. Use of an accounting system which meets generally accepted accounting principles (GAAP).
 2. The maintenance of such records and accounts as are necessary to properly account for COUNTY funds disbursed pursuant to Section 406.08, Florida Statutes.
 3. The retention of all records relevant to this rule for a period of not less than three years, unless otherwise provided by law.
 4. Records and accounts necessary to justify the use of COUNTY funds for medical examiner services shall be open to inspection of audit purposes to the COUNTY.
 5. Funds received from the COUNTY shall only be used for the provisions of medical examiner services.

The County hereby agrees as follows:

- a. To comply and act in accordance with all provisions of Chapter 406, Florida Statutes, and implementing rules of Medical Examiner Commission, where applicable.
- b. To fund, pursuant to this agreement, the following medical examiner related expenses (see attached Exhibit A for fee schedule).

AGREEMENT BETWEEN LEON COUNTY AND DISTRICT MEDICAL EXAMINER
PAGE 2

2. SUBJECT TO BUDGET

The performance of Leon County of any of its obligations under this agreement shall be subject to and contingent upon the availability of funds lawfully expendable for the purposes of this agreement for the current and any future periods provided for within the bid specifications.

3. TIME

The contract shall be for a period of one (1) year, commencing on October 1, 2001, and shall continue until September 30, 2002. After the initial one (1) year period, at the discretion of the County, the contract may be extended for additional (1) year periods. Such one (1) year extensions will be automatic unless the County provides written notice of non-renewal to the Contractor no less than thirty (30) days prior to the expiration date of the then-current period.

4. CONTRACT SUM

The Contractor agrees that for the performance of the services as outlined above, it shall be remunerated by the County as follows:

Payment shall be made on a monthly basis upon the receipt of an invoice and other supporting documents submitted by the DISTRICT MEDICAL EXAMINER listing the actual charges incurred for the month. These accounts are: Medical Examiner Professional/Administrative Services; Medical Examiner Transportation, and Tallahassee Memorial Hospital.

5. PAYMENTS

The County will make such payments within thirty (30) days of submission and approval of invoice for services.

6. STATUS

The contractor at all times relevant to this Agreement shall be an independent contractor and in no event shall the Contractor nor any employees or sub-contractors under it be considered to be employees of Leon County. The Contractor shall have complete supervision and control over his own agents, employees, and subcontractors.

AGREEMENT BETWEEN LEON COUNTY AND DISTRICT MEDICAL EXAMINER
PAGE 3

7. INSURANCE

Pursuant to Florida Statutes, Florida Statute 406.16 the DISTRICT MEDICAL EXAMINER and ASSOCIATE MEDICAL EXAMINERS shall obtain professional liability insurance. The professional liability insurance limits shall be \$100,000 per person and \$200,000 per occurrence for general liabilities under Florida law or statutes and \$1,000,000 per occurrence for general liabilities other than under Florida law. Leon County shall not be liable for any acts of the medical examiners not within the scope of their official duties.

8. LICENSES

The Contractor shall be responsible for obtaining and maintaining his city or county occupational license and any licenses required pursuant to the laws of Leon County, the City of Tallahassee, or the State of Florida. Should the Contractor, by reason of revocation, failure to renew, or any other reason, fail to maintain his license to operate, the contractor shall be in default as of the date such license is lost.

9. ASSIGNMENTS

This Contract shall not be assigned or sublet as a whole or in part without the written consent of the County nor shall the contractor assign any monies due or to become due to him hereunder without the previous written consent of the County.

10. HOLD HARMLESS

The Contractor agrees to indemnify and hold harmless the County from all claims, damages, liabilities, or suits of any nature whatsoever arising out of, because of, or due to the breach of this agreement by the Contractor, its delegates, agents or employees, or due to any act or occurrence of omission or commission of the Contractor, including but not limited to costs and a reasonable attorney's fee. The County may, at its sole option, defend itself or allow the Contractor to provide the defense. The Contractor acknowledges that ten dollars (\$10.00) of the amount paid to the Contractor is sufficient consideration for the Contractor's indemnification of the County.

11. TERMINATION

Either party may terminate this Contract with or without cause by giving the other party hereto thirty (30) days written notice of termination. The County shall not be required to give Contractor such thirty (30) day written notice if, in the opinion of the County, the Contractor is unable to perform its obligations hereunder, or if in the County's opinion, the services being provided are not satisfactory. In such case, the County may immediately terminate the Contract by mailing a notice of termination to the contractor.

12. PUBLIC ENTITY CRIMES STATEMENT

In accordance with Section 287.133, Florida Statutes, Contractor hereby certifies that to the best of his knowledge and belief neither Contractor nor his affiliates has been convicted of a public entity crime. Contractor and his affiliates shall provide the County with a completed public entity crime statement form no later than January 15 of each year this agreement is in effect. Violation of this section by the Contractor shall be grounds for cancellation of this agreement by Leon County.

13. REVISIONS

In any case where, in fulfilling the requirements of this contract or of any guarantee, embraced in or

AGREEMENT BETWEEN LEON COUNTY AND DISTRICT MEDICAL EXAMINER
PAGE 4

required thereby it is necessary for the Contractor to deviate from the requirements of the contract, Contractor shall obtain the prior written consent of the County. The parties agree to renegotiate this contract if state revision of any applicable laws or regulations make changes in this contract necessary.

14. CONSTRUCTION

The validity, construction, and effect of this Contract shall be governed by the laws of the State of Florida.

WHERETO, the parties have set their hands and seals effective the date whereon the last party executives this Agreement.

AGREEMENT BETWEEN LEON COUNTY AND DISTRICT MEDICAL EXAMINER
PAGE 5

CONTRACTOR
DISTRICT MEDICAL EXAMINER

WITNESS: Susan A. Wood Bennett BY: David Stewart MD
DAVID STEWART, M.D.

WITNESS: Cayn L. Shiver DATE: 10/14/01

(CORPORATE SEAL)

STATE OF FLORIDA:
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 14th day of October, 2001,

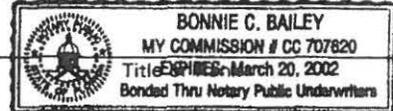
by DAVID STEWART, of KWB PATHOLOGY ASSOCIATES
(Name of officer or agent, title of officer or agent) (Name of corporation acknowledging)

a FLORIDA corporation, on behalf of the corporation.
(State or place of incorporation)

He/she is personally known to me or has produced _____ as
(type of identification)

Bonnie C. Bailey
Signature of Notary

Print, Type or Stamp Name of Notary



Serial Number, If Any

Leon County Board of County Commissioners Budget Workshop Item #8

July 8, 2013

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator

Title: Consideration of Medical Examiner Facility

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Scott Ross, Director, Office of Financial Stewardship
Lead Staff/ Project Team:	Felisa Barnes, Principle Management and Budget Analyst

Fiscal Impact:

This item may have a fiscal impact. The tentative capital budget includes \$250,000 towards preliminary programming and design costs related to a new medical examiner facility and future years include construction funding. However, as noted in the item, if a public/private partnership is pursued for the development of the County owned parcel at the corner of Miccosukee and N. Blair Stone Roads then the overall costs may be substantially reduced.

Staff Recommendation:

Option #1: Accept staff's report on the consideration of a medical examiner facility and allocate \$250,000 in the FY2014 budget for the preliminary programming and design of a medical examiner facility.

Option #2: Accept staff's report on the possible utilization of the County owned land at the corner of Miccosukee and N. Blair Stone Roads for the possible construction of a new medical examiner facility through a future public/private partnership and direct staff to continue to pursue this approach.

Report and Discussion

Background:

Pursuant to Florida Statutes, Florida Counties are responsible for the funding of medical examiners. Medical Examiners are an appointed position by the Governor. Leon County currently has a contractual relationship with the District 2 medical examiner for the provision of these services (Attachment #1). Since 1977, the District 2 medical examiner has utilized cooler space and autopsy facility space provided by Tallahassee Memorial Hospital (TMH); TMH charges a nominal fee for this service.

Early this year, TMH staff met with County Administration to express a desire to have the morgue and autopsy facility removed from the hospital. TMH staff reiterated that the hospital was not providing a specific deadline, but that they would like to work cooperatively with the County and the ME to move towards a long term solution that accomplished this goal. Several years ago, TMH had approached the County to seek grant funding to address the ME space issue and to advise the County that this was a long term issue that would need to be addressed; at that time grant funding was not identified for facility expansion.

In the May 14, 2013 agenda item regarding the County owned parcel of property at the intersection of Miccosukee and North Blair Stone Roads, staff stated that the County was working with the ME in addressing future space needs and a budget discussion item would be brought forward for the Board's consideration.

Analysis:

Florida Statutes state, "Autopsy and laboratory facilities utilized by the district medical examiner or his or her associates may be provided on a permanent or contractual basis by the counties within the district." As noted in the County Attorney Office's memorandum (Attachment #2), the statutes do not require the County to seek a facility or provide a facility for the ME; however, the County is obligated to reimburse the ME for the expenses incurred for the use of autopsy and morgue space, consistent with the authority provided in the statutes.

In evaluating how other Florida Counties approach this requirement it was determined that outside of an existing relationship with a hospital, the only other model utilized is a county owned and operated facility. Staff reviewed 12 of the 24 medical districts in Florida. *10 of the 12 medical examiner districts reviewed are functioning in a County owned and operated facility.*

Given TMH's current request to move forward with having the ME moved out of the hospital, staff has been having discussions with both the ME and the hospital to accomplish this goal. Through these preliminary discussions, it was determined that the County and ME together have the appropriate in-house staffing to determine the basic space needs for the ME office. A preliminary program analysis was performed to determine the basic requirements for the facility. Staff and the ME's office will continue to work closely to further refine the requirements, including site visits to other facilities in Florida.

One approach being developed by staff is the possible development of the County owned parcel of land at the corner of Miccosukee and North Blair Stone roads. This location is ideally situated between the two existing hospitals. A preliminary meeting was conducted with the Department of PLACE's Design Studio team and County staff. The intent is to evaluate developing the site for not only the ME, but also for other compatible uses (i.e. medical office space). Over the past several years, the County has had repeated unsolicited offers to purchase the parcel for development purposes. Though the specific approach is still to be determined, ideally, the County could leverage the private sector to participate in the development of the site and thereby generate income to the County to offset (or perhaps eliminate) the cost to build the ME facility. Design Studio staff are working towards a preliminary report by early next fiscal year to discuss how this approach could be accomplished, including addressing any modifications that would be required to the comprehensive plan and/or the existing PUD.

Though no other specific sites have been identified, other locations can be evaluated. However, if land needs to be purchased, it will only increase the overall cost of the project.

To further mitigate costs, the ME's office has provided the County information for a possible grant opportunity to assist with new facilities. County staff will work closely with the ME's office to prepare the appropriate grant application. Based on past grant awards, it appears that this project might be eligible for up to \$61,000 if the grant requirements remain constant next year.

In addition to the actual building structure, there are a number of other issues being reviewed:

- On-going future operational issues. For example, access to the facility for purposes of bringing in a deceased body in non-business hours and security. As the existing facility is housed within the hospital, these "costs" are being provided by TMH. Staff is continuing to meet with the ME's office to refine these issues and to identify long term solutions and cost impacts.
- The utilization of the morgue space for TMH and/or CMRC for non-ME related activities. Staff will continue to work with the hospitals to determine if they have needs at the new facility.
- As the ME is a regional office (District 2 also includes Franklin, Gadsden, Jefferson, Liberty, Taylor and Wakulla counties), the ME provides services to not only Leon County, but the surrounding Counties as well. For 2012, Leon County accounted for over 60% of all of the autopsies performed on behalf of the District. TMH currently charges a facility fee for the use of their space; Leon County as the owner of the new building, would in turn establish a facility fee for the use of the new facility. This fee would then be used to offset any going operational and maintenance costs of the building. Staff does not see it as a practical approach to have all the surrounding counties participate in the construction and then have seven owners of the building trying to manage its operation. If the County continues to move forward with the anticipated construction of a new facility, staff (in conjunction with the ME) will contact the surrounding Counties to provide appropriate information.

To continue moving forward with the process, staff has included \$250,000 in the proposed capital improvement budget for next fiscal year. The funds would be utilized to finalize programming needs and allow for preliminary design work. Subsequent fiscal years include construction funding; however, these funds should be mitigated if the Miccosukee/Blair Stone site can be developed as a public/private partnership. As discussed above, the Design Studio and Real Estate Division are working on this effort with a preliminary report to be provided to the Board early next fiscal year.

Options:

1. Accept staff's report on the consideration of a medical examiner facility and allocate \$250,000 in the FY2014 budget for the preliminary programming and design of a medical examiner facility.
2. Accept staff's report on the possible utilization of the County owned land at the corner of Miccosukee and North Blair Stone Roads for the possible construction of a new medical examiner facility through a future public/private partnership and direct staff to continue to pursue this approach.
3. Board direction.

Recommendation:

Options #1 and #2 are contemplated in the preliminary budget.

Attachments:

1. Medical Examiner Agreement and Updated Fee Schedule
2. County Attorney Office's Memorandum

Policy 2.2.16: [L]

GOVERNMENT OPERATIONAL (*Effective 8/17/92; Revision Effective 7/26/06; Renumbered 3/14/07; Revision Effective 12/24/2010*)

Contains facilities, which include those defined on the Land Use Development Matrix as Community Services, Light Infrastructure, Heavy Infrastructure, and Post Secondary, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities shall include, but are not limited to:

Airports*	Offices
Correctional Facilities	Outdoor Storage Facilities
Courts	Police/Fire Stations
Electric Generating Facilities	Sanitary Sewer Percolation Ponds
Electric Sub-Stations	Sanitary Sewer Pump Stations
Health Clinics	Sanitary Sewer Sprayfields
Libraries	Vehicle Maintenance Facilities
Incinerators	Waste to Energy
Materials Recovery Facilities	Water Tanks
Museums	Water Treatment Plants
Postal Facilities	Water Wells

*Includes services and uses provided by private entities that are commonly located at commercial service airports.

Policy 2.2.5: [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; Rev. Effective 7/14/14)

<i>Development Patterns</i>	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre ⁽⁴⁾	10,000 sq. ft. per acre	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre ⁽⁴⁾	10,000sq. ft. per acre ⁽⁵⁾	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/acre	20,000 sq. ft. per acre	
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools	8 to 20 units/acre	20,000 sq.ft. per acre ⁽⁶⁾	
Village Center	Residential, Office, Commercial up to 50,000 sq ft, maximum business size. Centers shall not be located closer than 1/4 mile to another village center or commercial development including more than 20,000 sq ft of floor area.	8 to 16 units/acre	12,500 sq.ft. per acre per parcel for center 20 acres or less ⁽⁷⁾	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 units/acre ⁽³⁾	Up to 20,000 sq ft/acre ⁽³⁾	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 units/acre	Up to 25,000 sq ft/acre ⁽⁸⁾	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 units/acre ⁽¹⁾	80,000 sq ft/acre ⁽²⁾	
Business Park	Office, Residential and Commercial,	Up to 16 units/acre	20,000 sq ft/acre	
Light Industrial	Office, Commercial up to 10,000 sq ft per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools and ancillary residential	1 unit / development	20,000 sq ft /acre ⁽⁹⁾	5-10%

Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.
- (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.

- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed.
- (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 of Comprehensive Plan Policies Referenced in Report

Policy 5.3.3: [L] (*Effective 8/17/92*)

All land uses permitted within the Educational Facilities, Recreation/Open Space, and Government Operational future land use categories shall, upon the transfer of land designated Institutional to an individual or private entity, require a future land use map amendment before any use other than existing, may occur.

Policy 1.1.5: [L] (*Effective 7/16/90; Revision Effective 7/26/06*)

Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. Capital infrastructure, which supports higher land use densities and intensities, consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.

Policy 1.1.7: [L] (*Effective 7/16/90*)

Higher density and mixed use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure.

Section 10-256. C-2 General Commercial District

The following applies to the C-2 General Commercial District:

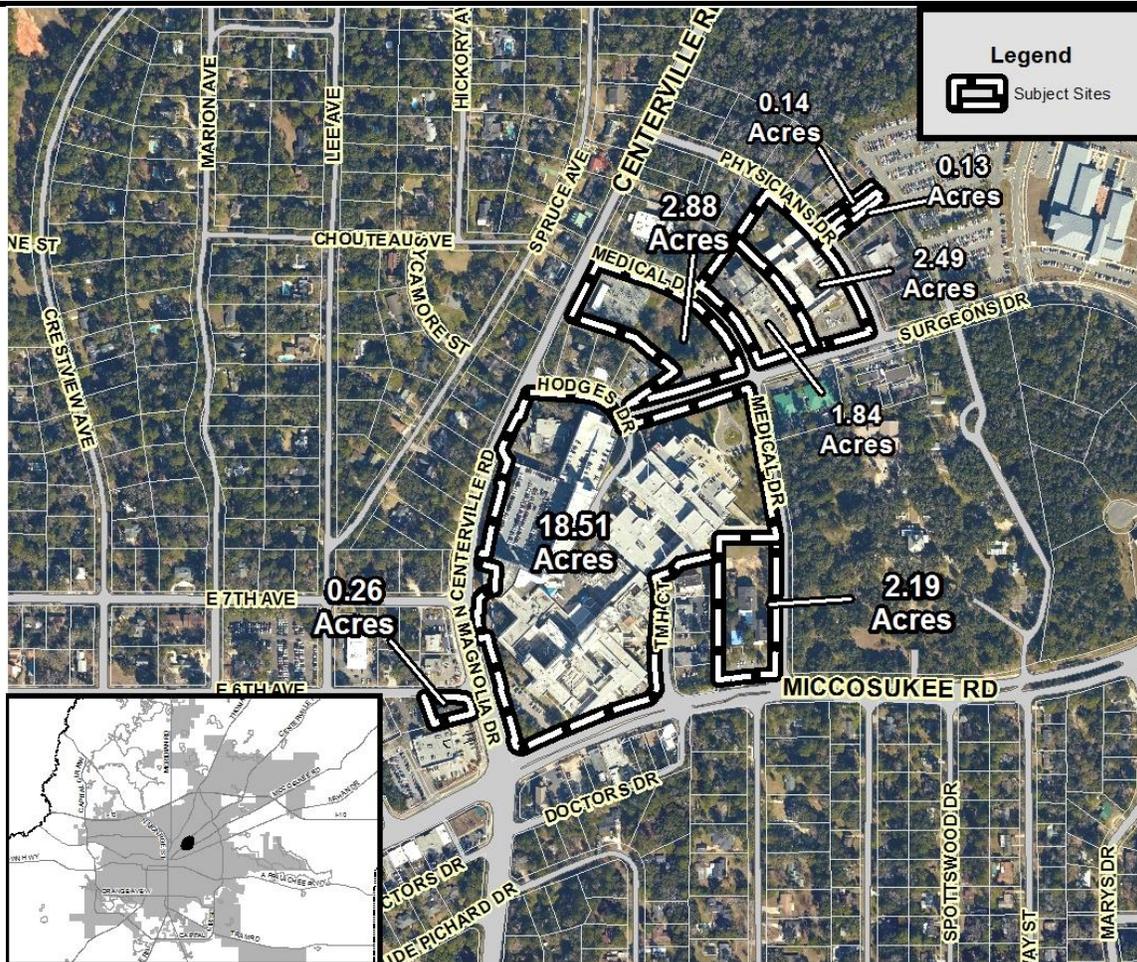
1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The C-2 district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to areas with direct access to major collectors or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density. The residential uses are required to be located on the second floor or above a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged, but are not required. In order to maintain compact and non-linear characteristics, C-2 districts shall not be located closer than ¼ mile to other C-1 or C-2 districts or to parcels containing commercial developments including more than 20,000 gross square feet of floor area and shall not exceed 30 acres in size.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Bait and tackle shops. (4) Banks and other financial institutions. (5) Camera and photographic stores. (6) Cocktail lounges and bars. (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-413. (8) Day care centers. (9) Gift, novelty, and souvenir shops. (10) Indoor amusements (bowling, billiards, skating, etc.). (11) Indoor theaters (including amphitheaters). (12) Laundromats, laundry and dry cleaning pick-up stations. (13) Mailing services. (14) Medical and dental offices, services, laboratories, and clinics. (15) Motor vehicle fuel sales. (16) Non-medical offices and services, including business and government offices and services. (17) Non-store retailers. (18) Passive and active recreational facilities. (19) Personal services (barber shops, fitness clubs etc.). (20) Pet day care centers (21) Photocopying and duplicating services. (22) Rental and sales of dvds, video tapes and games. (23) Rental of tools, small equipment, or party supplies.</p>	<p>(27) Retail bakeries. (28) Retail computer, video, record, and other electronics. (29) Retail department, apparel, and accessory stores. (30) Retail drug store. (31) Retail florist. (32) Retail food and grocery. (33) Retail furniture, home appliances, accessories. (34) Retail home/garden supply, hardware and nurseries. (35) Retail jewelry store. (36) Retail needlework shops and instruction. (37) Retail newsstand, books, greeting cards. (38) Retail office supplies. (39) Retail optical and medical supplies. (40) Retail package liquors. (41) Retail pet stores. (42) Retail picture framing. (43) Retail sporting goods, toys. (44) Retail trophy store. (45) Shoes, luggage, and leather goods. (46) Social, fraternal and recreational clubs and lodges, including assembly halls. (47) Studios for photography, music, art, dance, and voice. (48) Tailoring. (49) Veterinary services, including veterinary hospitals. (50) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</p> <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
	(24) Repair services, non-automotive. (25) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor. (26) Restaurants, with or without drive-in facilities.	

