TEXT AMENDMENT #: 2006-2-T-009

APPLICANT: Tallahassee-Leon County Planning Department

TEXT / POLICY I.D.: See Attached Revisions

CITY __x_ COUNTY __x_

DATE: ~~March 20, 2006~~ December 1, 2006

STAFF RECOMMENDATION: Approve amendment 2006-2-T-009.

A. SUMMARY: This amendment is implementing the text recommendations identified by the consultant and Planning Department staff as part of the Comprehensive Plan Reform project. The recommendations include the deletion of Mixed Use B and C as a category, the creation of the Urban Residential 2, Suburban and Village Mixed Use categories and the renaming of Mixed Use A applicable to the Bradfordville Study Area to Bradfordville Mixed Use. The recommendations also include restructuring the Target Planning Area and Critical Planning Area requirements into a new Planned Development category. ~~An additional revision is the establishment of minimum densities for many categories in the comprehensive plan.~~ All of the proposed major changes are summarized in the report and all proposed changes are ~~attached~~ in strikethrough/underline format ~~to this staff report~~ in Attachment #2.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

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

1. The proposed change is consistent with the comprehensive plan.
2. The proposed change implements the Comprehensive Plan Reform Mixed Use Policies Final Report accepted by the City and County Commissions.
3. The proposed change improves the usability of the comprehensive plan by deleting some of the confusing sections in the mixed use category and replacing this language with more defined categories.
4. The proposed change protects residential areas
5. The proposed change adds language that clearly defines the character of village mixed use development and along with the proposed zoning category will provide clear standards that can be applied in other land use categories.
6. The proposed change enhances the requirements for master planned communities in the City and County while minimizing the provisions that must be contained within the plan itself.

C. EXISTING TEXT / POLICIES: see attached policies in strikethrough/underline format

D. PROPOSED TEXT / POLICIES: see attached policies in strikethrough/underline format

E. APPLICANT'S REASON FOR THE AMENDMENT:

This text amendment implements the recommendations from the Comprehensive Plan Reform Project. The purpose of this project is to address problems that have been previously identified in implementing the Tallahassee-Leon County Comprehensive Plan including the lack of clarity of the mixed land use category and problems with its format and usability. The Tallahassee-Leon County Planning Commission began discussions on Comprehensive Plan Reform at a retreat in October 2000. The Planning Commission wanted to address problems they had encountered in working with the Comprehensive Plan and Land Development Regulations. It was agreed that not only is the Plan too regulatory and not very user-friendly, but that there are substantive issues with a number of the Plan's Future Land Use categories, most notably the Mixed Use category.

Based upon this direction, the Planning Department moved forward with a reform program. The first step was the hiring of a consultant. In August 2003, the City and County Commissions in separate meetings approved the hiring of Planning Works as the consultant for the project. Since that time, the consultant has worked with the Planning Commission and Planning Department staff to identify the problems created by the mixed-use categories and to evaluate the comprehensive plan for format and usability. The consultant has also met with a focus group composed of representatives of various stakeholders including neighborhood groups, environmental activists, developers, business representatives and government staff to discuss the problems with the mixed-use category and potential solutions.

Based upon this input the consultant worked with Planning Department staff to develop recommendations to address the issues identified. The Planning Commission also participated in the review of draft work products. Between November and January, the Planning Commission, County Commission and City Commission approved the consultant's report and directed the Planning Department to move forward with the recommended map and text amendments.

F. STAFF ANALYSIS:

The consultant's Final Report identifies the problems that have been created by the mixed-use category. The core problem is that mixed-use development has not occurred even though the comprehensive plan requires it. Mixed-use development is typically characterized as a project that integrates more than one land use (such as residential, office or retail). The common examples of mixed-use development include 1) a building with retail on the first floor and offices or apartments above, 2) a residential neighborhood served with a neighborhood corner store or deli and 3) a village with a retail core surrounded by residential. All of these examples are in contrast with the vast majority of post-comprehensive plan development in Tallahassee, which can be characterized as single use or multiple use development. Thus, you may have retail, office or residential in close proximity but the access and use are not integrated. Barriers separate the uses, such as highways, parking lots or buffers, as is typical in a suburban development pattern.

There are many reasons why mixed-use development has not occurred throughout the City and County. First, the land development regulations do not support mixed-use development. The implementing land development regulations and site-specific zoning encourage single-use development. Developing a mixed use project typically requires a Planned Use Development (PUD) or other negotiated process. Second, the comprehensive plan lacks clarity or is ambiguous on mixed use. The comprehensive plan relies on a series of development patterns to define the use, type and intensity of development. These development patterns have created confusion and provided little guidance for directing development.

In addition, the comprehensive plan identifies a clear distinction in development intensity between Mixed Use A, B and C. Mixed Use A permits village scale development, Mixed Use C permits intense cosmopolitan/downtown development and Mixed Use B is the typical suburban scale development. However, in its implementation these scales of development were never clearly established. In addition, development intensities are based upon acreage with inadequate limits on the scale of buildings. The public became very concerned with this lack of clarity when the Super Wal-Mart on Thomasville Road was approved even though the site was designated Mixed Use A.

Much of the problem is due to the original placement of the mixed-use category. This category was placed on the Future Land Use Map away from the areas where mixed use is most likely to occur. Instead of designating the Downtown and Central Core for mixed-use, the Mixed-Use category was designated for areas further out which typically develop in a more suburban pattern. However, even with this placement of the mixed-use designation outside of the urban core, the comprehensive plan has a strong commitment to mixed-use in the urban core with the Downtown, Central Urban and University Transition categories all permitting a mixture of uses. But the mixed-use designation as implemented created an unrealistic expectation of a prevailing mixed-use development pattern outside the urban core. Finally, land developers do not typically build mixed-use development. Applicants routinely request single use projects such as a retail center or apartment complex. It is also difficult to build a mixed-use project on a parcel smaller than 40 acres unless you are in a dense urban community.

The result was the mixed-use category acting as a holding category until single use development resulted. Citizens are confused when reading the comprehensive plan and comparing the policies to the development occurring in the City and County. This results in few people being adequately served by the current requirements except for informed stakeholders who understand how these policies and regulations have been interpreted over time.

Proposed Text Amendments

As a result of these problems in both implementation and clarity, the consultant recommended replacing the mixed-use policies in the comprehensive plan and the redesignation of all mixed-use properties. The consultant worked with Planning Staff to

develop the recommended approach to address mixed use in the comprehensive plan. The recommendations include the following:

1. Delete Mixed Use ~~A~~, B and C in the comprehensive plan. Retain Mixed Use A in the Bradfordville Study Area only and rename the category Bradfordville Mixed Use.

2. Create a Village Mixed Use category – This new category would require a true village scale development in the comprehensive plan for properties designated Village Mixed Use. The public would also be assured that small-scale mixed-use development would occur on the site. In response to the DCA review, language was added to the category to insure that all projects in the category have a discernible town center with a minimum of 10,000 sq. ft. of retail and/or office and a minimum of 50 residential units. Village Mixed Use would be implemented through a new zoning designation and a traditional neighborhood development (TND) code. In order for a property to be designated Village Mixed Use a minimum parcel size of 40 acres would be required. However, the design standards contained in the TND code could be applied to any category. The new Village Mixed Use category is described in proposed Future Land Use Element Policy 2.2.4

3. Create a new residential category, Urban Residential 2 - This change would add to the comprehensive plan a residential category that permits a wide range of densities and housing types. The range of density would be ~~4 dwelling units per acre~~ up to 20 dwelling units per acre. This category would be for areas like Stone Road between Old Bainbridge Road and Monroe Street with a combination of duplexes, apartments and single-family housing. Density would be controlled through zoning categories. This would also eliminate the issue of non-residential development being permitted in the comprehensive plan but prohibited due to location or access standards for residential areas. The new Urban Residential 2 category is described in proposed Future Land Use Element Policy 2.2.23.

4. Create the Suburban category – This change would clearly recognize in the plan the suburban development pattern that exists within much of the City and County. The Suburban category would permit single use or mixed-use development and would include the entitlements currently provided in the Mixed Use B category. In response to the DCA review, a percentage distribution of uses has been added to the Suburban and Bradfordville Mixed use categories. The percentages added to the Bradfordville Mixed Use category are identical to those now required in Mixed Use A. These policies will ensure that a mix of uses will occur in these areas as a whole. The new Suburban category is described in proposed Future Land Use Element Policy 2.2.5.

5. Replace Target Planning Areas and Critical Planning Areas with Planned Development – This change would eliminate the confusion in the plan between Target Planning Areas and Critical Planning Areas by classifying all required master planned areas as Planned Development. It would also clarify the criteria for a master plan while deleting the requirement to include the master plan (critical or target plan)

in the comprehensive plan. The policies as amended would require the development of a concept plan for the entire site and then the development of a more detailed master plan(s) as development plans are finalized. The new Planned Development category and planning requirements are described in proposed Future Land Use Element Objective 6.1 and supporting policies.

