

ADOPTION HEARING MATERIALS

CYCLE 2014-1

COMPREHENSIVE PLAN AMENDMENTS

Joint City-County Adoption Hearing

Tuesday, May 27, 2014, 6:00PM

County Commission Chambers

DATE: May 17, 2014

TO: Members of the Board of County Commissioners and Tallahassee City Commission

FROM: Megan Doherty, Comprehensive Planning Team

SUBJECT: Cycle 2014-1 Adoption Hearing Materials for May 27, 2014

The joint City-County Commission adoption hearing for the 2014-1 Comprehensive Plan amendment cycle has been advertised for Tuesday, May 27th at 6:00 PM in the County Commission Chambers. The purpose of this hearing is to consider adoption of small scale and the large scale amendments that were previously transmitted to the State Land Planning Agency.

This electronic version of materials for the adoption hearing includes the agenda, staff reports, and public comments received through May 15, 2014. Attached for your consideration are:

Attachment #1: Public Hearing Agenda
Attachment #2: Summary Chart of Past Actions
Attachment #3: Amendments as Recommended for Adoption
Attachment #4: New Public Comments
Attachment #5: County Adoption Ordinance
Attachment #6: County Rezoning Agenda Items (2)
Attachment #7: City Adoption Ordinance
Attachment #8: City Rezoning Agenda Items (6)
Attachment #9: Staff Report: Governor's Park Corners (PCM140102)
Attachment #10: Staff Report: Capital Circle Northwest (PCM140103)
Attachment #11: Staff Report: DeSoto Park Drive (PCM140104)
Attachment #12: Staff Report: North Meridian Street (PCM140105)
Attachment #13: Staff Report: Mission San Luis (PCM140106)
Attachment #14: Staff Report: Governor's Mansion and the Grove (PCM140107)
Attachment #15: Staff Report: Lake Overstreet Addition (PCM140108)
Attachment #16: Staff Report: Northeast Park (PCM140109)
Attachment #17: Staff Report: Text-Proposed Changes to Suburban Category Per-Parcel Development Limitations within the Future Land Use Element (PCT140111)
Attachment #18: Staff Report: Text-Lake Protection Minimum Lot Size (PCT140112)

If you have questions about the hearing or any of the attached materials, please do not hesitate to contact Megan Doherty or Brian Wiebler at (850) 891-6400.

ATTACHMENT #1

PUBLIC HEARING AGENDA

JOINT CITY-COUNTY ADOPTION HEARING
MAY 27, 2014 6:00 PM
County Commission Chambers, Leon County Courthouse, 301 S. Monroe Street

- A. Introductory Comments by Staff**
- B. Public Comments on Consent Agenda**
- C. Consent Agenda -** Consistent with recommendations from Planning Department staff, the Local Planning Agency, and the Tallahassee City Commission and Board of County Commissioners votes at the April 8th Transmittal Hearing:
- ~~1. PCM140101: Buena Vista Drive Withdrawn~~
 2. PCM140102: Governor's Park Corners
 3. PCM140103: Capital Circle Northwest
 4. PCM140104: DeSoto Park Drive
 5. PCM140105: North Meridian Street
 6. PCM140106: Mission San Luis
 7. PCM140107: Governor's Mansion and the Grove
 8. PCM140108: Northeast Park
 9. PCM140109: Lake Overstreet Addition
 10. PCT140111: Changes to Suburban Category Per-Parcel Development Limitations
 11. PCT140112: Lake Protection Minimum Lot Size

Staff Recommendation: Adoption of the amendments as approved for Transmittal to the State Planning Agency on April 8, 2014.

- D. County Adoption of Cycle 2014-1 Plan Amendment Ordinance (Attachment #5)**
- E. County Rezoning Public Hearings (Attachment #6)**

First of Two Scheduled Public Hearings on Leon County Ordinance No. 14-_: Proposed Amendment to the Official Zoning Map as Adopted in Leon County Ordinance No. 92-11 to Change the Zoning Classification from the Industrial (I) Zoning District to the Commercial Parkway (CP) Zoning District-Second Public Hearing Scheduled for June 10, 2014.

First of Two Scheduled Public Hearings on Leon County Ordinance No. 14-_: Proposed Amendment to the Official Zoning Map as Adopted in Leon County Ordinance N0.99-11 to Change the Zoning Classification from the Rural Zoning District to Open Space Zoning District-Second Public Hearing Scheduled for June 10, 2014.

F. City Adoption of Cycle 2014-1 Plan Amendment Ordinance (Attachment #7)**G. City Rezoning Public Hearings (Attachment #8)**

First and Only Public Hearing on Ordinance 14-Z-18: Proposed Amendment to the Official Zoning Map from Historical Preservation (HP) Zoning District to the Office Residential-2 (OR-2) Zoning District with Historic Preservation Overlay (HPO)

First and Only Public Hearing on Ordinance 14-Z-19: Proposed Amendment to the Official Zoning Map from Historical Preservation (HP) Zoning District to the Neighborhood Boundary Office (NBO) Zoning District with Historic Preservation Overlay (HPO)

First of Two Scheduled Public Hearings on Ordinance 14-Z-20: Proposed Amendment to the Official Zoning Map from the Residential Preservation- 1 (RP-1), University Transition (UT) & Medium Residential-1 (MR-1) Zoning Districts to the Government Operational-1 (GO-1) Zoning District - Second Public Hearing Scheduled for June 25, 2014

First of Two Scheduled Public Hearings on Ordinance 14-Z-21: Proposed Amendment to the Official Zoning Map from the Historical Conservation (HC), Government Operational-1 (GO-1) & Central Urban-45 (CU-45) Zoning Districts to the Government Operational-1 (GO-1) Zoning District with Historic Preservation Overlay (HPO) - Second Public Hearing Scheduled for June 25, 2014

First of Two Scheduled Public Hearings on Ordinance 14-Z-22: Proposed Amendment to the Official Zoning Map to change the Zoning Classification from Lake Protection and Residential Preservation-1 Zoning Districts to Open Space Zoning District -Second Public Hearing Scheduled for June 25, 2014.

First and Only Public Hearing on Ordinance 14-Z-23: Proposed Amendment to the Official Zoning Map to Change the Zoning Classification from the Industrial Zoning District (I) to the Light Industrial (M-1) Zoning District

H. Adjournment

If you have a disability requiring accommodations, please contact the Tallahassee-Leon County Planning Department. The Planning Department telephone number is (850) 891-6400. The telephone number of the Florida Relay TDD Service is # 1-800-955-8771.

"Please be advised that if a person decided to appeal any decision made by the Planning Commission/Local Planning Agency with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The Planning Commission/Local Planning Agency does not provide or prepare such a record (Section 286.0105 F.S.)."

ATTACHMENT #2

SUMMARY CHART

<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Planning Staff Recommendation</i>	<i>Water Resources Committee Recommendation</i>	<i>LPA Recommendation</i>	<i>City Commission Position</i>	<i>Board of County Commissioners Position</i>
PCM140101	WITHDRAWN FUTURE LAND USE MAP <i>Buena Vista Drive</i>	From: Urban Residential-2 To: Suburban 0.57-acre	D	Not Reviewed	D	D WITHDRAWN	D WITHDRAWN
PCM140102	FUTURE LAND USE MAP Governor's Park Corners	From: Urban Residential-2 To: Planned Development 7.24-acres <u>SMALL SCALE</u>	A	Not Reviewed	A	A	A
PCM140103	FUTURE LAND USE MAP Capital Circle Northwest	From: Industrial To: Suburban 23.5-acres	AM – Expanded to include one additional parcel	Not Reviewed	AM – Expanded to include one additional parcel	AM – Expanded to include one additional parcel	AM – Expanded to include one additional parcel
PCM140104	FUTURE LAND USE MAP DeSoto Park Drive	From: Government Operational To: Suburban 1.27-acres <u>SMALL SCALE</u>	A	Not Reviewed	A	A	A
PCM140105	FUTURE LAND USE MAP North Meridian Street	From: Government Operational To: Neighborhood Boundary 0.39-acre <u>SMALL SCALE</u>	A	Not Reviewed	A	A	A
PCM140106	FUTURE LAND USE MAP Mission San Luis	From: Residential Preservation, Recreation/ Open Space, Suburban and University Transition To: Government Operational 63.35-acres	A	Not Reviewed	A	A	A
PCM140107	FUTURE LAND USE MAP Governor's Mansion and the Grove	From: <i>The Grove</i> - Recreation/Open Space <i>Gov. Mansion</i> - Government Operational & Central Urban To: <i>The Grove</i> - Government Operational <i>Gov. Mansion</i> - Central Urban 16.88-acres	A	Not Reviewed	A	A	A
PCM140108	FUTURE LAND USE MAP Northeast Park	From: Rural To: Government Operational 100-acres	A	Not Reviewed	A	A	A

<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Planning Staff Recommendation</i>	<i>Water Resources Committee Recommendation</i>	<i>LPA Recommendation</i>	<i>City Commission Position</i>	<i>Board of County Commissioners Position</i>
PCM140109	FUTURE LAND USE MAP Lake Overstreet Addition	From: Lake Protection and Residential Preservation To: Recreation/Open Space 858-acres	A	A	A	A	A
PCT140110	WITHDRAWN TEXT AMENDMENT	N/A	N/A	N/A	N/A	N/A	N/A
PCT140111	TEXT AMENDMENT Changes to Suburban Category Per-Parcel Development Limitations	Amend the Future Land Use Element to address the per-parcel development limitations within the Suburban future land use category.	A	Not Reviewed	A	A	A
PCT140112	TEXT AMENDMENT Lake Protection Minimum Lot Size	Amendment to eliminate the ½-acre minimum lot requirement for cluster developments in the unincorporated areas of the Lake Protection future land use category where sewer facilities are available	A	D	A	A	A

ATTACHMENT #3

AMENDMENTS AS RECOMMENDED FOR ADOPTION

Map Amendment PCM140101

WITHDRAWN BY APPLICANT

Map Amendment PCM140102

7.24 Acres

From: Urban Residential-2
To: Planned Development

Applicant: *Tallahassee-Leon County Planning Department*

Request: “Urban Residential-2” to “Planned Development” on two parcels totaling 7.24 acres located at the intersection of Blair Stone Road and Governors Square Boulevard on the eastside. The existing Urban Residential-2 category allows a variety of housing types (up to 20 units per acre), but does not permit office and commercial development. The Planned Development future land use category is intended for a mixed of land uses, including residential, office, and commercial development. The subject site is part of Governor’s Park Corners, a 31-acre mixed use development established through a 163 Development Agreement. With regards to the subject parcels, the Development Agreement allows office and multi-family uses on the parcels. However, during the Comprehensive Plan Reform Project in 2007, the parcels were erroneously placed in the Urban Residential-2 land use category which does not allow some of the uses authorized in the Development Agreement. This amendment will correct the error by designating the parcels with the appropriate Planned Development future land use category.

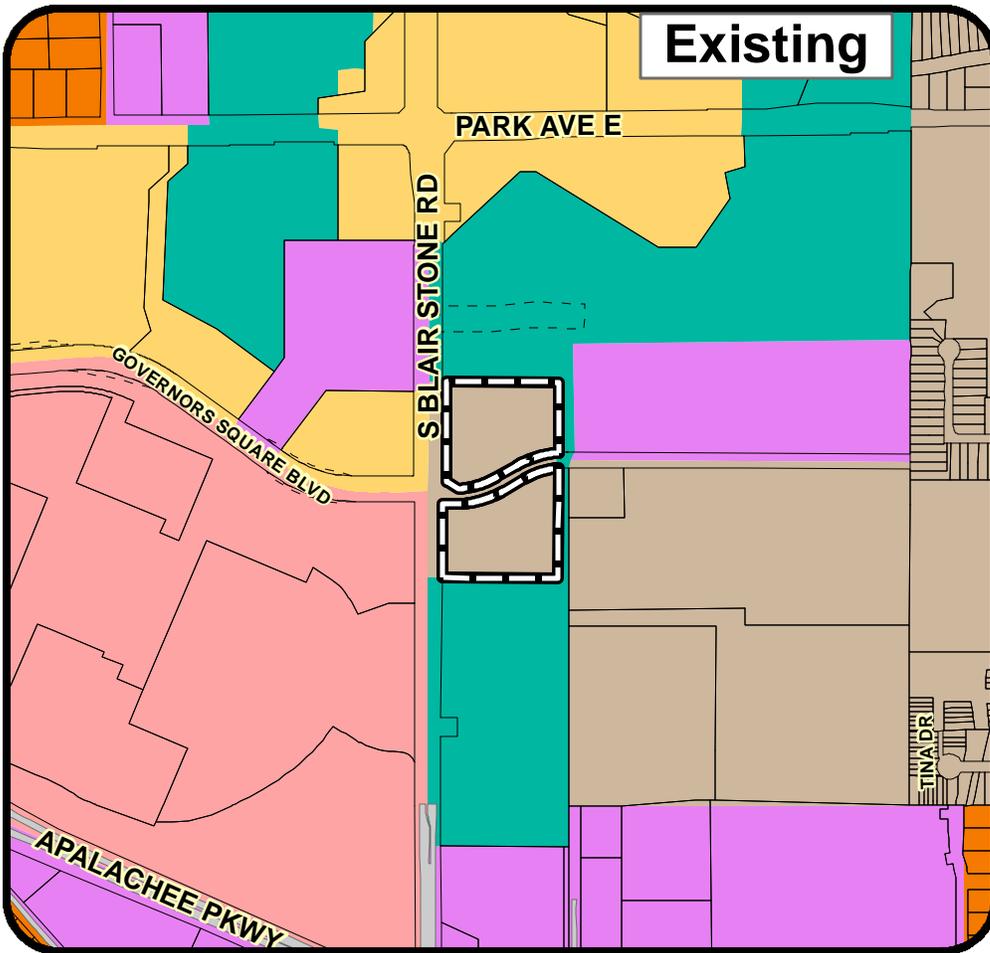
Staff Recommendation:
Approval

Local Planning Agency:
Approval

City Commission:
Approval

Board of County Commissioners:
Approval

Existing



Future Land Use

Legend

-  Activity Center
-  Open Space
-  Residential Preservation
-  Planned Development
-  Suburban
-  Urban Residential 2