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	12,500 square feet of non-residential gross building floor area per acre and commercial and/or office uses not to exceed 200,000 square feet of gross building floor area for districts less than 20 acres and commercial and/or office uses not to exceed 250,000 square feet of gross building floor area for districts 20 to 30 acres in size. Individual buildings may not exceed 50,000 gross square feet.	3 stories
<p>7. Street Vehicular Access Restrictions: Properties in the C-2 zoning district shall be located on a major collector or arterial street, but may have additional vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, RP-1, RP-2, RP-MH, RP-UF, and RP-R.</p>									
<p>8. Additional Criteria and Restrictions for Pet Day Centers: Outside boarding and unsupervised outside activity are prohibited. In the event that a pet day care center abuts a residential property, the center shall not exceed an L10 noise level of 60 dBA in the daytime (6:00 A.M. to 9:00 P.M.) as measured on the property line abutting the center. Hours of operation for Pet Day Care Centers shall be 6:00 A.M. to 9:00 P.M.</p>									
<p>9. Additional Criteria for Charitable Donation Stations: Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A "charitable donation station" is considered a community service/facility regulated by section 10-413 of this Code.</p>									

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
City of Tallahassee	Eight parcels located on and adjacent to the Tallahassee Memorial HealthCare campus	Approve
Applicant:		
TLCPD		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Artie White	Future Land Use: Suburban, Government Operational, and Educational Facilities Zoning: Medical Arts Commercial	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
Artie.White@talgov.com (850) 891-6432	Future Land Use: Suburban and Government Operational Zoning: Medical Arts Commercial and Government Operational-2	
Date: January 8, 2016	Updated: February 10, 2016	

A. REASON FOR REQUESTED CHANGE

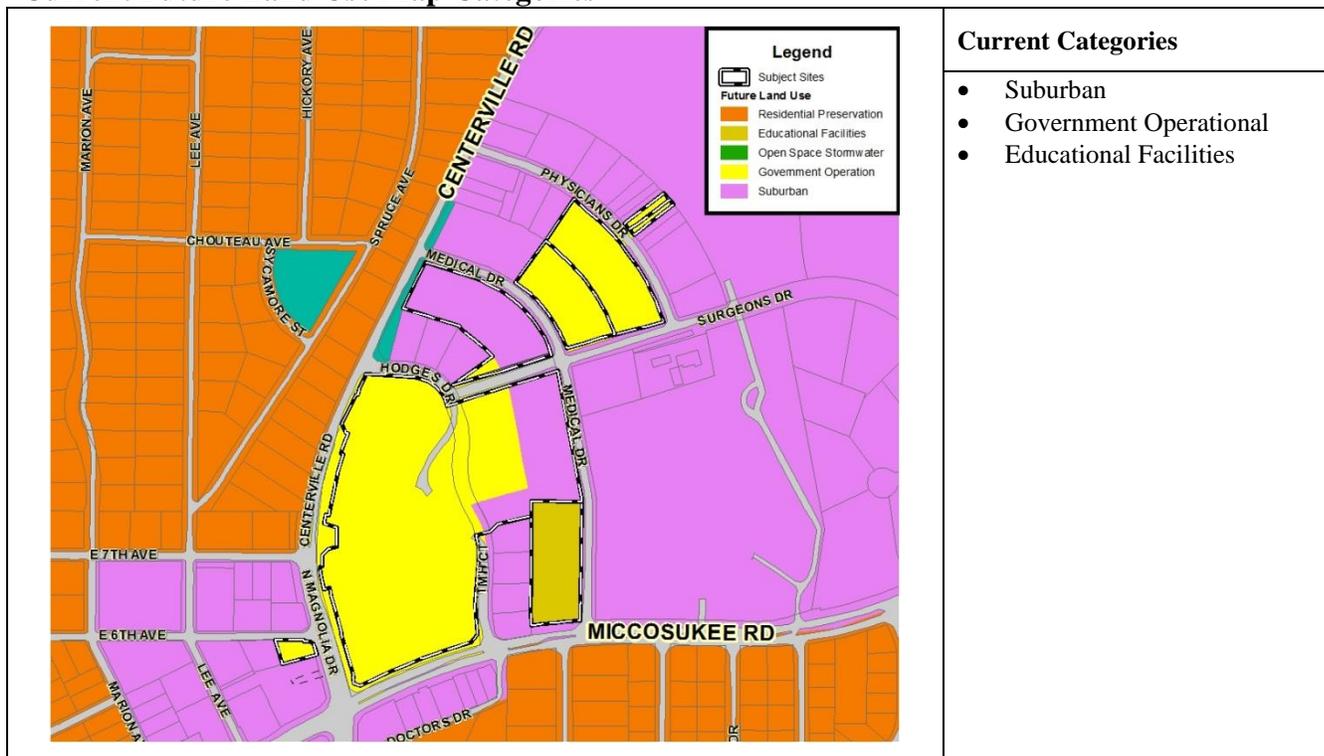
The current future land use map (FLUM) designations of the subject site are inconsistent with the current zoning of the parcels and, in some instances, the existing use of specific parcels. The proposed amendment and rezoning would reconcile the FLUM designation and the zoning of the subject site and reflect the current and intended uses of the individual parcels.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

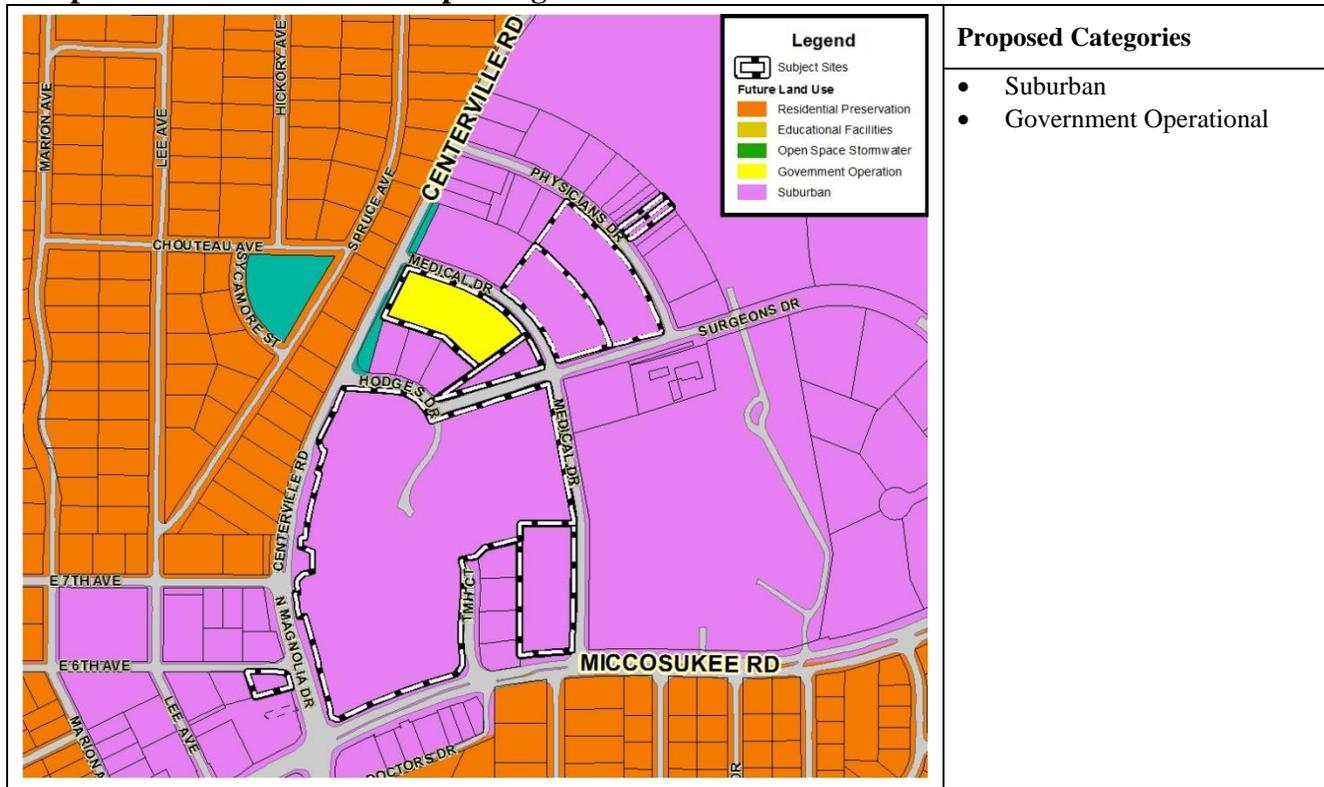
Due to the complexity of this amendment, the proposed changes are provided below in tabular format.

Parcel ID	Site Description	Current FLUM	Proposed FLUM
1130208060000	Located on Medical Drive, between Centerville and Surgeons Drive. Current uses include electric utility and stormwater facility.	Suburban	Government Operational
1129202020000	Located at Medical Drive and Miccosukee Road. Currently vacant and included in TMH expansion.	Educational Facilities	Suburban
1130208020000 1130360010011 1129600000290 1129202090000 112971 D0000 112971 E0000	Main TMH facility and related office located at 6 th Ave and Magnolia Drive. TMH Behavioral Health Center and TMH Rehabilitation Center. TMH Behavioral Health Center Annex	Government Operational	Suburban

Current Future Land Use Map Categories



Proposed Future Land Use Map Categories



C. RECOMMENDATION

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

D. FINDINGS

Staff presents the following findings of fact:

1. Section 10-257 of the Tallahassee Land Development Code specifically states that “the CM district is intended to be located in areas designated Suburban on the future land use map.” The future land use amendment from Government Operational to Suburban would reconcile the future land use and zoning on most of the subject site.
2. Section 10-257 of the Tallahassee Land Development Code specifically states that “schools and libraries are prohibited” in the CM district. Amending the land use on the parcel located at the corner of Medical Drive and Miccosukee Road, from Educational Facilities to Suburban, would reconcile the inconsistency in land use and zoning of the subject site, as well as recognize its intended future as a medical facility.
3. Policy 2.2.16 [L] states that the Government Operational future land use is intended for “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.” One parcel currently designated suburban is owned by the City of Tallahassee and used as an electric substation and stormwater pond. This use is consistent with the Government Operational future land use category.

E. STAFF ANALYSIS

History and Background

Tallahassee Memorial HealthCare (TMH) is a private, not-for-profit healthcare system and teaching hospital. With 772 beds, 3,500 employees and over 500 medical staff members, Tallahassee Memorial HealthCare is the seventh largest hospital in the state of Florida and serves 17 counties in North Florida and South Georgia.

Traditionally, TMH has deeded hospital related properties to the City, and then leased them back. This ownership/lease structure dates back to amendments to the City’s charter in 1947.

The 1947 Charter amendments provided that the City would have the right and power to lease hospital properties or to contract for the operation of such hospital. Subsequent to the Charter amendments, the City acquired the land at the intersection of Magnolia Drive and Miccosukee Road, for the initial hospital construction, and constructed the first hospital building. The hospital opened on November 4, 1949.

The 1970's saw major changes in the national health care system. Around the country, a number of municipalities sold their hospital facilities to private hospital corporations. Another approach that developed around the country was the retention of ownership by the public entity (city, county, or

state) with a "quasi-privatization", which involved leasing the facilities on a long-term basis to a non-profit corporation.

In Florida, the most significant of these "transfers to nonprofits" occurred in 1979 when the Florida Legislature authorized the conversion of Shands Hospital from a state institution to a not-for-profit corporation. Representatives of Tallahassee Memorial Hospital approached the City Commission and recommended a similar transfer. On June 30, 1979, the City Commission approved the lease of the facilities to Tallahassee Memorial Regional Medical Center, Inc., a Florida non-profit corporation.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Suburban (2.2.5), Educational Facilities (2.2.13), and Government Operational Land Uses (2.2.16) are included as Attachment 1.

18.51 Acre Hospital Site

The original hospital facilities, and subsequent additions, are located on an 18.51 acre property at the northeast corner of the Centerville Road/Magnolia Drive and Miccosukee Road. This site has two future land use designations, Government Operational and Suburban. Because the property is owned by the City of Tallahassee, the Government Operational future land use could apply. According to Comprehensive Plan Policy 2.2.16 [L], the Government Operational future land use can be used for "services and uses provided by private entities operating on property owned by the local, state, or federal government." The services and uses identified in the policy do include "health clinic." However, the suburban intensity guidelines identified in Policy 2.2.5 include the "medical center development pattern," which more accurately reflects the subject site than "health clinic." Additionally, Section 10-257 of the Tallahassee Land Development Code states that "the CM district is intended to be located in areas designated suburban on the future land use map..." Therefore, future land use designation of the property should be amended from both Government Operational and Suburban to the entire parcel being Suburban.

0.26 Acre Tallahassee Memorial HealthCare Foundation Site

The parcel located at the intersection of 6th Avenue and Magnolia drive is owned by T.M.R.M.C. and used as the office for the Tallahassee Memorial HealthCare Foundation. According to Comprehensive Plan Policy 2.2.16 [L], the Government Operational land use category is intended to be used for properties that "provide for the operation of and provision of services on property owned or operated by local, state and federal government." Because this parcel is not owned by a governmental entity, it should not be designated as Government Operational. Consistent with the current zoning (CM, Section 10-257 of the Tallahassee Land Development Code), the property is used for "medically related operations and support functions." Because Section 10-257 of the Tallahassee Land Development Code states that "the CM district is intended to be located in areas designated suburban on the future land use map...", the future land use designation of the property should be amended from Government Operational to Suburban.

2.19 Acre Former School Site

The parcel that was formerly the site of Holy Comforter Episcopal School, STARS Middle School, and the Tallahassee School of Math and Science (TSMS) is currently designated as Educational

Facilities on the Future Land Use Map. TSMS relocated to another property in the community and Tallahassee Memorial HealthCare obtained the property for the expansion of uses related to Tallahassee Memorial HealthCare.

According to Comprehensive Plan Policy 2.2.13 [L], “permitted uses in this land use category are limited to educational facilities and ancillary community services to serve the student population, or the community in general.” Because the property is no longer used as a school and is part of the Tallahassee Memorial HealthCare campus, the future land use designation should be amended to more accurately reflect the use of the property.

The property is also designated with the Medical Arts Commercial District zoning. According to the permitted uses for the Medical Arts Commercial (CM) District identified in Section 10-257 of the Tallahassee Land Development Code, schools and libraries are prohibited. The future land use designation of the property should be amended to reconcile this incompatibility. Amending the future land use designation from Government Operational to Suburban would be consistent with the CM District zoning.

2.79 Acre Electric Substation Site

The 2.79 acre property located on Medical Drive between Centerville Road and Surgeons Drive is owned by the City of Tallahassee and has a Suburban FLUM designation. Unlike the surrounding properties, the parcel is not used for medically related operations and support functions. Instead, the property is used for electric utilities and stormwater management. The City’s Electric Utilities Department has discussed the possibility of converting the existing stormwater facility to a back-up, power generation facility which would support the hospital and surrounding areas in times of peak usage.

According to Policy 2.2.16 [L], the Government Operational future land use is intended for “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 Operational future land use more accurately reflects the actual use of the property than the current future land use designation of Suburban which, according to Comprehensive Plan Policy 2.2.5 [L], is intended “to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses.”

To reconcile the future land use designation with the actual use of the property, the future land use designation should be amended from Suburban to Government Operational on the portion of the parcel where the substation and stormwater facility are located. The portion of the parcel with the parking should be Suburban because the parking serves TMH instead of the governmental uses.

4.33 Acre TMH Behavioral Health Center Site

The two parcels on the TMH Behavioral Health Center site located between Medical Drive and Physicians Drive are currently within the Government Operational future land use. Like the 18.51 acre hospital site, the property is owned by the City of Tallahassee and leased by Tallahassee Memorial HealthCare for medical center purposes. The parcels are currently within the Medical Arts Commercial zoning district. The suburban intensity guidelines identified in Policy 2.2.5 include the “medical center development pattern,” which more accurately reflects the subject site than “health clinic.” Additionally, Section 10-257 of the Tallahassee Land Development Code states that “the

CM district is intended to be located in areas designated suburban on the future land use map....” Therefore, future land use designation of the property should be amended from both Government Operational and Suburban to the entire parcel being Suburban.

0.27 Acre TMH Behavioral Health Center Annex Sites

Two of the seven parcels that make up the TMH Behavioral Health Center Annex site are currently within the Government Operational future land use. The remaining five parcels are within the Suburban future land use. These parcels are owned by Tallahassee Memorial HealthCare, not the City of Tallahassee. Because these two parcels are not owned by a governmental entity, they should not be designated as Government Operational. Consistent with the current zoning (CM, Section 10-257 of the Tallahassee Land Development Code), the property is used for “medically related operations and support functions.” Because Section 10-257 of the Tallahassee Land Development Code states that “the CM district is intended to be located in areas designated suburban on the future land use map....,” the future land use designation of the property should be amended from Government Operational to Suburban.

Zoning

The Land Development Code sections for Medical Arts Commercial District (Sec. 10.257) and Government Operational-2 District (Sec. 10-271) zoning are included as Attachment 2.

The zoning for all parcels on the subject site is currently Medical Arts Commercial (CM) District. According to Section 10-257 of the Tallahassee Land Development Code:

The CM district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to urban areas with convenient access to hospitals or other major medical facilities, wherein activities are restricted to medically related operations and support functions including residential uses and limited non-medical commercial retail, offices, and services which serve medical operations.

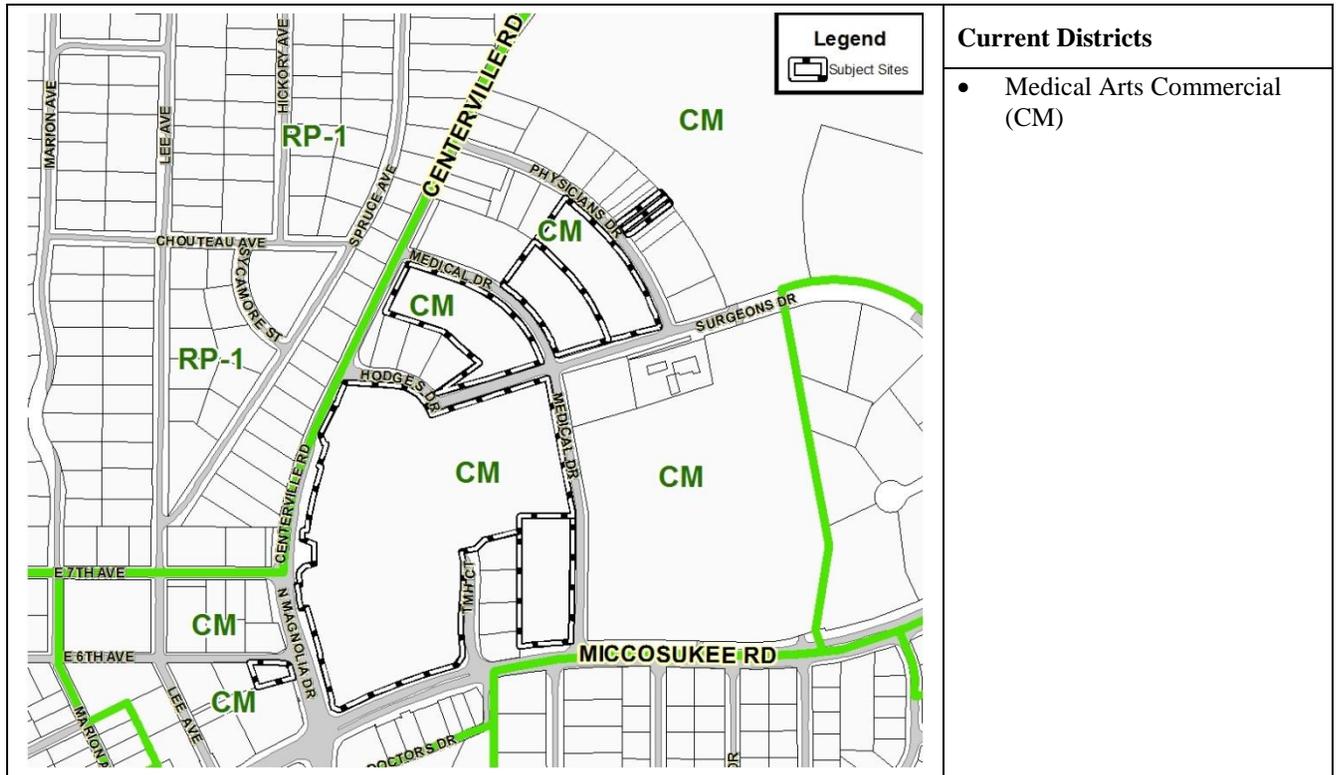
This zoning is consistent with the current major medical facilities and the medical support functions on the Tallahassee Memorial HealthCare campus.

2.79 Acre Electric Substation Site Rezoning

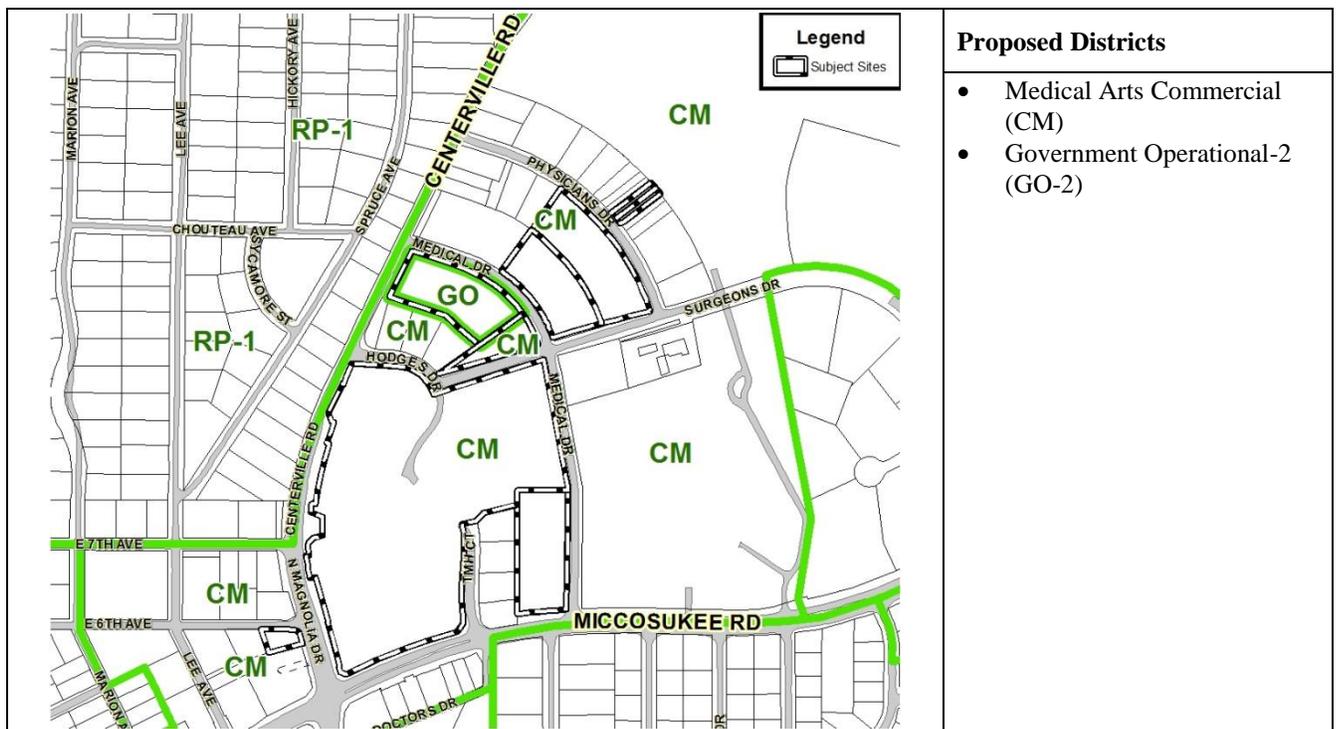
Consistent with the proposed FLUM amendment, a concurrent rezoning is being processed to change the zoning of the 2.79 acre City of Tallahassee-owned parcel, located on Medical Drive between Centerville Road and Surgeon’s drive, from Medical Arts Commercial (CM) to Government Operational-2 (GO-2) where the substation and stormwater facility are located. The parking lot that supports adjacent TMH uses will remain CM.

The following maps illustrate the current and proposed zoning for the subject site.

Current Zoning



Proposed Zoning



Services Analysis

Water/Sewer

The subject site is currently served by City of Tallahassee potable water and sewer services.

Schools

The subject site is zoned for Kate Sullivan, Cobb Middle School, and Leon High School.

School concurrency impact forms have been submitted to the Leon County School Board's Division of Facilities, Construction and Maintenance. The number of projected students and available capacity will be included in this report when this data is provided. Final school concurrency calculations will be conducted when a site plan for development is submitted.

Roadway Network

The subject site is served by Centerville Road (minor arterial), Miccosukee Road (minor arterial), and Surgeons Drive (major collector). The subject site is located outside of the Multimodal Transportation District (MMTD) and future development may be subject to transportation concurrency.

Pedestrian and Bicycle Network

The subject site is well connected by a network of sidewalks on Centerville Road, Miccosukee Road, and Surgeons Drive. There are no bike lanes on Centerville Road or Surgeons Drive. There are bike lanes on Miccosukee Road in the vicinity of the subject area; however they become shared lane markings (sharrows) east of Magnolia Drive.

Transit Network

The subject site is serviced by StarMetro's Gulf Route with 50 minute headways and the San Luis Route with 60 minute headways. Three bus stops are located directly on the Tallahassee Memorial HealthCare campus. Numerous bus stops are located within walking distance.