~~6. Establish minimum density and intensities – In order to establish the level of densities necessary to encourage mixed use developments in Tallahassee and Leon County, staff recommends requiring minimum densities in our urban service area. The recommended minimum density for all categories is 4 dwelling units per acre except for the Residential Preservation category, which is 2 dwelling units per acre. Four dwelling units per acre is very reasonable especially within the developed, more urban areas. Staff believes that 4 dwelling units per acre may be the appropriate density for most categories. A density of 4 dwelling units per acre triggers the landscape and urban forest requirements (40% of the site.), which results in some land use conflicts. However, the deadline to respond to the DCA on this issue does not provide adequate time to conduct the thorough analysis necessary to propose a prudent modification to the landscape and urban forest requirements. Once the green space policy issues are addressed, staff or the Commissions may initiate an amendment that will require a minimum of 4 dwelling units per acre on properties where sewer is available. For areas in the urban service area that are not served with water or sewer, the minimum density is 1 unit per acre. In addition, staff added an exemption for established rural large lot residential areas, which can be exempt from the minimum density requirement.~~

7. In response to the DCA review, language is proposed to be added to Objective 2.2 of the Transportation Element. It provides that the current transportation concurrency exemption area applicable to properties designated University Transition will not be available to the new properties proposed for designation as part of amendment 2006-2-M-010. The prevailing city roadway concurrency provisions will apply and this restriction will exist until such time as a Multimodal Transportation District, which encompasses this area, is created. In addition, two new policies (policies 1.6.11 and 1.6.12) are proposed for the Transportation Element, which provide that by December 1, 2010, local government shall create a Multimodal Transportation District and a Transportation Concurrency Exemption Area within the Urban Service Area based on a transit node concept.

These are the six major changes proposed in this amendment. There are other smaller changes proposed in this amendment. All of the changes are included in strike/through underline format in Attachment #2.~~and attached to this staff report~~. Most of these changes simply delete the term Mixed Use and replace with the appropriate category.

In addition to these text amendments, the Comprehensive Plan Reform project includes a series of map amendments identified in Amendment 2006-2-M-010.

G. CONCLUSION:

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

1. The proposed change is consistent with the comprehensive plan.
2. The proposed change implements the Comprehensive Plan Reform Mixed Use Policies Final Report accepted by the City and County Commissions.
3. The proposed change improves the usability of the comprehensive plan by deleting some of the confusing sections in the mixed use category and replacing this language with more defined categories.
4. The proposed change protects residential areas
5. The proposed change adds language that clearly defines the character of village mixed use development and along with the proposed zoning category will provide clear standards that can be applied in other land use categories.
6. The proposed change enhances the requirements for master planned communities in the City and County while minimizing the provisions that must be contained within the plan itself.

GOALS, OBJECTIVES AND POLICIES

Policy 1.1.11: [L]

The growth management strategy of the Tallahassee-Leon County Comprehensive Plan is designed to be implemented by a series of instruments which include:

1) An **Urban Service Area** strategy to guide and coordinate land use densities and intensities with the availability of capital infrastructure and to discourage urban sprawl.

2) A **Land Use Map** to graphically distribute broad categories of land use and allowable densities and intensities. In conjunction with the Land Use Map, an environmental overlay system has been included which depicts the general location of environmental features which are to be preserved as required by the Conservation Element, or to which development limitations will apply as identified in the Conservation Element.

3) A **Future Right-of-Way Needs Map** to graphically represent planned future transportation projects in the City of Tallahassee (City) and Leon County (County) and a table of projects indicating the project termini and access classifications. This map, table, and corresponding land development regulations are intended to provide a basis for coordinating new development with the provision of transportation facilities by designating corridors where the construction and improvement of transportation facilities is expected. Objectives and policies related to the Future Right-of-Way Needs Map are provided in the Transportation Element. *(Effective 7/1/04)*

4) **Commercial Site Location** standards ~~guidelines~~, which apply to certain Future Land Use Categories ~~in order~~ other than Village Mixed Use, Suburban, Planned Development and Woodville Rural Community shall be implemented through the Land Development Regulations, are intended to integrate commercial land uses into the transportation network and development patterns in order to assure accessibility by the general public.

~~5)~~ **Land Use Category Summaries** for each Future Land Use which in conjunction with the land use map provide the allowable densities and intensities of uses use on specific sites.

6) The **Planned Development Future Land Use Category** applies to large land holdings that will be developed for a mix of land uses . ~~Descriptions of nine different **Mixed Use development patterns** which establish development pattern intent, allowed density and intensity, development pattern location criteria, and development pattern access criteria within the Mixed Use Category (see Objective 1.7). The Mixed Use Future Land Use Category also designates Critical Planning Areas and Target Planning Areas for large landholdings (see Objective 6.1).~~

7. **Goals, Objectives and Policies** which further add guidance by outlining courses of action to be taken in conjunction within the instruments listed above to further assure implementation.

These instruments do not act independently of each other. Rather, they combine to form a set of parameters in which land use decisions are made consistent with a growth management strategy designed to address the issues important to the community.

Policy 1.3.4: [L] (Leon County only) *(Effective 8/17/92)*

~~The procedures for development approval as applicable to areas designated for Mixed Use on the Future Land Use Map shall be established as a hierarchical review within the land development regulations. The level of review shall be dependent upon the classification of proposed use as a primary, secondary, or tertiary use in the Comprehensive Plan.~~

Policy 1.4.5: **[L]** *(Rev. Effective 12/16/94)*

The Tallahassee-Leon County Comprehensive Plan, its future land use map and future land use categories as defined within the Plan, the land use summary charts which are intended to be a pictorial representation of existing policies in the comprehensive plan, and land development regulations adopted by local government as provided in the Plan shall in combination provide a unified system for the regulation of land use. Land use regulations ~~for areas designated for mixed-use will~~ shall be consistent with the intended functions, land uses and intensity of the land use ~~overlay~~ category designated on ~~to~~ the future land use map ~~which designates areas as Mixed Use A, B, and C the intended functions and range of development types for Mixed Use A, B and C~~.

(a) Any requested text amendment to the Comprehensive Plan shall be evaluated for consistency with the overall intent of the adopted Goals, Objectives, and Policies of the Plan;
(b) Any requested amendment to the Future Land Use Map shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the requested future land use category;
(c) Any request for a change in zoning use classification and specific zoning district mapping within a future land use category shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the future land use category in which it is located;
(d) The determination that a particular land use is permitted within a zoning district shall be made based upon a listing of allowable land uses within a zoning district or that an unlisted land use is substantially similar to allowable uses within the same district.

Policy 1.4.13: **[L]** *(Effective 6/28/02)*

The intent of designating roads as nonresidential is to recognize existing nonresidential development patterns and to allow for planned mixed-use or nonresidential developments. As such, street access requirements contained in the Land Use Summary Charts are waived for those streets designated as nonresidential by clearly defining areas where existing development patterns will be allowed to continue. It also serves to protect residential and residential components such as elementary schools and neighborhood parks from adverse impacts of nonresidential development as well as protecting nonresidential development from the encroachment of residential uses.

The designation of a nonresidential street does not exempt any potential development along the street from further concurrency or consistency review.

Roadway access limitations from the nonresidential road classification system do not apply to the ~~Mixed Use Future Land Use Category and the~~ Woodville Rural Community, Suburban, Planned Development, Village Mixed Use, and Urban Residential 2 Future Land Use Categories~~y~~. Roadway access limitations for these categories ~~Mixed Use Future Land Use Category~~ shall be established in Land Development Regulations, ~~in a manner consistent with Objective 3.2. Roadway access limitations and Woodville Rural Community Future Land Use categories shall be established in the Land Development Regulations in a manner consistent with Objective 3.4~~.

Policy 1.4.18: **[L]** (City of Tallahassee only) *(Effective 8/17/92)*

New minor commercial uses shall not be permitted access to a local residential street within the city limits of Tallahassee. This limitation shall not apply to the ~~Mixed Use~~ Suburban, Planned Development and Village Mixed Use Categories~~y~~ which establishes street access standards by Land Development Regulations.

~~**MIXED USE DEVELOPMENT PATTERNS**~~

~~**Objective 1.7:** **[L]** *(Effective 12/23/96)*~~

~~The Comprehensive Plan provides an overall vision for the community. The arrangement of land uses is a major factor in achieving this vision. Within the Mixed Use Future Land Use Categories, land uses may be further separated to achieve efficient and environmentally sound development patterns and to promote the Plan's overall vision. This objective and its policies describe the development patterns associated with the Mixed Use Future Land Use Categories.~~

~~The following statements of intent express, in part, the overall vision of the community as established in the Comprehensive Plan. These statements of intent explain the basis for the development patterns described in the following policies and shall be achieved through the zoning process and other Land Development Regulations as appropriate. Application of these development patterns in combination with each other is expected to achieve these intents. Individual development patterns may only partially achieve the following purposes:~~

~~a) Provide opportunity for residential, shopping, employment, education and recreation use within walking distance of each other;~~
~~b) Promote higher density housing and concentrations of nonresidential activity in close proximity to each other;~~
~~c) Provide for a range of housing opportunities which does not isolate families or individuals based upon age, income or race;~~
~~d) Ensure that mapping of zoning districts is consistent the long term protection of environmental features;~~
~~e) Ensure that mapping of zoning districts will be appropriate to location, access and surrounding land use;~~
~~f) Ensure that mapping of zoning districts is consistent with the phasing and availability of infrastructure;~~
~~g) Encourage a mix of complimentary land uses and concentrations of mixed use development in appropriate locations;~~
~~h) Promote development patterns which reduce trip length and/or the need for private automobile travel;~~
~~i) Ensure that zoning implementation does not promote sprawl development, nor concentrations of single use development; and~~
~~j) Scale development densities and intensities to provide a range of appropriately located development patterns.~~

