



Leon County
Board of County
Commissioners

District One Amendment Proposal

The Basics

- Proposed amendment to change the allowable density within the Rural FLUM category located in District 1.
- Density increase from 1 unit per 10 acres to 1 unit per 3 acres.
- Proposed change would yield an additional 6,267 units above the currently allowable 2,403 units for a total of 8,703 units on approximately 43,214 acres.

District One Amendment Proposal

Major Issues for Consideration

- Infrastructure Availability
- Environmental Considerations
- Needs Analysis
- Current Comprehensive Plan Policy and Direction
- State Agency Review of Other Initiatives and Projects

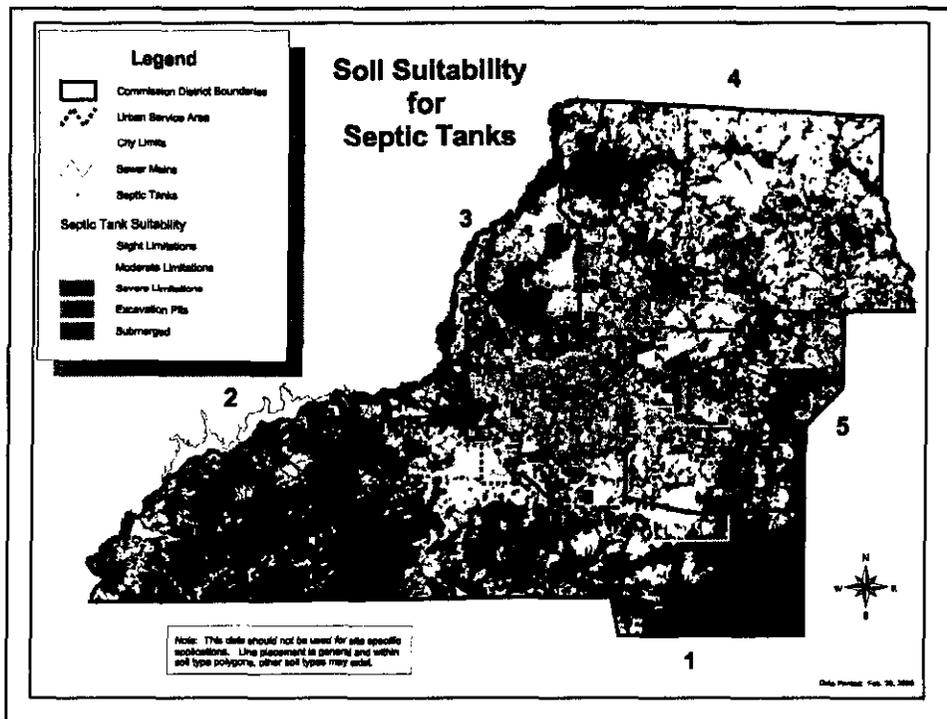
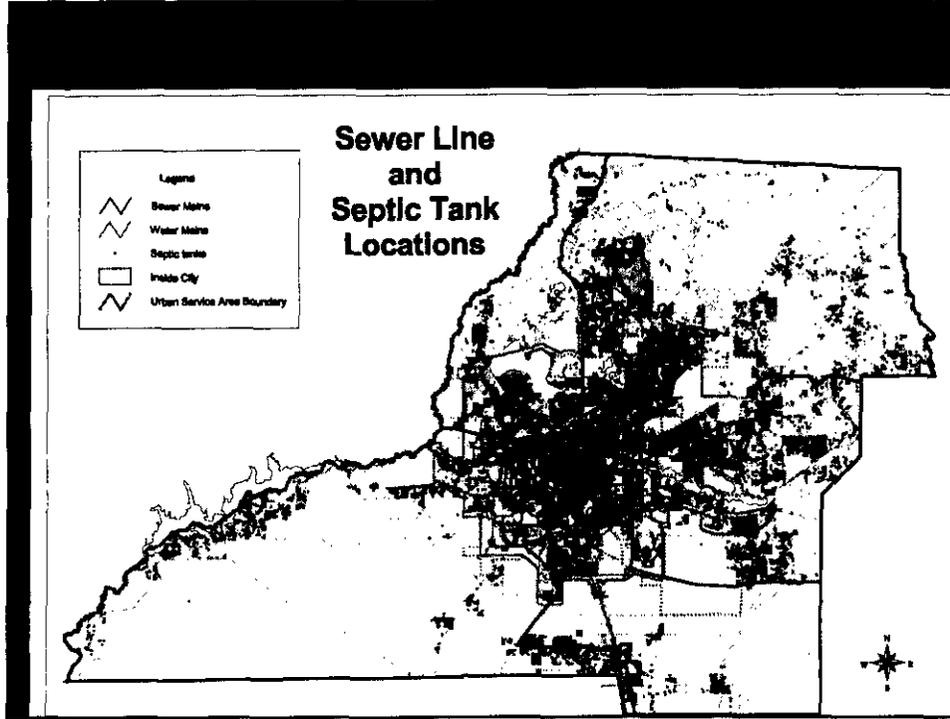
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Total Acres	43,214
Less Environmentally Constrained	11,616
Less 15% for Infrastructure	4,739
Total Developable Acres	26,858
Total Developable / 3 and Less Existing Units (250)	8,703 Units

