

ORDINANCE NO. 16- _____

**AN ORDINANCE AMENDING LEON COUNTY
ORDINANCE NO. 06-02, SECTION 6-14, RESIDENTIAL
DEVELOPMENT STANDARDS, TO AMEND THE
FALLSCHASE PUD IN LEON COUNTY, FLORIDA;
PROVIDING FOR SEVERABILITY; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the intent of the Commercial/Mixed-Use (FC-CM) District of the Fallschase Planned Unit Development (PUD) is to encourage residences to be located in close proximity to the office and commercial uses allowed in the district; and,

WHEREAS, the amendment will allow multifamily dwellings to be established on Parcel ID # 11-22-51 H-2211 of the FC-CM District without the requirement for ground floor retail or office; and,

WHEREAS, amendments to the applicable provisions of the PUD will be required to maintain consistency with the Fallschase DRI Development Agreement; and,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA:

SECTION 1. Section 6-14 of the Fallschase PUD (Residential Development Standards) is hereby amended to read as follows:

Sec. 6-14, Residential Development Standards

AIG Baker is permitted to construct a maximum of 1,514 residential dwelling units within the PUD pursuant to the Development Agreement executed by AIG Baker and the County and included in the Appendix to this PUD Application. The Development Agreement specifies 757 single family dwellings and 757 multifamily/condominium dwellings. The ratio of single family dwellings to multifamily/condominium dwellings may be modified as provided herein.

Although AIG Baker anticipates that the majority of the 1,514 residential units will be located within the FC-R district, it should be noted that some residential units may occur within the FC-CM district as identified on the Conceptual Land Use Plan. The final number of units and their location, as well as their integration into the FC-CM district, will be identified by individual phases of final Site Plan/PUD application. With the exception of the 13 acre parcel located north of Buck Lake Road (Parcel ID 11-22-51 H-2211), these units will be located above ground floor retail/office uses of the FC-CM district.

SECTION 2. Conflicts. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict, as of the effective date of this Ordinance, except to the extent of any conflicts with the

1 Tallahassee-Leon County Comprehensive Plan, as amended, which provisions shall
2 prevail over any parts of this Ordinance which are inconsistent, either in whole or in
3 part, with the Comprehensive Plan.
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5 **SECTION 3.** Severability. If any section, subsection, sentence, clause, phrase or
6 portion of this article is for any reason held invalid or unconstitutional by any court of
7 competent jurisdiction, such portion shall be deemed a separate, distinct, and
8 independent provision and such holding shall not affect the validity of the remaining
9 portions of this Ordinance.

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11 **SECTION 4.** Effective date. This ordinance shall be effective according to law.
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14 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon
15 County, Florida, this ____ day of _____, 2016.
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18 LEON COUNTY, FLORIDA
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21 BY: _____
22 BILL PROCTOR, CHAIRMAN
23 BOARD OF COUNTY COMMISSIONERS
24

25
26 ATTEST:
27 BOB INZER, CLERK OF THE COURT
28 AND COMPTROLLER
29 LEON COUNTY, FLORIDA
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31
32 BY: _____
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34 APPROVED AS TO FORM:
35 LEON COUNTY ATTORNEY'S OFFICE
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38 BY: _____
39 HERBERT W.A. THIELE, ESQ.
40 COUNTY ATTORNEY
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