~~**Policy 1.7.1: [L] – Low Density Residential Development Pattern** *(Rev. Effective 7/2/99)*~~

~~INTENT – The low density residential development pattern is intended to provide for a wide range of housing types and opportunities within the low density range. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed. Some low density residential areas may be restricted to limited density zoning due to existing development patterns, or environmental or utility constraints, while other areas may have zoning districts that allow for a broad range of density.~~

~~DENSITY/INTENSITY – Areas designated Low Density Residential shall not have a gross density greater than 8 dwelling units per acre. Nonresidential development shall not have a gross building area exceeding 10,000 square feet per acre.~~

~~LOCATION – Mixed Use Areas A and B are appropriate for zoning Low Density Residential development patterns. Other areas appropriate for zoning Low Density Residential activities may include: Areas of existing low density residential development in Mixed Use C; Areas in Mixed Use A, B, or C where intensity of uses is constrained or limited due to environmental features or lack of adequate infrastructure; and Mixed Use Areas in proximity to Village Centers. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location.~~

~~ACCESS – Areas zoned for the Low Density Residential development pattern shall have public street access.~~

~~**Policy 1.7.2: [L] – Medium Density Residential Development Pattern** *(Rev. Effective 7/2/99)*~~

~~INTENT – The Medium Density Residential development pattern is intended to encourage a wide range of medium density housing opportunities in close proximity to more intensive nonresidential uses, both which can be efficiently~~

~~served by existing or planned infrastructure, including mass transit. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed.~~

~~DENSITY/INTENSITY – Areas designated Medium Density Residential shall not have a gross density greater than 16 dwelling units per acre. Minimum density shall be 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density. Nonresidential development shall not have a gross building area exceeding 20,000 square feet per acre.~~

~~LOCATION – Areas designated Mixed Use A, B and C on the Future Land Use Map are appropriate for zoning of Medium Density Residential Areas. Additional criteria for zoning are as follows: Areas of existing medium density development; Areas of transition from more intensive use to Low Density Residential and Residential Preservation; Areas in proximity to higher intensity uses; Areas served by mass transit service; Areas in proximity to community schools, parks, and public greenways; Areas along arterial and collector roadways; and Areas adjacent to the Activity Center, Central Urban, University Transition and Downtown Future Land Use categories, and the Village Center, Suburban Corridor, Medical Center and Urban Pedestrian Center Mixed Use development patterns. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location.~~

~~ACCESS – Areas zoned for the Medium Density Residential development pattern shall have access to an arterial or collector roadway.~~

~~**Policy 1.7.3: [L] – Low Density Residential Office Development Pattern** *(Rev. Effective 7/2/99)*~~

~~INTENT – The Low Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other. While conversion of existing residential structures on arterial and collector streets to office use is a situation where this development pattern will be applied, this development pattern should not be applied to such an extent that it would disrupt the viability of residential neighborhoods and adjacent residential properties. Zoning districts will be created to distinguish Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses.~~

~~DENSITY/INTENSITY – Redevelopment or reuse of existing residential or office uses in this development pattern shall have a maximum gross density of eight dwelling units per acre and/or an intensity not to exceed the floor area of the existing structure. New development in the Low Density Residential Office Development Pattern shall have a maximum gross density of eight dwelling units per acre and nonresidential gross building area shall not exceed 10,000 square feet per acre and non-residential gross building area shall not exceed 10,000 square feet per acre. For mixes of residential and non-residential development on one parcel an overall limit to building floor area will be set at 12,500 square feet per acre.~~

~~LOCATION – Mixed Use A, B and C areas are appropriate for zoning of Low Density Residential Office for low density/low intensity uses. Additional criteria are as follows: Transition areas between Activity Center, Central Urban, University Transition and Downtown Future Land Use categories and Medium Density Residential, Village Center, Medical Center and Urban Pedestrian Center Mixed Use development patterns to Low Density Residential and Residential Preservation; and Transitional land use areas along arterial and collector roadways and Areas of Low Density Residential Office as a principal land use along arterial and collector roadways.~~

~~ACCESS – Areas zoned for the Low Density Residential Office development pattern shall have access to an arterial or collector roadway.~~

~~**Policy 1.7.4: [L] – Medium Density Residential Office Development Pattern**~~
~~*(Rev. Effective 7/2/99)*~~

~~INTENT – The Medium Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other. The Residential Office development pattern is~~

~~intended in some locations to serve as an employment and residential area with medium densities and intensities. Zoning districts will be created to distinguish Medium Density Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services, Light Infrastructure and Post Secondary Schools) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses. Ancillary first floor commercial use may also be permitted in Medium Density Residential Office.~~

~~DENSITY/INTENSITY – Residential use within this development pattern shall have a minimum density of 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density and a maximum density of 16 dwelling units per acre in Mixed Use A and of 20 dwelling units per acre in Mixed Use B and C and nonresidential use shall not have a gross building area exceeding 20,000 square feet per acre. In Mixed Use C areas, nonresidential floor area may be up to 40,000 square feet per acre and building height up to six stories, if parking structures are provided for at least 50% of the parking spaces.~~

~~LOCATION – Mixed Use A, B and C areas are appropriate for zoning of Medium Density Residential Office density medium intensity uses. Additional criteria for mapping these areas are as follows: Areas of existing offices and multi-family uses; Areas adjacent to the Central Urban, University Transition and Downtown Future Land Use categories and Medium Density Residential, Village Center, Suburban Corridor, Medical Center and Urban Pedestrian Center Mixed Use development patterns; and Areas of Medium Density Residential Office as a principal land use along arterial and collector roadways.~~

~~ACCESS – Areas zoned for the Medium Density Residential Office development pattern shall have access to an arterial or collector roadway.~~

~~**Policy 1.7.5: [L] – Village Center Development Pattern** *(Rev. Effective 7/2/99)*~~

~~INTENT – The Village Center development pattern is intended to provide locations for offices and commercial uses which provide goods and services, that people frequently use, in close proximity to their homes. Village Centers are intended to be compact and not promote strip commercial development; therefore, zoning districts implementing this development pattern will include limitations on arterial and collector street frontage and maximum development pattern size, not to exceed 20 acres and 200,000 square feet of commercial use per parcel, except a Village Center may be as large as 30 acres if its gross square footage does not exceed 250,000 square feet. Village Centers are characterized by a scale and design that is compatible with nearby residential areas and zoning districts implementing this development pattern will include appropriate development standards . Zoning districts may include additional thresholds in order to size Village Centers in relation to the needs of the surrounding area. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to the principal use of this development pattern be allowed in a manner which would ensure the protection of adjacent uses.~~

~~DENSITY/INTENSITY – Nonresidential development shall not exceed 12,500 square feet of a gross building area per acre for Village Centers 20 acres and less. Nonresidential development shall not exceed 250,000 square feet of gross building area for Village Centers from 20 to 30 acres in size. Residential use is permitted on the second floor and above, above office or commercial use, up to a maximum density of sixteen dwelling units per acre.~~

~~LOCATION – Mixed Use A and B areas; and Mixed Use C areas in which the Urban Pedestrian Center would be inconsistent with existing development patterns are appropriate for zoning Village Centers. Additional criteria for zoning these areas are as follows: Areas adjacent to low and medium density residential development; and Areas adjacent to the Residential Preservation and University Transition Future Land Use categories and Low Density Residential, Medium-Density Residential, Suburban Corridor, Medical Center and Urban Pedestrian Center Corridor Mixed Use development patterns.~~

~~ACCESS – Areas zoned for the Village Center development pattern shall have access to an arterial or collector roadway.~~

~~**Policy 1.7.6: [L] – Medical Center Development Pattern** *(Rev. Effective 6/26/98)*~~

~~INTENT – The Medical Center development pattern is intended to provide adequate land area for the expansion and growth of medical related facilities and foster the efficient and compatible use of areas contiguous to existing hospitals for the development of medically related offices and support functions , including residential uses, and commercial uses up to 200,000 square feet per parcel. Medical centers are characterized by a variety of directly related medical facilities and indirectly related support businesses in close proximity to allow for efficient operation. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to medical facilities be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern.~~
~~DENSITY/INTENSITY – Nonresidential development shall not exceed a gross building area of 80,000 square feet per acre , except hospitals which may have a gross building area up to 176,000 square feet per acre. Residential use shall not exceed twenty dwelling units per acre. Exclusively residential use shall have a minimum density of 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density. Building height shall not exceed six stories , except hospitals which are exempt from the height limitation.~~

~~LOCATION – Areas appropriate to be zoned Medical Center are areas in the Mixed Use A, B, or C Future Land Use Category that are in proximity to a hospital and which contain a preponderance of medically related facilities.~~

~~ACCESS – Areas zoned for the Medical Center development pattern shall have access to an arterial roadway.~~

~~**Policy 1.7.7: [L] – Suburban Corridor Development Pattern** *(Rev. Effective 7/2/99)*~~

