



MEMORANDUM



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TO: Ryan Culpepper, Development Services Director
Leon County Department of Development Support Services
and Environmental Management

THROUGH: Barry Wilcox, Division Director, Comprehensive Planning Division
Tallahassee-Leon County Planning Department

FROM: Stephen M. Hodges, Senior Planner, TLCPD

DATE: May 15, 2015

SUBJECT: Consistency Review—Ordinance Amending Chapter 10 of the Code of Laws of Leon County, Relating to the Land Development Code Amending Section 10-1.101, Definitions; Amending Section 10-6.612, Rural Zoning District; Amending Section 10-6.619, Commercial Site Location Standards

Summary of Proposed Ordinance

The proposed ordinance to the Leon County Land Development Code (LDC) amends the following:

1. Section 10-1.101, Definitions – Provides definitions for Agritourism, Ecotourism, and Natural Resource-based Activities
2. Amending Section 10-6.612, Rural Zoning District – Substitutes new code language for the existing code language in this section based on Cycle 2015-1 Proposed Comprehensive Plan Amendment PCT150105 (Commercial Uses in the Rural Future Land Use Category)
3. Amending Section 10-6.619, Commercial Site Location Standards – Eliminates reference to minor commercial uses in the Rural zoning district

*Memorandum Consistency Review – Ordinance Amending Chapter 10 of the Code of Laws of Leon County, Relating to the Land Development Code Amending Section 10-1.101, Definitions; Amending Section 10-6.612, Rural Zoning District; Amending Section 10-6.619, Commercial Site Location Standards
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Consistency Determination

Changes Affecting the Rural Zoning District

The proposed Cycle 2015-1 Proposed Comprehensive Plan Amendment PCT150105 (Commercial Uses in the Rural Future Land Use Category) was initially submitted by the Keep it Rural Coalition (KIRC) and approved for inclusion in the 2015-1 Cycle by the Leon County Board of County Commissioners (Board) at their December 9th, 2014 Board meeting. Per Board direction, staff utilized the proposed amendment, as submitted by KIRC, to evaluate the appropriateness of commercial uses within the Rural Future Land Use Map (FLUM) category.

The proposed changes to the Rural land use category reflect the overall intent of this category as defined by the comprehensive plan, and are consistent with the stated intent of the KIRC text amendment (“protect and enhance the rural areas as an amenity to and supportive of the County and the City of Tallahassee”). This proposed amendment was reviewed and recommended for approval by the Local Planning Agency at a public hearing on April 6, 2015. The Board reviewed and voted to transmit to the State of Florida for review this proposed amendment at a public hearing on April 14, 2015.

PCT150105 introduces three new terms that require definitions in the LDC, including Agritourism, Ecotourism, and Natural Resource-based Activities. The proposed definitions for these terms as proposed for Section 10-1.101 are consistent with the intent of PCT150105 as proposed.

The proposed code language intended to replace the existing code language in Section 10-6.612, Rural Zoning District is also consistent with the policy language in PCT150105, including:

1. District intent and location
2. Allowable uses, including principal, prohibited, and conditional uses
3. Reference to Chapter 823.14 of Florida Statutes exempting bona-fide farm operation from any local regulation, ordinance, rule or policy that prohibits, restricts, regulates or otherwise limits activities of a bona-fide farm operation on land classified as agricultural land
4. Development standards, including densities and intensities, locations, and total development limits per intersection, and
5. Additional standards and limitations

Section 10-6.619, Commercial Site Location Standards is proposed to eliminate the existing reference to minor commercial uses in the Rural zoning district. This proposed change is also consistent with PCT150105 as proposed.

Summary

Should PCT150105 be adopted by the Board, and if the Florida Department of Economic Opportunity does not issue any objections or other comments, Planning Department staff finds that the proposed ordinance would be consistent with Comprehensive Plan goals, objectives, and policies. The proposed ordinance will support and further the goals, objectives and policies of the Land Use Element, including those changes proposed in Comprehensive Plan Amendment PCT150105.

If you have any questions about the review, please contact Planning Department staff at 891-6400.