

MAP AMENDMENT #: 2002-2-M-002

APPLICANT: Tallahassee-Leon County Planning Department

TAX I.D. #: 21-05-20-011-0000 (44.5 ACRES)

CITY \_\_ COUNTY X

CURRENT DESIGNATION: Lake Protection

REQUESTED DESIGNATION: Recreation/Open Space

DATE: February 27, 2002

STAFF RECOMMENDATION:

Approve the amendment.

**A. SUMMARY:**

This is a request to change the Future Land Use designation of a 20.0 acre parcel from Lake Protection to Recreation/Open Space. The parcel is located on the east side of North Monroe Street north of Clara Kee Boulevard.

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

1. Under the acquisition agreement with the State, the property is limited in use to passive, resource-based recreation.
2. The State requires an amendment to the Comprehensive Plan to reflect conservation or recreational use.
3. Recreation / Open Space is an appropriate Future Land Use designation to support the intended long-term use of the property.

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

The property was purchased by local government with the assistance of state funds to become a part of the Tallahassee-Leon County greenway system. The parcel was acquired to protect onsite resources, protect the water quality of Lake Jackson, and to provide interpretative trails and water access to the public. One of the requirements associated with the source of State funds is to change the future land use map to a recreation, conservation, or similar category.

## D. STAFF ANALYSIS

The acquired property protects from development a significant portion of waterfront property on Lake Jackson. The property includes roughly 1,000 feet of shoreline frontage of Lake Jackson, a state aquatic preserve and Outstanding Florida Water. The site is within the "Lake Jackson Greenway" of the Tallahassee-Leon County Greenway system and supports Blueprint 2000 proposals for land acquisition and recreational linkages along the western sides of Lake Jackson with potential connections to the Phipps-Overstreet-Maclay greenbelt. The property is not degraded, but is undergoing succession by woody species and invasion by Chinese Tallow, a noxious exotic. A berm separates the lake floodplain from the uplands and it houses a utility easement.

The approved management plan limits uses to passive, resource-based recreation and greenways connections. Development of the site will be restricted to facilities to support such uses, e.g., parking, trails, and interpretative displays. Uses other than those specified in the management plan will require approval by the State. As the State has an undivided interest in the land, such permission is generally not granted except for utilities and other valid purposes that are limited in extent and impact. Beyond supplemental trips associated with passive recreational use of the site, there are no impacts to adjoining properties.

## E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

### 1. Environmental Features:

This parcel is located in the Lake Jackson drainage basin. County environmentally sensitive area maps indicate that significant environmental features for this site include altered and nonaltered wetlands, waterbodies, and 100-year floodplains. In addition, Lake Jackson is an active karst feature. Portions of this property extend into the lake at normal high water.

### 2. Water/Sewer:

City water and sewer service is available to the site.

### 3. Roadways:

Roadway: Monroe Street (Perkins Street to Old Bainbridge Road)

Adopted Level-of-Service:	D
Functional Classification:	Principal Arterial

Maximum PM Peak Hour Peak Direction	
Average Service Flow at Adopted Level-of-Service:	2060
Average 2001 PM Peak Hour Peak Direction Volume:	1348
Committed Demand in Peak Direction:	166
Available Capacity:	546

Operating Level-of-Service:	Better than Adopted
Existing Volume (24 Hour both directions):	22271
Location:	South of Old Bainbridge

Transportation Improvement Program (TIP) Projects: Resurfacing of North Monroe Street between Interstate 10 and the Gadsden County Line in 2004/2005.

Roadway Analysis Conclusion: No trip generation analysis was done due to a lack of specific data. It is reasonable to assume that development under Recreation Open Space could generate more vehicle trips compared to development under Lake Protection. However, it is also reasonable to assume that the vast majority of these trips would be off-peak, weekend and holiday trips. There is capacity available on Monroe Street.

4. Transit Availability: Subject property is not on a transit route.
5. Bicycle/Pedestrian Facilities Availability: Limited off-road bicycling and hiking trails onsite; others to be developed. No sidewalks on North Monroe Street.
6. Schools (School Staff Comments): No Impact
7. 5-Year Capital Improvements Projects: Not Applicable. Improvements to this site are expected to be addressed through the annual operating budget.