~~INTENT – The Suburban Corridor development pattern is intended to accommodate existing development patterns representing a broad range of commercial, light industrial, and office uses which typically serve a regional or sub-regional population. Office use, and commercial use up to 200,000 square feet per parcel is allowed. Medium density residential use is also appropriate within this development pattern in order to promote a living working environment and make efficient use of infrastructure. It is also intended that community facilities (Recreation, Community Services and Light and Heavy Infrastructure) be allowed. Suburban Corridors are characterized by a linear pattern of single use development along arterial roadways, low floor area ratios and large impervious surface parking areas which are generally larger than the use that they serve. This pattern of development makes inefficient use of infrastructure and has a disproportionate impact upon the environment. Increases in land area zoned for the Suburban Corridor to accommodate a single use development are inconsistent with the Comprehensive Plan, except for increases in areas zoned for Suburban Corridor which permit an allowed use with an existing structure to expand. The intent of this exception is to encourage the continued use of existing structures, rather than the relocation of business to outlying locations. Reusing existing single use sites for multiple use developments, adding new uses to single use sites and/or new multiple use developments in the Suburban Corridor that share parking facilities, have parking structures and/or have high floor area ratios shall be facilitated by Land Development Regulations.~~

~~DENSITY/INTENSITY – Nonresidential development shall not have a gross building area exceeding 25,000 square feet per acre. Residential use shall not exceed sixteen dwelling units per acre. Storage areas within buildings, warehouses, mini-warehouses and self storage facilities may have a gross floor area up to 50,000 square feet per acre.~~

~~LOCATION – Mixed Use A, B and C areas, which already exhibit the type of uses and intensity associated with the Suburban Corridor development pattern may be appropriate to be zoned Suburban Corridor. An increase in the area designated for Suburban Corridor may occur through limited expansion of the existing Suburban Corridors and through the establishment of new Suburban Corridors in Target Planning Areas (TPA) and Critical Planning Areas (CPA). In deciding whether to expand an existing Suburban Corridor, or to create a new suburban corridor in a TPA or CPA, the following criteria shall be considered: Lack of suitably located land which can accommodate the Suburban Corridor development pattern; and Access to arterials with high traffic volumes, surrounded by relatively low density and intensity uses, such as the Residential Preservation Future Land Use Category and Low Density Residential development pattern. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location. New Suburban Corridors in Target Planning Areas and Critical Planning Areas shall be designed to minimize access impacts upon arterial roadways and shall be designed to be compact rather than linear.~~

~~Expanding existing or establishing new Suburban Corridors shall require demonstration that more than one land use will be included in the expansion area.~~

~~ACCESS -- Areas zoned for the Suburban Corridor development pattern shall have access to an arterial roadway.~~

~~**Policy 1.7.8: [L] -- Urban Pedestrian Center Development Pattern** *(Rev. Effective 6/26/98)*~~

~~INTENT -- The Urban Pedestrian Center is intended to encourage compact, linear and pedestrian scale urban development along arterial roadways that provide a wide range of uses and activities to serve both the corridor itself and surrounding areas. Although some areas within the Urban Pedestrian Center are currently of lower density and intensity, it is intended that Urban Pedestrian Centers will develop and redevelop with higher densities and floor area ratios. The arterial roadway along which the Urban Pedestrian Center is located is characterized by relatively high volume traffic with lower traffic speeds and served by mass transit. Zoning districts which implement the Urban Pedestrian Center will include urban design standards which establish criteria that will promote pedestrian activity. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) may also be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern. Residential use, office use, and commercial use up to 200,000 square feet per parcel is allowed.~~

~~DENSITY/INTENSITY -- Exclusively nonresidential development in Mixed Use B and C or nonresidential development in Mixed Use A shall not exceed 20,000 square feet of gross building area per acre. Exclusively residential use in Mixed Use B and C or residential development in Mixed Use A shall have a minimum density of 6 dwelling units per acre and shall not exceed sixteen dwelling units per acre. Combined residential and nonresidential development in Mixed Use B and C may have gross building area gross up to 40,000 square feet per acre and a maximum density of twenty dwelling units per acre. Building height shall not exceed six stories.~~

~~LOCATION -- Mixed Use B and C areas, and Mixed Use A areas where the Urban Pedestrian Center is a transition between low density residential uses and more intensive uses may be appropriate for zoning of an Urban Pedestrian Center. Additional criteria for zoning these areas are as follows: Areas proximate to medium and high density residential land uses in urban areas; Areas proximate to higher intensity Mixed Use Development patterns, such as Medium Density Residential, Low and Medium Density Residential Office and Village Center; Areas proximate to higher intensity Future Land Use categories such as Downtown, Central Urban, University Transition, and Activity Centers; and Areas within walking distance of transit and along corridors designated for alternate transportation (per 2020 Long Range Transportation Plan)~~

~~ACCESS -- Areas zoned for the Urban Pedestrian Center development pattern shall have access to an arterial roadway.~~

~~**Policy 1.7.9: [L] -- Light Industrial Development Pattern** *(Rev. Effective 7/2/99)*~~

~~INTENT -- The Light Industrial development pattern is intended to provide areas for industrial and warehousing activities, including storage, service commercial, office and assembly activities. It is intended that regulations implementing this development pattern will preclude non-light industrial uses which would limit or interfere with industrial development. It is also intended that community facilities (Recreation, Community Services, Post Secondary Schools, and Light and Heavy Infrastructure) may be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern. Office use, and commercial use up to 10,000 square feet per parcel , is allowed.~~

~~INTENSITY/DENSITY -- Nonresidential development shall not exceed 25,000 square feet of gross building area per acre. Residential use (intended for a watchman or guard) shall not exceed one dwelling unit per industrial use. Storage areas within buildings, warehouses, mini-warehouses and self storage facilities may have a gross floor area up to 50,000 square feet per acre.~~

~~LOCATION -- Areas within Mixed Use that are currently developed with industrial uses may be appropriate for zoning as Light Industrial. New areas within Mixed Use that may be appropriate for zoning as Light Industrial~~

~~include: Areas proximate to interstate and intrastate highways and highways which connect to cities in adjacent counties; and Areas proximate to the Tallahassee Regional Airport or a railroad.~~

~~ACCESS -- Areas zoned for the Light Industrial development pattern shall have access to an arterial roadway.~~

~~**Policy 1.7.10: [L]** *(Rev. Effective 6/26/98)*~~

~~The development patterns established in Policies LU 1.7.1 – 1.7.9 are related to the Mixed Use A, B and C categories as specified in the following table~~
~~(See Page I-63):~~

~~**Policy 1.7.11: [L]** *(Effective 12/23/96)*~~

~~The Mixed Use concept, objectives and policies of the Comprehensive Plan will be evaluated as part of the Evaluation and Appraisal Report process.~~

~~Policy 1.7.10:~~ ~~[L]~~ ~~*(Rev. Effective 6/26/98)*~~

~~MIXED USE A~~	~~Development Patterns~~	~~Allowed Land Uses~~	~~Density~~	~~Intensity~~
~~Primary:~~	~~Low Density Residential~~	~~Residential, Recreation, Light Infrastructure & Community Service+~~	~~Up to 8 units/acre~~	~~10,000 sq ft/acre~~
~~(From 68 - 82%)~~	~~Low Density Residential Office~~	~~Residential, Office, Recreation, Light Infrastructure & Community Service~~	~~Up to 8 units/acre~~	~~10,000 sq ft/acre~~
~~Secondary:~~	~~Medium Density Residential~~	~~Residential, Recreation, Light Infrastructure & Community Service~~	~~8 to 16 units/acre~~	~~20,000 sq ft/acre~~
~~(25% or less of Mixed Use A)~~	~~Medium Density Residential Office~~	~~Residential, Office, Ancillary 1st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools~~	~~Up to 16 units/acre~~	~~20,000 sq ft/acre~~
	~~Village Center~~	~~Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service~~	~~Up to 16 units/acre~~	~~12,500 sq ft/acre~~
	~~Medical Center~~	~~Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service~~	~~Up to 20 units/acre (1)~~	~~80,000 sq ft/acre (2)~~
~~Tertiary:~~	~~Urban Pedestrian Center~~	~~Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service~~	~~Up to 16 units/acre (1)~~	~~20,000 sq ft/acre~~
~~(7% or less of Mixed Use A)~~	~~Suburban Corridor~~	~~Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light & Heavy Infrastructure & Community Service~~	~~Up to 16 units/acre~~	~~25,000 sq ft/acre~~
	~~Light Industrial~~	~~Ancillary Residential, Office, Commercial up to 10,000 sq ft, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools~~	~~1 unit / development~~	~~20,000 sq ft/acre~~