Environmental Analysis

The subject site is within the Urban Services Area on parcels that are currently developed. The proposed land use amendments would not impact sensitive environmental features.

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 225 property owners within 1,000 feet of subject site. After additional analysis, a modification to the original notice was necessary. Notices were then sent to 300 property owners within 1,000 feet of subject area.

Following the Local Planning Agency Workshop on January 14, 2016, notices were sent to 313 property owners within 1,000 feet of the subject area expanded to include the four additional parcels, as directed by the Local Planning Agency.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 26, 2015	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	October 23, 2015	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 19, 2015	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 8, 2016	Email Subscription Notice sent to all users of service
X	Second Public Open House	January 14, 2016	5:30 PM, Second Floor, Frenchtown Renaissance Center

First Public Open House - November 19, 2015: Five citizens attended the first open house to discuss the 2016 Cycle amendments. All citizens in attendance received a mail notice of the proposed changes, which indicates that all attendees lived within 1000 feet of one of the subject sites. The majority of comments and questions focused on clearly understanding the proposed amendments, and staff was able to discuss with each citizen the objectives of the proposed changes.

Second Public Open House - January 14, 2015: No citizens attended the second open house.

G. STAFF REPORT UPDATE

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

Cycle 2016 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 14, 2016	9:00 AM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 2, 2016	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	March 8, 2016	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 12, 2016	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 24, 2016	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop - January 14, 2015: At the directional of the Local Planning Agency, four additional parcels were added to the proposed amendment. Parcels 1129600000290, 1129202090000, 112971 D0000, and 112971 E0000 are proposed to be amended from the Government Operational Future Land Use to Suburban Future Land Use. These parcels were added to the table on page 2 of this staff report. All maps in the staff report are updated to include these parcels. The staff analysis was updated to address these parcels on pages 6 and 7 of this staff report under the “4.33 Acre TMH Behavioral Health Center Site” and “0.27 Acre TMH Behavioral Health Center Annex Sites” subheadings.

The staff report was also updated to address the 2.79 Acre Electric Substation Site (pages 6 and 7 of this staff report). The proposed amendment would result in the parcel having two future land uses and zoning districts. The portion of the parcel with the substation and stormwater facility would be within the Government Operational Future Land Use with Government Operational-2 zoning. The portion of the parcel with the parking lot that serves adjacent medical uses would be within the Suburban Future land Use and Medical Arts Commercial zoning district.

Local Planning Agency Public Hearing - February 2, 2016: The Local Planning Agency recommended approval of this proposed amendment.

H. ATTACHMENTS

- Attachment #1: Comprehensive Plan policies for Policy 2.1.1, Suburban (2.2.5), Educational Facilities (2.2.13), and Government Operational Land Uses (2.2.16)
- Attachment #2: Land Development Code sections for Medical Arts Commercial District (Sec. 10.257) and Government Operational District (Sec. 10-271)

Supporting Comprehensive Plan Policies

Policy 2.2.5: [L] SUBURBAN

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern. To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods. Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE ⁽⁴⁾	10,000 SQ.FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE ⁽⁴⁾	10,000 SQ.FT/ACRE ⁽⁵⁾	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ACRE	20,000 SQ.FT/ACRE	65-80%
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ACRE	20,000 SQ.FT/ACRE ⁽⁵⁾	

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Village Center	Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.	8 to 16 UNITS/ ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less ⁽⁷⁾	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ ACRE ⁽³⁾	Up to 20,000 SQ FT/ACRE ⁽³⁾	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ ACRE	Up to 25,000 SQ FT/ACRE ⁽⁸⁾	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ ACRE ⁽¹⁾	80,000 SQ FT/ACRE ⁽²⁾	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ ACRE	20,000 SQ FT/ ACRE	5-10%
Light Industrial	Office, Commercial up to 10,000 SQ FT per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post-Secondary Schools and ancillary residential	1 UNIT/ DEVELOP MENT	20,000 SQ FT/ ACRE ⁽⁹⁾	

Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.

(4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.

(5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.

(6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C

(7) 250,000 SF of total development permitted on 20 to 30 acre centers.

(8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed.

(9) Storage areas may be 50,000 SF per acre.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

Policy 2.2.13: [L] EDUCATIONAL FACILITIES

This category contains:

- (1) All public schools including elementary, middle school, high school, and post-secondary.
- (2) All public lands for which educational facilities are proposed or planned.
- (3) Private facilities with capacities for over three hundred students are also included in this category. Permitted uses in this land use category are limited to educational facilities and ancillary community services to serve the student population, or the community in general. Allowed land uses within the Educational Facilities future land use category shall be regulated by zoning districts which implement the intent of this category.

Policy 2.2.16: [L] GOVERNMENT OPERATIONAL

Contains facilities, which include those defined on the Land Use Development Matrix as Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities shall include, but are not limited to:

Airports*	Sanitary Sewer Sprayfields
Offices	Libraries
Correctional Facilities	Vehicle Maintenance Facilities
Outdoor Storage Facilities	Incinerators
Courts	Waste to Energy
Police/Fire Stations	Materials Recovery Facilities
Electric Generating Facilities	Water Tanks
Sanitary Sewer Percolation Ponds	Museums
Electric Sub-Stations	Water Treatment Plants
Sanitary Sewer Pump Stations	Postal Facilities
Health Clinics	Water Wells

*Includes services and uses provided by private entities that are commonly located at commercial service airports.

Section 10-257. CM Medical Arts Commercial District.

The following applies to the CM Medical Arts Commercial District:

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The CM district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to urban areas with convenient access to hospitals or other major medical facilities, wherein activities are restricted to medically related operations and support functions including residential uses and limited non-medical commercial retail, offices, and services which serve medical operations. The provisions of the CM district are intended to protect and promote the efficient operation of hospitals and associated medical facilities and promote safe and efficient vehicular and pedestrian access to these facilities. Medical centers are characterized by a variety of directly related medical facilities and indirectly related support businesses in close proximity to allow for efficient operations. Also, certain community and recreational facilities related to medical facilities are permitted. The maximum gross density allowed for new development in the CM district is 20 dwelling units per acre. Exclusively residential uses shall have a minimum gross density of 8 dwelling units per acre unless constraints of concurrency or preservation and/or conservation features preclude attainment of minimum density. The minimum gross density for mixed use projects is 6 dwelling units per acre.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(1) Banks and other financial institutions, without drive-through facilities.</p> <p>(2) Community facilities related to medical facilities, including religious facilities and police/fire stations. Schools and libraries are prohibited. Other community facilities may be allowed in accordance with Section 10-413.</p> <p>(3) Day care centers.</p> <p>(4) Gift, novelty, and souvenir shops.</p> <p>(5) Hospitals.</p> <p>(6) Hotels and motels, including bed and breakfast inns.</p> <p>(7) Laundromats, laundry and dry cleaning pick-up stations.</p> <p>(8) Mailing services.</p> <p>(9) Medical and dental offices, services, laboratories, and clinics.</p> <p>(10) Medical laboratories.</p> <p>(11) Mortuaries.</p> <p>(12) Multiple-family dwellings.</p> <p>(13) Non-medical offices and services, including business and government offices and services.</p>	<p>(14) Nursing homes and other residential care facilities.</p> <p>(15) Off-street parking facilities.</p> <p>(16) Passive and active recreational facilities.</p> <p>(17) Personal services (barber shops, fitness clubs, etc.).</p> <p>(18) Photocopying and duplicating services.</p> <p>(19) Restaurants without drive-in facilities.</p> <p>(20) Retail bakeries.</p> <p>(21) Retail drug store.</p> <p>(22) Retail florists.</p> <p>(23) Retail newsstands, books, greeting cards.</p> <p>(24) Retail office supplies.</p> <p>(25) Retail optical and medical supplies.</p> <p>(26) Rooming Houses.</p> <p>(27) Single-family attached dwellings.</p> <p>(28) Tailoring.</p> <p>(29) Veterinary services, including veterinary hospitals.</p> <p>(30) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</p>

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height
Any Permitted Principal Non-Residential Use	none	none	none	25 feet	none	25 feet	10 feet	80,000 square feet of gross building floor area per acre, except 176,000 square feet of gross building floor area per acre for hospitals and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel	none for hospitals; 6 stories for other uses (excluding stories used for parking); or 4 stories (including stories used for parking) if proposed structure is within 150 feet of a low density residential zoning district
Single-Family Attached Dwellings	1,600 s.f. min.; avg. of 2,000 s.f.	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories
Rooming Houses	1,600 s.f. min.; avg. of 2,000 s.f.	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	same as above
<p>7. Street Vehicular Access Restrictions: Properties in the CM zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, RP-1, RP-2, RP-MH, RP-UF, and RP-R.</p>									

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.

Section 10-271 GO-2 Governmental Operational Heavy Infrastructure District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The Government Operational (GO-2) district is intended to be located in areas designated as Government Operational on the Future Land Use Map of the Comprehensive Plan. 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, Heavy Infrastructure. The GO-2 district is also intended to apply to publicly owned commercial service airports, which are different from other governmental uses that are typically single-use facilities. Commercial service airports are not only dependent upon some non-governmental uses, but also serve the needs of some non-governmental uses. Therefore, within GO-2 zoned properties contained within a State/Federal required Airport Master Plan, non-governmental land uses will be allowed if the use supports (including revenue generation for self-sufficiency) or is dependent upon airports, or benefits from programs such as a foreign-trade zone.</p>	<ol style="list-style-type: none"> 1. Commercial Service Airport <ol style="list-style-type: none"> a. Airfield, Runways, Taxiways, Aprons, Terminal, Navigational Aids, Aircraft Rescue and Fire Fighting, Air Traffic Control Tower, Cargo, General Aviation, and other aeronautical and non-aeronautical uses related to the operation of a Commercial Service Airport. b. Recreational Facilities or natural areas not suitable for development. c. Retail, Office, Hotel, Restaurants, Warehousing and Storage, Distribution, Manufacturing, Industrial and other non-aeronautical uses compatible with airport operations. d. Uses approved in the City Commission-adopted Airport Master Plan. e. Other uses, which the City Commission may deem compatible with airport operations and surrounding land uses pursuant to the City's Comprehensive Plan. 2. Electric Generating Facilities 3. Sanitary Sewer Sprayfields 4. Incinerators 5. Water Treatment Plants 6. Waste to Energy 7. Materials Recovery Facilities 8. Sewer Percolation Ponds 9. Outdoor Storage Facilities 10. Vehicle Maintenance Facilities 11. Correctional Facilities 12. Active and Passive Recreation 13. Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district. 	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more that 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator.</p>

General Notes:

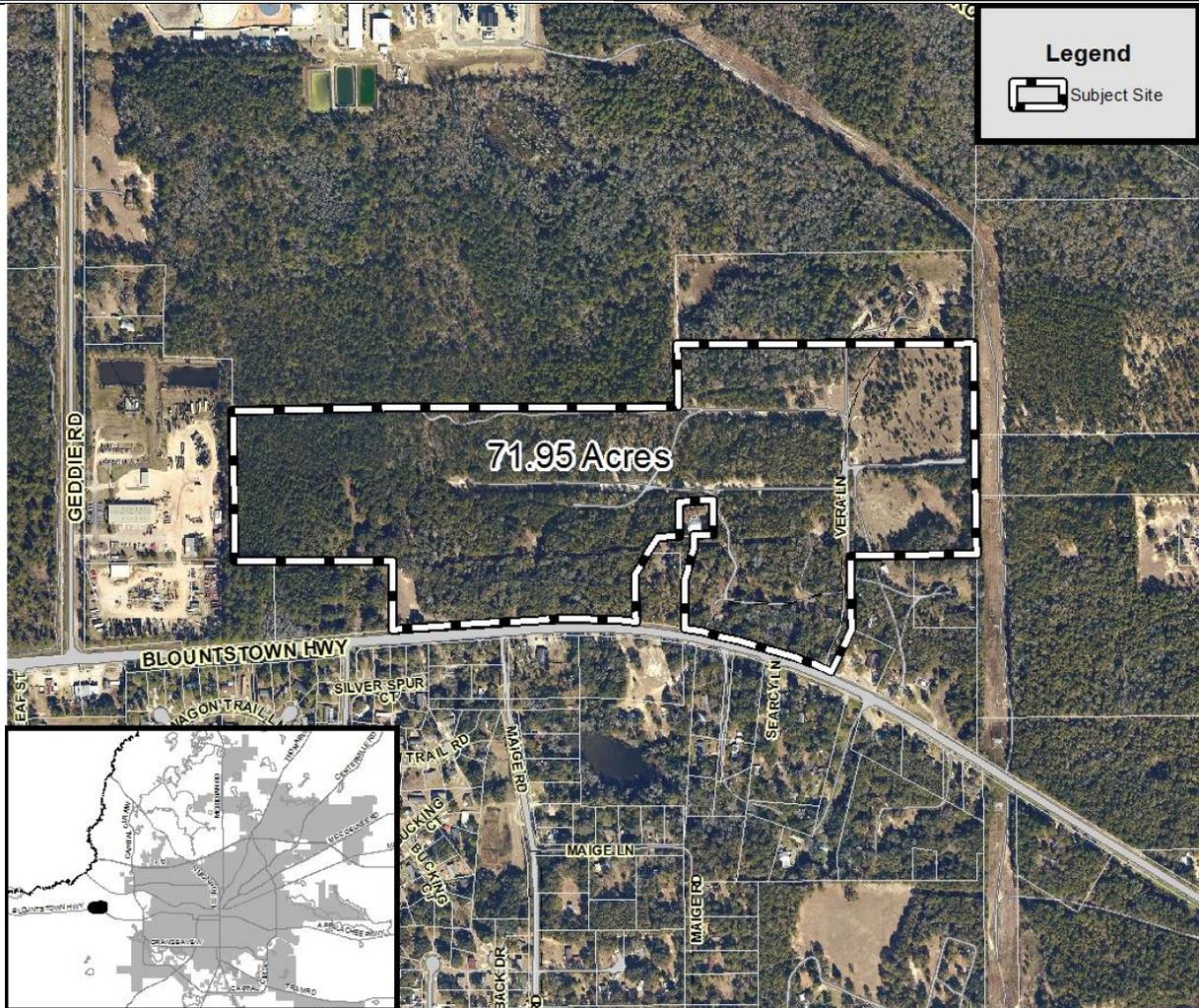
1. If central sanitary sewer is not available, non-residential development is limited to a maximum of 2,500 square feet of building area. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to Chapter 5 pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements.
3. Refer to Chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc).
4. Refer to Chapter 10, Section 413. Community services and facilities/institutional uses.
5. New heavy infrastructure development in this district is subject to the Type "D" review process (refer to Section 9-157).

Rev. 10/13/10

DEVELOPMENT STANDARDS									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side – Interior Lot	c. Side – Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (Including stories used for parking)
Permitted Principal Use	None	None	None	50 feet	None	50 feet	10 feet	None	None
Commercial Service Airport	None	None	None	50 feet	None	50 feet	10 feet	Average of 15,000 sq.ft/acre	None (shall comply with FAA guidelines)
<p>7. Buffering and Screening Requirements:</p> <p>a. Buffering shall be provided if adjacent to a different zoning district, of a type D standard (see Section 10-177). If adjoining a residential zoning district, a minimum 100-foot type D standard (see Section 10-177), shall be provided. Any existing trees and vegetation are required to remain in place and must be used to either fully or partially satisfy the buffering requirements.</p> <p>b. The off-site visual impacts associated with outdoor service functions or areas such as loading areas, trash collections, outdoor storage, or mechanical equipment shall be mitigated by the use of screening material consistent with the materials and design treatments of the primary façade of the primary building and/or evergreen landscape plant material.</p> <p>c. On site parking adjoining roadways shall be screened from view from public roadways by landscape buffers with a minimum height of three feet. Approved height of screening shall take into consideration the elevation of the site in relation to the public roadway.</p>									

General Notes:

1. If central sanitary sewer is not available, non-residential development is limited to a maximum of 2,500 square feet of building area. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to Chapter 5 pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements.
3. Refer to Chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc).
4. Refer to Chapter 10, Section 413. Community services and facilities/institutional uses.
5. New heavy infrastructure development in this district is subject to the Type "D" review process (refer to Section 9-157).



Property Owner:	Property Location:	TLCPD Recommendation:
City of Tallahassee	North of Blountstown Highway and East of Geddie Road	Approve
Applicant: TLCPD		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Stephen M. Hodges	<u>Future Land Use:</u> Suburban & Urban Residential-2 <u>Zoning:</u> Office Residential -2 & R-4 Urban Residential	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
Stephen.Hodges@talgov.com 850.891.6408	<u>Future Land Use:</u> Government Operational <u>Zoning:</u> M-1 Light Industrial District	
Date: January 8, 2016	Updated: February 10, 2016	

A. REASON FOR REQUESTED CHANGE

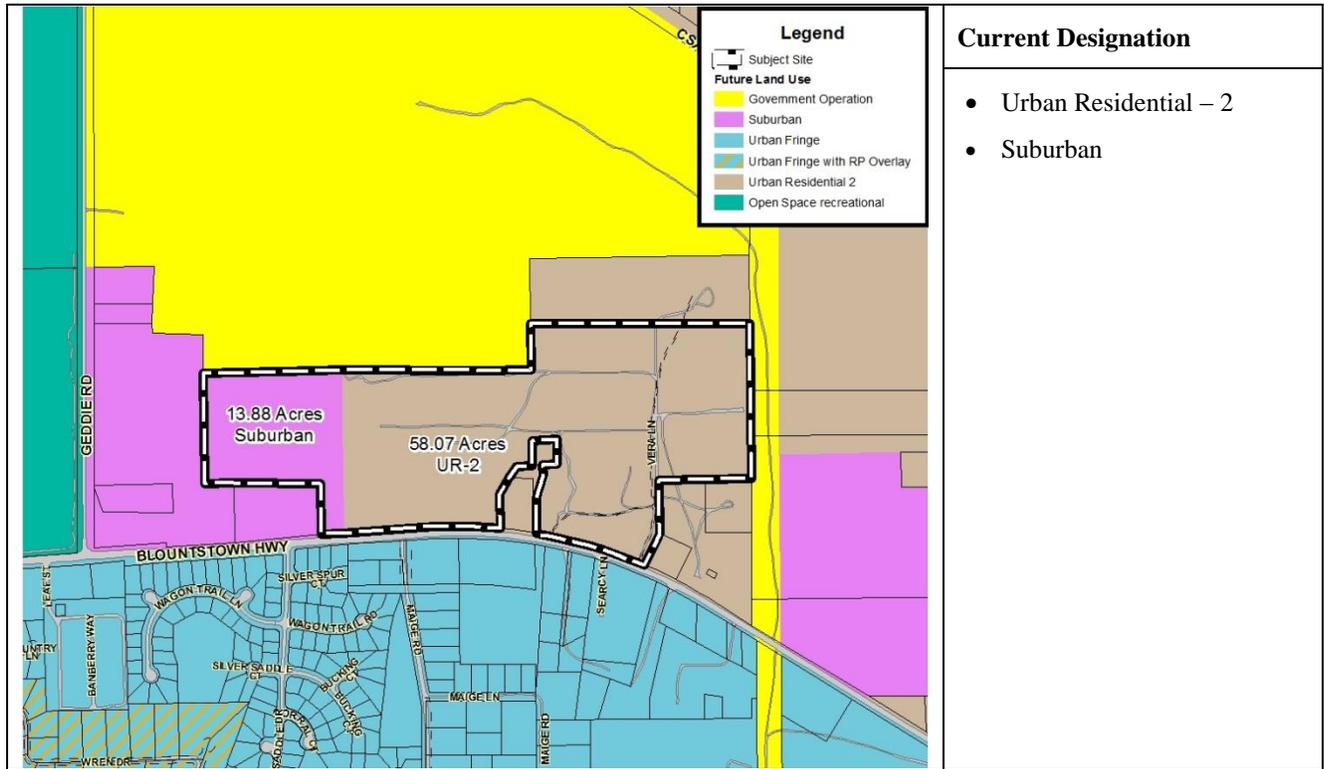
The City of Tallahassee's Electric Utilities Division requested that the Planning Department initiate a Future Land Use Map (FLUM) amendment to change the land use designation for a 71.9 acre parcel located adjacent to the Hopkins Power Generating Facility ("subject site"). The proposed change is intended to recognize the site's public ownership and allow for the future development of electric generating facilities.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

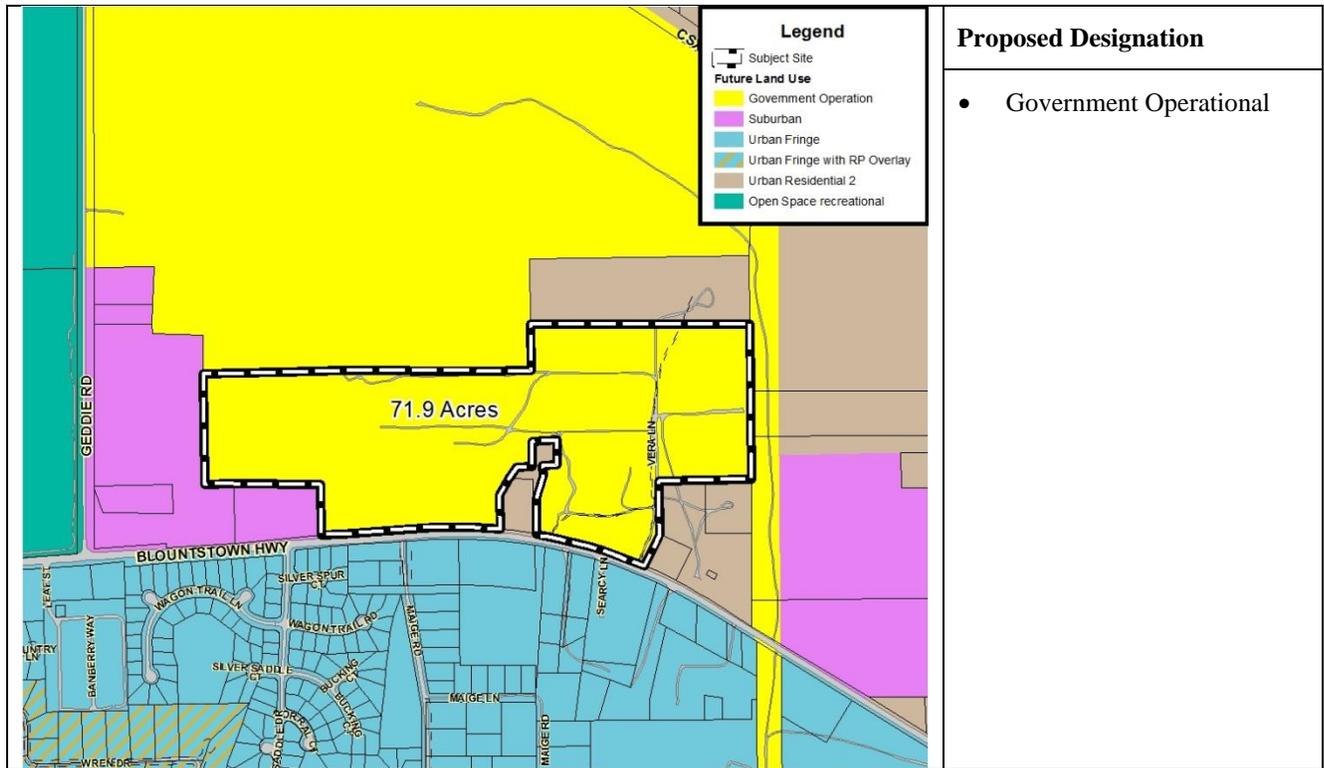
The proposed map amendment would change the FLUM designation for approximately 71.9 acres from Suburban and Urban Residential-2 to Governmental Operations.