**F. VESTED / EXEMPT STATUS:** Not Applicable

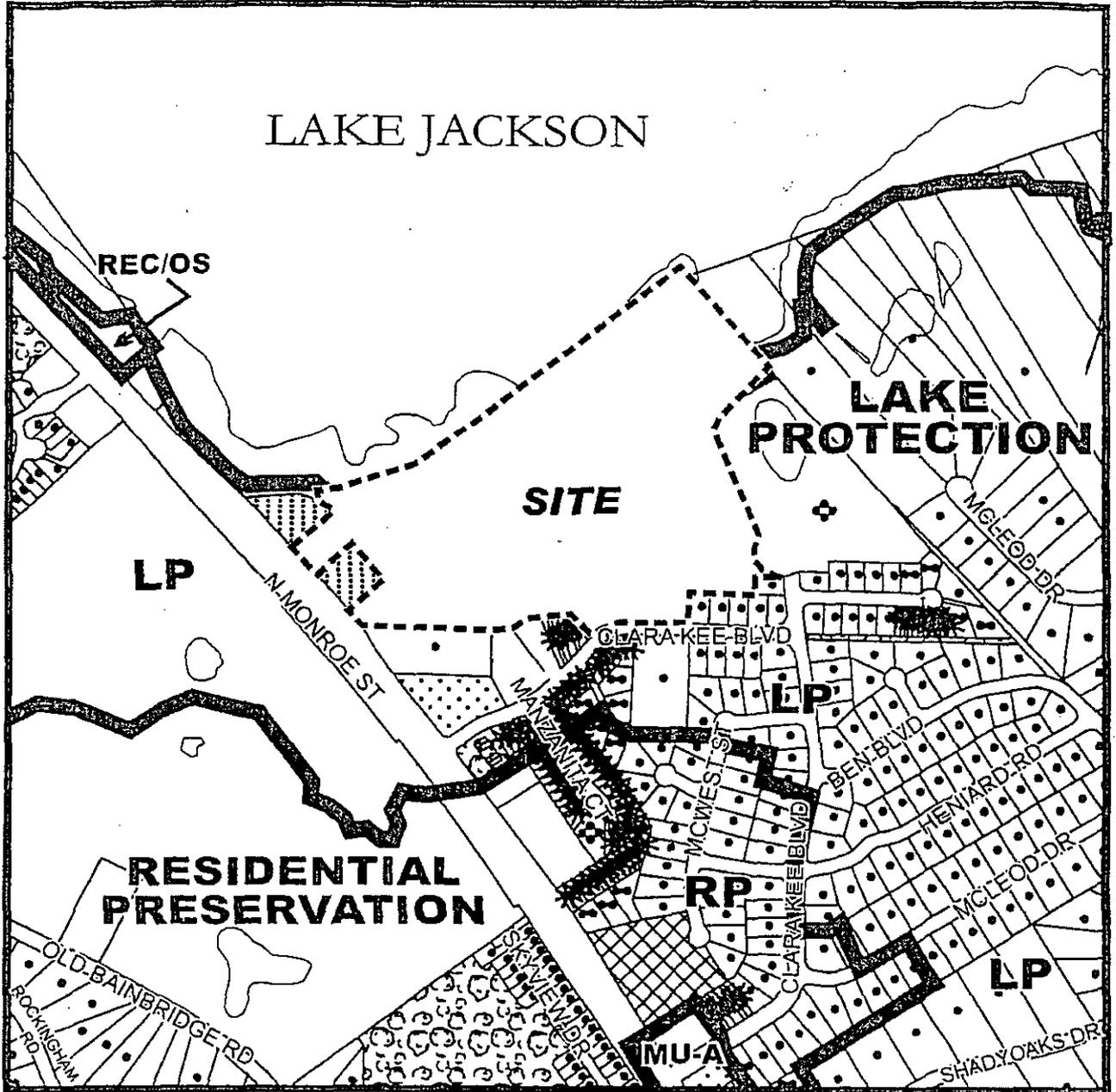
**G. CONCLUSION:**

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

1. Under the acquisition agreement with the State, the property is limited in use to passive, resource-based recreation.
2. The State requires an amendment to the Comprehensive Plan to reflect conservation or recreational use.
3. Recreation / Open Space is an appropriate Future Land Use designation to support the intended use.

On the basis of the data, analysis and conclusions, Planning Department staff recommends approval of this amendment.