~~MIXED USE B~~	~~Development Patterns~~	~~Allowed Land Uses~~	~~Density~~	~~Intensity~~
~~Primary:~~	~~Low Density Residential~~	~~Residential, Recreation, Light Infrastructure & Community Service~~	~~Up to 8 units/acre~~	~~10,000 sq ft/acre~~
~~(From 65 - 80%)~~	~~Low Density Residential Office~~	~~Residential, Office, Recreation, Light Infrastructure & Community Service~~	~~Up to 8 units/acre~~	~~10,000 sq ft/acre~~
	~~Medium Density Residential~~	~~Residential, Recreation, Light Infrastructure & Community Service~~	~~8 to 16 units/acre~~	~~20,000 sq ft/acre~~
	~~Medium Density Residential Office~~	~~Residential, Office, Ancillary 1st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools~~	~~Up to 20 units/acre~~	~~20,000 sq ft/acre~~
	~~Village Center~~	~~Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service~~	~~Up to 16 units/acre~~	~~12,500 sq ft/acre~~
~~Secondary:~~	~~Urban Pedestrian Center~~	~~Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service~~	~~Up to 16 units/acre (3)~~	~~20,000 sq ft/acre (3)~~
~~(35% or less of Mixed Use B)~~	~~Suburban Corridor~~	~~Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light & Heavy Infrastructure & Community Service~~	~~Up to 16 units/acre~~	~~25,000 sq ft/acre~~
	~~Medical Center~~	~~Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service~~	~~Up to 20 units/acre (1)~~	~~80,000 sq ft/acre (2)~~
	~~Light Industrial~~	~~Ancillary Residential, Office, Commercial up to 10,000 sq ft, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools~~	~~1 unit / development~~	~~20,000 sq ft/acre~~

~~MIXED USE C~~	~~Development Patterns~~	~~Allowed Land Uses~~	~~Density~~	~~Intensity~~
~~Primary:~~	~~Medium Density Residential~~	~~Residential, Recreation, Light Infrastructure & Community Service~~	~~8 to 16 units/acre~~	~~20,000 sq ft/acre~~
~~(From 62 - 77%)~~	~~Medium Density Residential Office~~	~~Residential, Office, Ancillary 1st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools~~	~~Up to 20 units/acre~~	~~20,000 sq ft/acre~~
	~~Urban Pedestrian Center~~	~~Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service~~	~~Up to 16 units/acre (3)~~	~~20,000 sq ft/acre (3)~~
~~Secondary:~~	~~Low Density Residential~~	~~Residential, Recreation, Light Infrastructure & Community Service~~	~~Up to 8 units/acre~~	~~10,000 sq ft/acre~~
~~(33% or less of Mixed Use C)~~	~~Low Density Residential Office~~	~~Residential, Office, Recreation, Light Infrastructure & Community Service~~	~~Up to 8 units/acre~~	~~10,000 sq ft/acre~~
	~~Suburban Corridor~~	~~Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light & Heavy Infrastructure & Community Service~~	~~Up to 16 units/acre~~	~~25,000 sq ft/acre~~
	~~Medical Center~~	~~Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service~~	~~Up to 20 units/acre (1)~~	~~80,000 sq ft/acre (2)~~
~~Tertiary:~~	~~Village Center~~	~~Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service~~	~~Up to 16 units/acre~~	~~12,500 sq ft/acre~~
~~(5% or less of Mixed Use C)~~	~~Light Industrial~~	~~Ancillary Residential, Office, Commercial up to 10,000 sq ft, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools~~	~~1 unit / development~~	~~20,000 sq ft/acre~~

~~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 multiple use development; (4) 40,000 sq ft/acre with 90% of parking in structure~~

Policy 2.1.8: [L]

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

RESIDENTIAL DENSITIES RANGE *(Rev. Effective 1/19/02)*

Future Land Use Category	Maximum Gross Density - Dwelling Units (DU)/Acre (Ac)[1]	Minimum Gross Density (excluding Preservation and Conservation Areas)- Dwelling Units (DU)/Acre (Ac)
Rural	1 DU/10 Ac	No minimum
Urban Fringe	1 DU/3 Ac (standard) or 1DU/Ac (clustered)	No minimum
Urban Residential	10 DU/AC	4 DU/Ac[4]
Urban Residential 2	20 DU/Ac[3]	4 DU/Ac[4]
Village Mixed Use	20 DU/Ac[3]	6 DU/Ac average per TND project area
Suburban	20 DU/Ac[3]	4 DU/Ac[4]
Planned Development	20 DU/Ac[3]	4 DU/Ac[9]
~~Mixed Use~~ ~~[1,3]~~	~~20 DU/Ac~~	
Central Urban [~~1~~3,5,6]	45 DU/Ac	4 DU/Ac
Activity Center [~~1~~3,5]	45 DU/Ac	4 DU/Ac
University Transition [~~1~~3,5,6]	50 DU/Ac	4 DU/Ac
Downtown [~~1~~3,5,6]	150 DU/Ac *(Effective 1/19/02)*	4 DU/Ac
Rural Community	4 DU/Ac	No minimum
Residential Preservation [~~1~~3]	6 DU/Ac	2 DU/Ac [4, 8]
Lake Talquin Recreation/Urban Fringe [~~2~~7]	1 DU/3 Ac (standard)	No minimum
Lake Protection [~~2~~7]	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]Minimum gross density is the minimum average density that must be achieved for each project after subtracting Preservation and Conservation Areas as defined in this Plan from the project area..

[~~1~~3]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].

[4] In areas lacking centralized wastewater service, minimum densities shall be reduced to 1 dwelling per acre.

[~~3~~5]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 Policy 12.2.2 [LU]. *(Effective 1/19/02)*

[46] In areas designated Downtown, University Transition and Central Urban on the Future Land Use Map, any development with density of more than 50 dwelling units per acre must be subject to the design standards identified in Policy 12.2.2 [LU]. *(Effective 1/19/02)*

[47] Clustering Option Available

[8] Areas with established large lot residential patterns may be exempt from the minimum density requirement

[9] The minimum residential density of development in the Planned Development Future Land Use Category shall be 4 dwelling units per acre for areas that include residential after deducting Conservation and Preservation areas and any other non-residential land uses and facilities, or as otherwise established in an approved Planned Development Master Plan or DRI based on site specific factors and constraints.

Policy 2.2.4: [L]

VILLAGE MIXED USE

To create traditional neighborhood developments with an emphasis on **low to medium density residential** land use, **small to medium scale commercial shopping** opportunities for area residents, **schools and small to moderate scale churches**, and recreational and leisure-oriented amenities for the enjoyment of area residents. Development in this category shall require compliance with traditional neighborhood development standards to be established in the Land Development Regulations. New development in this category requires the establishment of a true, mixed-use project, either through buildings that integrate a mixture of uses or series of buildings that result in a compatible mix of uses. Integration includes the establishment of pedestrian connections, shared public spaces, streetscapes that focus on people before automobiles and parking designs that minimize their visibility. Commercial development shall be of a walkable scale and intensity. Residential development shall include a mix of housing densities and housing types.

Traditional neighborhood development regulations shall include specific criteria to ensure that development in this category results in walkable, mixed-use neighborhoods that satisfy a variety of housing needs and provide easy access to goods and services. The regulations shall require:

- A minimum of 40 acres per project unless the proposed project compatibly integrates with existing development abutting the project to establish an effective area of at least 40 acres that is consistent with traditional neighborhood development standards;
- A high degree of connectivity;
- Flexible greenspace requirements;
- Design and amenities that facilitates pedestrian access throughout each development;
- Minimum densities that are consistent with the Village Mixed Use Intensity Guidelines;
- Maximum setback requirements and standards that orient entrances and windows toward streets and pedestrian facilities;
- A mix of uses that is consistent with the Village Mixed Use Intensity Guidelines; and

- Requirements for public spaces that are readily accessible by pedestrians.

Development shall comply with the Village Mixed Use Intensity Guidelines. The scale of all nonresidential land uses shall be limited to preclude large automobile-oriented retail businesses and to ensure that non-residential uses remain accessible to pedestrians living in surrounding residences. Traffic volumes and speeds shall be kept low, and parking for nonresidential uses shall be small in scale. In village centers, the number of spaces may be reduced to reflect increased pedestrian access. These characteristics are reflective of the village life-style. Residential development should include a mix of densities and housing types and be located to maximize pedestrian access to shops, public facilities and recreational opportunities that are passive or active.

Village Mixed Use Intensity Guidelines

Minimum Percentage of Land Use by Acreage (1)	Development Patterns	and Uses	Residential Density (2)	Non-Res Intensity
10% of net area	Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	4 to 8 units/acre	
5% of net area	Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	4 to 8 units/acre	13,000 to 20,000sq. ft. per acre
10% of net area	Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/acre	
5% of net area	Medium Density Residential Office	Residential, Office, Ancillary 1st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools	8 to 16 units/acre	17,000 to 25,000 sq.ft. per acre
5% of net area	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 20 units/acre	17,000 to 40,000 sq.ft. per acre
10% of gross area	Public Spaces	Recreation and cultural facilities, plazas, trails, parks and other public gathering places		

Notes:

(1) All percentages except public spaces are based on net area to be defined in the land development regulations as excluding undevelopable land;
(2) Densities apply to residential acreage only.

An essential component of Village Mixed Use is residential land use. The village also will require small shops and some services to serve nearby residents. Emphasis on commercial uses shall be limited to convenience goods and services, small to moderate scale grocery stores, and small pharmacies and offices. Office and commercial development in scale with surrounding residential areas are appropriate. Allowed land uses within the Village Mixed Use Future Land Use Category shall be regulated by zoning districts that implement the intent of this category, and reflect the unique land use patterns, character, and availability of

infrastructure in the different Village Mixed Use areas. In areas lacking the necessary infrastructure, the Land Development Regulations may necessitate a lower intensity interim use that the maximum intensities established in this Plan. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure, as well as compatibility with and appropriate connectivity to existing residential neighborhoods. Industrial development is prohibited in this Future Land Use Category.