Subject Parcel

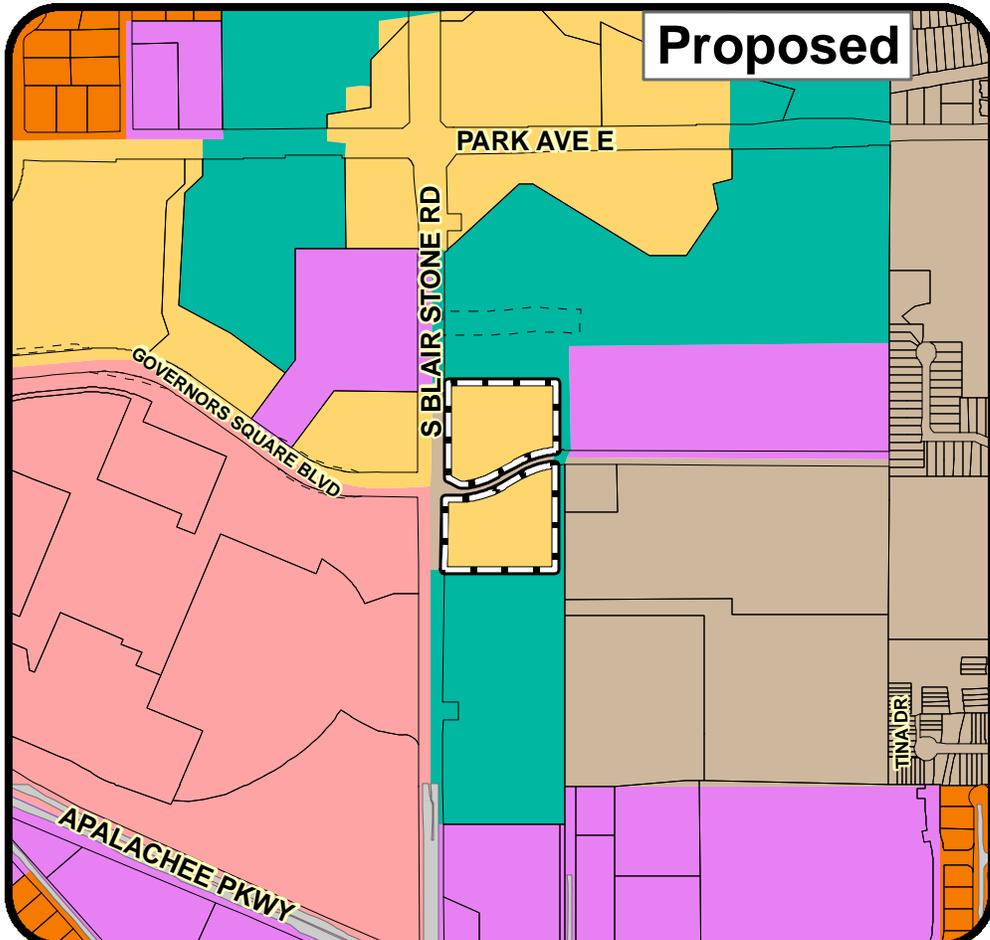
**Blairstone Road
Near Gov. Sq. Blvd.
PCM140102**

Governor's Park Corners
Tallahassee Leon County
Planning Department

**Existing
Urban Residential-2**

**Proposed
Planned Development**

Proposed



**SITE TAX ID:
11-32-20-415-0000
11-32-20-416-0000**

ACRES: 7.24 ±



Map Amendment PCM140103

29.56 Acres

From: Industrial
To: Suburban

Applicant: *Board of County Commissioners*

Request: "Industrial" to "Suburban" on three parcels totaling 23.5 acres located at Capital Circle Northwest, between Tharpe Street and the Northwest Passage. Staff also recommends expanding the boundary of the proposed change to incorporate these parcels and one additional developed parcel to the south of the request that is currently designated as Industrial. Two of the parcels have been developed with structures not designed for industrial use (the Moose Lodge and a vacant retail building) and the rear of the third parcel is adjacent to Crescent Hills subdivision and condominiums. The fourth, staff recommended expansion parcel, is located in the City Limits and consists of a commercial park. The proposed Suburban category is more consistent with the existing development patterns, current uses, and expected future development demands. The property owners of the subject site have expressed an interest in this amendment to help expand economic opportunities and for the protection of their current uses.

Staff Recommendation:

Approval as modified to include one additional parcel to the south currently designated as Industrial

Local Planning Agency:

Approval as modified to include one additional parcel to the south currently designated as Industrial

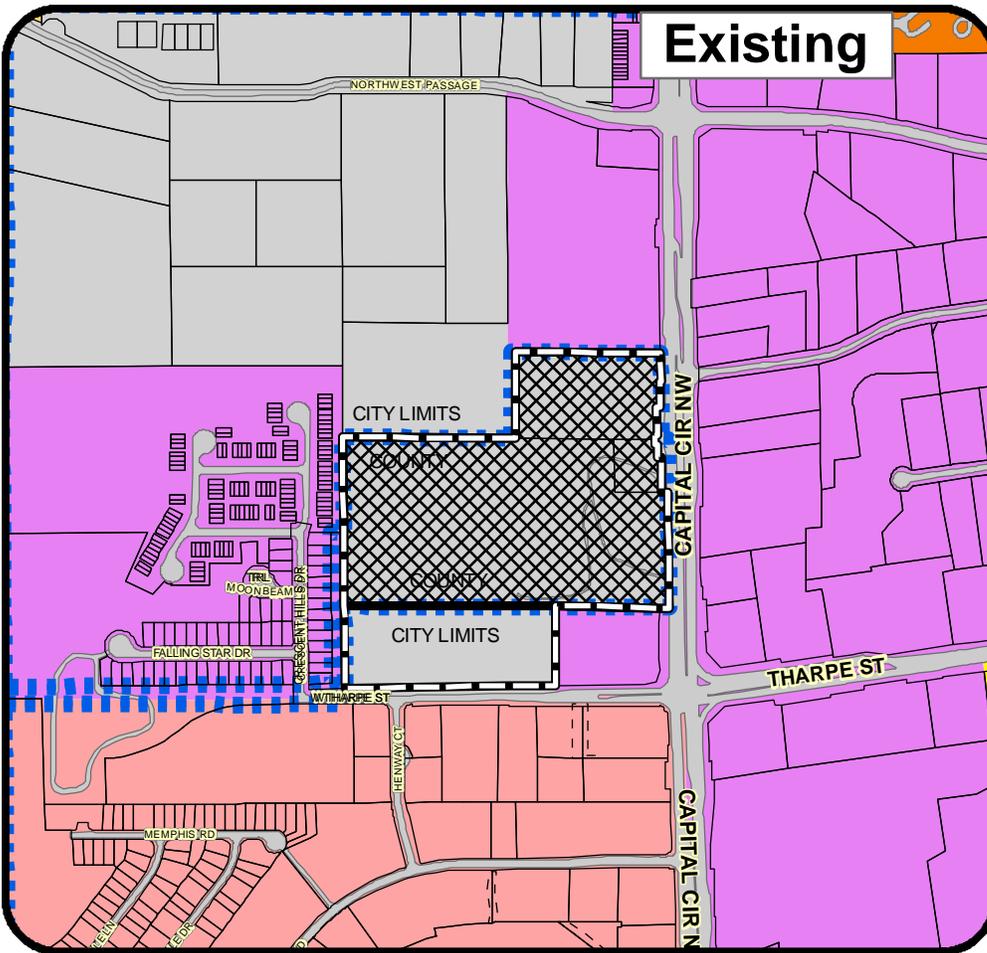
City Commission:

Approval as modified to include one additional parcel to the south currently designated as Industrial

Board of County Commissioners:

Approval as modified to include one additional parcel to the south currently designated as Industrial

Existing



Future Land Use

Legend

- Activity Center
- Industrial
- Governmental Operation
- Residential Preservation
- Suburban
- Applicant Request
- Staff Expansion
- City Limits

Capital Circle NW PCM140103

Leon County
Board of
County Commissioners

Existing
Industrial

Proposed
Suburban

Applicant Request

SITE TAX IDs:

21-19-51-049-1100

21-19-51-051-1110

21-19-51-051-1111

ACRES: 23.50 ±

Staff expansion

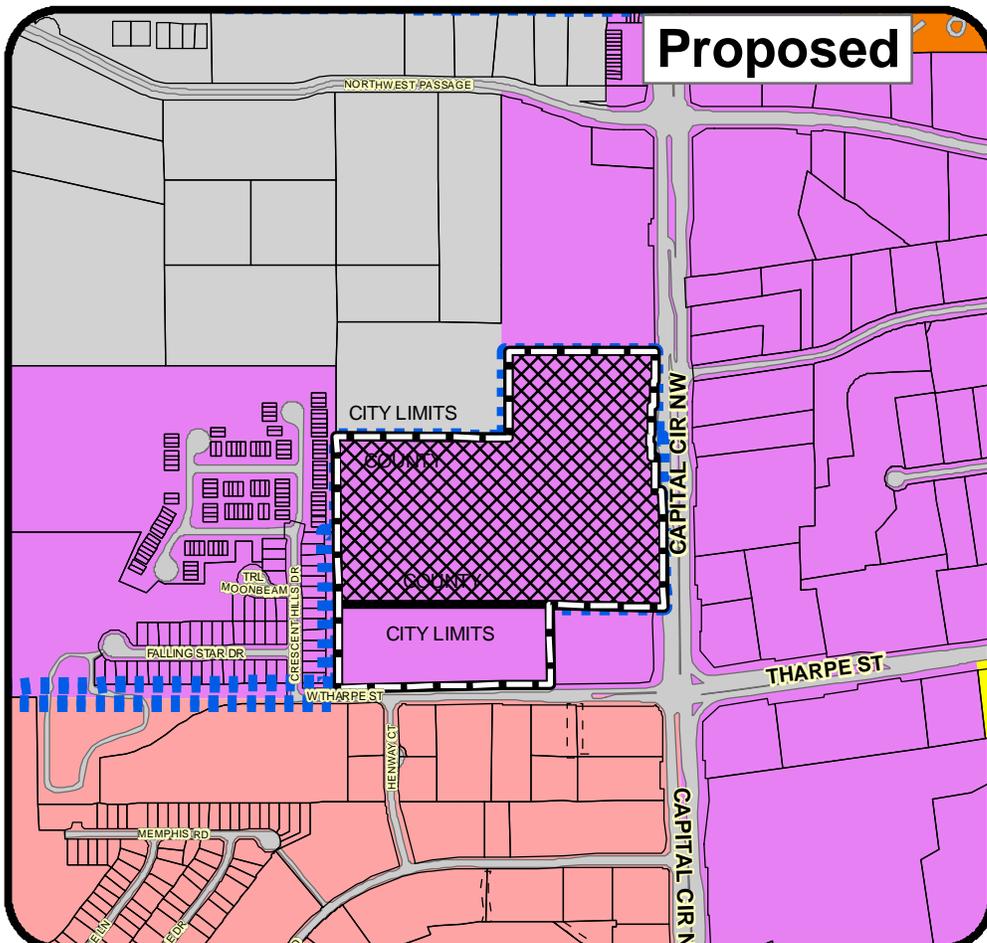
TAX IDs:

21-19-55- A0010

ACRES: 6.06 ±

Total Acreage 29.56 ±

Proposed



Map Amendment PCT140104

1.27 Acres

From: Government Operational
To: Suburban

Applicant: *Tallahassee-Leon County Planning Department*

Request: “Government Operational” to “Suburban” for two parcels totaling 1.27 acres; one property is owned by the Florida Transportation Builder’s Association, the other is owned by F. Alan Cummings and Joseph W. Lawrence. The properties are in a Historic Preservation Overlay, and will remain so. However, the existing Government Operational designation is not appropriate for these privately owned properties. The parcels are located south of Lafayette Street within the DeSoto Park Drive cul-de-sac, in close proximity to existing state-owned buildings and historical sites that will remain in the Government Operational designation. The owners of the parcels support the proposed amendment.