The following maps illustrate the current and proposed FLUM designations for the subject site.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



C. RECOMMENDATION

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

D. FINDINGS

Staff presents the following findings of fact:

1. The intended use of the subject site is similar to that of the adjacent Hopkins power plant.
2. The proposed FLUM designation and zoning district for the subject site is consistent with that of the Hopkins power plant.
3. The proposed amendment has no adverse impact on existing or planned infrastructure.
4. While the subject site is within the Urban Service Area, a lack of sewer service within the area severely limits the development potential of the site under the current FLUM designations.

E. STAFF ANALYSIS

History and Background

The Hopkins power plant is located on 232 acres of land along Geddie Road, seven miles west of Tallahassee. The power plant occupies approximately one-third of the 232 acres. The remaining area is mostly forested and has limited development potential.

The Hopkins power plant was originally built in 1971 to help provide electricity to the City of Tallahassee and surrounding urban area. Although the power plant has been expanded several times over its lifetime, the remaining undeveloped portions of the site contain environmental features, such as wetlands that flood plain, that severely limit its future expansion.

To accommodate future growth of this facility, the City's Electric Utility division purchased the 72-acre subject site immediately south of the plant. This parcel has relatively few environmental constraints and 0.36 miles of frontage along Blountstown Highway (U.S. Hwy 20). It is mostly vacant and forested.

A single lane dirt road crossing the property from north to south, close to its eastern boundary, provides access to a single-family residence not located on the subject site. According to City Electric Utility staff, the City will provide an easement to ensure this property continues to be accessible.

The proposed use of the subject site is to develop electric energy generating facilities. These facilities may include the following types of activities: water facilities; natural gas and or propane facilities; warehousing; offices; vehicle fleet operations; renewable energy electric power generation; renewable energy combined with fossil fuel energy for electric power generations; the manufacturing/production, storage and transportation of alternative fuels; and/or electric power generation from fossil or other fuels.

Current and Proposed Land Use Categories

The following describes the current and proposed land use categories. Attachment #1 includes all relevant Comprehensive Plan policies, including their full text.

Suburban (Current)

The Suburban land use category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. It is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. The maximum residential gross density is 20 dwelling units per acre if a multiple use development pattern is utilized. If a development is proposed for residential uses only, the gross density would be 8-16 units.

This land use 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.

Urban Residential-2 (Current)

The primary intent of the Urban Residential - 2 land use category, which is to be applied only within the Urban Services Area, is to encourage residential uses within a range of density (4-20 dwelling units per acre), thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The Urban Residential category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses.

Government Operational (Proposed)

The Government Operational (GO) category is intended to be applied towards government-owned lands which have various facilities such as Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary. No residential uses are permitted within this land use category.

The Hopkins power plant to the north of the subject property has a current FLUM designation of GO, and a zoning designation of M-1 Light Industrial.

Consistency with Comprehensive Plan

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

- Policy 2.2.16: [L] creates the Government Operational Future Land Use category. This designation is applied to property owned or operated by local, state and federal government that that provide for the operation of and provision of community services, light infrastructure, heavy infrastructure, and post-secondary facilities.

The proposed Future Land Use designation of the subject site to Government Operational would be consistent with this policy, as this site is owned by the government and is intended to provide the operation and provision of electric generating community services, infrastructure, and/or facilities.

- Policy 1.1.2: [L] requires that the improvement of capital infrastructure shall be provided within the designated urban service area and shall be phased over the life of the plan.

The provision of energy facilities on the subject site by the City of Tallahassee can be considered capital infrastructure, and the subject site is located within the Urban Service Area. Therefore, the proposed Future Land Use change would be consistent with this policy.

- Policy 11.4.1: [L] requires, where environmentally, economically and geographically practical, new heavy infrastructure land uses such as waste water treatment plants, airports, correctional facilities, and power plants which serve larger than neighborhood areas, to be located in areas outside of the Southern Strategy Area.

The location of the subject site is outside of the Southern Strategy Area. Therefore, the proposed Future Land Use change would be consistent with this policy.

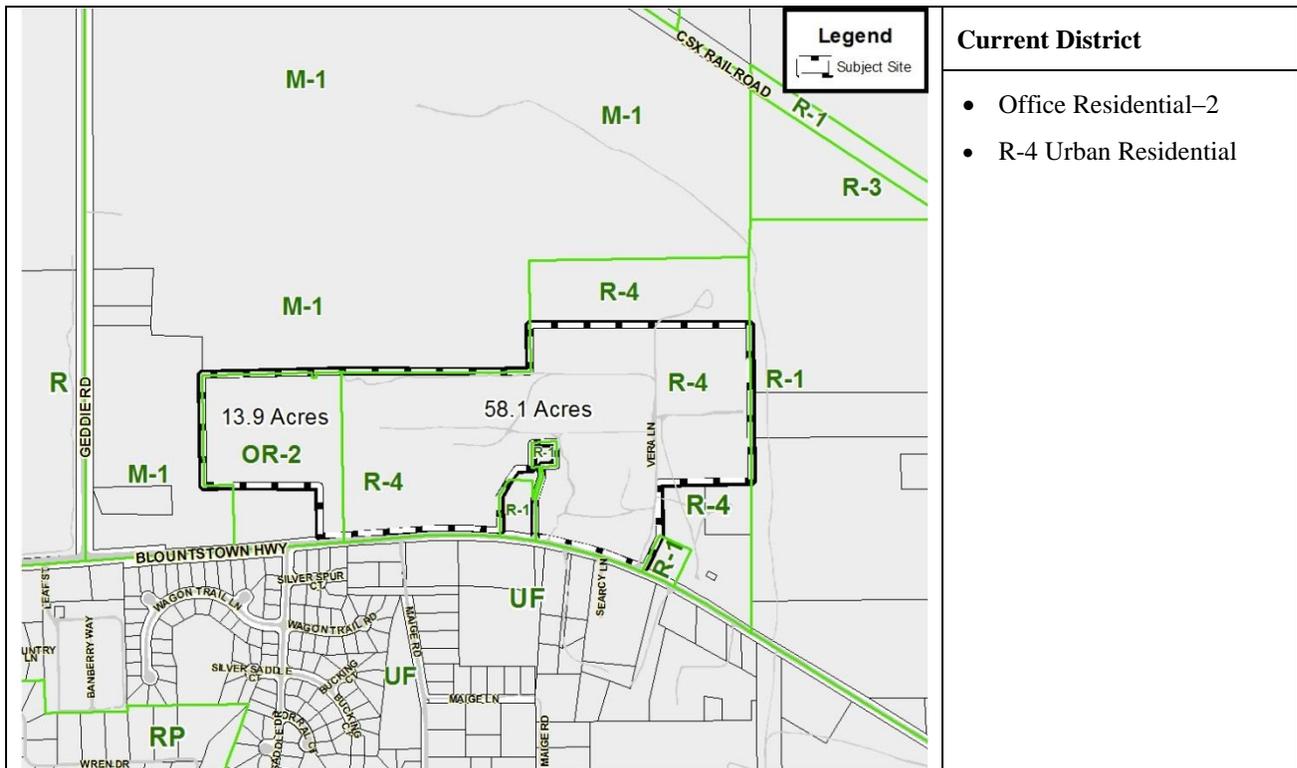
Zoning

The subject site is currently zoned Office Residential–2 (OR-2) and Urban Residential (R-4). These zoning districts allow a variety of uses, including multifamily residential, retail, office, and professional services.

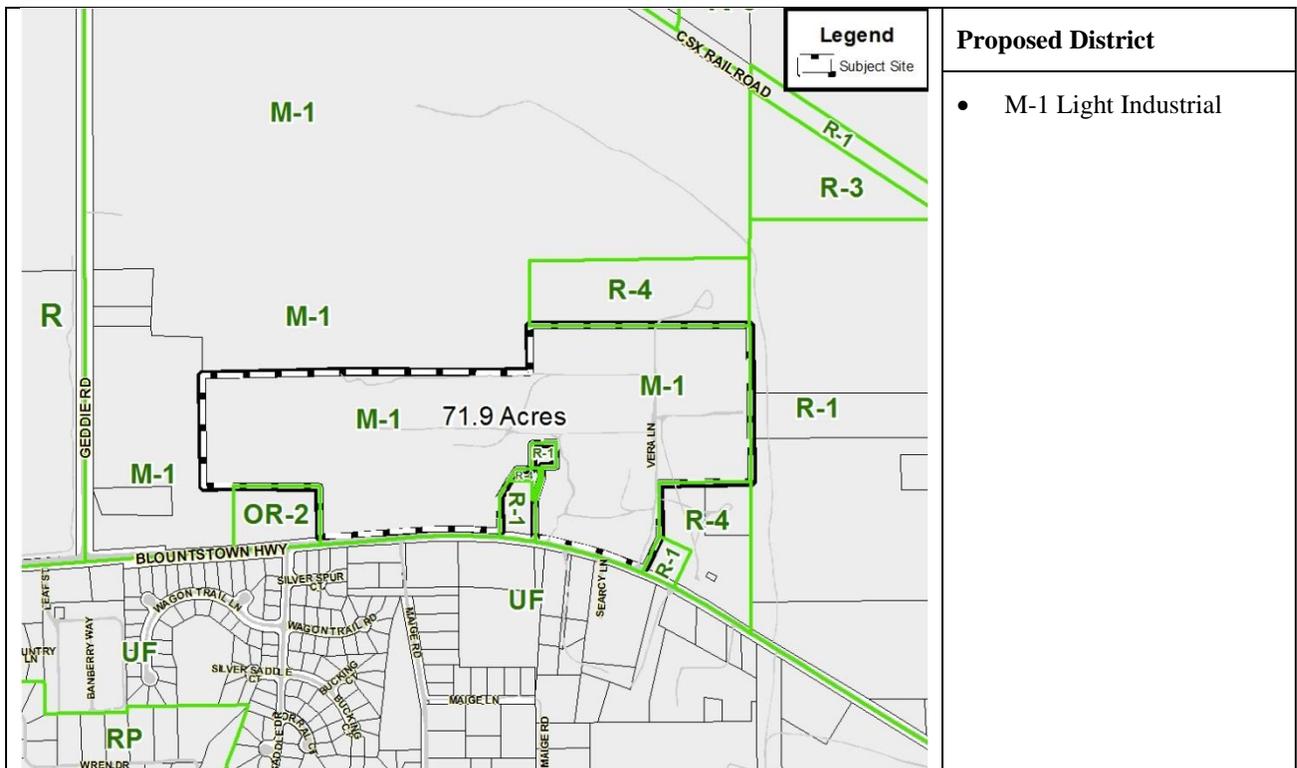
Consistent with the proposed FLUM amendment, a concurrent rezoning is being processed to change the zoning of these parcels to Light Industrial (M-1). The proposed zoning designation for the subject site is M-1 Light Industrial District. Both the Hopkins power plant and the clearing and earthmoving business to the immediate west of the subject site are zoned M-1.

The following maps illustrate the current and proposed zoning for the subject site.

Current Zoning



Proposed Zoning

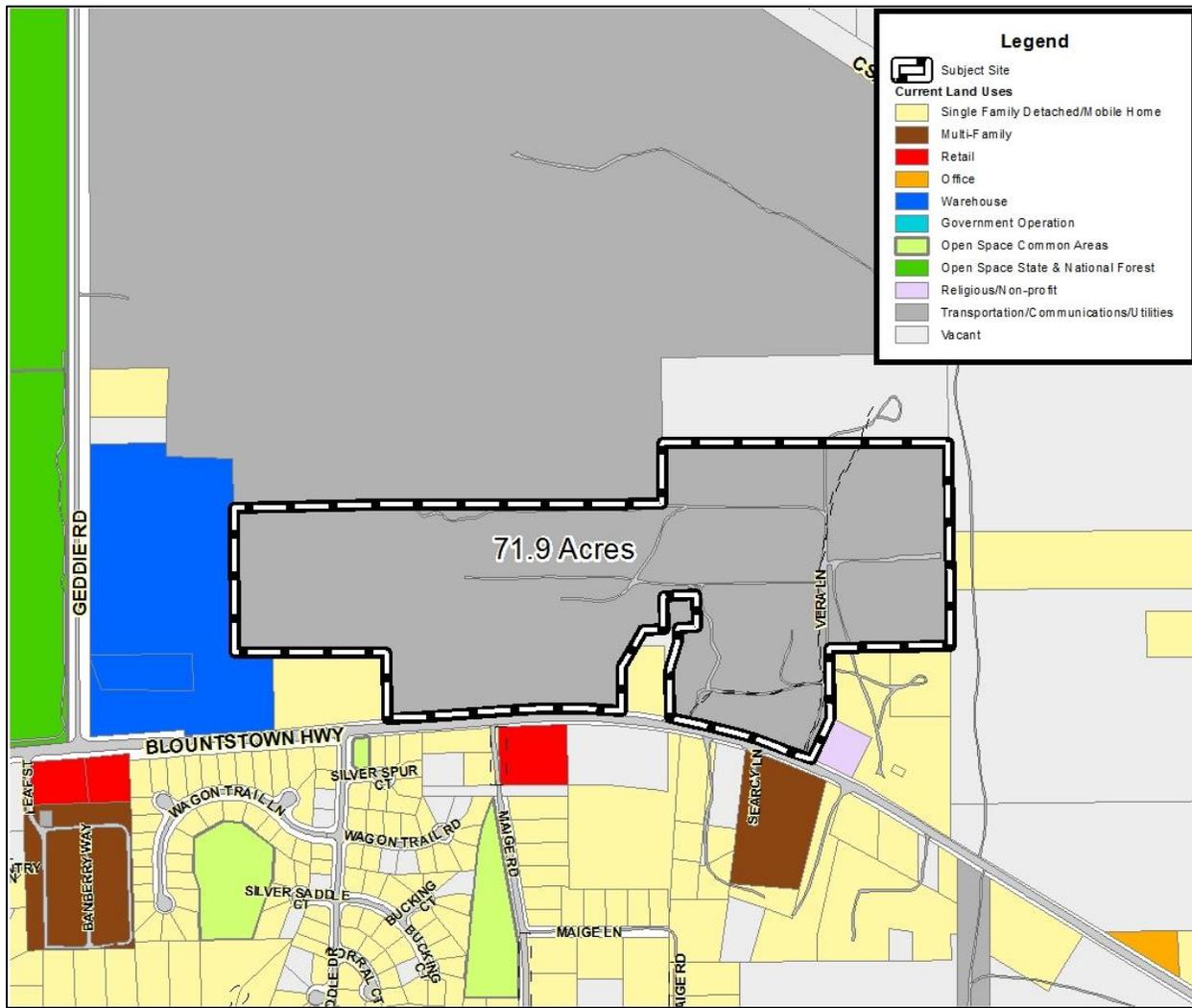


Existing Land Uses

Although the following Existing Land Use Map indicates the use of the subject site as Transportation/Communication/Utilities, the site is currently vacant and undeveloped.

The existing land uses surrounding the subject site include the Hopkins power plant to the north, an industrial warehouse and parking area for a land clearing and earthmoving business to the west, several low-density, large-lot residential areas on the south and east sides, and a large area of vacant land on the northeast and southeast sides.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

The subject site is within the Urban Service Area. It is also within the Talquin Electric Cooperative franchise area for water and sewer. Talquin currently provides potable water and sewer services to a residential subdivision (“Sandstone Ranch”) on the south side of Blountstown Highway, and to the Crowder land clearing company property to the west. The Hopkins Power Plant currently has City of Tallahassee potable water and sewer services.

If the proposed Future Land Use designation of the subject site is adopted and the site developed with energy facilities, it is anticipated that the impact on available water and sewer services will be relatively minimal, and would be significantly less than would be required if the subject site were developed as a mixed use residential area under the current land use designation.

Schools

The proposed amendment will result in a net reduction in residential units; therefore, there are no projected impacts to student capacity at Leon County schools.

Roadway Network

The subject site borders U.S. Highway 20 (Blountstown Highway), a principal arterial, and is approximately 700’ east of Geddie Road, a major collector. The potential impacts of the proposed land use change to the capacity of these roadways will depend upon the ultimate use of the subject site. If the site is developed with energy facilities that do not require a large number of employees, the impact on local roadway capacity is likely to be significantly less than that potentially generated by development currently allowed by the current land use and zoning designations. Any proposed development of the subject site will be evaluated for transportation impacts and mitigation by existing local government concurrency regulations.

Pedestrian and Bicycle Network

There are no pedestrian or bicycle facilities proximate to the subject site.

Transit Network

The subject site is not currently served by StarMetro.

Environmental Analysis

Environmental Features

Approximately 93 percent (67 acres) of the subject site is within the Lake Munson drainage basin. The remaining seven percent (five acres) on the western boundary is within the Ochlockonee River drainage basin.

County environmental data indicates that a five-acre wetland area exists in the northeast corner of the subject site. It is part of a wetland area within a FEMA-mapped 100-year flood zone on the undeveloped southern portion of the Hopkins property. The remainder of the subject site is mostly forested with second-growth timber, and has no known protected environmental features.

F. PUBLIC OUTREACH AND NOTIFICATION

Public notices were sent to 123 property owners within 1,000 feet of the subject site. Below is a list of all outreach and notification to the public regarding this proposed amendment:

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 26, 2015	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	October 23, 2015	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 19, 2015	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 8, 2016	Email Subscription Notice sent to all users of service
X	Second Public Open House	January 14, 2016	5:30 PM, Second Floor, Frenchtown Renaissance Center

First Public Open House - November 19, 2015: Five citizens attended the first open house to discuss the 2016 Cycle amendments. All citizens in attendance received a mail notice of the proposed changes, which indicates that all attendees lived within 1,000 feet of one of the subject sites. The majority of comments and questions focused on clearly understanding the proposed amendments, and staff was able to discuss with each citizen the objectives of the proposed changes.

Second Public Open House - January 14, 2015: No citizens attended the second open house.

G. STAFF REPORT UPDATE

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

Cycle 2016 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 14, 2016	9:00 AM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 2, 2016	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	March 8, 2016	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 12, 2016	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 24, 2016	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Public Hearing - February 2, 2016: The Local Planning Agency recommended approval of this proposed amendment.

H. ATTACHMENTS

- Attachment #1: Complete Text of Comprehensive Plan Policies:
1. Policy 2.1.8: [L] Residential Densities
 2. Policy 2.2.5: [L] Suburban
 3. Policy 2.2.16: [L] Government Operational
 4. Policy 2.2.24: [L] Urban Residential 2

Complete Text of Comprehensive Plan Policies
Referenced in PCM201608 Report

Policy 2.1.8: [L] (Revision Effective 7/26/06; Revision Effective 1/7/10)

Maintain a viable mix of available residential densities to accommodate a variety of housing types. Current residential densities are summarized below:

RESIDENTIAL DENSITIES RANGE (Revision Effective 12/15/11; Rev. Eff. 7/19/13)

Future Land Use Category	Maximum Gross Density - Dwelling Units (DU)/Acre (Ac) ¹	Minimum Gross Density Dwelling Units (DU)/Acre (Ac)
Rural	1 DU/10 Ac	No minimum
Urban Fringe	1 DU/3 Ac (standard) or 1DU/3 Ac (Conservation subdivision)	No minimum
Urban Residential	10 DU/AC	4 DU/Ac
Urban Residential 2	20 DU/Ac ²	No minimum
Village Mixed Use	20 DU/Ac ²	No minimum
Suburban	20 DU/Ac ²	No minimum
Planned Development	20 DU/Ac ²	No minimum
Bradfordville Mixed Use ²	20 DU/Ac	No minimum
Central Urban ^{2,3}	45 DU/Ac	No minimum
Activity Center ^{2,3}	45 DU/Ac	No minimum
University Transition ^{2,3}	50 DU/Ac	No minimum
Central Core ^{2,3} (Eff. 1/7/10)	150 DU/Ac (Eff. 1/19/02)	No minimum
Rural Community	4 DU/Ac	No minimum
Residential Preservation ²	6 DU/Ac	No minimum
Lake Talquin Recreation/Urban Fringe ⁴	1 DU/3 Ac (standard)	No minimum
Lake Protection ⁴	1 DU/2 Ac (standard)	No minimum

Notes:

¹ Maximum gross density is based on the gross acreage of the site and may not be achievable after addressing applicable land development regulations (e.g., parking, stormwater, and other regulations that may limit maximum development potential).

² Density ranges can be increased up to 25% above the maximum limits listed above for the purpose of providing affordable housing units, consistent with Policy 2.1.14 [LU].

³ Density ranges can be increased up to 35% above the maximum limits listed above for the purpose of encouraging infill development and redevelopment, consistent with Mobility Element Policy 1.1.10 [M] (Effective 12/15/11). (Revision Effective 7/19/13)

⁴ Clustering Option Available

Policy 2.2.5: [L]

SUBURBAN (EFF. 3/14/07)

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ (4)	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ (4)	10,000 SQ FT/ACRE (5)	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ ACRE	20,000 SQ FT/ACRE	
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ ACRE	20,000 SQ FT/ACRE ⁽⁶⁾	
Village Center	Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.	8 to 16 UNITS/ ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less (7)	65-80%
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ (3) ACRE	Up to 20,000 SQ FT/ACRE (3)	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ ACRE	Up to 25,000 SQ FT/ACRE (8)	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ (1) ACRE	80,000 SQ FT/ACRE (2)	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ ACRE	20,000 SQ FT/ ACRE	5-10%
Light Industrial	Office, Commercial up to 10,000 SQ FT per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post-Secondary Schools and ancillary residential	1 UNIT/ DEVELOPMENT	20,000 SQ FT/ ACRE (9)	

Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.
- (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.

- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed.
- (9) Storage areas may be 50,000 SF per acre.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

Policy 2.2.16: [L]

GOVERNMENT OPERATIONAL (EFF. 8/17/92; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 12/24/10)

Contains facilities, which include those defined on the Land Use Development Matrix as Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities shall include, but are not limited to:

Airports*	Offices
Correctional Facilities	Outdoor Storage Facilities
Courts	Police/Fire Stations
Electric Generating Facilities	Sanitary Sewer Percolation Ponds
Electric Sub-Stations	Sanitary Sewer Pump Stations
Health Clinics	Sanitary Sewer Sprayfields
Libraries	Vehicle Maintenance Facilities
Incinerators	Waste to Energy
Materials Recovery Facilities	Water Tanks
Museums	Water Treatment Plants
Postal Facilities	Water Wells

*Includes services and uses provided by private entities that are commonly located at commercial service airports.

Land Use Policy 2.2.24: [L] (Revision Effective 7/26/06; Revision Effective 3/14/07)

URBAN RESIDENTIAL 2

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (4-20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district(s) shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential 2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing designated residential preservation area. The maximum residential density within the Urban Residential 2 category is 20 units per acre.



2016 Comprehensive Plan Amendment Cycle
PCT201609
Intergovernmental Coordination Element

SUMMARY		
Applicant:	Proposed Change	TLCPD Recommendation:
Leon County Board of County Commissioners	Revise Policy 2.1.4 of the Intergovernmental Coordination Element	Approve
TLCPD Staff:	Comprehensive Plan Element	LPA Recommendation:
Barry Wilcox	Intergovernmental Coordination	Approve
Contact Information:	Policy Number(s)	
barry.wilcox@Talgov.com (850) 891-6400	2.1.4	
Date: January 8, 2016	Updated: February 10, 2016	

A. SUMMARY OF AMENDMENT

The proposed amendment would update the Tallahassee-Leon County Comprehensive Plan, Intergovernmental Coordination Element, Policy 2.1.4 [I] to allow more time for the County to review proposed annexations prior to the City’s first reading of the ordinance.