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 are encouraged, though not required. The Suburban category is suitable for those areas outside of the Central Core.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. 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

Development Patterns	and Uses	Gross Residential Density	Non-Res Intensity
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	4 to 8 units/acre	
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	4 to 8 units/acre	10,000 to 20,000sq. ft. per acre
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/acre	
Medium Density Residential Office	Residential, Office, Ancillary 1st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools	8 to 16 units/acre	17,000 to 25,000 sq.ft. per acre
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 20 units/acre	17,000 to 40,000 sq.ft. per acre
Urban Pedestrian Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 16 units/acre (3)	Up to 20,000 sq ft/acre (3)
Suburban Corridor	Residential, Office, Commercial up to 200,000 sq ft per center, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 units/acre	Up to 12,500 sq ft/acre
Medical Center	Residential, Office, Commercial up to 200,000 sq ft per center, Recreation, Light Infrastructure & Community Service	Up 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	Ancillary Office, Commercial up to 10,000 sq ft per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools	1 unit / development	Up to 12,500 sq ft /acre

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 Suburban development;
(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.

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.

~~**MIXED USE** *(Rev. Effective 12/23/96)*~~

~~The Mixed Use Category is depicted on the Future Land Use Map as three different overlays: Mixed Use A, Mixed Use B and Mixed Use C. Each of these three different Mixed Use overlays establish differing proportions of allowed land uses and land use densities and intensities. These Mixed Use overlays are intended to be implemented by zoning districts which will reflect eleven different development patterns which are described in Objectives 1.7 and 6.1.~~

~~The Mixed Use Development patterns shall be applied through zoning and Land Development Regulations in a manner consistent with the Future Land Use Map delineation of Mixed Use overlays A, B and C. These eleven different development patterns are not intended to be mapped as part of the Future Land Use Map, rather they are intended to serve as a mechanism to assure that the appropriate location and mixture of land uses occur within each Mixed Use overlay.~~

~~Commercial development allocations in the Mixed Use Future Land Use Category are intended to limit gross leasable square footage per parcel as defined in the Land Development Regulations.~~

~~**MIXED USE A** *(Rev. Effective 12/23/96)*~~

~~Intended Function: Create a village atmosphere with an emphasis on low to medium density residential land use, small scale commercial shopping opportunities for area residents, schools and churches, and recreational and leisure oriented amenities for the enjoyment of area residents. The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the residential land use. The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the predominate residential land use. Traffic volumes and speeds shall be kept low, and parking for nonresidential uses shall be minimal. These characteristics are reflective of the village life style.~~

~~The essential component of Mixed Use A is residential land use. The low to medium density residential development will be located to provide for maximum land use compatibility and enjoyment of recreational and leisure opportunities (recreational land uses are included in the description of Community Facilities). The village will also allow small shops and some services to serve nearby residents. Emphasis on commercial uses shall be limited to convenience, grocery, and small pharmacies and offices. Office and commercial development in scale with and meeting the needs of the surrounding predominately residential area are appropriate.~~

~~It is also possible that appropriate sites within the area designated for Mixed Use A may be developed for enclosed industrial uses. These are land uses that would usually be considered incompatible with the mixed use village, but due to site conditions, with careful design and facility planning, may be successfully integrated. Compatibility is also protected by allowing few such uses and limiting their size (development intensity).~~

~~All of the development patterns are appropriate within Mixed Use A as described in Policy 1.7.10. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use.~~

~~Allowed land uses within the Mixed Use A 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 Mixed Use A 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.~~

~~**MIXED USE B** *(Rev. Effective 12/23/96)*~~

~~Intended Function: Create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities in close proximity to low to medium density residential land uses. Employment opportunities should be located close residential areas, if possible within walking distance. 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.~~

~~To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial attractions and night spots should be located nearby.~~

~~To reduce automobile dependency of residents and employers alike, mass transit stops should be located at both resident population centers and major businesses and employment centers.~~

~~All of the development patterns are appropriate within Mixed Use B as described in Policy 1.7.10. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use.~~

~~Allowed land uses within the Mixed Use B 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 Mixed Use B 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.~~

~~**MIXED USE C** *(Rev. Effective 12/23/96)*~~

~~Intended Function: Create a cosmopolitan urban center wherein employment opportunities, including offices, retailing, and enclosed manufacturing, and medium to high density residential development are integral components. Opportunities for shopping, recreation, and entertainment are also provided maximizing day and nighttime activity in the cosmopolitan urban center.~~

~~Mixed Use C is intended to provide all the benefits of urban life close by, perhaps within walking distance; the close location of multi-family residences to employment centers, especially office centers; the provision of shopping and dining opportunities for workers and residents; cultural and entertainment amenities for the enjoyment of residents as well as the entire community.~~

~~To reduce automobile dependency of residents and employers alike, mass transit stops should be located at both resident population centers and major businesses and employment centers.~~

~~All of the development patterns are appropriate within Mixed Use C as described in Policy 1.7.10. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use.~~

~~Allowed land uses within the Mixed Use C future land use category shall be regulated by zoning districts which implement the intent of this category.~~

Policy 2.2.65: [L]

HEAVY INDUSTRIAL *(Effective 12/10/91)*

Renumbered / no changes to text

Policy 2.2.76: [L]

CENTRAL URBAN *(Effective 6/07/01)*

Renumbered / no changes to text

Policy 2.2.87: [L]

HIGH INTENSITY URBAN ACTIVITY CENTER *(Effective 7/16/90)*

Renumbered / no changes to text

Policy 2.2.98: [L]

DOWNTOWN *(Effective 1/19/02)*

Renumbered / no changes to text

Policy 2.2.109: [L]

RURAL COMMUNITY * *(Rev. Effective 6/28/02)*

Renumbered / no changes to text

Policy 2.2.110: [L]

WOODVILLE RURAL COMMUNITY*

Renumbered / no changes to text

Policy 2.2.121: [L]

EDUCATIONAL FACILITIES *(Effective 8/17/92)*

Renumbered / no changes to text

Policy 2.2.132: [L]

RECREATION/OPEN SPACE *(Effective 8/17/92)*

Renumbered / no changes to text

Policy 2.2.143: [L]

RECREATION/OPEN SPACE - STORMWATER FACILITY *(Effective 7/2/99)*

Renumbered / no changes to text

Policy 2.2.154: [L]

GOVERNMENT OPERATIONAL *(Effective 8/17/92)*

Renumbered / no changes to text

Policy 2.2.165: [L]

UNIVERSITY TRANSITION *(Revised Effective 12/14/04)*

Renumbered / no changes to text

Policy 2.2.176: [L]

LAKE PROTECTION *(Rev. Effective 12/22/95)*

Renumbered / no changes to text

Policy 2.2.187: [L]

LAKE TALQUIN - RECREATION / URBAN FRINGE * *(Rev. Effective 8/17/92)*

Renumbered / no changes to text

Policy 2.2.198: [L]

AGRICULTURE / SILVICULTURE / CONSERVATION *(Rev Effective 6/28/02)*

Renumbered / no changes to text

Policy 2.2.2019: [L]

NEIGHBORHOOD BOUNDARY *(Effective 7/25/03)*

Renumbered / no changes to text

Policy 2.2.210: [L] *(Effective*

MAHAN DRIVE LAND USE CATEGORIES

Renumbered / no changes to text

Policy 2.2.22~~1~~: [L]

URBAN RESIDENTIAL *(Effective 7/20/05)*

Renumbered / no changes to text

Policy 2.2.23: [L]

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 and the minimum is 4 units per acre. If water and sewer are not available the minimum density is 1 unit per acre.

Policy 2.2.24~~1~~: [L]

PLANNED USE OVERLAY DISTRICT *(Effective 7/25/03)*

Renumbered / no changes to text

Policy 2.2.25~~2~~: [L]

LAND USE DEVELOPMENT MATRIX

The land use development matrix depicts set performance criteria from which an individual can measure the development potential of any parcel of property. In effect the matrix provides guidance as to where a parcel would fall on the permittable development ranges outlined within the future land use categories. As mentioned earlier, the relationships within the matrix are based upon the policies

included within the individual elements of the plan. The matrix measures a parcel's development potential based on the following land use principles:

(1) The parcel's designation on the future land use map.
(2) Its potential compatibility with surrounding existing land use.
(3) The degree of accessibility to the parcel (commercial uses only).
(4) Potential land use in relation to the function of the road which will carry traffic resulting from any subsequent development of the parcel.
(5) Environmental constraints on site.
(6) Availability of sewer and water.

The review standards outlined above are listed across the top of the matrix. Potential land uses beginning with minor commercial and ending with heavy industrial are listed vertically and are measured in relation to the review standards listed across the top. Each cell of the matrix contains an inherent policy based on the relationship between the proposed land use for that parcel (vertical axis) and a performance standard (horizontal axis). An "X in that cell indicates the proposed use would be allowed. Conversely, an "O" indicates that the proposed use is not allowed. All cell blocks which are applicable to a proposed land use must contain an "x" in order for the proposal to be allowed. Thus an individual would locate the proposed land use along the vertical axis and review along the row of cells next to it in a left to right direction to determine which conditions would allow or prohibit the proposed use. As stated under the performance concept, each site is individually measured for suitability in relation to performance standards. As a result, growth management guidance is provided.