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Infrastructure Availability

- Resulting low density development pattern resulting in additional septic tanks
- This pattern may also serve as a barrier to future utility expansion and the creation of economies of scale
- Nitrogen reducing advanced on site systems are an option
 - Expensive, future retrofit to central system highly unlikely and costly
 - No management entity/program established
 - 10 mg/L may not be good enough for springs protection (Sprayfield scheduled to get 3 mg/L)



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Infrastructure Availability

- **Transportation Improvements**
 - None scheduled for the Rural area
 - Southside DRI related improvements
 - Paul Russell extension
 - Widening of Woodville in vicinity of Paul Russell extension

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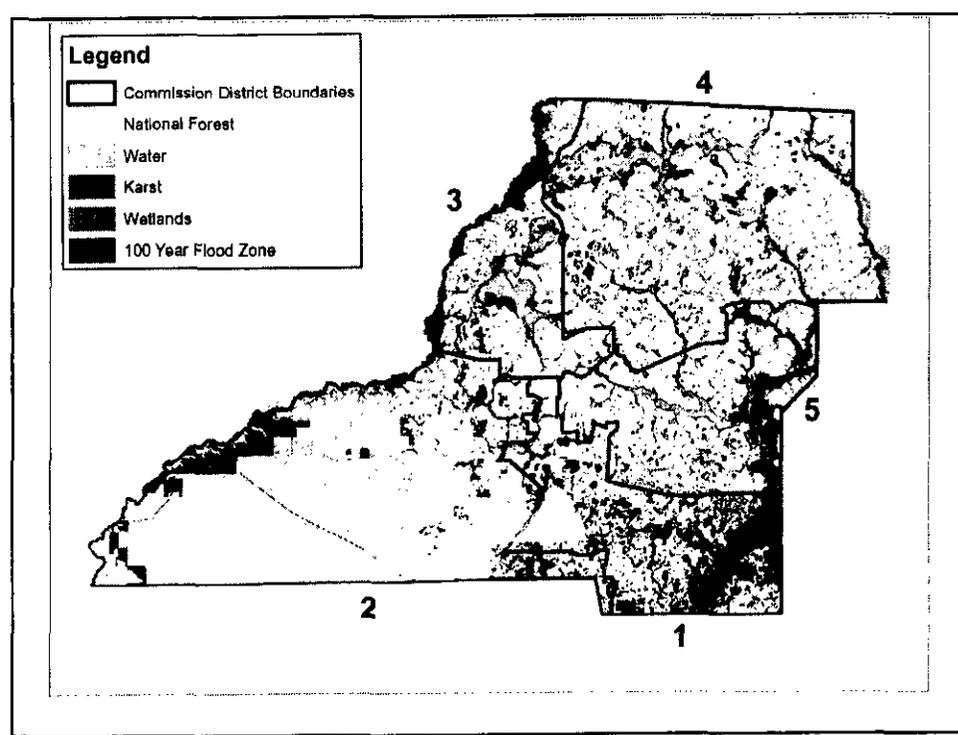
Infrastructure Availability

- **Transportation Impacts**
 - Woodville Highway currently operating at LOS F in the PM Peak Hour between Capital Circle and Natural Bridge Road
 - Estimated impacts to Old Plank Road and Natural Bridge Road anticipated to reduce operating LOS on these facilities from C to E

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Environmental Considerations