B. RECOMMENDATION

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

C. FINDING

Staff presents the following findings of fact:

1. The proposed amendment is consistent Goal 2 and Objective 2.1 of the Tallahassee-Leon County Comprehensive Plan, Intergovernmental Coordination Element
2. The proposed amendment to Policy 2.1.4 [I] provides for an annexation process consistent with Chapter 171, Florida Statutes, and an Interlocal Agreement entered into by and between the County and the City.

3. The proposed amendment seeks to minimize the detailed language within the Comprehensive Plan and instead allow for an Interlocal Agreement to dictate the specific annexation procedures.
4. The proposed amendment to Policy 2.1.4 [I] provides guidance on issues and procedures that must be addressed in the Interlocal Agreement.
5. The language within the Interlocal Agreement would include the increased timeframe for the County to review proposed annexations.

D. PROPOSED POLICY CHANGE

Policy 2.1.4: [I]

Annexation by the City of Tallahassee shall be in accordance with the requirements of Chapter 171, Florida Statutes, and as set forth in an Interlocal Agreement for Annexation Procedures to be entered into by and between Leon County and the City of Tallahassee. The Interlocal Agreement for Annexation Procedures shall include:

- a. Annexation review policies and procedures that allow the County not less than 20 days prior to the first reading of the ordinance considering such annexation(s) to review the proposed annexation(s);
- b. Dispute resolution procedures should the County object to any proposed annexation;
- c. The requirement for a City Annexation Plan prior to the passage of any ordinance for annexation which shall include, at a minimum, a specific description of the proposed areas to be annexed, an assurance of land use compatibility, the schedule for the delivery of City-provided urban services to the area proposed for annexation, how the level of service standards will be met, the facilities to be provided and the responsible entity for said facilities, and, in the event of a voluntary annexation, the amount of any agreed upon water and/or sewer rebate that would be due to the petitioner.

~~-. Prior to the passage of any ordinance for annexation, the City shall prepare and have available for public inspection a plan setting forth the schedule for the delivery of City provided urban services to the property subject to annexation and shall include:~~

- ~~a. How land use compatibility will be insured;~~
- ~~b. How facilities will be provided, and by which entity;~~
- ~~c. How level of service standards will be made consistent with this plan;~~
- ~~d. For voluntary annexation, the amount of any agreed upon water and/or sewer rebate that will be due to the petitioner.~~

~~When the City receives a request or petition for voluntary annexation, it will provide notice of the request or petition, together with the parcel number(s), for official review and comment, as well as ownership information from the County's online data furnished by the County Property Appraiser, to the relevant City departments; and, at the same time, send a copy of the notice to the County Administrator. The plan for each annexation~~

~~shall be provided by the City Manager to the County Administrator, the County's Growth Management Direction and the County Attorney at the time that it is provided to the City Commission, but no less than six (6) days before the first reading of the ordinance. The Board of County Commissioners shall have the opportunity to review, comment, and suggest changes regarding the proposed annexation prior to the adoption of the annexation ordinance(s) by the City Commission, but such comments must be received by the City Manager prior to the public hearing on the annexation ordinance(s) related to the plan. In the event that the County Commission objects to the annexation, the Mayor and the Chairman of the Board of County Commissioners shall confer in a publicly noticed meeting and fully discuss the areas of concern expressed by the County. The City shall delay the annexation process for a period not to exceed 30 days for the purpose of holding the joint meeting with the County. In the event the County continues to object to the proposed annexation following the joint meeting with the City, the City and County agreed to submit the dispute to a mutually acceptable mediator. Expense of the mediation shall be equally divided between the City and County. The City shall delay the annexation process for a period not to exceed 60 days for the purpose of conducting the mediation proceedings.~~

E. STAFF ANALYSIS

Background

On December 9, 2014, during consideration of an Agenda Item on a voluntary annexation, the Board of County Commissioners directed the County Attorney to bring back an item outlining the rules and procedures governing the annexation of property into the boundaries of the City of Tallahassee.

On February 10, 2015, the Board accepted a staff report on the rules governing annexation procedures and directed staff to prepare an amendment to the Tallahassee-Leon County Comprehensive Plan, Intergovernmental Coordination Element, Policy 2.1.4 [I] to allow more time for the County to review proposed annexations prior to the City's first reading of the ordinance.

Additionally, Section 171.044, Florida Statutes, was amended in 2006, and now requires the City to provide the County with a copy of the notice of the annexation at least 10 days prior to the first publication of the notice of annexation. The City must publish notice of a voluntary annexation at least seven days prior to the first public hearing on the annexation ordinance; therefore, in accordance with the requirements of Chapter 171, Florida Statutes, and in keeping with the Board's desire to increase time for the County's review, a Comprehensive Plan amendment was deemed necessary.

County and City legal staff have coordinated regarding the proposed amendment and accompanying Interlocal Agreement. City legal distributed the proposed changes to multiple departments within the City and received no negative comments or concerns.

Consistency Determination

Goal 2 of the Intergovernmental Coordination Element is “To maintain and enhance the health, viability, and growth of the City of Tallahassee.” Beneath this goal is a single implementing objective (2.1) that states, “The City of Tallahassee intends to expand its corporate limits to provide urban services to urbanized and urbanizing areas in the Urban Services Area, including the Southwood and Welaunee study areas as referenced in the Land Use Element.”

The proposed revision to Policy 2.1.4 is consistent with both Goal 2 and Objective 2.1 of the Intergovernmental Coordination Element. The revised policy continues to allow for the expansion of the City’s corporate limits; therefore, allowing for the provision of urban services to urbanized and urbanizing areas within the USA.

F. PUBLIC OUTREACH AND NOTIFICATION

Below is a list of all outreach and notification to the public regarding this proposed amendment:

Public Outreach		Date	Details
X	First Public Open House	November 19, 2015	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 8, 2016	Email Subscription Notice sent to all users of service
X	Second Public Open House	January 14, 2016	5:30 PM, Second Floor, Frenchtown Renaissance Center

First Public Open House - November 19, 2015: Five citizens attended the first open house to discuss the 2016 Cycle amendments. All citizens in attendance received a mail notice of the proposed changes, which indicates that all attendees lived within 1000 feet of one of the subject sites. The majority of comments and questions focused on clearly understanding the proposed amendments, and staff was able to discuss with each citizen the objectives of the proposed changes.

Second Public Open House – January 14, 2016: No citizens attended this open house.

STAFF REPORT UPDATE

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

Cycle 2016 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	January 14, 2016	9:00 AM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 2, 2016	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	March 8, 2016	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 12, 2016	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 24, 2016	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop - January 14, 2015: The Local Planning Agency members inquired as to the City’s stance on the proposed amendment. City legal staff stated that the amendment was still under review by several departments and a formal opinion would be provided at the LPA hearing on February 2nd.

Local Planning Agency Public Hearing - February 2, 2016: City legal staff stated that they had distributed the proposed changes to multiple departments within the City and received no negative comments or concerns. The Local Planning Agency recommended approval of the proposed amendment.

G. ATTACHMENTS:

Attachment #1 - Intergovernmental Coordination Element

VIII. Intergovernmental Coordination

INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES AND POLICIES

Goal 1: [I] (EFF. 1/27/94)

To promote maximum local government effectiveness, efficiency, and coordination through the identification and provision of mechanisms for resolving incompatible or conflicting statements within the local government comprehensive plan, and with the plans of other governmental entities.

DESIGNATION AND ROLE OF LPA

Objective 1.1: [I] (EFF. 1/27/94)

Designate the Tallahassee-Leon County Planning Commission to serve as the Local Planning Agency (LPA):

The LPA shall be responsible for coordinating the Comprehensive Plan of the City of Tallahassee and Leon County with the plans of other government entities, to include the School Board, other units of government providing service but not having regulatory authority over the use of land, and adjacent counties. This agency shall ensure coordination in establishing level of service standards for public facilities with any other entities having operational and maintenance responsibilities for such facilities.

Policy 1.1.1: [I] (EFF. 1/27/94)

The Local Planning Agency shall meet at least on a quarterly basis to provide regular opportunities for other entities to

present their plans to the agency, and for the agency to communicate its plans to the other entities for the purpose of planning coordination. The agency shall serve as a recommending body to the City and County Commissions in resolving conflicts between the plans of the other entities with those of the city and the County.

Policy 1.1.2: [I] (EFF. 1/27/94)

The Local Planning Agency shall periodically coordinate with adjacent Local Planning agencies on issues of mutual interest, and shall serve as a mediating body where conflicts exist. Conflicts with other local governments which cannot be settled within a reasonable period of time, shall be resolved through the Regional Planning Council informal mediation process. It is the intent of the City and County that local development plans do not adversely affect adjacent governments.

Policy 1.1.3: [I] (EFF. 1/27/94)

The Local Planning Agency shall monitor the effectiveness and status of the comprehensive plan and make recommendations to the City and County Commissions, including preparation of the 5-year Evaluation and Appraisal reports as required by State Law.

Policy 1.1.4: [I] (EFF. 1/27/94)

As a means to monitor and evaluate plan implementation, a “target issues” process will be utilized to track dates and actions as shown in the plan. Actions having dates for accomplishment will be monitored on a monthly basis; others will be monitored semi-annually.

VIII. Intergovernmental Coordination

Policy 1.1.5: [I] (EFF. 1/27/94)

Within one year of plan adoption, the Local Planning Agency shall recommend to the City and to the County an optional education element for inclusion in the comprehensive plan.

Policy 1.1.6: [I] (EFF. 1/27/94; REV. EFF. 12/24/10)

The Tallahassee-Leon County Planning commission in its role as the Land development Regulation Commission shall be responsible for the following activities:

- a) Reviewing proposed land development regulations and amendments for consistency with the Comprehensive Plan.
- b) At the request of the city and County Commissions conduct audits of land development regulations to determine adequacy of their implementation and to identify any portion thereof appropriate for amendment.
- c) Advising the Local Planning Agency and the City and County Commissions on Plan implementation issues for consideration as amendments to the 2010 Comprehensive Plan.
- d) Assisting in the substantive development of amendments to the zoning code and subdivision regulations at the request of the City and County Commissions.

Policy 1.1.7: [I] (EFF. 1/27/94)

The Tallahassee-Leon County Planning Department will serve as the primary staff to the Local Planning Agency.

Policy 1.1.8: [I] (EFF. 1/27/94)

The Director of the Apalachee Regional Planning Council, the downtown Improvement Authority, the Capitol center Planning Commission, the Northwest Florida Water Management District, the two State Universities, and the community college shall be kept apprised of information being considered by the Planning Department.

Policy 1.1.9: [I] (EFF. 1/27/94)

Based upon a recommendation from the Local Planning Agency, the City and County shall, by 1992, develop a formalized agreement (or agreements) with the Leon County School Board regarding the use of school recreation facilities to help meet local park and recreation needs.

Policy 1.1.10: [I] (EFF. 1/27/94)

The Local Planning Agency shall serve as the coordination and monitoring mechanism to ensure the coordination of the permitting process in order to protect natural resources features through the appropriate location and intensity of development. This process shall be consistent with land development regulations designed to implement this plan.

CAPITAL INFRASTRUCTURE COORDINATION

Objective 1.2: [I] (EFF. 1/27/94)

By 1991, local government will designate a Utilities Coordinating Group to coordinate the installation and maintenance of utilities so as to avoid undue damage to utilities, roads, and

VIII. Intergovernmental Coordination

Attachment #1
Page 3 of 9

environmental features (including canopy roads) as a result of utilities and road construction and maintenance.

Policy 1.2.1: [I] (EFF. 1/27/94)

The City and County will jointly designate a utilities coordinating group whose membership will be open to all utilities providers. This coordinating group will meet on a regular basis and will serve in a technical capacity to assure coordination in the installation, maintenance, and repair of utilities.

Policy 1.2.2: [I] (EFF. 1/27/94)

By 1994, the utilities coordinating group will study and address options to encourage the long term burying of utility lines in Leon County. Priority will be given to areas where underground utilities can be incorporated into roadway construction and reconstruction projects. The coordinating group's analysis will present options for economic incentives, costs, and priorities.

DUPLICATION OF SERVICES

Objective 1.3: [I] (EFF. 1/27/94)

Identify and eliminate duplication of functions and services of the City of Tallahassee and Leon County.

Policy 1.3.1: [I] (City of Tallahassee) (EFF. 1/27/94)

The local government shall jointly fund an external professional analysis of how government services in Leon County and the City of Tallahassee should be combined. The analysis shall

include both full consolidation of all services under one form of government and functional service area consolidation. The analysis shall be completed by 1993 and shall include:

- a) An implementation plan providing governmental structure options.
- b) A review of the functions of City and County departments, advisory boards, citizen boards, authorities, and committees to determine where separate but similar City and County functions could be performed more effectively by unified City-County entities.

Policy 1.3.1: [I] (Leon County) (EFF. 1/27/94)

The local government shall jointly fund an external professional analysis of how government services in Leon County and the City of Tallahassee should be combined. The analysis shall include both full consolidation of all services under one form of government and functional service area consolidation. The analysis shall be completed by 1992 and shall include:

- a) An implementation plan providing governmental structure options.
- b) A review of the functions of City and County departments, advisory boards, citizen boards, authorities, and committees to determine where separate but similar City and County functions could be performed more effectively by unified City-County entities.

Policy 1.3.2: [I] (EFF. 1/27/94)

The City and County, and their designated Local Planning Agency, will continue to work cooperatively with State and Regional water resources agencies to develop and implement a

VIII. Intergovernmental Coordination

Attachment #1
Page 4 of 9

comprehensive stormwater management plan. A stormwater utility will be developed by 1992 to prioritize and fund stormwater facility improvements.

Policy 1.3.3: [I] (EFF. 7/16/90)

The City of Tallahassee and Leon County shall maintain an interlocal contract for the provision of public park and recreation facilities and programs to all citizens of Leon County. Provision of park facilities shall be consistent with Policy 1.1.1 of the Parks and Recreation Element.

Policy 1.3.4: [I] (EFF. 7/16/90)

The Housing Trust Committee established by the City shall act as a clearinghouse and coordinating agency for all programs dealing with housing.

Policy 1.3.5: [I] (EFF. 4/10/09)

The Tallahassee-Leon County Local Hazard Mitigation Steering Committee shall review and update the adopted Leon County Local Mitigation Strategy as required by state law. The composition of the LMS Committee shall be comprised of a broad representation from governmental and private sector interests to ensure effective disaster mitigation coordination. The LMS Committee shall meet on a regular basis and provide an annual report to the City and County Commissions on the status of disaster mitigation efforts and recommendations for prioritization of disaster mitigation programs in the annual schedule of Capital Improvements.

ESTABLISHMENT OF CONCURRENCY MANAGEMENT

Objective 1.4: [I] (EFF. 7/16/90)

On or before February, 1991, have in place a Concurrency Management System (CMS) which will assure that development orders and permits when issued will not result in a reduction of the adopted level of service standards at the time that the impact of development occurs.

Policy 1.4.1: [I] (EFF. 7/16/90)

The CMS will include procedures to assure that development and permits will be approved only for those developments which will not degrade facilities level of service standards below those adopted in this plan.

Policy 1.4.2: [I] (EFF. 7/16/90)

The CMS will include guidelines for interpreting and applying level of service standards.

Policy 1.4.3: [I] (EFF. 7/16/90)

The City of Tallahassee and Leon County will be responsible for administration of the CMS, with ex officio advisory participation by the Leon County School Board.

Policy 1.4.4: [I] (EFF. 7/16/90)

Concurrency under the comprehensive plan shall become effective upon adoption of a Concurrency Management System.

VIII. Intergovernmental Coordination

Attachment #1
Page 5 of 9

Policy 1.4.5: [I] (EFF. 7/16/90)

The City of Tallahassee and Leon County will implement a concurrency management system which will be integrated into the permitting process for all development in Tallahassee and Leon County. Future capacity on the street and highway system will be coordinated with the MPO and the Florida DOT to ensure that adequate capacity will exist for future development.

Policy 1.4.6: [I] (EFF. 7/16/90)

Create a Special Transportation Area (STA) within the central city, as delineated on the STA map, which will allow a lower level of service. Development of the Special Transportation Area and backlogged and constrained facilities will be coordinated with the Florida Department of Transportation District III Office.

Policy 1.4.7: [I] (EFF. 6/6/08)

The City and County shall adhere to the Public School Concurrency and Facility Planning Interlocal Agreement, as required by Section 1013.33, F.S., which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation.

CITIZEN PARTICIPATION

Objective 1.5: [I] (EFF. 7/16/90)

On a continuing basis, local government shall promote awareness and involvement of citizens of Tallahassee-Leon

County in the comprehensive planning and plan implementation process. Specifically, the elected Commissions, and City and County staff agencies shall make full use of the local media, and shall conduct public workshops, meetings, and hearings tailored to achieve broad public knowledge of planning issues and to solicit public involvement in local decision making. Use of these techniques shall apply, at a minimum, to plan amendments and to development of the 5-year Evaluation and Appraisal Report.

Policy 1.5.1: [I] (EFF. 7/16/90)

Develop procedures to disseminate information and provide for timely citizen comment on plan amendments and in the plan evaluation and appraisal process.

Policy 1.5.2: [I] (EFF. 7/16/90)

Use citizen committees to make recommendations on the creation of, and amendments to, local growth management ordinances.

COORDINATION WITH COLLEGES AND UNIVERSITIES

Objective 1.6: [I] (REV. EFF. 6/26/98; REV. EFF. 4/10/09)

Florida State University, Florida A & M University, and Tallahassee Community College have all adopted master plans for their growth and development pursuant to applicable State statute and rules. The City of Tallahassee and Leon County will coordinate their land use, transportation, hazard mitigation, and utility planning with these institutions to assure that overall community needs are addressed and conflicts between the Plans are minimized.

VIII. Intergovernmental Coordination

Policy 1.6.1: [I] (EFF. 7/16/90)

The Mayor of the City of Tallahassee and the Chairman of the Leon County Board of County Commissioners will initiate at least annual meetings with representatives of Florida State University, Florida A & M University, and Tallahassee Community College in order to coordinate the plans of those institutions with local government planning efforts.

COORDINATION OF SEWER AND WATER PROVIDERS

Objective 1.7: [I] (EFF. 7/16/90)

By 1991, coordinate the extension of sewer and water infrastructure with designated service providers.

Policy 1.7.1: [I] (EFF. 7/16/90)

Designate providers of sewer and water infrastructure within specifically defined areas of the unincorporated County inside the Urban Service Area.

COMPREHENSIVE PLAN AMENDMENT PROCESS

Objective 1.8: [I] (EFF. 7/16/90)

Develop a joint comprehensive plan amendment procedure that is consistent with state statute.

Policy 1.8.1: [I] (REV. EFF. 8/17/92)

The Comprehensive Plan may be amended no more than twice a year at a joint City-County Commission meeting.

Policy 1.8.2: [I] (DEL. EFF. 12/10/02)

Reserved

Policy 1.8.3: [I] (EFF. 7/16/90)

All local rezoning and subdivision decisions within the jurisdiction of the County and City shall be the responsibility of the respective government.

Policy 1.8.4: [I] (REV. EFF. 7/1/04)

Citizen initiated future land use map amendment requests that have been withdrawn subsequent to receiving a recommendation from the LPA or which have been denied will have to wait until one amendment application period has passed before resubmitting a future land use map amendment request for the same parcel or parcels. Nothing in this policy will prohibit staff, LPA or elected commissions from initiating a map amendment on a previously denied request on subject parcel(s).

Policy 1.8.5: [I] (EFF. 6/6/08)

Coordinated reviews of proposed plan amendments shall include an analysis of the existing, planned and funded capacity of schools to serve development resulting from these approvals. The analysis, provided by the applicant working with the School District staff, shall reflect the need for additional schools and the financial feasibility of adding those facilities into the 5 year plan and/or 10-20 year plans.

VIII. Intergovernmental Coordination

Objective 1.9: [I] (EFF. 7/2/99)

The City of Tallahassee and Leon County will encourage the State of Florida to fulfill the goal of revitalizing downtowns.

Policy 1.9.1: [I] (EFF. 7/2/99)

It is local government's intent to work with the appropriate State agencies to jointly implement planning efforts to revitalize downtown. A progress report will be provided to the City Commission and the Board of County Commissioners by the Planning Department by January 1, 2004.

DISPUTE RESOLUTION

Objective 1.10: [I] (EFF. 4/2/10)

Leon County and the City of Tallahassee, respectively and/or collectively, shall establish procedures and mechanisms to reconcile differences on planning and growth management issues between local governments, regional agencies, and private interest.

Policy 1.10.1: [I] (EFF. 4/2/10)

Conflicts with governmental and/or non-governmental entities having existing agreements with Leon County and/or the City of Tallahassee shall be resolved using the procedures established in those agreements to the extent that the referenced agreements contain provisions addressing the resolution of disputes.

Policy 1.10.2: [I] (EFF. 4/2/10)

For those governmental and/or non-governmental entities whose planning and/or growth management issue of dispute is

not covered by an existing agreement with Leon County and/or the City of Tallahassee, the County Manager or the City Manager, respectively, shall direct the appropriate level staff to work with the staff of the other governmental and/or non-governmental entity to resolve any such conflicts.

Policy 1.10.3: [I] (EFF. 4/2/10)

If an agreement cannot be reached through the procedures specified in Policies 1.10.1 and 1.10.2, Leon County and/or the City of Tallahassee shall utilize the dispute resolution process established by Apalachee Regional Planning Council pursuant to Section 186.509, Florida Statutes. However, nothing contained herein shall preclude any party to a dispute from seeking judicial or administrative remedy as provided otherwise by the law.

VIII. Intergovernmental Coordination

Goal 2: [I] (EFF. 7/16/90)

To maintain and enhance the health, viability, and growth of the City of Tallahassee.

ANNEXATION POLICY

Objective 2.1: [I] (EFF. 7/16/90)

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

Policy 2.1.1: [I] (EFF. 7/16/90)

The City of Tallahassee will pursue annexation. Such pursuit shall be of all neighborhoods regardless of socioeconomic status and in all directions outward from the present City limits. The City is required to provide full urban services to areas that are annexed.

Policy 2.1.2: [I] (EFF. 7/16/90)

Leon County will support the City's annexation efforts in the Urban Services Area.

Policy 2.1.3: [I] (EFF. 12/14/04)

The City shall maintain a map of annexation study areas. The annexation study areas map shall be amended at least biennially to add additional areas which qualify for annexation. The City shall provide the County with a copy of the amended annexation study area maps after each amendment.

Policy 2.1.4: [I] (EFF. 12/14/04)

Annexation by the City of Tallahassee shall be in accordance with the requirements of Chapter 171, Florida Statutes. Prior to the passage of any ordinance for annexation, the City shall prepare and have available for public inspection a plan setting forth the schedule for the delivery of City provided urban services to the property subject to annexation and shall include:

- a. How land use compatibility will be insured;
- b. How facilities will be provided, and by which entity;
- c. How level of service standards will be made consistent with this plan;
- d. For voluntary annexation, the amount of any agreed upon water and/or sewer rebate that will be due to the petitioner.