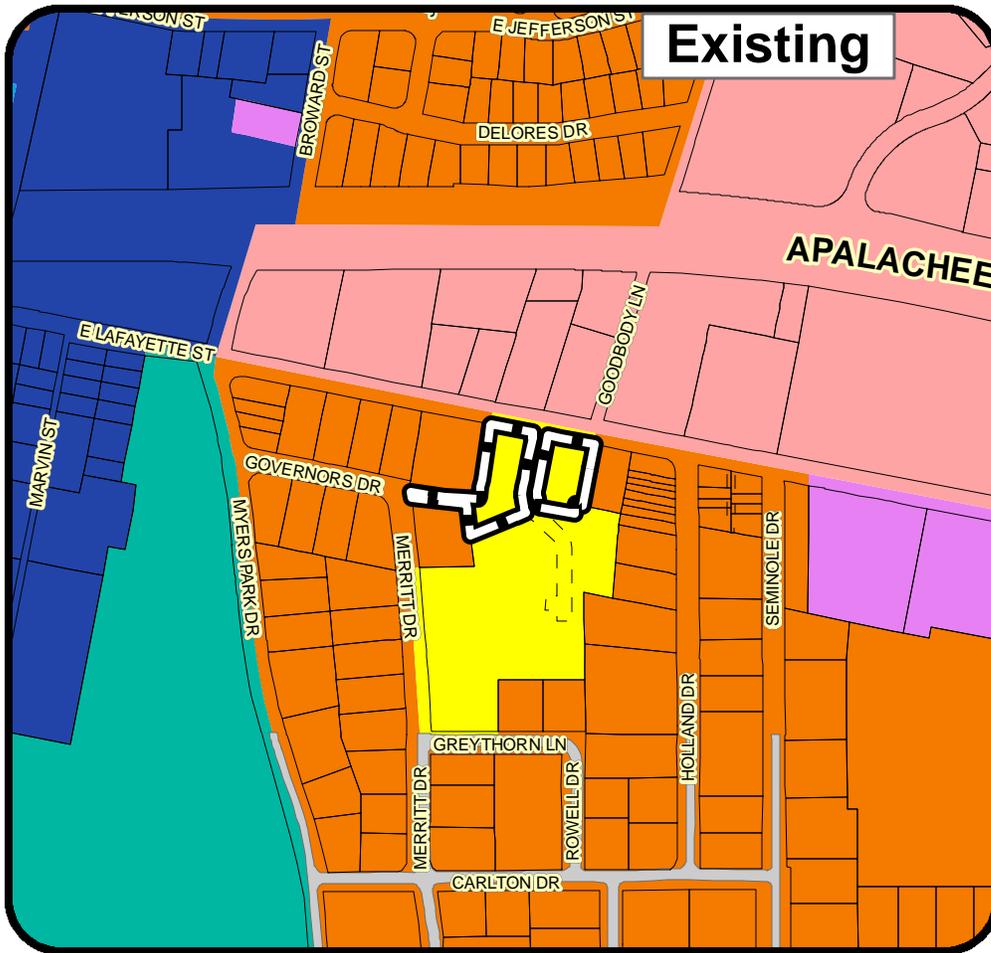
Staff Recommendation:
Approval

Local Planning Agency:
Approval

City Commission:
Approval

Board of County Commissioners:
Approval

Existing



Future Land Use

Legend

- Activity Center
- Central Urban
- Governmental Operation
- Open Space
- Residential Preservation
- Suburban



Subject Parcel

City Limits

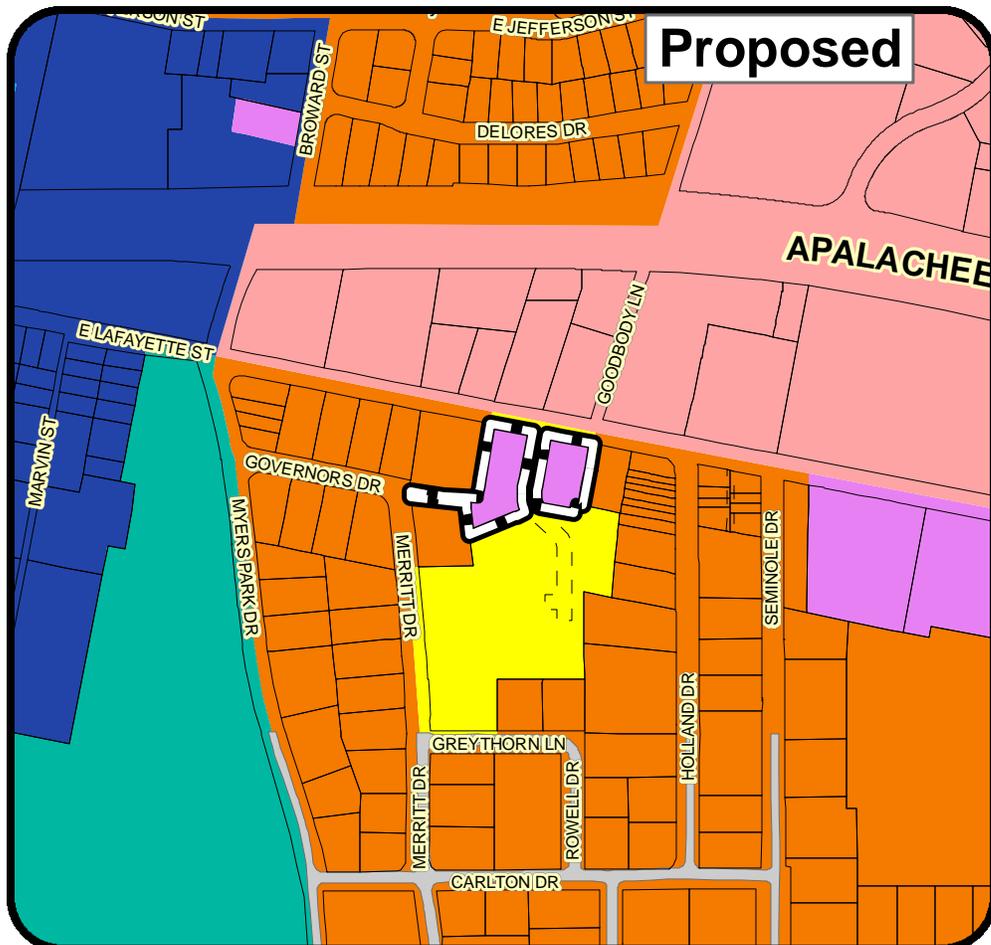
E. Lafayette St. PCM140104

*Desoto Park Law Firm,
Fl. Trans. Builders Assoc.*
Tallahassee/Leon County
Planning Department

Existing Government Operational

Proposed Suburban

Proposed



SITE TAX ID:
11-31-52- A-0080
11-31-52- A-0100
ACRES: 1.27 ±



PLACE - PLANNING LAND MANAGEMENT AND COMMUNITY ENHANCEMENT

Map Amendment PCT140105

0.39 Acres

From: Government Operational
To: Neighborhood Boundary

Applicant: *Tallahassee-Leon County Planning Department*

Request: “Government Operational” to “Neighborhood Boundary” for one parcel totaling 0.39 acres owned by Don Yaeger Properties, LLC. The property is within a Historic Preservation Overlay, and will remain so. However, the existing Government Operational designation is not appropriate for this privately owned property. The parcel is located north of the intersection of North Meridian Street and Miccosukee Road. The owner of this parcel supports the proposed amendment.

Staff Recommendation:
Approval

Local Planning Agency:
Approval

City Commission:
Approval

Board of County Commissioners:
Approval

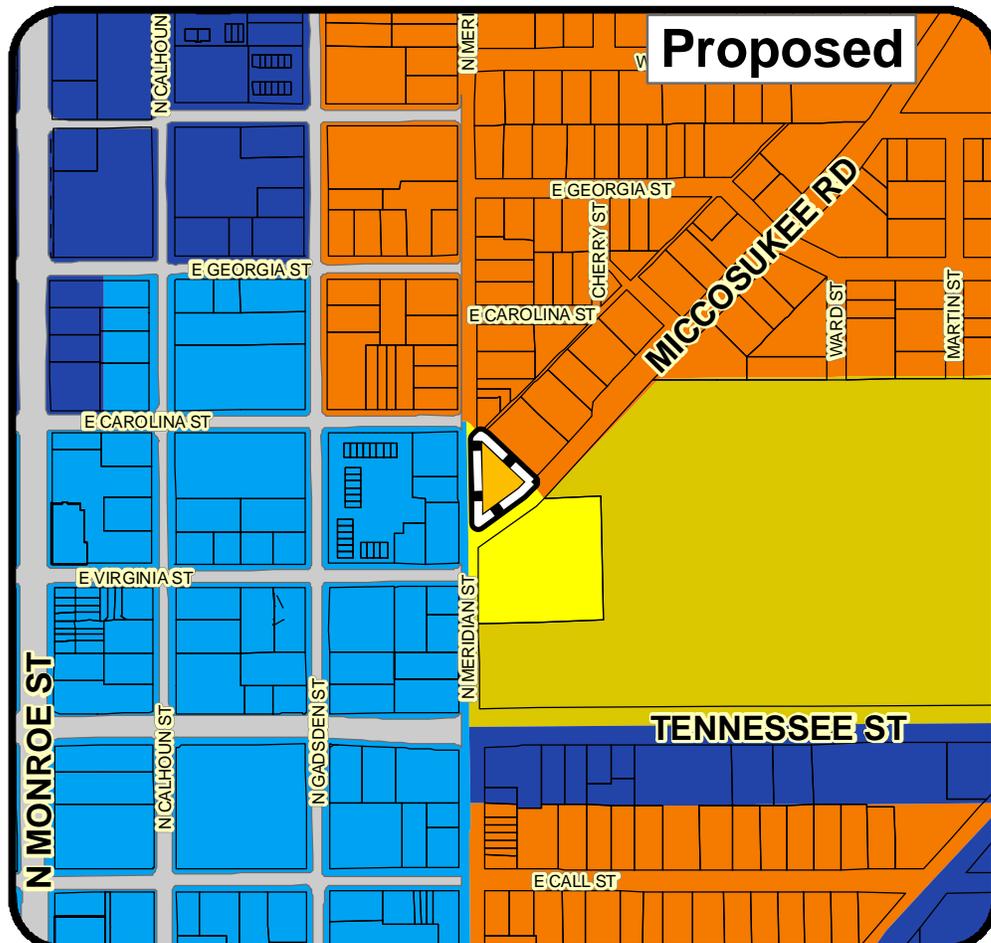
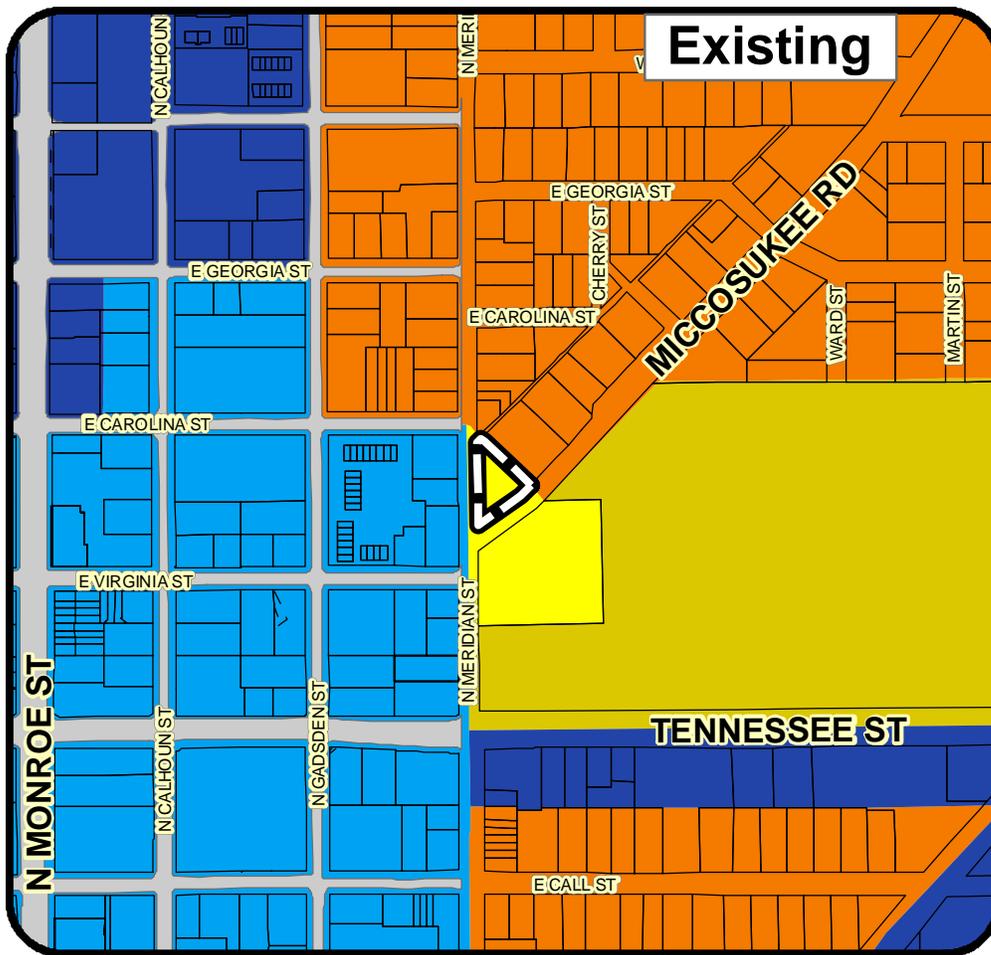
Future Land Use

Legend

-  Central Urban
-  Central Core
-  Educational Facilities
-  Governmental Operation
-  Residential Preservation
-  Neighborhood Boundary



Subject Parcel



**N. Meridian
PCM140105**

180 Consulting

**Tallahassee/Leon County
Planning Department**

**Existing
Government
Operational**

**Proposed
Neighborhood Boundary**



**SITE TAX ID:
11-31-46-000-0010**

ACRES: 0.39 ±



Map Amendment PCT140106

63.35 Acres

From: Residential Preservation, Recreation/Open Space,
Suburban, and University Transition
To: Government Operational

Applicant: *Tallahassee-Leon County Planning Department*

Request: “Residential Preservation, Recreation and Open Space, Suburban and University Transition” to “Government Operational” for the Mission San Luis site. The property is 63.35 acres and is owned by the state of Florida. The subject site is located north of West Tennessee Street and west of Ocala Road. The Florida Division of Historical Resources supports this amendment.