(Note: The Land Use Development Matrix does not apply to ~~Mixed Use~~ Suburban, Village Mixed Use, Planned Development, Downtown, and Woodville Rural Community.) ***(Rev. Effective 6/28/02)***

TALLAHASSEE LAND USE DEVELOPMENT MATRIX
(Acrobat format 691kb)

LEON COUNTY LAND USE DEVELOPMENT MATRIX
(Acrobat format 683kb)

~~MIXED USE~~ SUBURBAN FUTURE LAND USE CATEGORY NONRESIDENTIAL DEVELOPMENT CRITERIA

Objective 3.3: [L] *(Effective 12/23/96)*

Commercial and nonresidential development in the ~~Mixed Use~~ Suburban Future Land Use Category will be located consistent with the intended function of the Suburban category ~~Mixed Use A, B, and C overlays and Land Use Objective 1.7 and its subsequent policies~~. The negative effects of commercial and nonresidential development on adjacent development and on roadway capacity will be mitigated through site design and locational ~~policies~~ standards in the land development regulations. Comprehensive Plan goals and objectives regarding the promotion of transit, bicycling and walking, and the preservation of roadway capacity will be incorporated into the design of commercial and nonresidential development.

Policy 3.3.1: [L] *(Effective 12/23/96)*

Zoning for commercial development in the Suburban Mixed Use Future Land Use Category shall occur only in locations that are compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

a. Regulation of Impacts

The Land Development Regulations shall establish zoning districts and development standards that mitigate the impacts of the allowed commercial uses. The impacts of commercial development that may require additional regulation include, but are not limited to, hours of operation, outdoor sales lots, night lighting, traffic volume and flow, noise, odor, signage, or other such impacts.

b. Location of Commercial and Nonresidential Zoning Districts

The Land Development Regulations shall establish zoning districts within Suburban Future Land Use Category ~~Mixed Use~~ that ~~which~~ insure that the location of commercial and nonresidential zoning districts will provide for ~~a mixing of uses~~ the appropriate integration of uses and the protection of residential areas consistent with Plan policies. Commercial zoning districts shall be geographically compact and located at or near the intersections of major roads or in a manner that ~~. Suburban Corridor, which~~ reflects the existing linear development pattern~~, shall be the sole exception to this commercial location policy~~.

~~**c. Access**~~

~~The zoning districts which implement Mixed Use development patterns shall establish access management standards. Planned integrated access to the transportation system shall be as specified in the Land Development Regulations. The zoning districts may allow access to a local street provided such access does not adversely impact residential areas and neighborhoods. The zoning districts shall prohibit commercial and nonresidential access to a canopy road except as provided for by Conservation Policy 3.4.10.~~

Policy 4.1.3: **[L]** *(Rev. Effective 12/23/96)*

~~Except for where allowed within the Mixed Use development patterns,~~ The following limitations shall apply to industrial development. Industrial development shall be located in such a manner as to prohibit industrial traffic through predominantly residential areas. At a minimum, the following limitations shall apply:

a) No future heavy industrial uses shall be allowed to adjoin existing low density and medium density residential uses.
b) Future light and heavy industrial uses will be prohibited on local and minor collector streets providing primary access to residential development.

PLANNED DEVELOPMENT ~~TARGET PLANNING AREAS~~

Objective 6.1: **[L]** *(Rev. Effective 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 ~~6.1 and 6.2~~ 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 minimum residential density of development in the Planned Development Future Land Use Category shall be 4 dwellings per net acre of development after deducting Preservation and Conservation Areas and any other non-residential land uses and facilities as established in Future Land Use Element Policy 2.1.8.

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 objectives ~~6.1 through 6.3~~ 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. Effective 12/23/96)*
Undeveloped areas within the Urban Service Area that, as of ~~June 28, 1995~~ December XX, 2006, are predominantly in the same ownership, including contiguous parcels under the same ownership or control, and ~~between 200 and 1,000~~ encompassing more than 200 acres shall be defined as ~~Target Planning~~ Planned Development Areas. These ~~Target Planning~~ 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 ~~and Final PUD~~ as specified in the Zoning Code, ~~which~~ that is consistent with the Planned Development Master Plan and identifies the specific criteria for development with the ~~Target Planning Area~~ 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, ~~each PUD~~ the Planned Development Master Plan area shall include at least four different land uses (e.g., residential, retail, office, service, recreation, light industrial, and/or public that are integrated with each other, as well as with the unique characteristics of the

~~Targeted Planning~~ Planned Development Area. ~~All PUDs shall be consistent with the Comprehensive Plan, including the requirements for the underlying land use category. Where the underlying land use would not allow for the proposed mix of uses, a Plan amendment would be required to designate the area for a land use that would permit the proposed mix of uses.~~

Policy 6.1.2~~1~~: [L] *(Rev. Effective 6/28/95)*

Except as provided by Policy 6.1.3~~2~~, prior to approval of development or subdivision within ~~PUDs for the Target Planning~~ 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 ~~by ordinance as part of the implementing land development regulation and~~ shall identify the following:

a) Boundary of area subject to ~~Targeted Area Plan~~ Planned Development;
b) General depiction of mix, location and intensities of future land uses ~~Land Use configurations~~;
c) Activities permitted within each land use;
d) Total dwelling units by residential dwelling type ~~consistent with phasing population allocations for area~~;
e) Total square footage of non-residential development ~~consistent with phased projected needs for area~~;
f) Specific requirements that will adequately protect the natural resources of the area;
g) ~~Access requirements~~ Major transportation system improvements that are consistent with adopted transportation plans and ~~consider~~ address the impacts to the surrounding area, including canopy roads and requiresd interconnections. The plan shall address the issues of capacity maintenance, promotion of mass transit and pedestrian accessibility, and protection of canopy roads, if applicable; ~~,and is consistent with existing and future transportation corridors;~~
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 ~~how the development will be coordinated with public facility expansions~~;
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 ~~three~~ four of the following: residential; ~~commercial~~ retail; office; service, recreational, public and light industrial ~~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; ~~and~~
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 submittal will meet the requirements of the Planned Development Master Plan.

Policy 6.1.3~~2~~: **[L]** *(Rev. Effective 12/7/99)*

a) ~~IT is the intent of local government to allow timely installation of acilities and infrastructure recognized by the City and/or County Commission as being important for the orderly growth of the community.~~ A portion of a ~~Target Planning~~ Planned Development Area not exceeding either 20% of the Planned Development Area or 200 acres, which ever is less, may be ~~subdivided for sale or donation~~ developed through the PUD process as established in the LDRs prior to the submittal of a Planned Development ~~PUD~~ Master Plan for the remainder of the ~~Target Planning Area~~ 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. ~~in order to develop schools (pre-kindergarten through twelfth grade) and/or infrastructure uses, if permitted by the underlying land use category, to serve, primarily, offsite needs. Onsite infrastructure needed primarily for the future development of the Target Planning Area shall not be included as part of the advance development option provided by this policy.~~ This ~~public facility development~~ option shall ~~be implemented using the standard PUD procedures as identified in the Land Development Regulations, but shall~~ not be used to reduce the overall area below the ~~Target Planning Area~~ 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. ~~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 Target Planning Area.~~

~~**Policy 6.1.3:** **[L]** *(Effective 12/23/96)*~~

~~The City or the County may adopt a General Target Area Plan, by ordinance, for a property or properties which meet the definition of a Target Planning Area. A General Target Area Plan shall meet the requirements of Policy LU 6.1.1 and shall allocate land uses their densities and intensities and establish other requirements deemed necessary to protect the public interest. Subsequently, PUDs may be approved for properties or portions of properties governed by a General Target Area Plan if the subsequent PUD conforms to the General Target Area Plan.~~

Policy 6.1.4: [L] *(Effective 12/7/99)*

For Planned Developments ~~Target Planning Areas~~ that are split by an interstate highway that limits integration across the entire development ~~Target Planning Area, separate Target Area Plans~~ ,separate Master Plans and implementing PUDs may be adopted for each side. Subdivision or development of an area on one side of the interstate shall be dependent upon the prior adoption of a Master Plan ~~Target Area Plan~~ for that side of the interstate only.

Policy 6.1.54: [L] *(Effective 6/28/95)*
Local governments are authorized to adopt Land Development Regulations necessary to implement the Planned Development provisions as set forth in this objective and related policies. ~~Regulations shall be applied only by that governmental entity having legal jurisdiction for the Planned Development area.~~ Planned Development Master Plans shall be approved by the Tallahassee City Commission and Leon County Board of County Commissioners. Minor amendments to the Planned Development Master Plans may be approved by the governmental entity having legal jurisdiction but major modifications will need to be approved by both the Tallahassee City Commission and Leon County Board of County Commissioners. The implementing PUDs shall be approved by that governmental entity having legal jurisdiction for the lands included in the PUD.

Policy 6.1.6~~5~~: *[L] (Effective 6/28/95)*

Planned Developments which are to be developed at urban densities and provided with urban services shall be considered appropriate for annexation.