When the City receives a request or petition for voluntary annexation, it will provide notice of the request or petition, together with the parcel number(s), for official review and comment, as well as ownership information from the County's online data furnished by the County Property Appraiser, to the relevant City departments; and, at the same time, send a copy of the notice to the County Administrator. The plan for each annexation shall be provided by the City Manager to the County Administrator, the County's Growth Management Director and the County Attorney at the time that it is provided to the City Commission, but no less than six (6) days before the first reading of the ordinance. The Board of County Commissioners shall have the opportunity to review, comment, and suggest changes regarding the proposed annexation prior to the adoption of the annexation ordinance(s) by the City Commission, but such comments must be received by the City Manager prior to the public hearing on the annexation ordinance(s) related to the plan. In the event that the County Commission objects to the annexation, the Mayor and the

VIII. Intergovernmental Coordination

Attachment #1
Page 9 of 9

Chairman of the Board of County Commissioners shall confer in a publicly noticed meeting and fully discuss the areas of concern expressed by the County. The City shall delay the annexation process for a period not to exceed 30 days for the purpose of holding the joint meeting with the County. In the event the County continues to object to the proposed annexation following the joint meeting with the City, the City and County agreed to submit the dispute to a mutually acceptable mediator. Expense of the mediation shall be equally divided between the City and County. The City shall delay the annexation process for a period not to exceed 60 days for the purpose of conducting the mediation proceedings.



2016 Comprehensive Plan Amendment Cycle
PCT201610
Future Right of Way Needs Map

SUMMARY		
Applicant:	Proposed Change	TLCPD Recommendation:
Tallahassee-Leon County Planning Department	Update the Future Right-Of-Way Needs Map	Approve
TLCPD Staff:	Comprehensive Plan Element	LPA Recommendation:
Artie White	Mobility Element	Approve
Contact Information:	Policy Number(s)	
Artie.White@Talgov.com (850) 891-6432	Map 27	
Date: January 8, 2016	Updated: February 10, 2016	

A. SUMMARY OF AMENDMENT:

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

The proposed amendment would update the Future Right-Of-Way Needs Map (Map 27) to reflect right-of-way that is needed to implement Leon County Sales Tax Extension projects, Blueprint 2000 projects, and projects identified in the 2040 Regional Mobility Plan Cost Feasible Plan. The proposed amendment would also remove projects from the map that are completed or have the right-of-way needed to complete the project.

B. RECOMMENDATION:

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

C. FINDINGS

1. The proposed amendment is consistent with Comprehensive Plan Policy 1.6.1(a): [M], Policy 1.6.3: [M], Policy 1.6.4: [M], and Policy 1.6.5: [M]
2. The proposed amendment is consistent with previous City and County Commission actions, including the adoption of the Leon County Sales Tax Extension Final Report and the adoption of the 2040 Regional Mobility Plan
3. The proposed amendment is consistent with Planning Department and Blueprint 2000 projects by showing the projects that need right-of-way for implementation

D. PROPOSED POLICY CHANGE

See Attachment #1.

E. STAFF ANALYSIS

Background

The Future Right-of-Way Needs Map was last updated during the 2013-1 Comprehensive Plan amendment cycle. Since that time, the Leon County Sales Tax Extension Committee's Final Report was completed and voters approved the sales tax extension by referendum. Additionally, the Long Range Transportation Plan (Regional Mobility Plan) was completed for the 2040 planning horizon.

Projects from the Sales Tax Extension Final Report and Regional Mobility Plan that will need right-of-way prior to construction are included on the proposed Future Right-of-Way Needs Map (Attachment#1). The proposed Future Right-of-Way Needs Map also removes projects that were on the adopted Future Right-of-Way Needs Map that are completed or have the right-of-way needed to complete the project. Corridors proposed for removal from the Future Right-of-Way Needs Map are shown on Attachment #2. Attachment #2 is for illustrative purposes only and is not intended to be adopted into the Mobility Element of the Comprehensive Plan.

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

- Capital Circle NW
- Segments of Capital Circle SW
- Interstate 10 west of Capital Circle NW
- Pensacola Street west of Capital Circle SW
- Gaines Street
- FAMU Way Extension
- South Adams Street
- Tram Road
- Paul Russell Road Extension
- Woodville Highway south of Capital Circle SE

PCM201610: Future Right-of-Way Needs Map
Page 3 of 5

- Apalachee Parkway west of Blair Stone Road
- Betton Road Extension
- Weems Road

Consistency Determination

Updating the Future Right-of-Way Needs Map to include designated transportation corridors that will need right-of-way for implementation is consistent with Policy 1.6.3: [M] which states:

Future right-of-way needs for selected transportation corridors designated for improvement in the Tallahassee-Leon County Comprehensive Plan are generally depicted in the table below and in the Future Right-of-Way Needs Map and the Long Range Transportation Plan.

Processing this amendment concurrently with the Long Range Transportation Plan (also known as the Regional Mobility Plan) update is consistent with Policy 1.6.5 [M], which states:

The Future Right-of-Way Needs Map shall be reviewed, and updated if necessary, every five years concurrent with the Long Range Transportation Plan update, or more frequently as necessary to address the growth and mobility needs of the local government.

Timely updating of The Future Right-of-Way Needs Map is critical, as the map is used to determine if Development Orders require conveyance of transportation rights-of-way as a condition of plat or development approval, consistent with Policy 1.6.1 [M] which states:

Development orders may require conveyance of transportation rights-of-way consistent with a Future ROW Needs Map and Future Right-of-Way Needs and Access Classifications Table, as a condition of plat or development approval, provided that any required dedication shall not exceed the amount of land that is roughly proportionate to the impacts of the development on the transportation network.

The Future Right-of-Way Needs Map is also used to review proposed development plans on designated future transportation corridors consistent with Policy 1.6.4 [M] which states:

All proposed development plans on designated future transportation corridors shall be reviewed for consistency with the Future Right-of-Way Needs Map, the Long Range Transportation Plan, and any specific alignment or engineering studies and shall be consistent with identified right-of-way needs for designated future transportation corridors as a condition of development approval.

F. PUBLIC OUTREACH AND NOTIFICATION

Below is a list of all outreach and notification to the public regarding this proposed amendment:

	Public Outreach	Date	Details
X	First Public Open House	November 19, 2015	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	January 14, 2016	Email Subscription Notice sent to all users of service
X	Second Public Open House	January 14, 2016	5:30 PM, Second Floor, Frenchtown Renaissance Center

First Public Open House - November 19, 2015: Five citizens attended the first open house to discuss the 2016 Cycle amendments. All citizens in attendance received a mail notice of the proposed changes, which indicates that all attendees lived within 1000 feet of one of the subject sites. The majority of comments and questions focused on clearly understanding the proposed amendments, and staff was able to discuss with each citizen the objectives of the proposed changes.

Second Public Open House - January 14, 2015: No citizens attended the second open house.

G. STAFF REPORT UPDATE

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

	Cycle 2016 Meetings	Dates	Time and Locations
X	Local Planning Agency Workshop	January 14, 2016	9:00 AM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	February 2, 2016	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	March 8, 2016	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 12, 2016	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 24, 2016	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop - January 14, 2015: The Local Planning Agency members requested a map showing transportation corridors being removed from the Future Right-of-Way Needs Map. This map is included as Attachment #2. References to Attachment #1 and Attachment #2 were added to page 2 of this staff report. A list of the corridors being removed was added to pages 2 and 3 of this staff report.

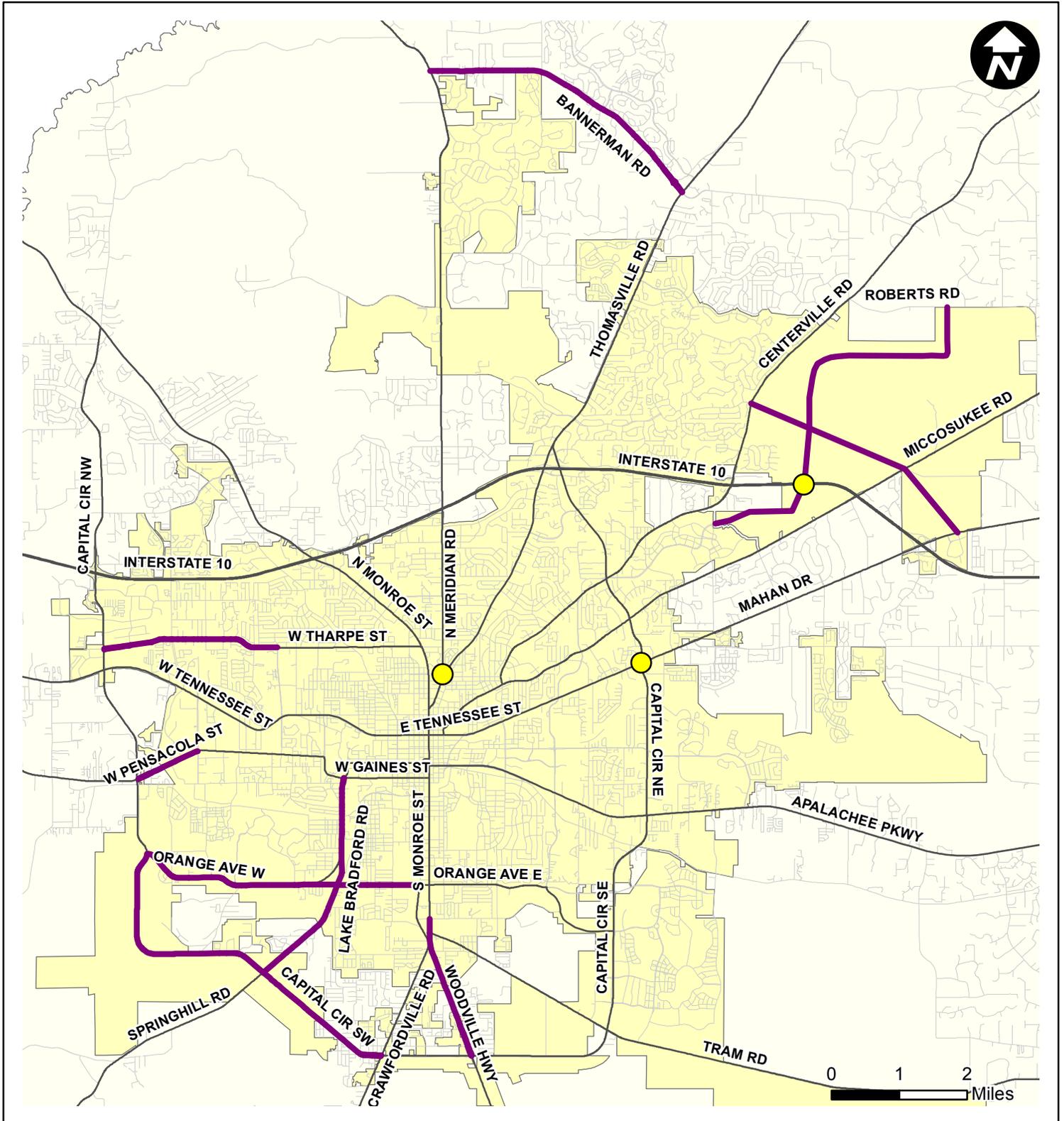
Local Planning Agency Public Hearing - February 2, 2016: The Local Planning Agency recommended approval of this proposed amendment.

H. ATTACHMENTS:

Attachment #1 – Proposed Future Right-of-Way Needs Map

Attachment #2 –Future Right-of-Way Needs Map Modifications

Future Right-of-Way Needs Map



DRAFT

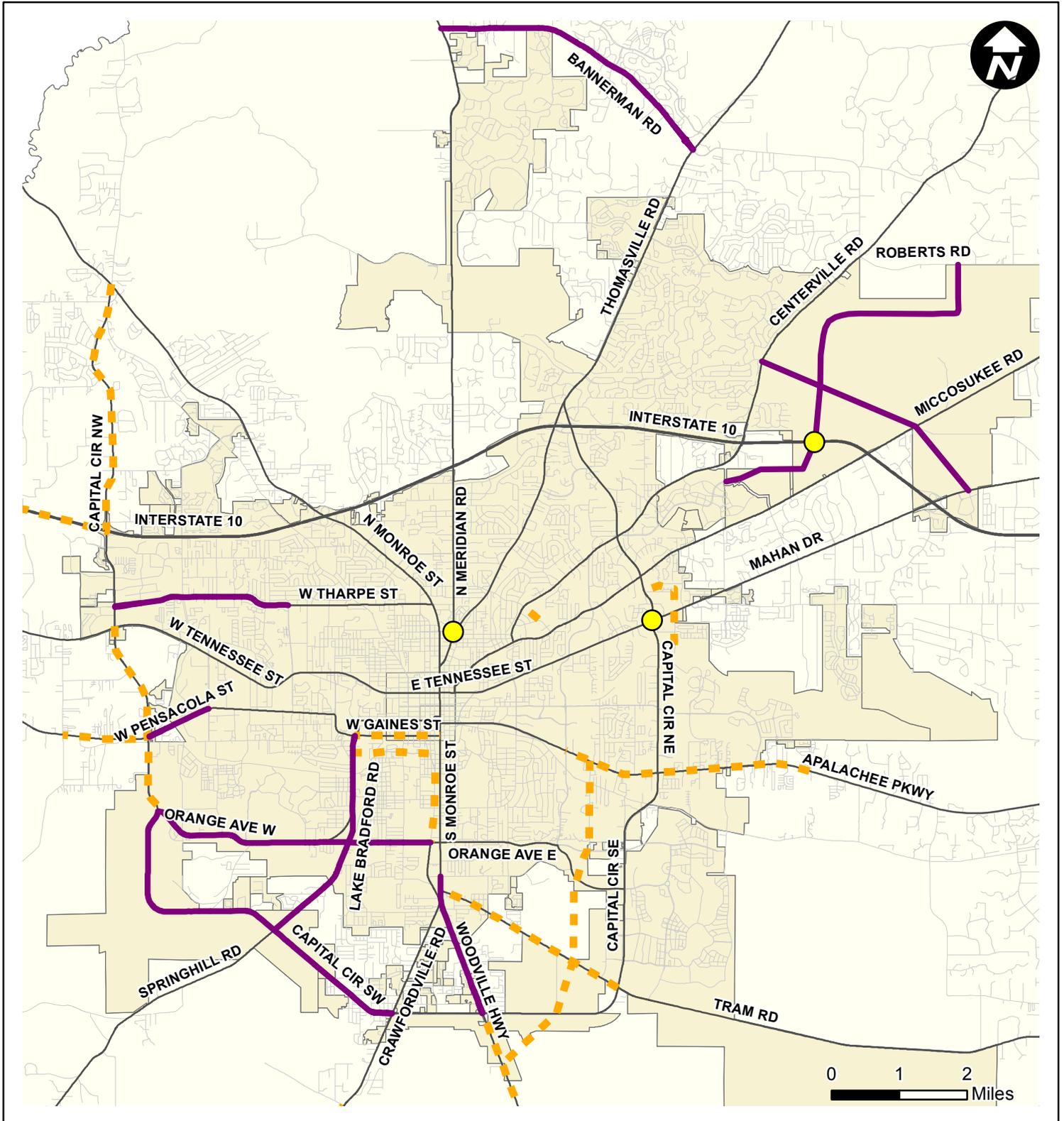
Legend

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



24 September 2015

Future Right-of-Way Needs Map Modifications



Legend

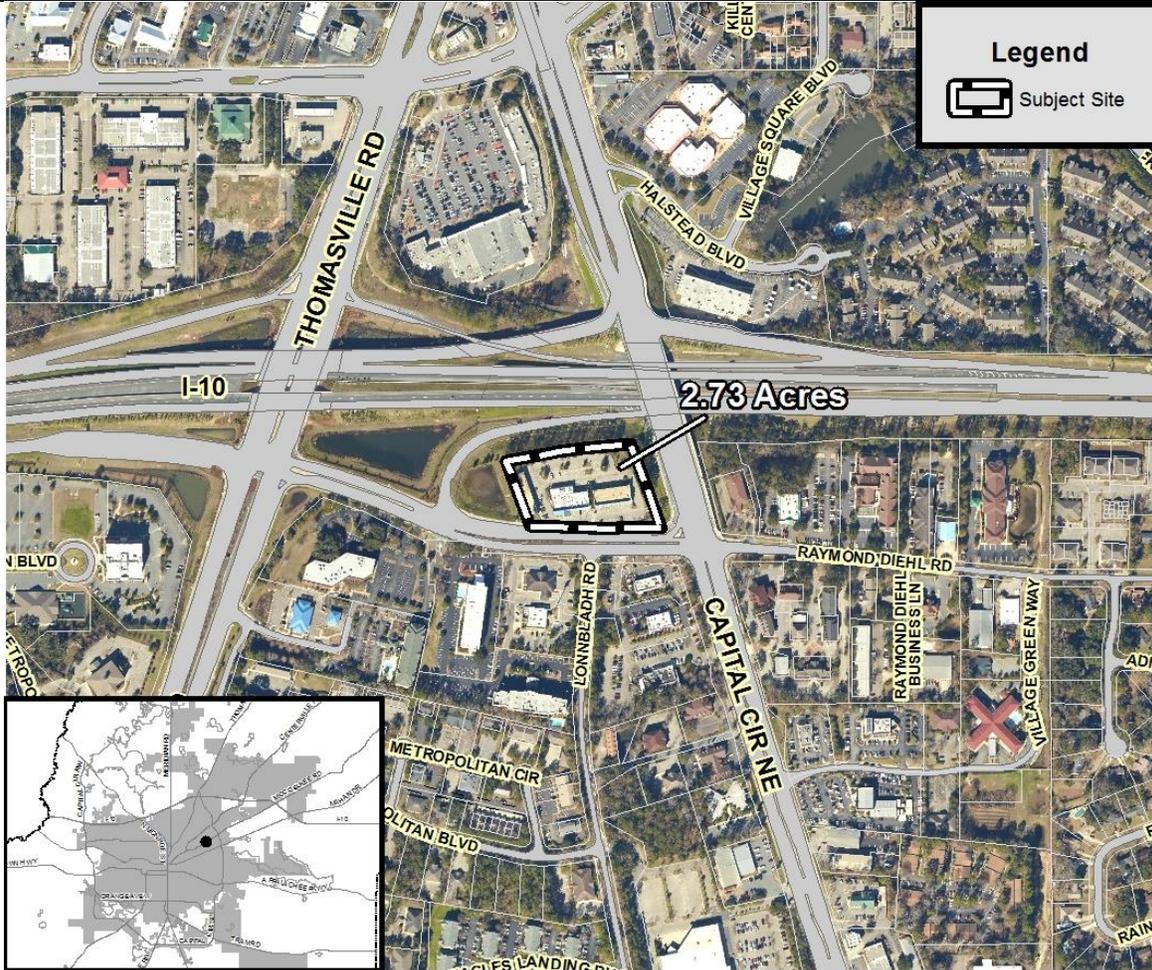
-  Transportation Systems Management Projects
-  Roadway Projects Proposed for Future Right-of-Way Needs Map
-  Projects Proposed for Removal from Current Future Right-of-Way Needs Map
-  City of Tallahassee Limits



20 January 2016

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

2016 Comprehensive Plan Amendment Cycle
PCM201611
Drury Inn and Suites



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Drury Development Corporation	1690 Raymond Diehl Road	Approve
Applicant:		
Drury Development Corporation		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Megan Doherty	<u>Future Land Use:</u> Suburban <u>Zoning:</u> Commercial Parkway	Scheduled for LPA Public Hearing on March 1, 2016
Contact Information:	Proposed Future Land Use & Zoning:	
Megan.Doherty@talgov.com (850) 891-6441	<u>Future Land Use:</u> Activity Center <u>Zoning:</u> Activity Center	
Date: February 15, 2016	Updated:	

A. SUBJECT SITE

This is a request to change the Future Land Use Map (FLUM) designation of a single, 2.73 acre parcel located at 1690 Raymond Diehl Road, near the Thomasville Road/Interstate 10 interchange (“Subject Site”). The Subject Site currently contains an approximately 23,000 square foot shopping center. It is important to note that the is bound on three sides by Florida Department of Transportation (FDOT) right-of-way associated with I-10 and Capital Circle (SR 319).

B. REASON FOR REQUESTED CHANGE

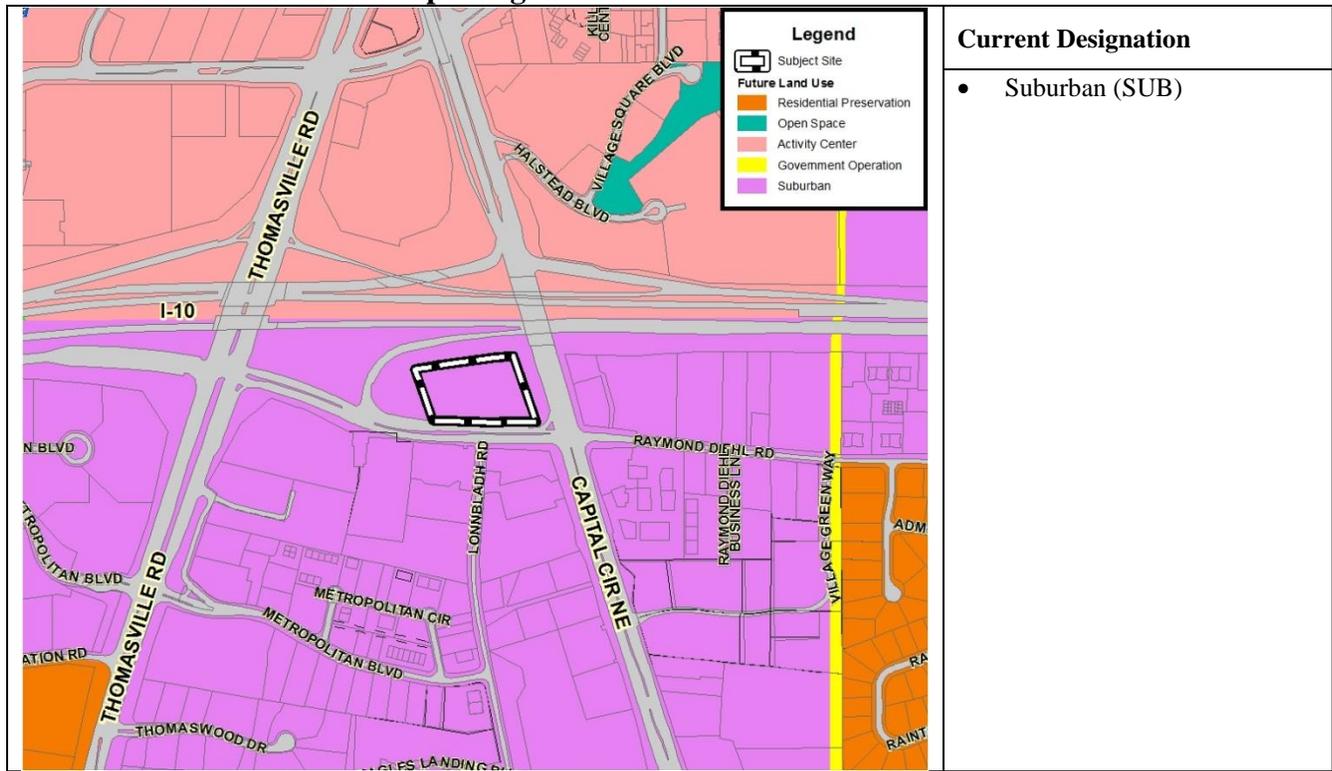
The applicant, Drury Development Corporation, is under contract to purchase the Subject Site and intends to remove the existing buildings and construct a 180 room, seven-story hotel totaling 105,000 S.F. in size. The site's current FLUM designation allows for a maximum development intensity of 25,000 square feet per acre, limiting development of the site to a total of 68,250 square feet; therefore, a change to a more intense FLUM designation is necessary to accommodate the proposed development program.

C. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

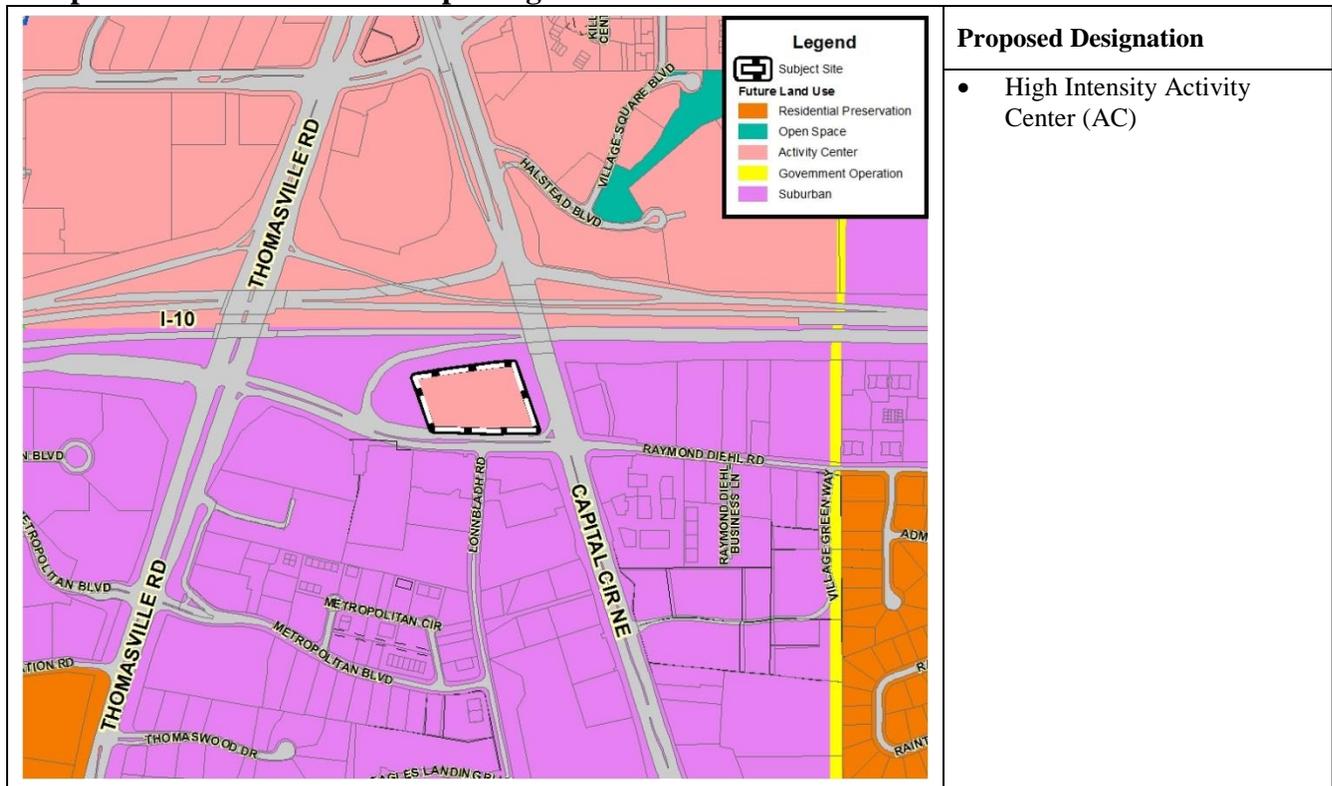
The Subject Site is currently designated Suburban on the FLUM. The proposed amendment would change the FLUM designation of the site to Activity Center.

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

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



D. RECOMMENDATION

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

E. FINDINGS

Staff presents the following findings of fact:

1. Policy 2.2.9 [L] states that the High Intensity Activity Center future land use category is intended to “promote efficiency of the transportation system by consolidating trips and discouraging unabated sprawl of commercial activities.”

The proposed hotel would also be accessible to people traveling via regional highways including Thomasville Road (US319/SR61) and Capital Circle NE (SR261). The availability of hotel lodgings near state highways and interstate roadways promotes efficiency of the transportation system as well as provides compatible uses in close proximity to these roadways.

2. Sec. 10-167 of the Tallahassee Land Development Code specifically states that the High Intensity Activity Center “district is intended to provide large scale commercial activities to serve the retail market of region as well as the community.” The availability of commercial activities such as hotel lodgings serves the needs of the community by providing room rentals to support events and tourism.

F. STAFF ANALYSIS

History and Background

The Subject Site is comprised of a single, 2.73 acre parcel located at 1690 Raymond Diehl Road. It is bounded by Raymond Diehl Road to the south, Capital Circle NE to the east, and the eastern on-ramp for Interstate 10 to the north and west. The site is currently developed with three one-story buildings containing retail, restaurant, and other commercial uses.

The applicant, Drury Development Corporation, is under contract to purchase the Subject Site. The proposed development plan for the site includes the removal of the existing buildings and the construction of a 180 room, seven-story hotel. The proposed development would total approximately 105,000 square feet in size.

The site's current FLUM designation (Suburban) allows for a maximum development intensity of 25,000 square feet per acre, limiting development of the site to a total of 68,250 square feet. The proposed amendment would change the Subject Site's FLUM designation to Activity Center, a more intense designation which would allow for the proposed development program.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Suburban (Policy 2.2.5) and High Intensity Activity Center (Policy 2.2.9) are included as Attachment #1.

Suburban (Current)

The Subject Site is currently designated Suburban on the FLUM. Land Use Element Policy 2.2.5 outlines the intent of the Suburban land use category, which 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. In general, the category allows for a wide range of uses, including housing, retail/office, and light industrial. Commercial development within the Suburban category is generally limited to a maximum development intensity of 25,000 square feet per acre.

High Intensity Activity Center (Proposed)

The proposed FLUM designation for the Subject Site is High Intensity Activity Center. The High Intensity Activity Center land use category allows for a wide range of uses to support community wide or regional commercial activities. Land Use Element Policy 2.2.9 outlines the intent of the High Intensity Activity Center land use category, which is to provide large scale commercial activities to serve retail needs of large portions of the population. Policy 2.2.9 also states that allowed uses on lands designated as High Intensity Activity Center promote “efficiency of the transportation system by consolidating trips and discouraging unabated sprawl of commercial activities.”

The Subject Site’s proposed High Intensity Activity Center future land use designation is consistent with properties to the north of the site and would allow the site to develop in a compatible manner.

Consistency with Comprehensive Plan

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

- Policy 2.2.9 [L] states the High Intensity Activity Center designation is intended to provide large scale commercial activities to serve retail needs of large portions of the population.

The availability of commercial activities such as hotel lodgings serves the needs of the community by providing room rentals to support events and tourism.

The Subject Site is accessible to a large proportion of the Leon County and surrounding counties’ populations via Interstate 10 and two regional highways: Thomasville Road (US319/SR61) and Capital Circle NE (SR261).

- Policy 2.2.9 [L] states that the High Intensity Activity Center designation is intended to promote efficiency of the transportation system by consolidating trips and discouraging unabated sprawl of commercial activities.

The Subject Site is adjacent to Interstate 10 and two regional highways: Thomasville Road (US319/SR61) and Capital Circle NE (SR261). The Subject Site would be accessible to people traveling to Tallahassee and Leon County via regional and interstate highways. The availability of commercial activities including hotel lodgings near state highways and interstate roadways promotes efficiency of the transportation system.

The Subject Site is located in an area of town already developed with regional and large scale commercial centers. Locating commercial activities including hotel lodgings in this area of Leon County will not contribute to sprawl of commercial activities.

- Policy 1.1.5 [L] states that Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure.
- Policy 1.1.7 [L] requires that higher density and mixed use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure.

The Subject Site has access to all urban services and infrastructure.

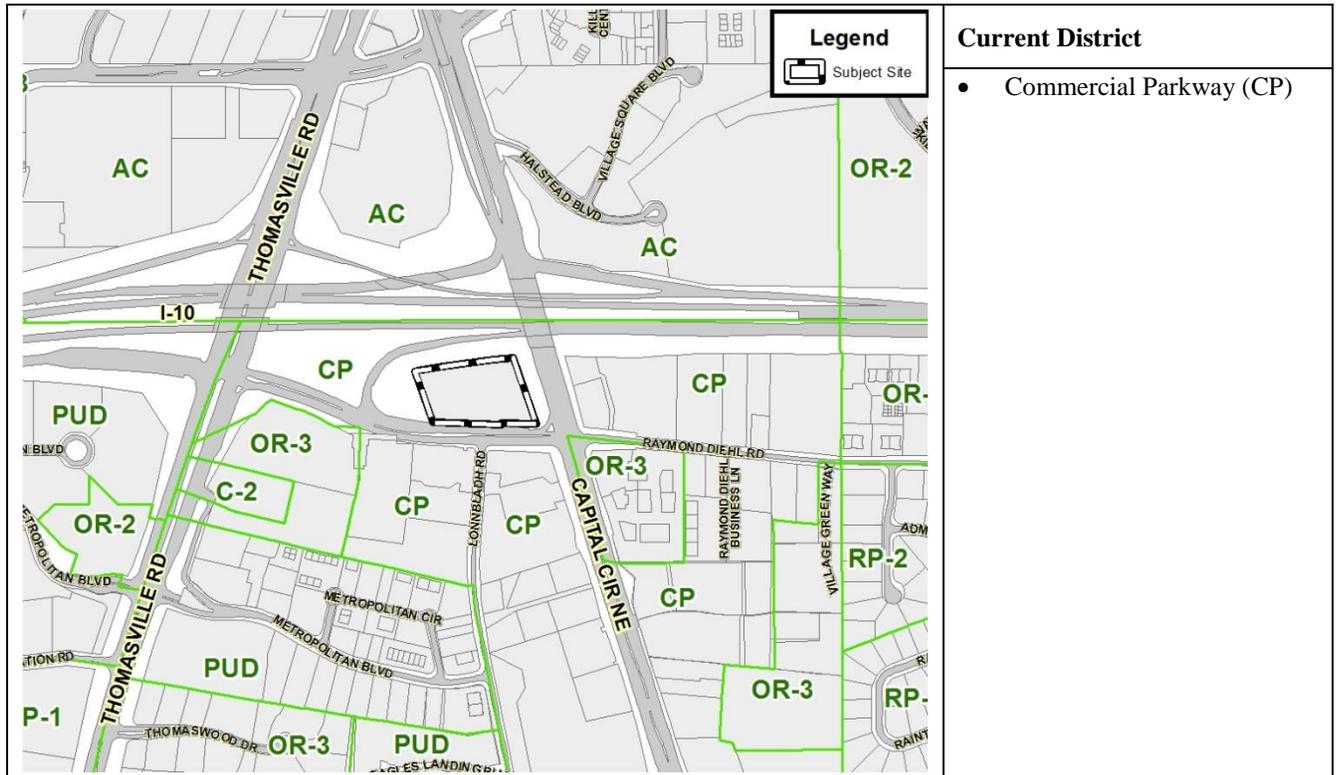
Zoning

The Land Development Code sections for Commercial Parkway (Sec. 10-258) and High Intensity Activity Center (Sec. 10-167) zoning is included as Attachment #2.

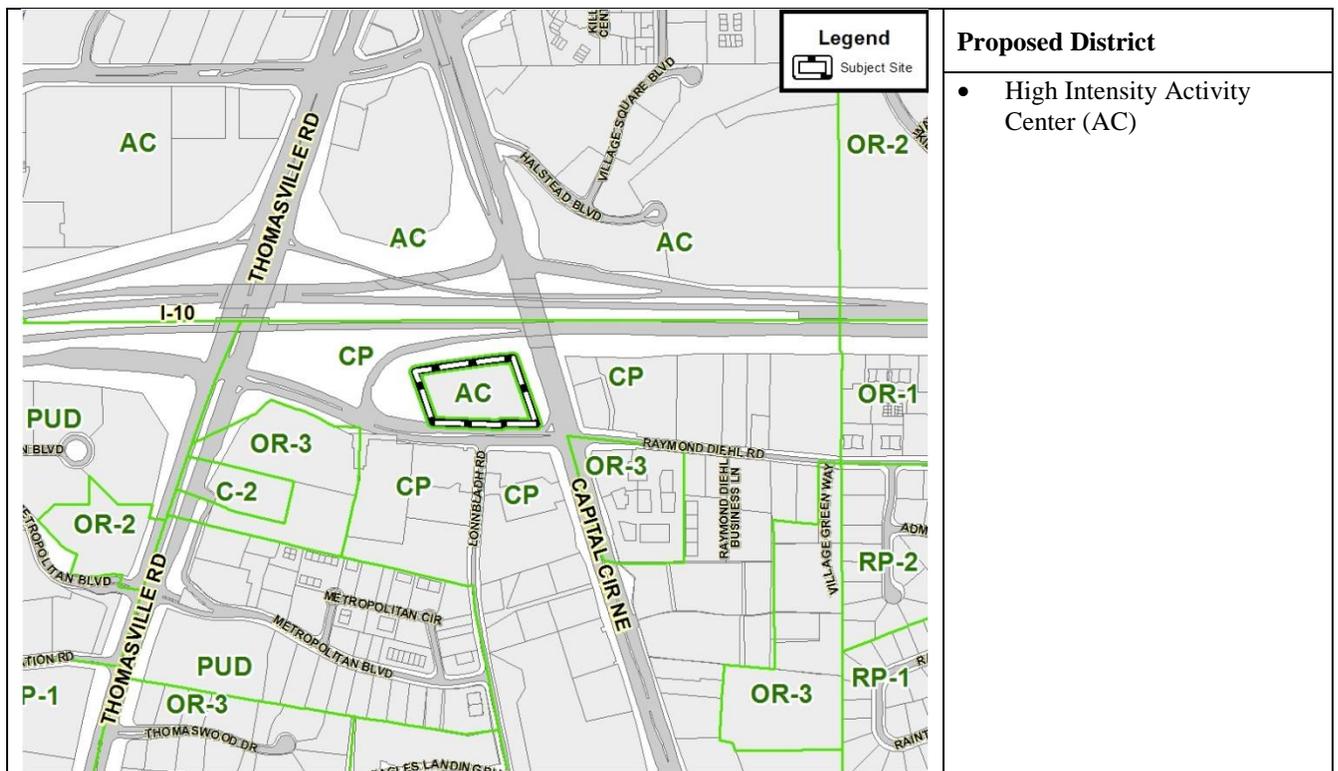
A zoning change from Commercial Parkway (CP) to High Intensity Activity Center (AC) is requested to implement the proposed amendment to the FLUM. These zoning districts allow a wide variety of uses, including multifamily residential, large scale and regional retail and commercial centers, office, community facilities, and professional services. Compared to allowable densities and intensities within the Commercial Parkway zoning district, however the High Intensity Activity Center allows development of greater residential densities and commercial intensities per acre, which is more suitable for this location adjacent to Interstate 10 and Capital Circle NE.

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

Current Zoning



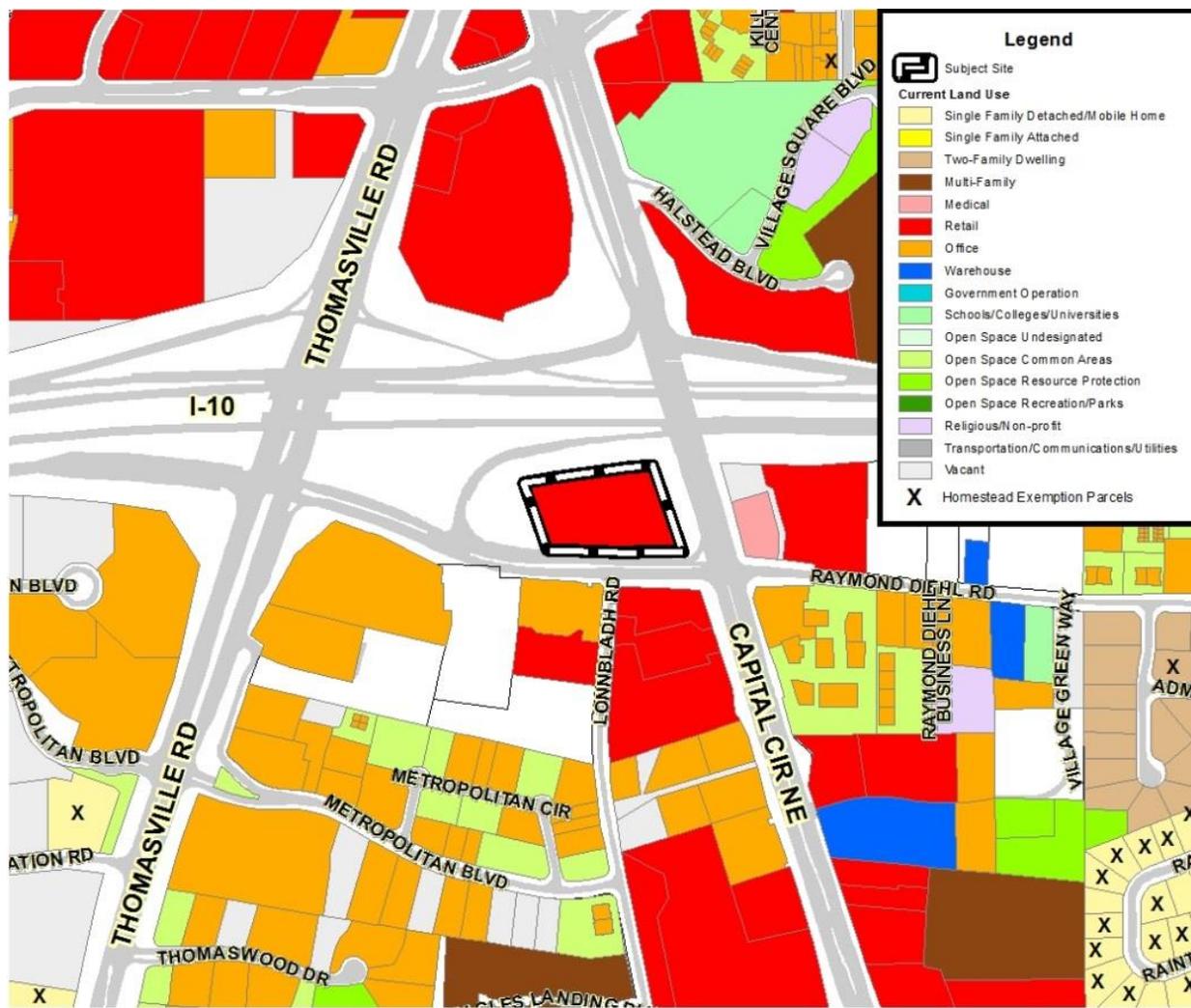
Proposed Zoning



Existing Land Uses

The existing uses on the site are retail, consistent with the majority of the surrounding uses. Existing uses to the immediate north, east and west of the Subject Site are stormwater ponds and vacant lands supporting the roadway infrastructure for Interstate 10. The lands are currently owned by the Florida Department of Transportation. Beyond those infrastructure uses, to the north, east and south of the Subject Site are retail uses and to the west are office uses. The site is currently developed with three one-story buildings containing retail, restaurant, and commercial uses. The Subject Site is also bounded by a major arterial roadway to the east (Capital Circle NE), which is a six lane divided highway. Interstate 10 is located immediately north of the Subject Site, and two access ramps to this interstate about the Subject Site to the north as well.

Existing Land Use Map



Services Analysis

Water/Sewer

The Subject Site is currently served by City of Tallahassee potable water and sewer services.

Schools

The Subject Site is zoned for Gilchrist Elementary School, Cobb Middle School, and Leon High School.

School concurrency impact forms have been submitted to the Leon County School Board's Division of Facilities, Construction and Maintenance as required. However, the proposed development is not expected to have any impact on school capacity as the site is proposed for commercial and not residential development.

Roadway Network

The Subject Site is served by Raymond Diehl Road (minor collector). The site is located outside of the Multimodal Transportation District (MMTD) and future development may be subject to transportation concurrency.

Pedestrian and Bicycle Network

Pedestrian access to the Subject Site is provided via sidewalks along Raymond Diehl Road and Capital Circle NE. Bicycle access to the site is provided via on-street bike lanes on Raymond Diehl Road and Capital Circle NE.

Transit Network

The Subject Site is serviced by StarMetro's Tall Timbers route with 40 minute headways along Capital Circle NE. There are no bus stops adjacent to the Subject Site along Raymond Diehl Road. Bus stops along Capital Circle NE are located within one-quarter mile of the Subject Site.

Environmental Analysis

The Subject Site is currently fully developed; therefore, impacts to sensitive environmental features are not expected.

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 100 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	February 16, 2015	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	February 17, 2015	Two signs providing details of proposed land use and zoning changes posted on Subject Site
X	Staff Reports Available Online	January 8, 2016	Email Subscription Notice sent to all users of service

G. STAFF REPORT UPDATE

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

Cycle 2016 Meetings		Dates	Time and Locations
X	City Commission Meeting (Acceptance of Application)	February 9, 2016	4:00PM, Second Floor Tallahassee City Hall
	Local Planning Agency Public Hearing	March 1, 2016	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	March 8, 2016	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	April 12, 2016	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	May 24, 2016	6:00 PM, Fifth Floor, Leon County Courthouse

H. ATTACHMENTS

Attachment #1: Comprehensive Plan policies for Policy 2.1.1 Suburban (Policy 2.2.5) and High Intensity Activity Center (2.2.9) Land Uses

Attachment #2: Land Development Code sections for Commercial Parkway (Sec. 10-258) and High Intensity Activity Center District (Sec. 10-167) Zoning Districts

Supporting Comprehensive Plan Policies

Policy 2.2.5: [L] SUBURBAN

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern. To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods. Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE ⁽⁴⁾	10,000 SQ.FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE ⁽⁴⁾	10,000 SQ.FT/ACRE ⁽⁵⁾	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ACRE	20,000 SQ.FT/ACRE	65-80%
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ACRE	20,000 SQ.FT/ACRE ⁽⁵⁾	

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Village Center	Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.	8 to 16 UNITS/ ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less ⁽⁷⁾	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ ACRE ⁽³⁾	Up to 20,000 SQ FT/ACRE ⁽³⁾	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ ACRE	Up to 25,000 SQ FT/ACRE ⁽⁸⁾	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ ACRE ⁽¹⁾	80,000 SQ FT/ACRE ⁽²⁾	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ ACRE	20,000 SQ FT/ ACRE	5-10%
Light Industrial	Office, Commercial up to 10,000 SQ FT per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post-Secondary Schools and ancillary residential	1 UNIT/ DEVELOP MENT	20,000 SQ FT/ ACRE ⁽⁹⁾	

Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.
- (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.
- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed.
- (9) Storage areas may be 50,000 SF per acre.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

Policy 2.2.9: [L]

HIGH INTENSITY URBAN ACTIVITY CENTER (EFF. 7/16/90; REV. EFF. 7/26/06; RENUMBERED 3/14/07)

Designed to function as urban activity centers by primarily providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. Intended to provide large scale commercial activities to serve retail needs of large portions of the population. Promotes efficiency of the transportation system by consolidating trips and discouraging unabated sprawl of commercial activities. Planned, integrated development is required to promote synergy between the different allowable land uses. An integrated pedestrian mobility system designed to provide safe and accessible foot and bike travel between the land uses shall be stressed in granting development approvals. Access and egress to Activity Centers as well as internal vehicle travel shall be planned in a comprehensive manner in order to facilitate traffic movement. Residential development shall be permitted up to 45 dwelling units per acre.