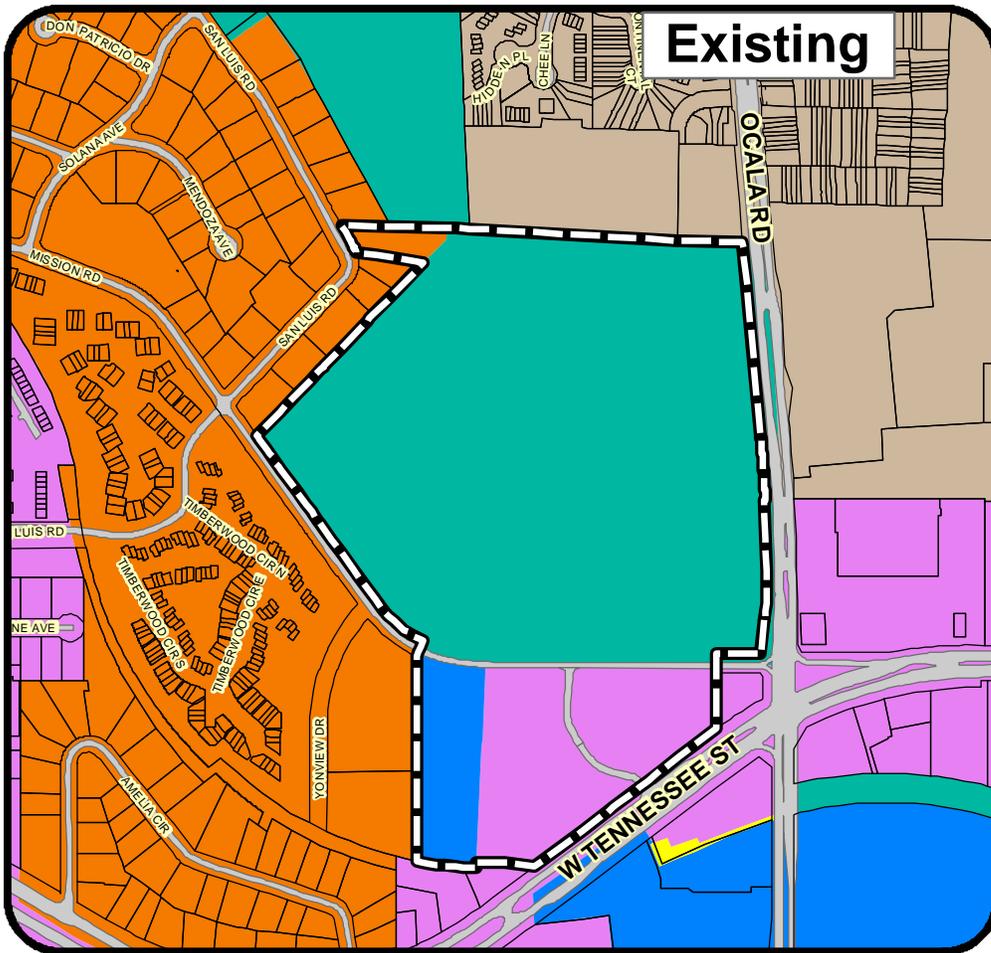
Staff Recommendation:
Approval

Local Planning Agency:
Approval

City Commission:
Approval

Board of County Commissioners:
Approval

Existing



Future Land Use

Legend

-  Governmental Operation
-  Open Space
-  Residential Preservation
-  University Transition
-  Suburban
-  Urban Residential 2



**Ocala and Mission Rd.
PCM140106**

Mission San Luis

**Tallahassee/Leon County
Planning Department**

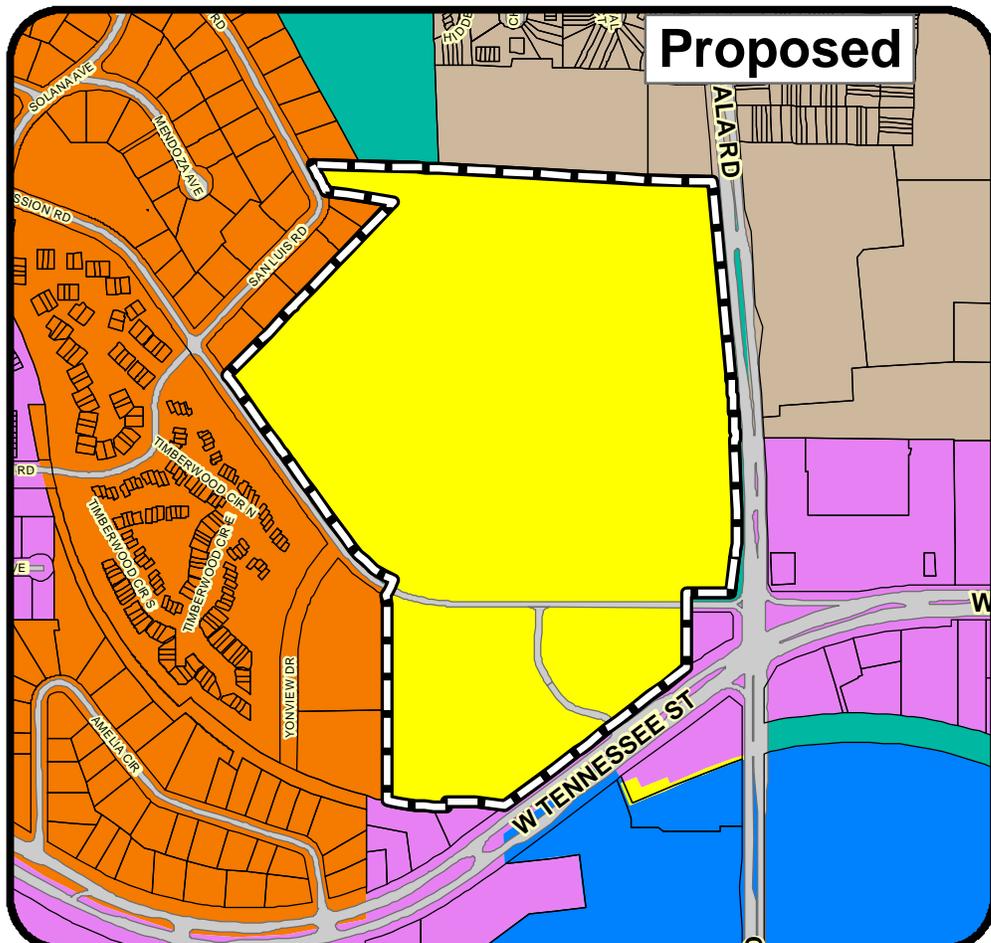
Existing

**Residential Preservation
Recreation/Open Space
Suburban and University
Transition**

Proposed

**Government
Operational**

Proposed



**SITE TAX ID:
21-27-20-434-000-0
(RP-1 Portion Only)**

ACRES: 63.35 ±



PLACE - PLANNING - LAND MANAGEMENT AND COMMUNITY ENHANCEMENT

Map Amendment PCM140107

16.88 Acres

From: Recreation/Open Space, Central Urban, and Government
Operational
To: Central Urban and Government Operational

Applicant: *Tallahassee-Leon County Planning Department*

Request: “Recreation and Open Space” to “Government Operational” totaling 10.19 acres; this amendment also requests to change the Future Land Use Map designations for the Governor’s Mansion from “Government Operational” and “Central Urban” to only “Government Operational” on two parcels totaling 2.76 acres. The total acreage for the properties is 12.95 acres. The properties are bordered by North Duval Street to the west, North Monroe to the east, West 3rd Avenue to the north, and East Brevard Street to the south. The properties are owned by the state of Florida. The Florida Division of Historical Resources and the Florida Division of Real Estate Development and Management support the proposed amendment.

Staff Recommendation:
Approval

Local Planning Agency:
Approval

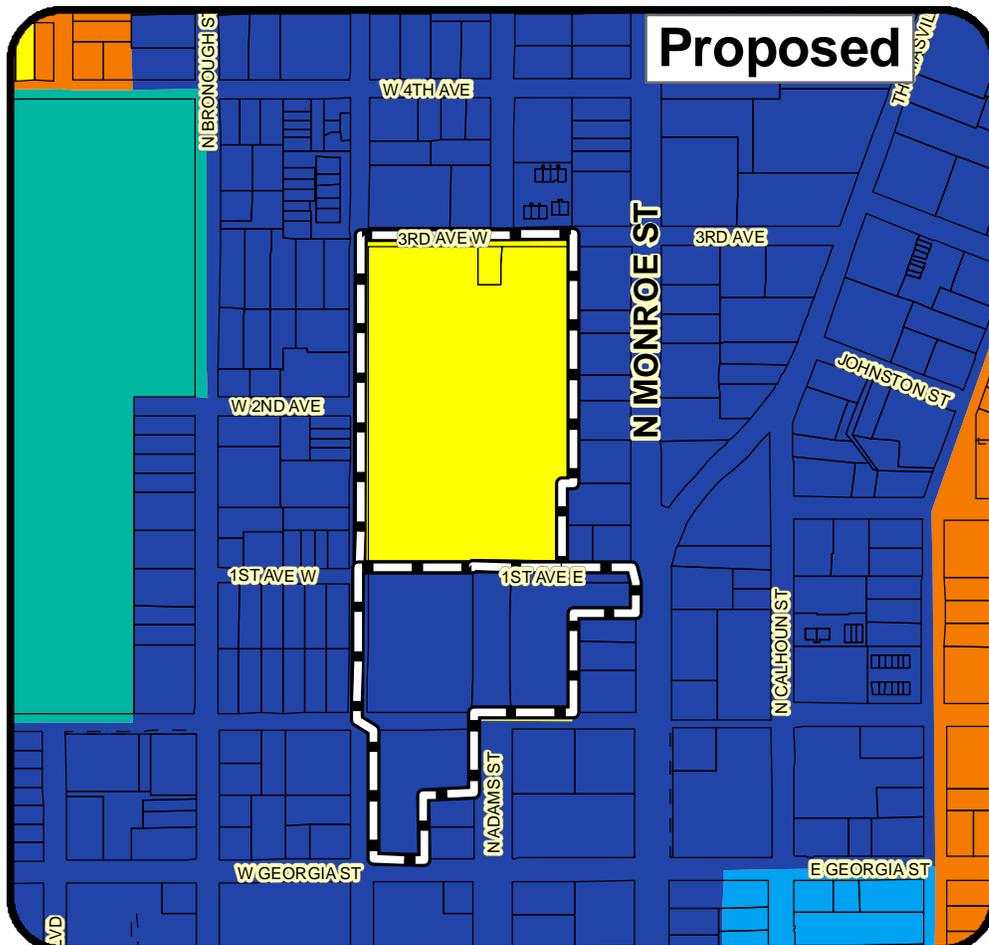
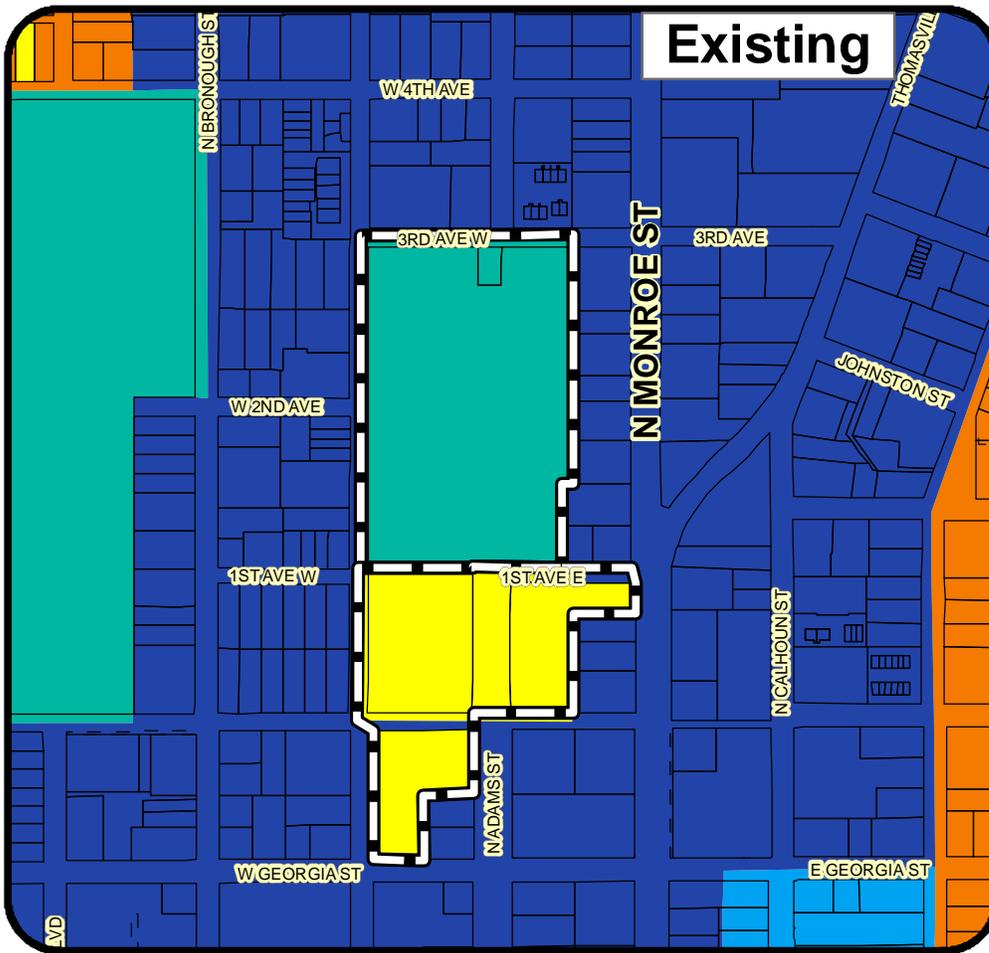
City Commission:
Approval