**AMENDMENT  
2002-2-M-002**



	Government Operations		Warehouse
	Green Space		Water
	Historical		Group Quarters
	Hotel/Motel		Hospital/Clinic
	Mobile Home Park		Condominium
	Religious, Non-profit		Duplex
	Nursing Home		Multifamily
	Office		Mobile Home
	Retail		Parking
	School		Single Family
	University		Triplex
	Vacant		Townhouse

2000 EXISTING LAND USE

**AMENDMENT  
2002-2-M-002**

SITE TAX ID:  
21-05-20-011-0000

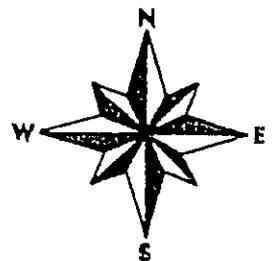
FROM: Lake Protection  
TO: Recreation-Open Space  
ACRES: 44.5±

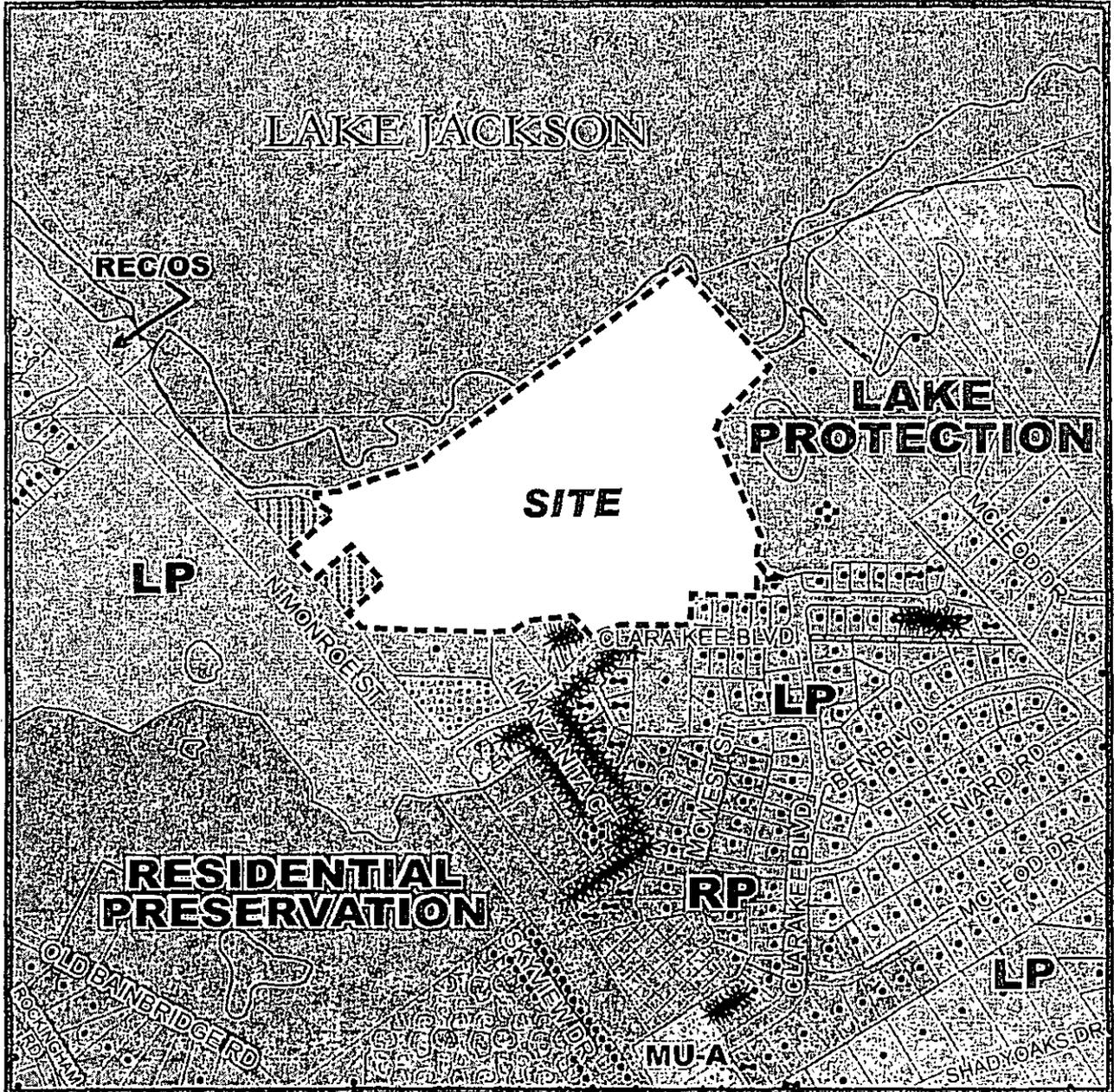
TALLAHASSEE - LEON COUNTY  
PLANNING DEPARTMENT  
DWG NO 03 2-M-02 03/03/02

2002-2-M-002



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TALLAHASSEE - LEON COUNTY PLANNING DEPARTMENT DAG NO 03 2 M-002 07/21/02			