- 11,616 acres are constrained (conservative analysis)
- 7,127 acres are within the 100 year flood plain
- Contributory or vulnerable area with respect to Wakulla Springs



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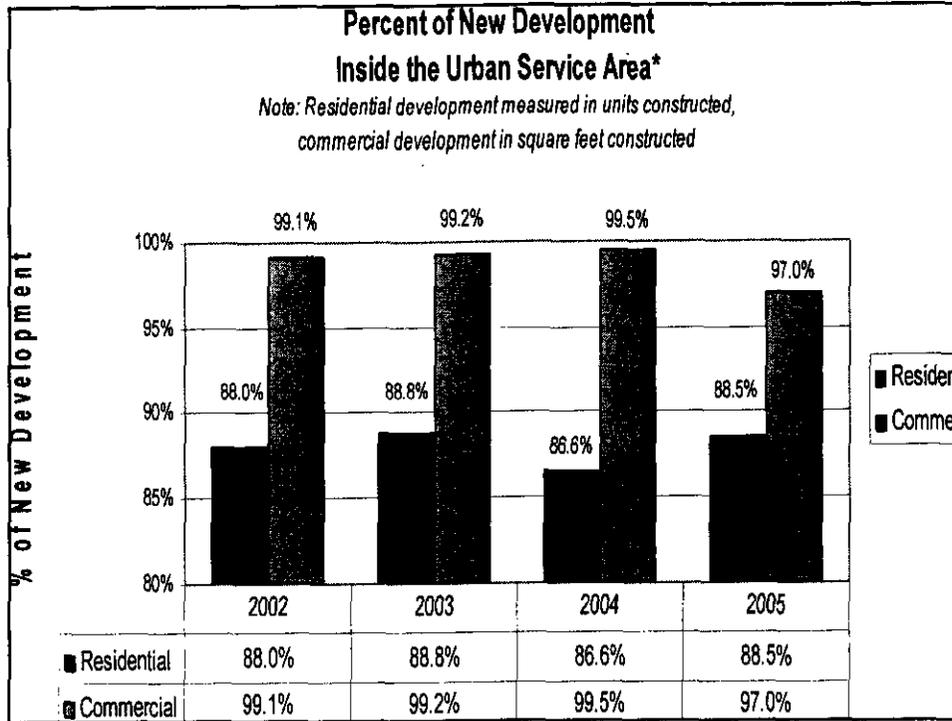
Needs Analysis

- Do we need to accommodate additional residential development at this level?
- EAR analysis states that the current USA boundary can accommodate additional expected population growth through the year 2030

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Current Comprehensive Plan Policy

- Urban Services Area Concept
 - Focuses growth where infrastructure is currently available
 - Requires extension of water and sewer to areas currently within the USA boundary first
 - Requires the concentration of development where roadway capacity exists or where the best economy of scale can exist



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Current Comprehensive Plan Policy

- Southern Strategy Area
 - Area starting to see redevelopment and new development
 - Major projects proposed for the Southside
 - Southside DRI
 - New retail / non residential
 - This amendment could detract market potential from the Southern Strategy Area

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State Agency Review of Other Initiatives and Projects

- Evaluation and Appraisal Report
- Southside DRI
- Capital Circle Office Complex DRI
- Any subsequent Plan Amendments

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District One Quick Facts (Current Potential)

	Unit Potential	Acres	Constrained
Inside USA	21,211	10,292	14.6%
Woodville Rural Community	55	570	94.9%
Outside USA	2,403	49,632	60.4%

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Things to Consider

- St. Joe owns approximately 69% of District One
 - About 10,304 acres of that is environmentally constrained
 - St. Joe owns most of the environmentally constrained acreage within District One – about 89% of the total constrained acreage

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Things to Consider

- Central Sewer is recommended and the current cost estimate is \$20 Million
 - Infrastructure Phasing
 - LAVA and the Sewer Master Plan Update
 - Woodville Recharge Basin Aquifer Protection Study
 - Note, this study recommends central sewer as the primary alternative and advanced onsite systems as the secondary alternative at 3 mg/L N
 - Development of homes on 3 acre lots with advanced on site systems most likely will not represent affordable housing

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Things to Consider

- Policy 2.1.9 of the Comprehensive Plan – Hardship Relief
 - Allows subdivision for property owners owning property as of 2/1/1990 to develop at 2 du's per acre up to 6 units
 - Allows subdivision for family members