Board of County Commissioners:
Approval

Future Land Use

Legend

-  Central Urban
-  Central Core
-  Governmental Operation
-  Open Space
-  Residential Preservation



Duval & Brevard St.
PCM140107
 Governor's Mansion,
 The Grove
 Tallahassee/Leon County
 Planning Department

Existing
 Open Space,
 Central Urban
 and
 Government Operational

Proposed
 Central Urban
 and
 Government Operational

SITE TAX ID:
 21-25-20-419-000-0
 21-25-20-419-000-1
 21-25-45-000-002-0
 21-25-45-000-003-0
 21-36-40-173-386-5
 21-25-20-488-000-0



ACRES: 16.88 ±



Map Amendment PCM140108

100 Acres

From: Rural
To: Government Operational

Applicant: *Board of County Commissioners*

Request: “Rural” to “Governmental Operational” on one parcel totaling approximately 100 acres. The parcel is located east of Thomasville Road/U.S. Highway 27 at the intersection of Proctor Road. This parcel was purchased by Leon County to create an active recreation park in an underserved area of the County.

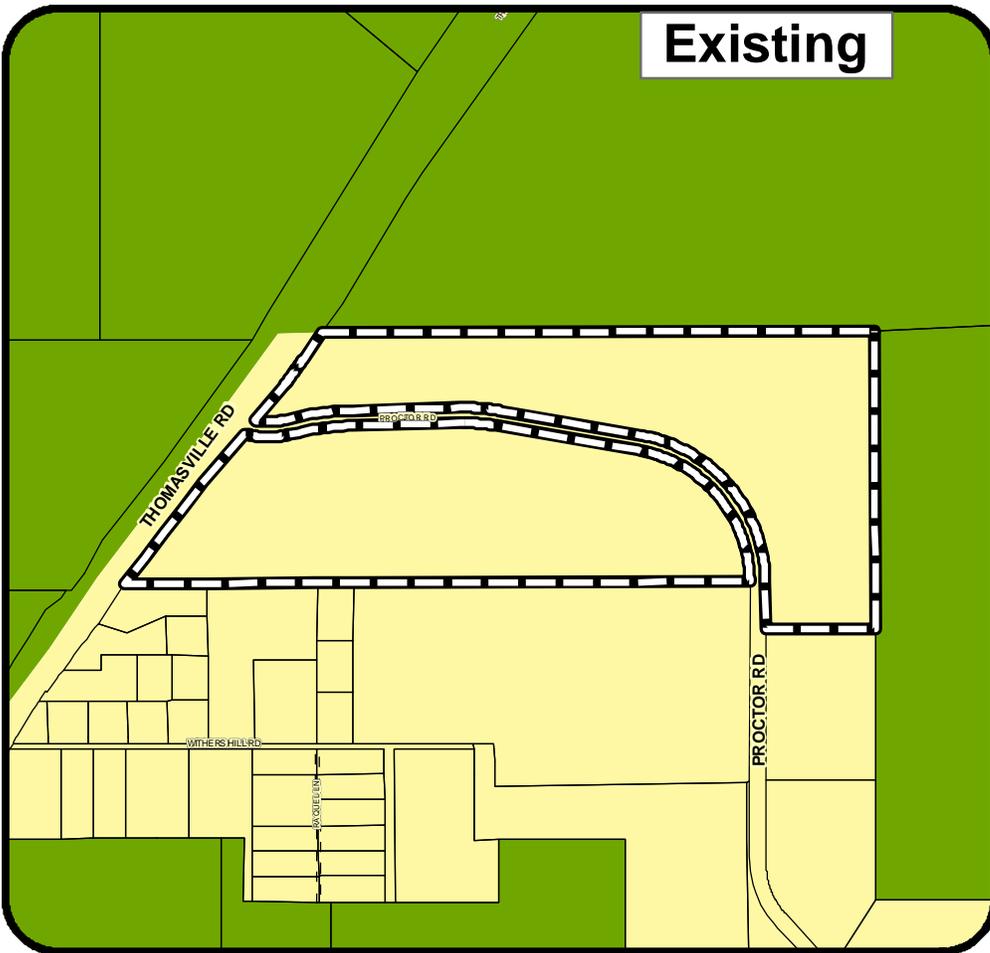
Staff Recommendation:
Approval

Local Planning Agency:
Approval

City Commission:
Approval

Board of County Commissioners:
Approval

Existing



Future Land Use

Legend

-  Agriculture/Silviculture/Conservation
-  Rural
-  Government Operational
-  Subject Parcel

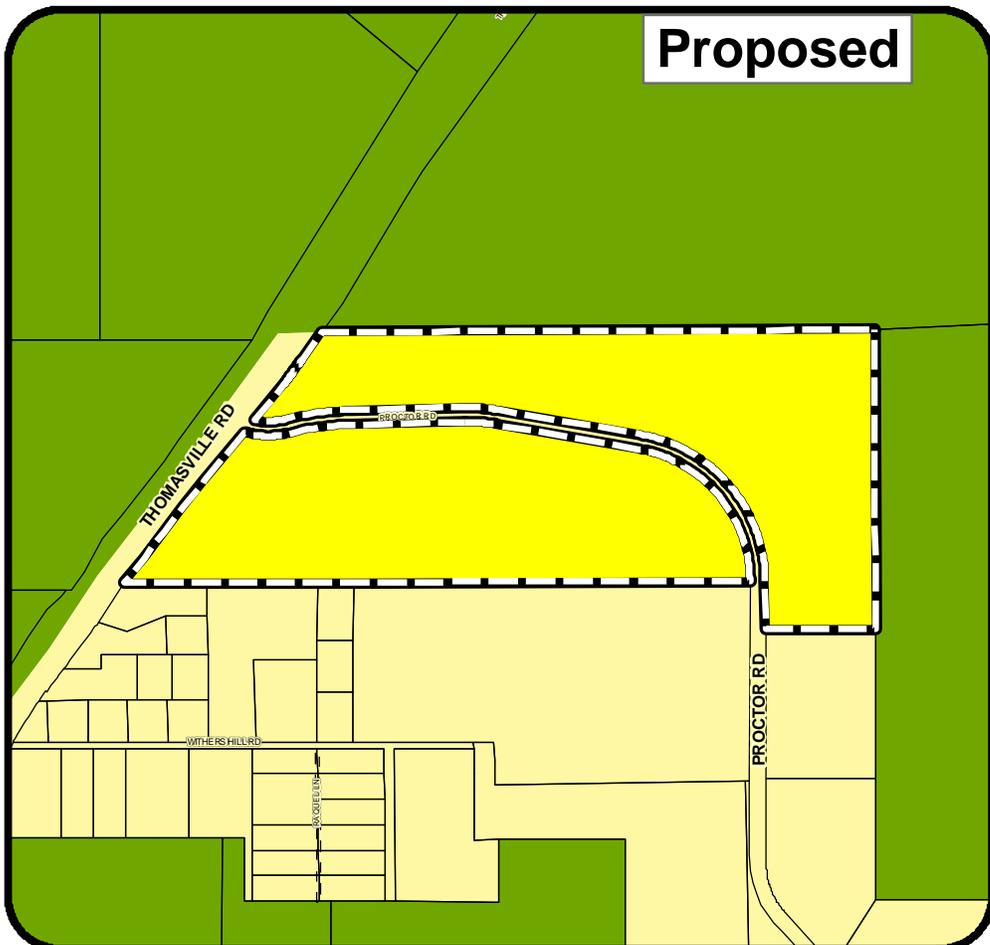
**Thomasville Rd.
and Proctor Rd.
PCM140108**

**Leon County
Board of County
Commissioners**

**Existing
Rural**

**Proposed
Government
Operational**

Proposed



**SITE TAX ID:
14-12-20-002-0000**

ACRES: 100.04 ±



Map Amendment PCM140109

858 Acres

From: Lake Protection & Residential Preservation
To: Recreation/Open Space

Applicant: *Board of County Commissioners*

Request: “Lake Protection” & “Residential Preservation” to “Recreation/Open Space” on three parcels totaling 858 acres. The parcel is located east of Meridian Road between Maclay and Miller Landing roads. These three parcels were purchased by the State of Florida to add to the existing Alfred B. Maclay Gardens State Park. The Florida Department of Environmental Protection supports the proposed amendment.

Staff Recommendation:

Approval

Local Planning Agency:

Approval

City Commission:

Approval

Board of County Commissioners:

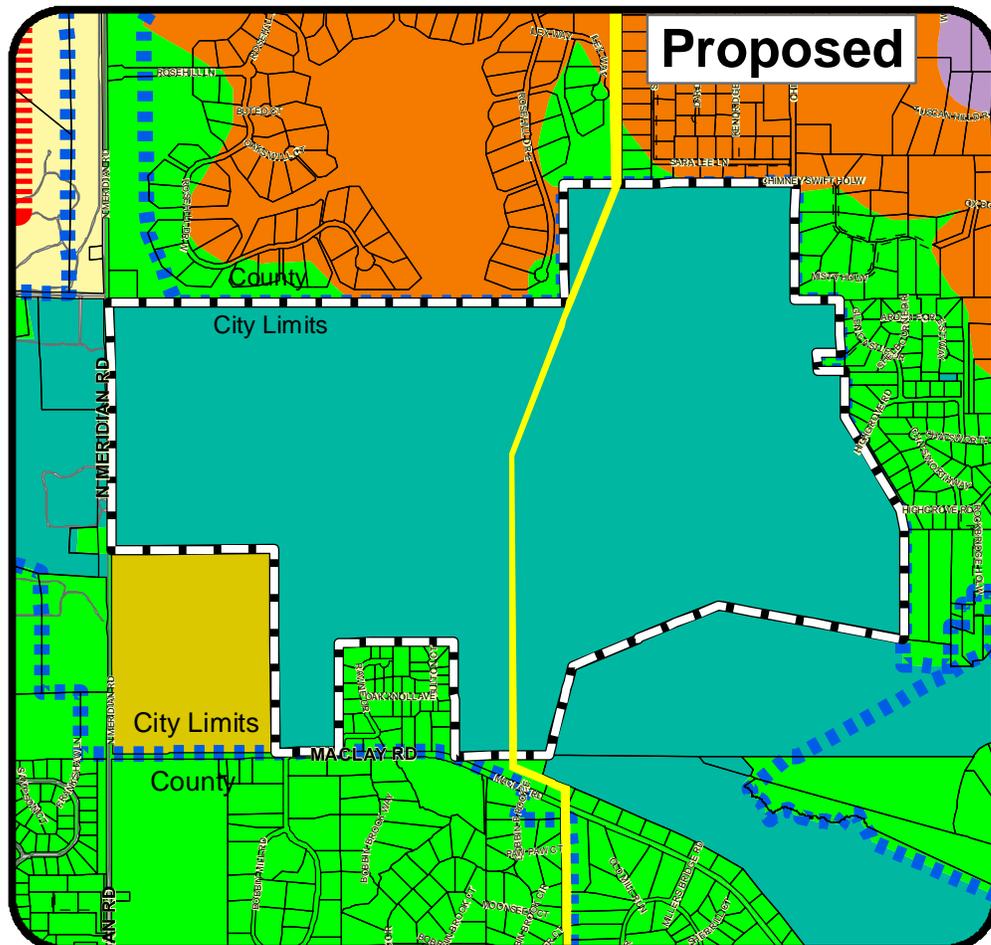
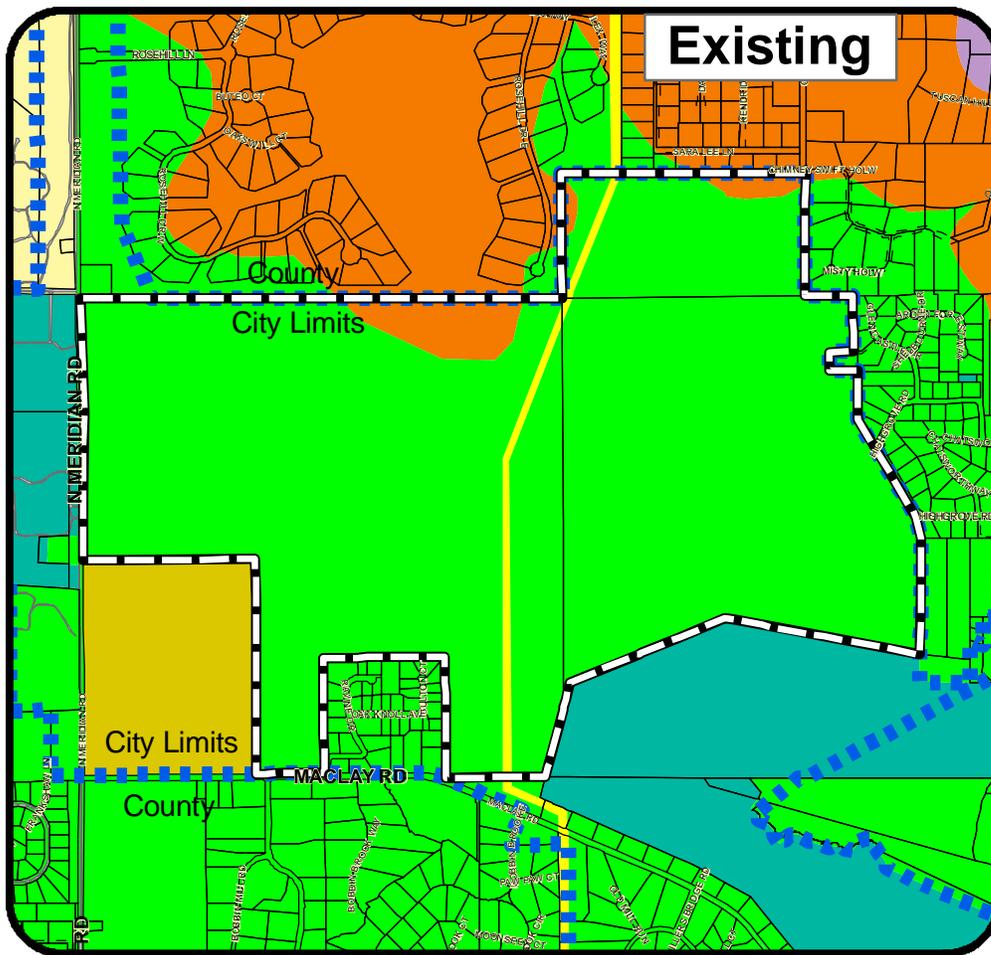
Approval

Future Land Use

Legend

-  Educational Facilities
-  Governmental Operation
-  Lake Protection
-  Mixed Use
-  Recreational/Open Space
-  Rural
-  Residential Preservation

 Subject Parcel



Lake Overstreet Addition PCM140109

Leon County
Board of County
Commissioners

Existing
Lake Protection
& RP

Proposed
R / OS



SITE TAX ID:
14-29-20-602-0000
14-31-20-004-0000
14-32-20-002-0000

ACRES: 871 ±



Text Amendment PCT140110

WITHDRAWN BY APPLICANT

Text Amendment PCT140111

Proposed Changes to Suburban Category Per-Parcel Development Limitations within the Future Land Use Element

Applicant: *City of Tallahassee Growth Management*

Request: This is a request to amend the Future Land Use Element of the Tallahassee-Leon County Comprehensive Plan to address the per-parcel development limitations within the Suburban future land use category. Current policies within the Suburban future land use category restrict large-scale developments and discourage parcel amalgamation due to the existing 200,000 square feet per parcel development limitation. Unintentionally, this limitation encourages the subdivision of parcels to accommodate large-scale and lengthens the development review process for applicants. Removing this limitation will improve local economic and development opportunities for parcels currently designated within the Suburban future land use category. The proposed text amendment will not affect environmental or concurrency requirements related to future development.

Staff Recommendation:

Approval

Local Planning Agency:

Approval

City Commission:

Approval

Board of County Commissioners:

Approval

Text Amendment PCT140112

Lake Protection Minimum Lot Size

Applicant: *Board of County Commissioners*

Request: This proposed policy amendment was recommended by the Planning Department and authorized by the Leon County Board of County Commissioners at a workshop on November 19, 2013. The amendment is intended to eliminate the ½-acre minimum lot requirement for cluster developments in the unincorporated areas of the Lake Protection (LP) future land use category where sewer facilities are available.

Staff Recommendation:

Approval

Local Planning Agency:

Approval

City Commission:

Approval

Board of County Commissioners:

Approval

ATTACHMENT #4
NEW PUBLIC COMMENTS

(No new comments from March 28th through May 16)

ATTACHMENT #5
COUNTY ADOPTION ORDINANCE

1 public hearings on proposed amendments to the comprehensive plan, with due public notice
2 having been provided, to obtain public comment, and has considered all written and oral
3 comments received during said work sessions, public meetings and public hearings; and

4 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
5 Commissioners of Leon County transmitted copies of the proposed amendments of the
6 comprehensive plan to the Department of Economic Opportunity as the State Land Planning
7 Agency and other state and regional agencies for written comment; and

8 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
9 Commissioners of Leon County held a public hearing with due public notice having been
10 provided on these amendments to the comprehensive plan; and

11 WHEREAS, the Board of County Commissioners of Leon County further considered all
12 oral and written comments received during such public hearing, including the data collection and
13 analyses packages, the recommendations of the Tallahassee-Leon County Local Planning
14 Agency, and the Objections, Recommendations, and Comments Report of the Department of
15 Economic Opportunity; and

16 WHEREAS, in exercise of its authority, the Board of County Commissioners of Leon
17 County has determined it necessary and desirable to adopt these amendments to the
18 comprehensive plan to preserve and enhance present advantages; encourage the most appropriate
19 use of land, water and resources, consistent with the public interest; overcome present handicaps;
20 and deal effectively with future problems that may result from the use and development of land
21 within Leon County, and to meet all requirements of law;

22 BE IT ORDAINED by the Board of County Commissioners of Leon County, Florida,
23 that:

24 **Section 1. Purpose and Intent.**

1 This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the
2 authority set out in, the Local Government Comprehensive Planning and Land Development
3 Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, as amended.

4 **Section 2. Map Amendment.**
5

6 The Ordinance does hereby adopt the following portion of the text attached hereto as
7 Exhibit “A,” and made a part hereof, as an amendment to the Tallahassee-Leon County 2030
8 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030
9 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the
10 following Plan element:

11 Map Amendment PCM140102, which relates to the Future Land Use Map.
12

13 **Section 3. Map Amendment.**

14 The Ordinance does hereby adopt the following portion of the text attached hereto as
15 Exhibit “A,” and made a part hereof, an amendment to the Tallahassee-Leon County 2030
16 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030
17 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the
18 following Plan element:

19 Map Amendment PCM140104, which relates to the Future Land Use Map.

20 **Section 4. Map Amendment.**

21 The Ordinance does hereby adopt the following portion of the text attached hereto as
22 Exhibit “A,” and made a part hereof, an amendment to the Tallahassee-Leon County 2030
23 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030
24 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the
25 following Plan element:

26 Map Amendment PCM140105, which relates to the Future Land Use Map.

1 **Section 5. Map Amendment.**

2 The Ordinance does hereby adopt the following portion of the text attached hereto as
3 Exhibit “A,” and made a part hereof, an amendment to the Tallahassee-Leon County 2030
4 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030
5 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the
6 following Plan element:

7 Map Amendment PCM140106, which relates to the Future Land Use Map.

8 **Section 6. Map Amendment.**

9 The Ordinance does hereby adopt the following portion of the text attached hereto as
10 Exhibit “A,” and made a part hereof, an amendment to the Tallahassee-Leon County 2030
11 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030
12 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the
13 following Plan element:

14 Map Amendment PCM140107, which relates to the Future Land Use Map.

15 **Section 7. Map Amendment.**

16 The Ordinance does hereby adopt the following portion of the text attached hereto as
17 Exhibit “A,” and made a part hereof, an amendment to the Tallahassee-Leon County 2030
18 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030
19 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the
20 following Plan element:

21 Map Amendment PCM140108, which relates to the Future Land Use Map.

22 **Section 8. Map Amendment.**

1 The Ordinance does hereby adopt the following portion of the text attached hereto as
2 Exhibit “A,” and made a part hereof, an amendment to the Tallahassee-Leon County 2030
3 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030
4 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the
5 following Plan element:

6 Map Amendment PCM140109, which relates to the Future Land Use Map.

7 **Section 9. Text Amendment.**

8 The Ordinance does hereby adopt the following portion of the text attached hereto as
9 Exhibit “A,” and made a part hereof, an amendment to the Tallahassee-Leon County 2030
10 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030
11 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the
12 following Plan element:

13 Text Amendment PCT140111, which relates to the Land Use Element.

14 **Section 10. Text Amendment.**

15 The Ordinance does hereby adopt the following portion of the text attached hereto as
16 Exhibit “A,” and made a part hereof, an amendment to the Tallahassee-Leon County 2030
17 Comprehensive Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030
18 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the
19 following Plan element:

20 Text Amendment PCT140112, which relates to Land Use Element.

1 **Section 11. Applicability and Effect.**

2 The applicability and effect of this update to the 2030 Comprehensive Plan shall be as
3 provided by the Local Government Comprehensive Planning and Land Development Regulation
4 Act, Sections 163.3161 through 163.3215, Florida Statutes, this Ordinance, and shall apply to all
5 properties under the jurisdiction of Leon County.

6 **Section 12. Conflict with Other Ordinances and Codes.**

7 All ordinances or parts of ordinances of the Code of Laws of Leon County, Florida, in
8 conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

9 **Section 13. Severability.**

10 If any provision or portion of this Ordinance is declared by any court of competent
11 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and
12 portions of this Ordinance shall remain in full force and effect.

13 **Section 14. Copy on File.**

14 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public,
15 a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon
16 County 2030 Comprehensive Plan and these updates thereto, shall also be located in the
17 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies
18 available to the public for a reasonable publication charge.

19 **Section 16. Effective Date.**

20 The effective date of this Plan update shall be according to law and the applicable statutes
21 and regulations pertaining thereto.

22

1 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon
2 County, Florida, this _____ day of _____, 2014.

3
4
5
6
7
8
9

LEON COUNTY, FLORIDA

BY: _____
KRISTIN DOZIER, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

10
11

ATTESTED BY:
BOB INZER, CLERK OF THE COURT
AND COMPTROLLER

15
16

BY: _____
CLERK

19
20

APPROVED AS TO FORM:
COUNTY ATTORNEY'S OFFICE
LEON COUNTY, FLORIDA

24
25

BY: _____
HERBERT W.A. THIELE, ESQ.
COUNTY ATTORNEY

26
27
28

ATTACHMENT #6
COUNTY REZONING AGENDA ITEMS

Leon County Board of County Commissioners

May 27, 2014

To: Honorable Chairman and Members of the Board

From: Cherie Bryant, Planning Manager

Title: First of two Quasi-Judicial Public Hearings on a Proposed Ordinance Amending the Official Zoning Map to Change the Zoning Classification from the Industrial (I) Zoning District to the Commercial Parkway (CP) Zoning District.

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Conduct the first of two public hearings on the proposed ordinance and set the final public hearing for June 10, 2014.

Report and Discussion

Background:

At their December 2012 Retreat, the Board of County Commissioners amended an existing strategic initiative to include “identifying revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity.” Specifically, staff was asked to examine the Industrial zoned lands, and uses allowed in Industrial and Light Industrial districts. The proposed rezoning furthers this strategic initiative of the Board. It is also consistent with the Comprehensive Plan in that it concentrates development into a location that offers the greater opportunity for higher density and mixture of uses consistent with the Urban Service Area policies.