APPLICATION  
FOR AMENDMENT OF  
FUTURE LAND USE MAP DESIGNATION

APPLICANT

AMENDMENT # 2002-2-M-002

Name: Tallahassee - Leon County Planning Department AM # 19

Address: 300 S. Adams St., City Hall TALLAHASSEE/LEON COUNTY  
Tallahassee, FL 32301 PLANNING DEPARTMENT

Telephone: (850) 891-8600

RECEIVED

02 JAN 24 PM 11:19  
TALLAHASSEE/LEON COUNTY  
PLANNING DEPARTMENT

A. Required Attachments:

1. Map, which clearly illustrates the requested amendment
2. Legal description of property
3. Notarized affidavit (if agent representing owner)
4. \$200.00 filing fee

B. Nature of map amendment. Applicant must describe, in detail, the requested change.

1. Property located in:

City;  Unincorporated County

2. Tax I.D. #: 21 05 20 011 0000

3. Parcel size (acres): 44.5

4. Current map designation: LP

5. Requested designation: R-05

6. Intended land use that requires change to Future Land Use Map category  
(check applicable item below and provide the requested information)

A. Residential

1) # of dwelling units: \_\_\_\_\_

2) Type of dwelling units: \_\_\_\_\_

B. Non-Residential

1) Type of use: \_\_\_\_\_

2) Square footage of building: \_\_\_\_\_ sq. ft.

C. No Special Development Plans

7. Other explanation of request (attach additional sheets if needed)

see attached memo

C. Effect of the amendment on surrounding land uses (attach additional sheets if needed)

see attached memo

APPLICATION DEADLINE:

5:00 PM, January 31, 2002  
for Cycle 02-2

Received By The Tallahassee-Leon County Planning Department

on the 24 day of January, 2002

Ernie R. Eubank  
Staff Signature

Signature of Property Owner or Agent

Date  
22

Applicants' signature below certifies that the applicant understands that the Future Land Use Map Amendments may require a rezoning, environmental analysis and other permit approvals before development activity can begin. Call the Land Use Administration Division of the Planning Department at 850-891-8600 for information on the rezoning process.



## MEMORANDUM

*Tallahassee-Leon County  
Planning Department*

**To:** Comprehensive Plan Amendment Review Staff  
**From:** Steve Hodges, Environmental Planning *SH*  
**Date:** January 24, 2002  
**Subject:** Jackson View Proposed FLUM Amendment

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This application is to change the Future Land Use Map designation of the recent Jackson View county park acquisition from Lake Protection to Recreation Open Space. This park acquisition included six parcels (the titles of which have been consolidated to one) totaling 44.5 acres. Funds from the Florida Community Trust program were used to help purchase this property, and the contractual requirements of this program require purchased properties to be designated as Conservation or other similar category on a local government's Future Land Use Map.

Jackson View will be a passive recreational park which will provide additional public access to Lake Jackson. It will also be a part of the Tallahassee - Leon County Greenway system. Improvements to Jackson View will be limited to a mulched pedestrian trail, rest benches, and one or more interpretative centers related to the environmental resources of the project area. Recreational activities to be supported include unguided nature walks and bird watching.

This acquisition was intended to eliminate the threat of intense development along the Lake Jackson shoreline and to extend a greenway/"blueway" network of lake-oriented county properties along the western shore of the lake. No significant effect on surrounding land uses is anticipated.



Parcel ID	2105200110000
Location	
Owner	TRUST FOR PUBLIC LAND
Owner (2)	306 N MONROE ST
Owner (3)	TALLAHASSEE FL 32301
Owner (4)	
Owner (5)	
Legal	4 & 5 1N 1W + 32 & 33 2N 1W 44.53 A
Legal (2)	IN NW 1/4 OF NW 1/4 SECT 4
Legal (3)	IN NE 1/4 OF NE 1/4 SECT 5
Legal (4)	IN SE 1/4 OF SE 1/4 SECT 32
Legal (5)	IN SW 1/4 OF SW 1/4 SECT 33
Legal (6)	OR 2371/179-187
Site Address(GIS)	5809 LAKEFRONT DR
Base Sqr Ft	0
Aux Sqr Ft	0
Year Built	
Buildings	0