Sec. 10-258. CP Commercial Parkway District

The following applies to CP Commercial Parkway District:

PERMITTED USES		
1. District Intent	2. Principal Uses	3. Accessory Uses
<p>The CP district is intended to be located in areas designated Suburban on the future land use map of the comprehensive plan and shall apply to areas exhibiting an existing development pattern of office, general commercial, community facilities, and intensive automotive commercial development abutting urban area arterial roadways with high traffic volumes. The CP district is most suitable for those areas outside of the Multimodal Transportation District (MMTD) as described in the comprehensive plan. Additional CP inside the MMTD may only be designated when the existing land use pattern is mostly comprised of single use developments with suburban character as described in the Suburban Future Land Use Category. The CP district is characterized by a linear pattern of development. Residential development up to a maximum of 16 dwelling units per acre is permitted. There is no minimum gross density for residential when developed in conjunction with non-residential land uses. However, for all other residential developments, a minimum gross density of 6 dwelling units per acre shall be required, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. The access management standards set forth in for the CP district addressing limitations placed on access are intended to minimize and control ingress and egress to arterial roadways and to promote smooth and safe traffic</p>	<ul style="list-style-type: none"> (1) Antique shops. (2) Armored truck services. (3) Automotive sales and rental (includes any type of motor vehicle including boats and motorcycles). (4) Automotive service and repair, including car wash. (5) Automotive--retail, parts, accessories, fires, etc. (6) Bait and tackle shops. (7) Banks and other financial institutions. (8) Broadcasting studios. (9) Building contractors and related services, without outdoor storage. (10) Camera and photographic stores. (11) Cemeteries. (12) Cocktail lounges and bars. (13) Commercial kennels. (14) Community facilities, including libraries, religious facilities, vocational schools, police/fire stations, and charitable donation stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with section 10-413. (15) Day care centers. (16) Gift, novelty, and souvenir stores. (17) Golf courses. 	<ul style="list-style-type: none"> (18) Hotels and motels, including bed and breakfast inns. (19) Indoor amusements (bowling, billiards, skating, etc.). (20) Indoor theaters (including amphitheaters). (21) Laundromats, laundry and dry-cleaning pickup stations. (22) Lawn or tree removal services. (23) Mailing services. (24) Medical and dental offices, services, laboratories, and clinics. (25) Manufactured home sales lots. (26) Mortuaries. (27) Motor vehicle fuel sales. (28) Motor vehicle racing tracks, go-carts, etc. (29) Nonmedical offices and services, including business and government offices and services. (30) Nonstore retailers. (31) Nursing homes and residential care facilities. (32) Off-street parking facilities. (33) Outdoor amusements (golf courses, batting cages, driving ranges, etc.) (34) Passive and active recreational facilities. (35) Pawnshops. (36) Personal services (barber shops, fitness clubs, etc.).
		<ul style="list-style-type: none"> (1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the land use administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the land use administrator.

PERMITTED USES		
1. District Intent	2. Principal Uses	
<p>flow of the general traveling public. Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments in the CP district that share parking facilities, have parking structures and/or have high floor area ratios are encouraged in the CP district.</p> <p>New CP districts in the Suburban FLUM category shall have access to arterial or major collector streets.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(37) Pest control services. (38) Pet day care centers. (39) Photocopying and duplicating services. (40) Printing and publishing. (41) Recreational vehicle park. (42) Rental and sales of dvds, video tapes and games. (43) Rental of tools, small equipment, or party supplies. (44) Repair services, nonautomotive. (45) Residential, multi-family. (46) Residential, any type, provided it is located on or above the 2nd floor of a structure containing non-residential development on the first floor. (47) Restaurants, with or without drive-in facilities. (48) Retail bakeries. (49) Retail caskets and tombstones. (50) Retail computer, video, record, and other electronics. (51) Retail department, apparel, and accessory stores. (52) Retail drug store. (53) Retail florist. (54) Retail food and grocery. (55) Retail furniture, home appliances and accessories. (56) Retail home/garden supply, hardware and nurseries. (57) Retail jewelry stores. (58) Retail needlework and instruction. (59) Retail newsstand, books, greeting cards.</p>	<p>(60) Retail office supplies. (61) Retail optical and medical supplies. (62) Retail package liquors. (63) Retail pet stores. (64) Retail picture framing. (65) Retail sporting goods, toy stores. (66) Retail trophy stores. (67) Self-moving operation. (68) Retail shoes, luggage, and leather products. (69) Sign shops. (70) Social, fraternal and recreational clubs and lodges, including assembly halls. (71) Studios for photography, music, art, drama, voice. (72) Tailoring. (73) Towing, wrecking, and recovery services. (74) Trailer sales and service. (75) Veterinary services, including veterinary hospitals. (76) Warehouses, mini-warehouses, or self-storage facilities. (77) 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 and provided the use is not specifically permitted in another zoning district.</p>

DEVELOPMENT STANDARDS									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	4 stories
Residential located on or above the 2nd floor of a multi-use structure	none	none	none	25 feet	none	25 feet	10 feet	not applicable	4 stories
Any Permitted Principal Use	none	none	none	25 feet	none	25 feet	10 feet	25,000 s.f. of building floor area per acre and commercial and office uses not to exceed 200,000 s.f. of gross building floor area per parcel, 50,000 s.f. of building area per acre for permitted land uses number (73) warehouses, mini-warehouses, or self-storage facilities as listed in the permitted uses table above. In multi-use structures, residential uses do not count towards this floor area total.	4 stories
<p>7. <i>Access Management Criteria</i> (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):</p> <p>a.) All roadways:</p> <ol style="list-style-type: none"> 1. On all city roadways, the city's spacing standards for driveway access, medians, and signals per roadway class type shall prevail. 2. On all county roadways, the county's spacing standards for driveway access, medians, and signals per roadway class type shall prevail. 3. On all state arterial roadways, the FDOT's spacing standards for driveway access, medians, and signals, as outlined in the FDOT Access Management Classification System shall prevail. Exceptions to the FDOT Access Management Standards include the following: <ol style="list-style-type: none"> a. Existing driveway access for Capital Circle as of December 31, 1995; and Properties on Capital Circle which were granted single driveway permits by FDOT on or before December 31, 1995, which have sole access to Capital Circle and do not have other street access. <p>b.) All new commercial development shall construct a vehicular interconnection to adjacent properties that have an existing commercial use. Interconnections shall be required to adjacent vacant properties which are zoned for commercial use. The vehicular interconnections shall be constructed with material consistent with constructed or proposed vehicular use areas. Location of such interconnections shall be approved by the traffic engineer and constructed prior to issuance of a certificate of occupancy. Required interconnections between properties and/or to a private or public roadway shall be placed in a cross access easement acceptable by</p>									

DEVELOPMENT STANDARDS
the city attorney. Exemptions to and deviations from the interconnection requirements of this section shall be approved by the parking standards committee.
8. <i>Street Vehicular Access Restrictions:</i> Properties in the CP zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street directly across from where the vehicular access point is proposed: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, RP-1, RP-2, RP-MH, RP-UF, and RP-R.
9. <i>Noise Source Restrictions:</i> In the event that a property zoned CP abuts a residential property, the noise source of the CP zoned property shall not exceed at L10 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L10 noise level of 50 dBA in the night time (10:00 p.m. to 7:00 a.m.) as measured on the property line abutting the source.
10. <i>Lighting Standards:</i> In the event that a property zoned CP abuts a residential property, the night time lighting of the CP zoned property shall meet the following standards: night time lighting shall not exceed 0.5 vertical surface foot candle measured at the property line six feet above grade. Lighting standards shall not exceed 20 feet in height and shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood-lights or spot-lights used as general grounds lighting are permitted. Security lighting is permitted.
11. <i>Additional Criteria for Pet Day Care Centers:</i> Outside boarding and unsupervised outside activity are prohibited. Hours of operation for pet day care centers shall be 6:00 a.m. to 9:00 p.m.
12. <i>Additional Criteria for Charitable Donation Stations:</i> Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A "charitable donation station" is considered a community service/facility regulated by section 10-413 of this Code.

General Notes:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and nonresidential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500-gallon septic tank. Also, refer to sanitary sewer policy 2.1.12 of the comprehensive plan for additional requirements.
2. Refer to chapter 5, pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to section 10-426.

Tallahassee Land Development Regulations

Sec. 10-167. High Intensity Urban Activity Center District

(a) Purpose and Intent. The purpose and intent of this zoning district is to establish an urban activity center providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. This district is intended to provide large scale commercial activities to serve the retail market of region as well as the community. The intense commercial of this district promotes the efficiency of the transportation system through consolidation of trips and discouragement of the unabated sprawl of commercial activities. Planned, integrated development is required to promote synergy between the different allowable land uses. An integrated pedestrian and bicycle access system shall be provided to afford safe and accessible foot and bike travel between the land uses. The district is intended to facilitate efficient traffic flow by allowing only land uses developed with comprehensively planned access, egress, and internal circulation systems. The district will also allow residential development of complimentary intensity of sixteen (16) to forty-five (45) dwelling units per acre.

(b) Allowable Uses. For the purpose of this chapter, the following land use types are allowable in this zoning district and are controlled by the Land Use Development Standards of this chapter, the Comprehensive Plan and Schedules of Permitted Uses.

- (1) Minor Commercial
- (2) Neighborhood Commercial
- (3) Community Commercial
- (4) Regional Commercial
- (5) Highway Commercial
- (6) Minor Office
- (7) Major Office
- (8) Office Park
- (9) Medium Density Residential
- (10) High Density Residential
- (11) Passive Recreation
- (12) Active Recreation
- (13) Community Services
- (14) Light Infrastructure
- (15) Post Secondary
- (16) Light Industrial--Minor

(c) List of Permitted Uses. See Schedules of Permitted Uses, subsection 10-238(1). Non-residential uses on these schedules are itemized according to the Standard Industrial Code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed. Restricted and Special Exception Uses must meet the criteria in article VII of this chapter. Chapter 9, Article III sets forth the development approval process required for allowable uses.

(d) *Development Standards.* All proposed development shall meet the Land Use Development Criteria specified in subsections 10-238(2) and (3); Commercial Site Location Standards (section 10-174); Buffer Zone Standards (section 10-177); criteria of the Land Development Standards Schedule (article IV, division 4 of this chapter); and Parking and Loading Requirements (article VI of this chapter).

SECTION 10-238 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICTALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

P PERMITTED USE
R RESTRICTED USE
S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
	RESIDENTIAL														
	Dwelling, Multiple-Family									P	P				
	RETAIL TRADE														
521	Lumber and other building materials	P	P	P	P	P									
523	Paint, glass, and wallpaper stores	P	P	P	P	P									
525	Hardware stores	P	P	P	P	P									
526	Retail nurseries and garden stores	P	P	P	P	P									
527	Mobile home dealers	P	P	P	P	P									
531	Department stores	P	P	P	P	P									
533	Variety stores	P	P	P	P	P									
539	Misc. general merchandise stores	P	P	P	P	P									
541	Grocery stores	P	P	P	P	P									
542	Meat and fish markets	P	P	P	P	P									
543	Fruit and vegetable markets	P	P	P	P	P									
544	Candy, nut and confectionery stores	P	P	P	P	P									
545	Dairy products stores	P	P	P	P	P									
546	Retail bakeries	P	P	P	P	P									
551	New and used car dealers	P	P	P	P	P									
553	Auto and home supply stores	P	P	P	P	P									
554	Gasoline service stations	P	P	P	P	P									
555	Boat dealers	P	P	P	P	P									
556	Recreational vehicle dealers	P	P	P	P	P									
557	Motorcycle dealers	P	P	P	P	P									
56	Apparel and accessory stores	P	P	P	P	P									
571	Furniture and homefurnishings stores	P	P	P	P	P									
572	Household appliance stores	P	P	P	P	P									

LEGEND	
MC	= MINOR COMMERCIAL
NC	= NEIGHBORHOOD COMMERCIAL
CC	= COMMUNITY COMMERCIAL
RC	= REGIONAL COMMERCIAL
HC	= HIGHWAY COMMERCIAL
MO	= MINOR OFFICE
MJO	= MAJOR OFFICE
OP	= OFFICE PARK
MR	= MEDIUM DENSITY RESIDENTIAL
HR	= HIGH DENSITY RESIDENTIAL
AR	= ACTIVE RECREATION
CS	= COMMUNITY SERVICES
LI	= LIGHT INFRASTRUCTURE
MI	= MINOR LIGHT INDUSTRIAL

SECTION 10-238 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICTALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

P PERMITTED USE
 R RESTRICTED USE
 S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
573	Radio, television, & computer stores	P	P	P	P	P									
5736	Musical instrument stores	P	P	P	P	P									
581	Eating and drinking places	P	P	P	P	P									
591	Drug stores and proprietary stores	P	P	P	P	P									
592	Liquor stores	P	P	P	P	P									
593	Used merchandise stores	P	P	P	P	P									
5941	Sporting goods and bicycle shops	P	P	P	P	P									
5942	Book stores	P	P	P	P	P									
5943	Stationery stores	P	P	P	P	P									
5944	Jewelry stores	P	P	P	P	P									
5945	Hobby, toy, and game shops	P	P	P	P	P									
5946	Camera & photographic supply stores	P	P	P	P	P									
5947	Gift, novelty, and souvenir shops	P	P	P	P	P									
5948	Luggage and leather goods stores	P	P	P	P	P									
5949	Sewing, needlework, and piece goods	P	P	P	P	P									
5961	Catalog and mail-order houses	P	P	P	P	P									
5992	Florists	P	P	P	P	P									
5993	Tobacco stores and stands	P	P	P	P	P									
5994	News dealers and newsstands	P	P	P	P	P									
5995	Optical goods stores	P	P	P	P	P									
5999	Miscellaneous retail stores, nec	P	P	P	P	P									
	FINANCE, INSURANCE,														
	AND REAL ESTATE														
601	Central reserve depositories	P	P	P	P	P	P	P							
602	Commercial banks	P	P	P	P	P	P	P							
603	Savings institutions	P	P	P	P	P	P	P							

LEGEND	
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SECTION 10-238 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICTALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

P PERMITTED USE
 R RESTRICTED USE
 S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
606	Credit unions	P	P	P	P	P	P	P	P						
611	Federal & federal sponsored credit	P	P	P	P	P	P	P	P						
614	Personal credit institutions	P	P	P	P	P	P	P	P						
616	Mortgage bankers and brokers	P	P	P	P	P	P	P	P						
62	Security and commodity brokers	P	P	P	P	P	P	P	P						
64	Insurance agents, brokers, & service	P	P	P	P	P	P	P	P						
65	Real estate	P	P	P	P	P	P	P	P						
654	Title abstract offices	P	P	P	P	P	P	P	P						
	SERVICES														
701	Hotels and motels	P	P	P	P	P		P							
702	Rooming and boarding houses; dorms	P	P	P	P	P									
721	Laundry, cleaning, & garment services	P	P	P	P	P									
7215	Coin-operated laundries and cleaning	P	P	P	P	P									
723	Beauty shops	P	P	P	P	P									
724	Barber shops	P	P	P	P	P									
725	Shoe repair and shoeshine parlors	P	P	P	P	P									
726	Funeral service and crematories	P	P	P	P	P									
7299	Miscellaneous personal services	P	P	P	P	P									
7311	Advertising agencies	P	P	P	P	P	P	P							
732	Credit reporting and collection	P	P	P	P	P	P	P							
7334	Photocopying & duplicating services	P	P	P	P	P	P	P							
7335	Commercial photography	P	P	P	P	P	P	P							
7336	Commercial art and graphic design	P	P	P	P	P	P	P							
7353	Heavy construction equipment rental	P	P	P	P	P	P	P							
7359	Equipment rental & leasing, nec	P	P	P	P	P	P	P							
7361	Employment agencies	P	P	P	P	P	P	P							
737	Computer and data processing services	P	P	P	P	P	P	P							

LEGEND	
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SECTION 10-238 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICTALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

P PERMITTED USE
R RESTRICTED USE
S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MjO	OP	MR	HR	AR	CS	LI	MI
742	Veterinarians	P	P	P		P									
751	Automotive rentals, no drivers	P	P	P	P	P									
752	Automobile parking	P	P	P	P	P									
753	Automotive repair shops	P	P	P	P	P									
754	Automotive services, except repair	P	P	P	P	P									
762	Electrical repair shops	P	P	P	P	P									
763	Watch, clock, and jewelry repair	P	P	P	P	P									
764	Reupholstery and furniture repair	P	P	P	P	P									
783	Motion picture theaters	P	P	P	P	P									
784	Video tape rental	P	P	P	P	P									
791	Dance studios, schools, and halls	P	P	P	P	P									
793	Bowling centers	P	P	P	P	P									
794	Commercial sports	P	P	P	P	P									
7991	Physical fitness facilities	P	P	P	P	P									
7992	Public golf courses	P	P	P	P	P									
7993	Coin-operated amusement devices	P	P	P	P	P									
7996	Amusement parks	P	P	P	P	P									
7997	Membership sports & recreation clubs	P	P	P	P	P									
801	Offices & clinics of Medical doctors						P	P	P						
802	Offices and clinics of dentists						P	P	P						
804	Offices of other health practitioners						P	P	P						
805	Nursing and personal care facilities						P	P	P		P				
806	Hospitals						P	P	P				P		
807	Medical and dental laboratories						P	P	P				P		
808	Home health care services						P	P	P				P		
81	Legal services						P	P	P						
821	Elementary and secondary schools													S	
823	Libraries - Less than 7500 sq. ft.	P	P	P	P	P	P	P		P					

LEGEND	
MC	= MINOR COMMERCIAL
NC	= NEIGHBORHOOD COMMERCIAL
CC	= COMMUNITY COMMERCIAL
RC	= REGIONAL COMMERCIAL
HC	= HIGHWAY COMMERCIAL
MO	= MINOR OFFICE
MjO	= MAJOR OFFICE
OP	= OFFICE PARK
MR	= MEDIUM DENSITY RESIDENTIAL
HR	= HIGH DENSITY RESIDENTIAL
AR	= ACTIVE RECREATION
CS	= COMMUNITY SERVICES
LI	= LIGHT INFRASTRUCTURE
MI	= MINOR LIGHT INDUSTRIAL

SECTION 10-238 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICTALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

P PERMITTED USE
R RESTRICTED USE
S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
823	Libraries												S		
824	Vocational schools												S		
835	Day care services	P	P	P	P				P						
836	Residential care	P	P	P	P				P						
841	Museums and art galleries			P	P							P			
842	Botanical and zoological gardens											P			
864	Civic and social associations			P	P										
866	Religious organizations	P	P	P	P	P	P	P							
871	Engineering & architectural services						P	P	P						
872	Accounting, auditing, & bookkeeping						P	P	P						
873	Research and testing services						P	P	P						
874	Management and public relations						P	P	P						
	PUBLIC ADMINISTRATION														
91	Executive, legislative, and general						P	P	P				P		
921	Courts						P	P	P				P		
922	Public order and safety												P		
9221	Police protection												P		
9224	Fire protection												P		
	RECREATION														
	Hiking & Nature Trails											P			
	Picnicking											P			
	Canoe Trails											P			
	Bicycle Trails											P			
	Horseback Riding Trails											P			
	Tot Lots											P			
	Court Sports											P			
	Field Sports											P			
	Boat Landings											P			
	Archaeological Historical Sites											S			

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HIGH INTENSITY URBAN ACTIVITY CENTER
 MAXIMUM ALLOWABLE FLOOR AREA
 SECTION 10-238

COMMERCIAL LAND USE TYPE	ACTIVITY CENTER
MINOR*	
Total Location	80,000
Single Site or Quadrant	20,000
Single Structure	20,000
NEIGHBORHOOD**	
Total Location	400,000
Single Site or Quadrant	100,000
Single Structure	100,000
COMMUNITY	
Total Location	800,000
Single Site or Quadrant	200,000
Single Structure	200,000
REGIONAL	
Total Location	4,000,000
Single Site or Quadrant	1,000,000
Single Structure	1,000,000

*Maximum of 10,000 gross square feet, if located on a local street.

**Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a major collector and arterial road. The maximum allowable commercial development permitted at the neighborhood commercial area located at the intersection of two major collectors is 50,000 sq. ft. g.s.l.a.

(3) MINIMUM DEVELOPMENT STANDARDS*

	<i>MEDIUM OR HIGH DENSITY RESIDENTIAL, COMMERCIAL, OFFICE</i>	<i>INDUSTRIAL LIGHT</i>	<i>COMMUNITY SERVICES; ACTIVE RECREATION; PUBLIC, PRIMARY AND SECONDARY SCHOOLS</i>
MINIMUM SETBACKS			
Front Yard Building	20	20	20
Corner Yard Building	20	20	20
Side Yard Building	5	10	5
Rear Yard Building	20	20	20
Adjoining Lower Intensity Zoning District Building	50	50	--
HEIGHTS			
Max. at Bldg. Envelope Perimeter	40	40	50
Addl. Height/Addl. Zoning Setback	4'/1'	2'/1'	4'/1'
Total Height	120	120	120

*** Development standards for properties located within the MMTD are established within Division 4 of this Code.**

Doherty, Megan

From: Erwin Jackson <erwin@erwinjackson.com>
Sent: Thursday, November 05, 2015 12:46 PM
To: White, Artie
Subject: I oppose any spot zoning.

It makes no sense to rezone 8 properties out of a neighborhood with approximately 50 properties. If the commission believes that this neighborhood is best for students then I agree. If they feel a higher zoning density is needed then I agree. In conclusion, the entire neighborhood should be rezoned – not just one owner's properties. Treat all citizens fairly and alike. All or none!!!!

Call if you have any other questions.
Application # PCM201601

Sincerely,

Erwin Jackson, PhD
Office: 850. 894. 7368
Cell: 850. 566. 0036
Erwin@ErwinJackson.com

"The deterioration of every government begins with the decay of the principles on which it was founded." - Charles-Louis de Secondat; "The Spirit of Laws" 1748

Doherty, Megan

From: Eddie Bass <ebass@moorebass.com>
Sent: Tuesday, November 03, 2015 10:05 AM
To: White, Artie
Cc: Snyder, Russell; Bryant, Cherie (Planning); Karen Bass
Subject: Comprehensive Plan Amendment Application PCM201601

Artie, thank you for taking my call yesterday morning to discuss this proposed Comp Plan amendment, PCM201601. I received the notice(s) as I own the 3 bedroom single family homes at 212, 214, and 215 North Lipona Road. All of these homes serve as rental homes to me, and all are occupied by college students, all conforming to the existing RP-1 zoning district. As we discussed the overall neighborhood appears to be mostly non owner occupied units, except less than half a dozen I would estimate. The proposed Comp Plan Amendment appears to include only 7-8 lots under the direct control of "Student Housing Rentals, LLC", whereas, in my professional opinion, the Comp Plan amendment *may* need to be expanded to include the entire Fairmeadow neighborhood, if it is to go forward. To not include all homes within the overall subdivision would approach a "spot zoning" of sorts, would it not?

Furthermore I would like to add that if you look more closely at the homes I own, and I personally constructed at 212 and 215 N Lipona, you can see that additional density is possible with a little creativity, even in the existing RP-1 zoning designation. I constructed an accessory dwelling unit on each of these parcels per the MMTD code, where the MMTD code actually encourages these types of development for density bonus purposes. Most if not all of the Fairmeadow home sites are improved, and have been for quite some time. Instead of changing the overall neighborhood FLUC to accommodate a minority ownership in the neighborhood, why can't that minority ownership think outside the box just a bit and conform to the existing zoning, and MMTD overlay principles?

In closing I firmly trust in the staff of the Tallahassee-Leon County Planning Department, and know that you will recommend the best action for the overall good of the neighborhood. Thank you for your time in consideration of my thoughts on this matter. – Eddie Bass

Edward N. Bass, III, P.E.
Moore Bass Consulting, Inc.
805 N. Gadsden Street
Tallahassee, FL 32303
(850) 222-5678
(850) 681-2349
ebass@moorebass.com

111 N.

I/We as owner(s) of property at this address: 1944 Pensacola St & Ocala Rd wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

There are serious drainage issues at both properties above -
any plans for change must address infrastructure to correct
this.

SIGNED: Laura Jernigan



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