Analysis:

This rezoning implements Comprehensive Plan map amendment PCM140103, which is proposed for adoption on May 27, 2014. This application requests a change to the Official Zoning Map from the Industrial (I) zoning district to the Commercial Parkway (CP) zoning district. The 23.50 -acre subject site is located west of Capital Circle Northwest, between Tharpe Street and the Northwest Passage. The proposed rezoning ordinance and location map is included as Attachment #1.

The proposed rezoning furthers several strategies and recommendations from the Board of County Commissioners FY2012 & FY2013 Strategic Initiatives, including Strategic Priority (EC2) “Support business expansion and job creation.....” and Strategic Initiative (EC2) “Identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity (rev. 2013).” The proposed change will support the expansion and redevelopment of the subject sites and provide a zoning district that is consistent with the development patterns and existing uses in the area. The subject parcels are owned by Earnest Steele and the Loyal Order of Moose. The three parcels are located in unincorporated Leon County and have frontage on Capital Circle Northwest. Two of the parcels have been developed with structures not designed for industrial use (the Moose Lodge and a glass front retail type building), and the back of the third parcel is adjacent to the Crescent Hills subdivision and condominiums. The subject property owners have expressed an interest in this amendment to help expand opportunities for economic activity, and to protect their current uses.

Public Notification & Response:

This request has been noticed and advertised in accordance with the provisions of the Leon County Code of Ordinances. The Planning Department mailed 155 notices to property owners within 1,000 feet of the subject property. To date, the Planning Department has received no responses.

Options:

1. Conduct the first of two public hearings on the proposed ordinance and set the final public hearing for June 10, 2014.
2. Board Direction.

Recommendation:

Option # 1.

Attachments:

1. Ordinance/Location Map

LEON COUNTY ORDINANCE NO. _____

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM THE INDUSTRIAL ZONING DISTRICT TO THE COMMERCIAL PARKWAY ZONING DISTRICT IN LEON COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. On May 27, 2014, the County Commission approved an Ordinance which adopted Comprehensive Amendment #PCM140103. To implement plan amendment # PCM140103 the properties, which are the subject of that amendment, as shown in Exhibit A attached hereto, must be rezoned. Accordingly, the part or area of Leon County and the same as indicated in Exhibit A is hereby changed from Industrial (I) District and hereby designated and established as Commercial Parkway (CP) on the official zoning map of Leon County adopted and established by Leon County Commission. The official zoning map as adopted in Leon County Ordinance No. 92-11 is hereby amended as it pertains to Exhibit A. PRZ130018: From Industrial (I) Zoning District to Commercial Parkway (CP) Zoning District. The property shown as Industrial on the map attached hereto as Exhibit A.

SECTION 2. All Ordinance or parts of Ordinance in conflict with the provisions this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2030 Comprehensive Plan as amended which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with the said Comprehensive Plan.

SECTION 3. If any word, phrase, clause, section or portion of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. The effective date of this ordinance shall be the effective date of comprehensive plan amendment PCM140103.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Leon County, Florida, on this _____ day of _____, 2014.

LEON COUNTY, FLORIDA

Kristen Dozier, Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Court

By: _____

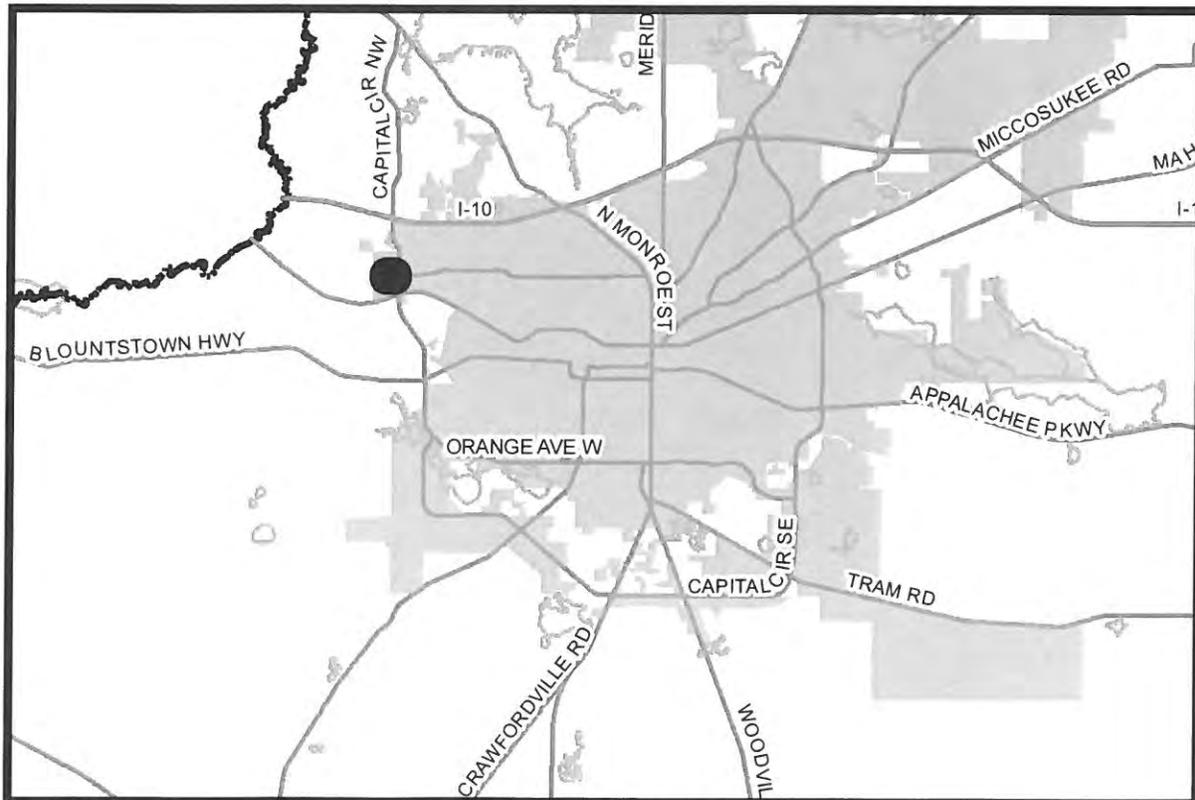
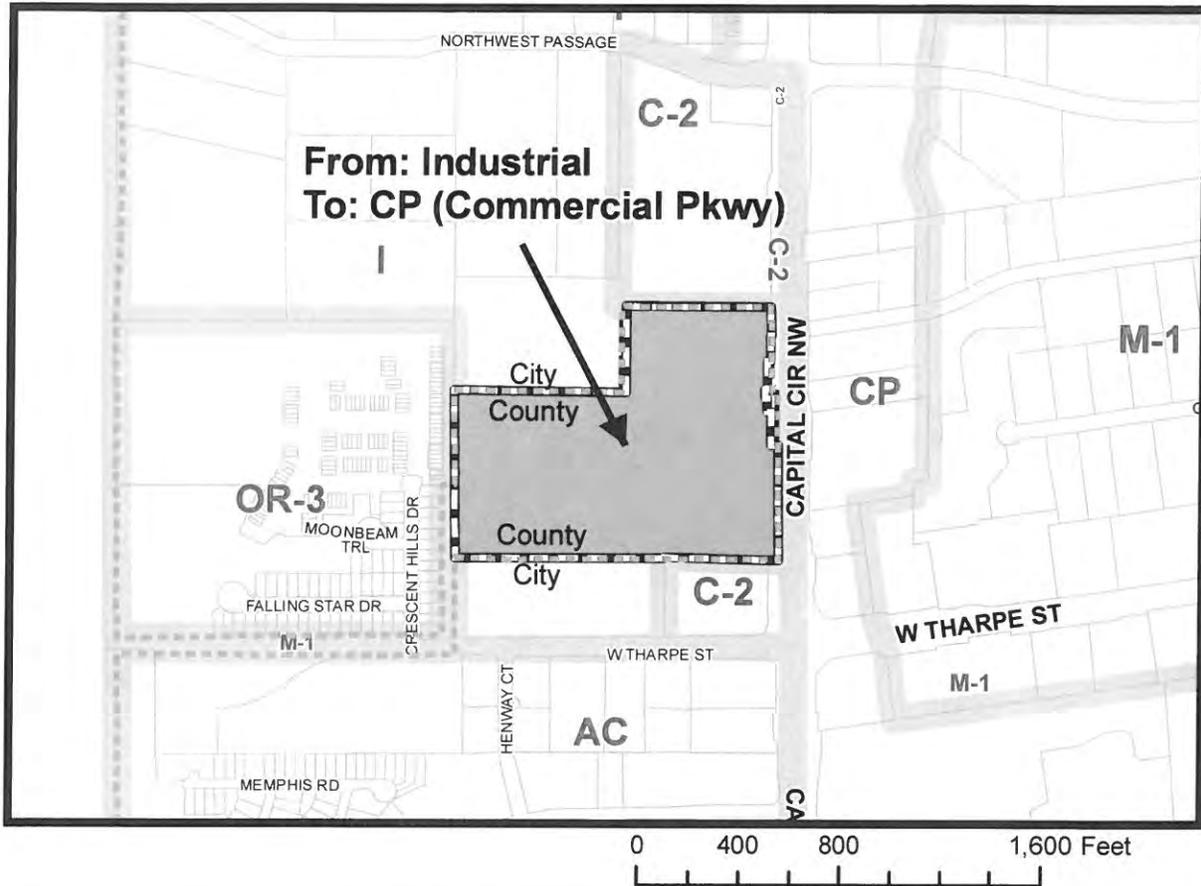
APPROVED AS TO FORM:
County Attorney's Office
Leon County, Florida

By: _____
Herbert W. A. Thiele, Esq.
County Attorney

EXHIBIT A

Capital Circle Northwest Rezoning

PRZ #130018



GENERAL LOCATION MAP

LEON COUNTY ORDINANCE NO. _____

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM THE RURAL ZONING DISTRICT TO THE OPEN SPACE ZONING DISTRICT IN LEON COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. On May 27, 2014, the County Commission approved an Ordinance which adopted Comprehensive Amendment #PCM140108. To implement plan amendment # PCM140108 the property, which is the subject of that amendment, as shown in Exhibit A attached hereto, must be rezoned. Accordingly, the part or area of Leon County and the same as indicated in Exhibit A is hereby changed from Rural (R) District and hereby designated and established as Open Space (OS) on the official zoning map of Leon County adopted and established by Leon County Commission. The official zoning map as adopted in Leon County Ordinance No. 92-11 is hereby amended as it pertains to Exhibit A. PRZ140023: From Rural (R) Zoning District to Open Space (OS) Zoning District. The property shown as Rural on the map attached hereto as Exhibit A.

SECTION 2. All Ordinance or parts of Ordinance in conflict with the provisions this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2030 Comprehensive Plan as amended which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with the said Comprehensive Plan.

SECTION 3. If any word, phrase, clause, section or portion of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. The effective date of this ordinance shall be the effective date of comprehensive plan amendment PCM140108.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Leon County, Florida, on this _____ day of _____, 2014.