~~**Policy 6.1.6: *[L] (Effective 6/28/95)***~~

~~In consideration of the final boundaries of the Miccosukee Canopy Road Greenway acquired by the State of Florida, all property adjoining the Testerina Primitive Baptist Church and interior of the Greenway shall be exempted from all requirements associated with the Critical Planning Area.~~

Policy 6.1.7 [L]

Those lands included in the Southeast Sector Plan and the Welaunee Critical Area Plan, which were approved consistent with the Critical Area Plan provisions of the Comprehensive Plan, are not subject to this section and are entitled to all uses, densities and intensities set forth in those plans. Any major modifications or increases in overall density/intensities would require these projects to conform to the Planned Development requirements.

~~**CRITICAL PLANNING AREAS**~~

~~**Objective 6.2: [L]** *(Rev. Effective 12/23/96)*~~

~~Undeveloped areas within the Urban Service Area that, as of June 28, 1995, are predominantly in the same ownership, including contiguous parcels under the same ownership or control, and greater than 1,000 acres shall be defined as Critical Planning Areas. Due to the expected impact from the development of these large areas on the surrounding community, these Critical Planning Areas shall require generalized Critical Area Plans, as well as PUD Zoning Districts within the Land Development Regulations. These plans will serve to implement land use decisions based on the unique characteristics of a particular area, including its development impact on the surrounding community, and to provide for a mixture of integrated uses. Future development approval shall be consistent with the Critical Area Plans (CAPs) and PUD Zoning Districts.~~

~~**Policy 6.2.1: [L]** *(Effective 6/28/95)*~~

~~Prior to the development or subdivision of a Critical Planning Area, except as provided in Policy 6.2.4, a Critical Area Plan shall be adopted as part of the Comprehensive Plan to set the general parameters for development within that Critical Planning Area.~~

~~**Policy 6.2.2: [L]** *(Effective 6/28/95)*~~

~~Critical Area Plans shall identify the following:~~

~~a) An identification of preservation and conservation features, as defined in the Comprehensive Plan and a description of how these features will be protected.~~
~~b) A generalized site plan showing the distribution and development phasing of future land uses for the area and the minimum and maximum allowable densities and intensities, total dwelling units, and total square footage.~~
~~c) A transportation plan showing the major transportation network for the area. The plan shall address the issues of capacity maintenance, promotion of mass transit and pedestrian accessibility, and protection of canopy roads, if applicable.~~
~~d) A facilities plan which identifies the type, demand, and general location of needed utilities in relation to existing and scheduled utilities in the areas of the development, as well as the location of proposed schools, parks and open space.~~
~~e) 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.~~
~~f) If allowances are to be made for developments that are different than the requirements specified in the Comprehensive Plan, those allowances should be specifically identified.~~

~~**Policy 6.2.3: [L]** *(Effective 6/28/95)*~~

~~Within the Critical Planning Areas, and immediately following the adoption of a Critical Area Plan (CAP), PUD Zoning Districts shall be adopted in phases to include development criteria for each phase of the Critical Area Plan. These Zoning Districts shall identify the location of general land uses, more specific timing requirements for each phase of the CAP, and the development standards for the area. These Zoning Districts shall ensure consistency with the Critical Area Plan and provide for a mixture of integrated uses. Except as provided in Policy 6.2.4., property within a Critical Planning Area may not be subdivided or developed prior to the adoption of a PUD Zoning District as part of the zoning code and land development regulations. To develop or subdivide within a Critical~~

~~Planning Area, a developer must submit a site plan for site plan review which is consistent with the CAP and the PUD Zoning Districts.~~

~~**Policy 6.2.4: [L]** *(Rev. Effective 12/7/99)*~~

~~The following provisions shall also apply to CAPs:~~

~~a) If a property owner wishes to subdivide or develop a portion of a Critical Planning Area before a Critical Area Plan (CAP) and/or PUD Zoning Districts specific to the area are adopted, a PUD, subject to the requirements of Objective 6.1 and its implementing policies, shall be required. This advance development option shall be permitted only once for any individual property owner. This option shall not be utilized by subsequent property owners resulting from the use of this option;~~

~~b) Flexibility may also be provided for discreet areas of the Critical Planning Area that are separated by an interstate highway that prevents the integration with the remainder of the Critical Planning. This flexibility shall be dependent on the size of each of these discreet areas as they existed on June 28, 1995, as described below:~~

~~i. A property owner may subdivide or develop a portion of the Critical Planning Area before a CAP and/or PUD Zoning Districts specific to the area if that portion is less than 20 acres and isolated from the remainder of the Critical Planning Area due to an interstate highway that prevents integration with the remainder of the Critical Planning Area. For such isolated, contiguous property less than 20 acres, the standard PUD procedures, as specified in the Land Development Regulations, shall be used and no CAP or Target Area Plan shall be required prior to the subdivision or development of that portion;~~

~~ii. If the contiguous property on one side of the interstate highway is greater than 1,000 acres, that portion shall follow the Critical Planning Area procedures for development.~~

~~iii. If the contiguous property is between 20 and 1,000 acres, the Target Planning Area PUD provisions of Objective 6.1 and its implementing policies shall be used.~~

~~c) Within a Critical Planning Area, the size of a PUD that is adopted prior to the adoption of a Critical Area Plan and the PUD Zoning Districts, pursuant to Policy 6.2.4(a)[L], shall not exceed 200 acres, including contiguous properties under the same ownership or control;~~

~~d) Once a *Critical* Area Plan is adopted as part of the Comprehensive Plan, and the PUD Zoning Districts are adopted for the relevant phase, site plans of any size and number within that phase may be approved, so long as they are consistent with the Critical Area Plan and PUD Zoning Districts; and~~

~~e) 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 Critical Planning Areas 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 CAP and PUD Districts, but 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 Critical Planning Area 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 CAP 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 Critical Planning Area 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 Critical Planning Area. If any of these public acquisitions reduces the remaining acreage of the Critical Planning Area below 1,000 acres, the Target Planning Area provisions shall apply to all remaining acreage.~~

~~**Policy 6.2.5: [L]** *(Effective 6/28/95)*~~

~~No later than the start of the 95-96 budget review, and for each fiscal year thereafter, the City Commission and the Board of County Commissioners shall approve, as part of the annual budget process, a schedule of Critical Area Plans to be developed in that fiscal year. Either local government may amend the annual work plan for its jurisdiction, or undertake additional Critical Area Plans, as long as sufficient resources are provided to avoid any delays to the remaining elements of the work plan.~~

~~**Policy 6.2.6: [L]** *(Effective 6/28/95)*~~

~~All Critical Area Plans as set forth in these objectives and policies shall be performed only by that governmental entity having legal jurisdiction for the areas to be studied. That is, only Leon County shall have the authority to adopt Critical Area Plans for areas in the unincorporated area of Leon County, whether such property is located within or outside of the Urban Services Area boundary. Likewise, only the City of Tallahassee shall have the authority to adopt Critical Area Plans for areas within the city limits, whether such property is located within or outside of the Urban Services Area Boundary. Furthermore, this Policy shall not preclude both local governments from jointly preparing such a plan for subsequent adoption by the governments with jurisdiction.~~

~~**Policy 6.2.7: [L]** *(Effective 6/28/95)*~~

~~Targeted Planning Areas and Critical Planning Areas which are to be developed at urban densities and provided with urban services shall be considered appropriate for annexation.~~

~~**Policy 6.2.8: [L]** *(Effective 6/28/95)*~~

~~Local government is authorized to adopt land development regulations to implement the above referenced Critical Area Plans, PUD Zoning Districts, and requirements for PUDs and Site Plans.~~

~~**Policy 6.2.9: [L]** *(Effective 1/19/02)*~~

~~In consideration of the final boundaries of the Miccosukee Canopy Road Greenway acquired by the State of Florida, all property adjoining the Testerina Primitive Baptist Church and interior of the Greenway shall be exempted from all requirements associated with the Critical Planning Area.~~

FUTURE ~~TARGET PLANNING AREAS & CRITICAL PLANNING~~ PLANNED DEVELOPMENT AREAS

Objective 6.2~~3~~: [L] *(Effective 6/28/95)*

As demands from a rapidly increasing population may require the expansion of the Urban Service Area in the future, additional areas will be identified as Planned Development ~~Targeted Planning Areas and Critical Planning~~ Areas upon their inclusion within the Urban Service Area.

Policy 6.2~~3~~.1: [L] *(Effective 12/23/96)*

Upon expansion of the Urban Service Area, properties that meet the definitions for ~~Targeted Planning Areas and Critical Planning~~ Planned Development Areas shall be designated such as part of the adopted Future Land Use Map and Zoning Map.

Policy LU 10.1.2: Land Use *(Rev. Effective 7-7-99)*

The Southeast Sector Planning Area shall include a mix of zoning districts that allows a range of types of residential, commercial, office and light industrial uses with varying densities and intensities. It shall include areas intended for urban intensity land use that are designated Planned Development ~~Mixed Use B~~. Areas not intended for urban intensity land use are designated Rural. The Urban Service Area will be adjusted accordingly (See Figure 10.C).

Phasing of development in the Southeast Sector Planning Area is based on the projections of average densities and intensities occupying corresponding acreage. A comprehensive plan amendment shall be required in order to exceed the projected total number of residential units or the projected total nonresidential acreage for Southwood at full buildout described in Table E.

Land Development Regulations (LDRs) may further limit land use and development intensity and density within the Planned Development ~~Mixed Use B~~ designation in order to create areas of the following characteristics;