LEON COUNTY, FLORIDA

Kristen Dozier, Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Court

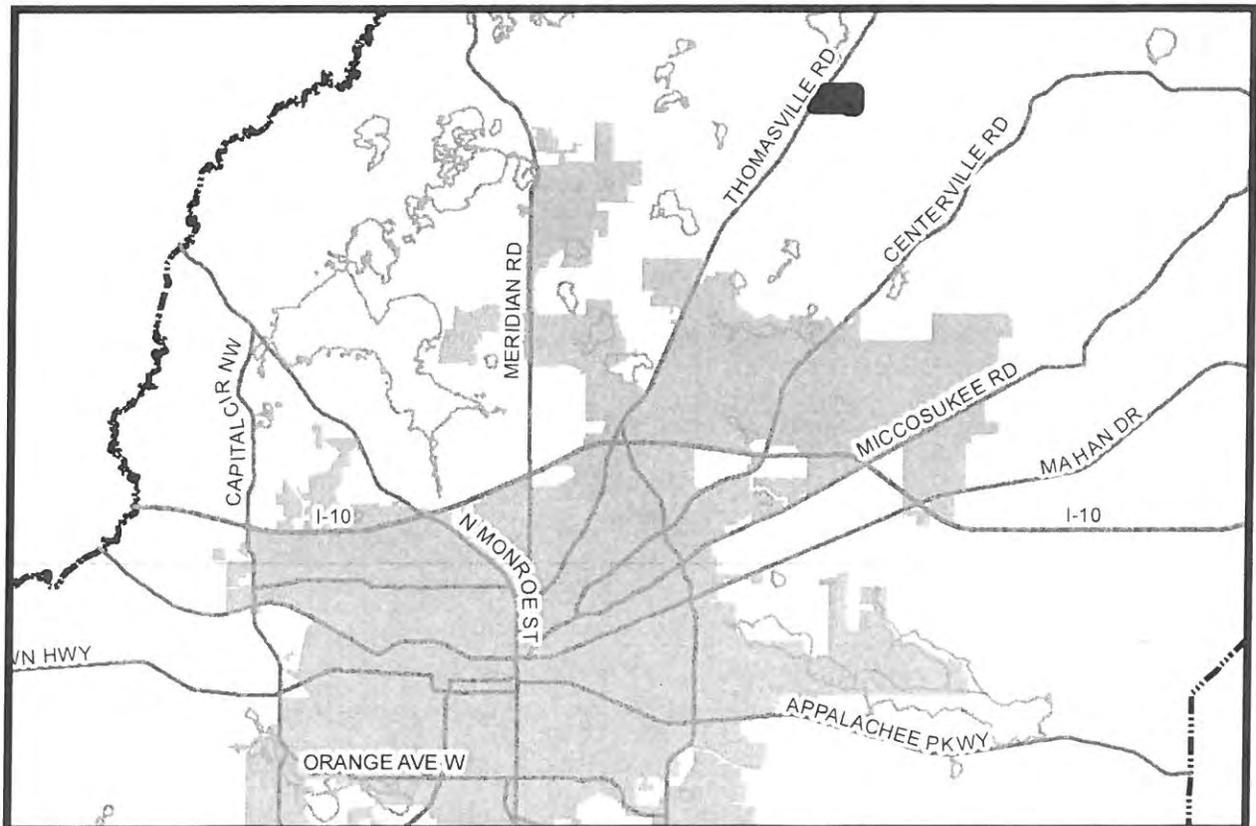
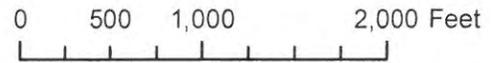
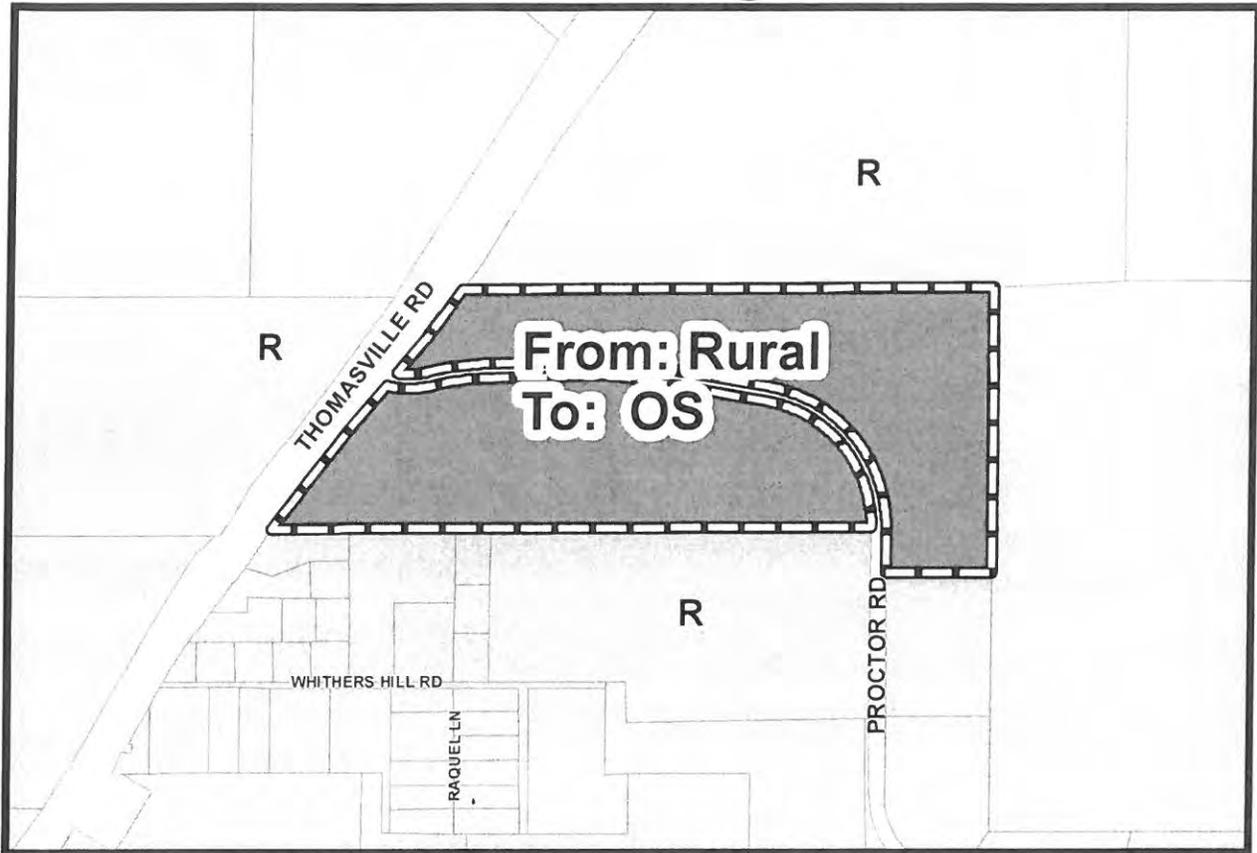
By: _____

APPROVED AS TO FORM:
County Attorney's Office
Leon County, Florida

By: _____
Herbert W. A. Thiele, Esq.
County Attorney

Exhibit A Northeast Park Rezoning

PRZ #140023



GENERAL LOCATION MAP

Leon County Board of County Commissioners

May 27, 2014

To: Honorable Chairman and Members of the Board

From: Cherie Bryant, Planning Manager

Title: First of two Quasi-Judicial Public Hearings on a Proposed Ordinance Amending the Official Zoning Map to Change the Zoning Classification from the Rural (R) Zoning District to the Open Space (OS) Zoning District.

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option #1: Conduct the first of two public hearings on the proposed ordinance and set the final public hearing for June 10, 2014.

Report and Discussion

Background:

The subject parcel was purchased by Leon County to establish an active recreation park (the “Northeast Community Park”) for citizens outside of the Urban Service Area. As part of the Board of County Commissioners’ decision to purchase this parcel, staff was directed upon acquisition of the property to initiate a Comprehensive Plan Map amendment to change the designation of the property from Rural to Government Operational. This land use designation and the proposed Open Space zoning designation allow the use of this property as a park.

Analysis:

This rezoning implements Comprehensive Plan map amendment PCM140108, which is proposed for adoption on May 27, 2014. This application requests a change to the Official Zoning Map from the Rural (R) zoning district to the Open Space (OS) zoning district. The 100-acre parcel is located east of Thomasville Road/U.S. Highway 27 at the intersection of Proctor Road.. The proposed rezoning ordinance and location map is included as Attachment #1.

The purpose of this land acquisition project is to create an active recreation park (the “Northeast Community Park”), including ball fields, in an area of the County where there are not enough similar facilities to meet the current and projected demand for such facilities. The current land use designation does not allow active recreation parks. Therefore, to be consistent with the Comprehensive Plan, the Board of County Commissioners authorized and directed staff to initiate a proposed amendment to the Future Land Use Map.

The Government Operational land use category was recommended by staff because Recreation/Open Space as described by Policy 2.2.14 of the Land Use Element only allows active recreation facilities if the site is within the USA or a rural community. Since the site is outside the USA, Governmental Operational is a more appropriate land use category. The recommended Open Space zoning will allow active recreation facilities, while limiting the use of the site to its intended purpose as a park.

There are several active recreation parks that have a Government Operational land use designation. These include Leon County’s Apalachee Regional Park, Miccosukee Community Park, Canopy Oaks Community Park, the Stoneler Road Park, and the Ft. Braden Community Center. These also include the City of Tallahassee’s James Messer Fields, Trousdell Gymnastics Center & Aquatics Center, and Capital Park. Several parks have co-located land uses that the Government Operational land use designation allows, such as libraries (Ft. Braden Community Center) and landfills (Apalachee Regional Park). There are no plans for any such uses other than passive and active recreation on the subject parcel.

Although the existing Rural zoning designation allows passive and active recreation uses and facilities, the recommended Open Space zoning also allows a variety of active and passive recreation facilities, but also limits the use of the subject parcel to its intended purpose as a park.

Public Notification & Response:

This request has been noticed and advertised in accordance with the provisions of the Leon County Code of Ordinances. The Planning Department mailed 29 notices to property owners within 1,000 feet of the subject property. To date, the Planning Department has received no responses.

Options:

1. Conduct the first of two public hearings on the proposed ordinance and set the final public hearing for June 10, 2014.
2. Board Direction.

Recommendation:

Option # 1.

Attachments:

1. Ordinance/Location Map

LEON COUNTY ORDINANCE NO. _____

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM THE RURAL ZONING DISTRICT TO THE OPEN SPACE ZONING DISTRICT IN LEON COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. On May 27, 2014, the County Commission approved an Ordinance which adopted Comprehensive Amendment #PCM140108. To implement plan amendment # PCM140108 the property, which is the subject of that amendment, as shown in Exhibit A attached hereto, must be rezoned. Accordingly, the part or area of Leon County and the same as indicated in Exhibit A is hereby changed from Rural (R) District and hereby designated and established as Open Space (OS) on the official zoning map of Leon County adopted and established by Leon County Commission. The official zoning map as adopted in Leon County Ordinance No. 92-11 is hereby amended as it pertains to Exhibit A. PRZ140023: From Rural (R) Zoning District to Open Space (OS) Zoning District. The property shown as Rural on the map attached hereto as Exhibit A.

SECTION 2. All Ordinance or parts of Ordinance in conflict with the provisions this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2030 Comprehensive Plan as amended which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with the said Comprehensive Plan.

SECTION 3. If any word, phrase, clause, section or portion of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. The effective date of this ordinance shall be the effective date of comprehensive plan amendment PCM140108.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Leon County, Florida, on this _____ day of _____, 2014.

LEON COUNTY, FLORIDA

Kristen Dozier, Chairman
Board of County Commissioners

ATTEST:
Bob Inzer, Clerk of the Court

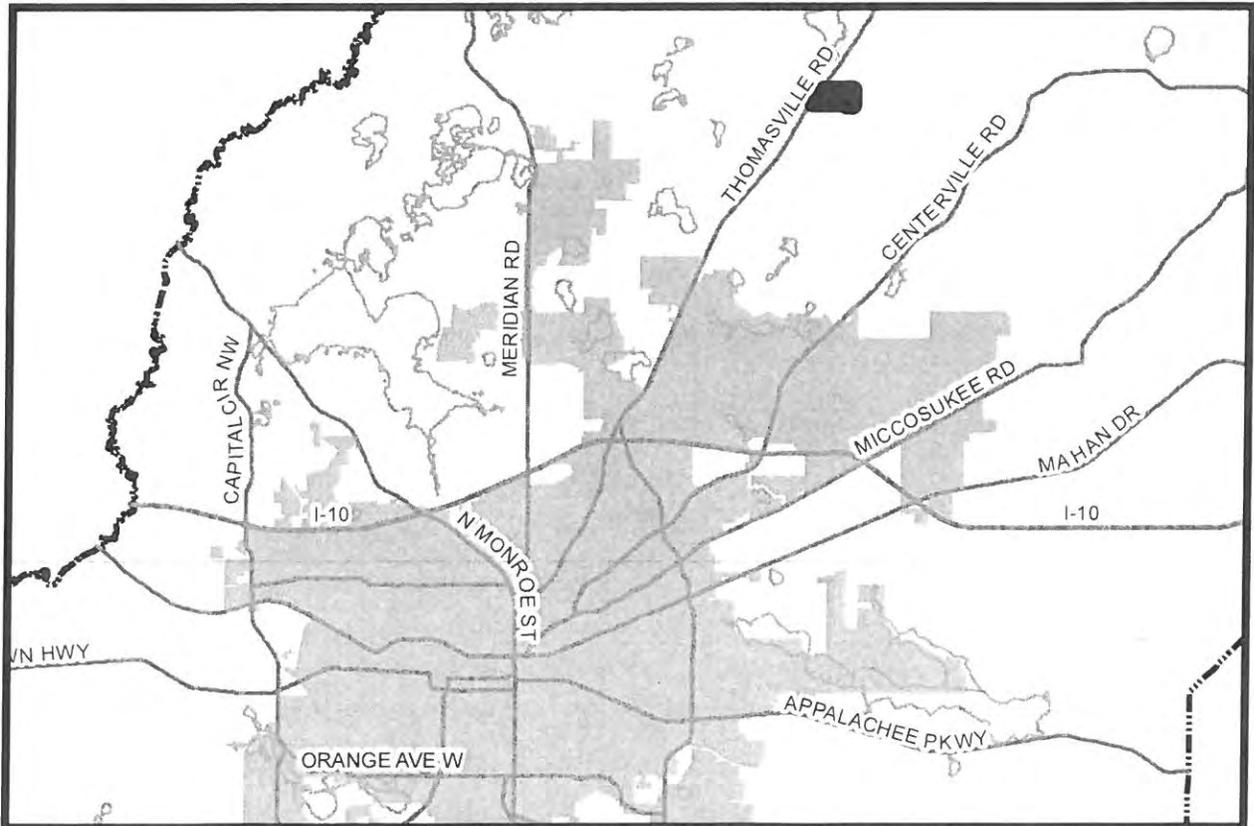
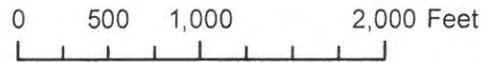
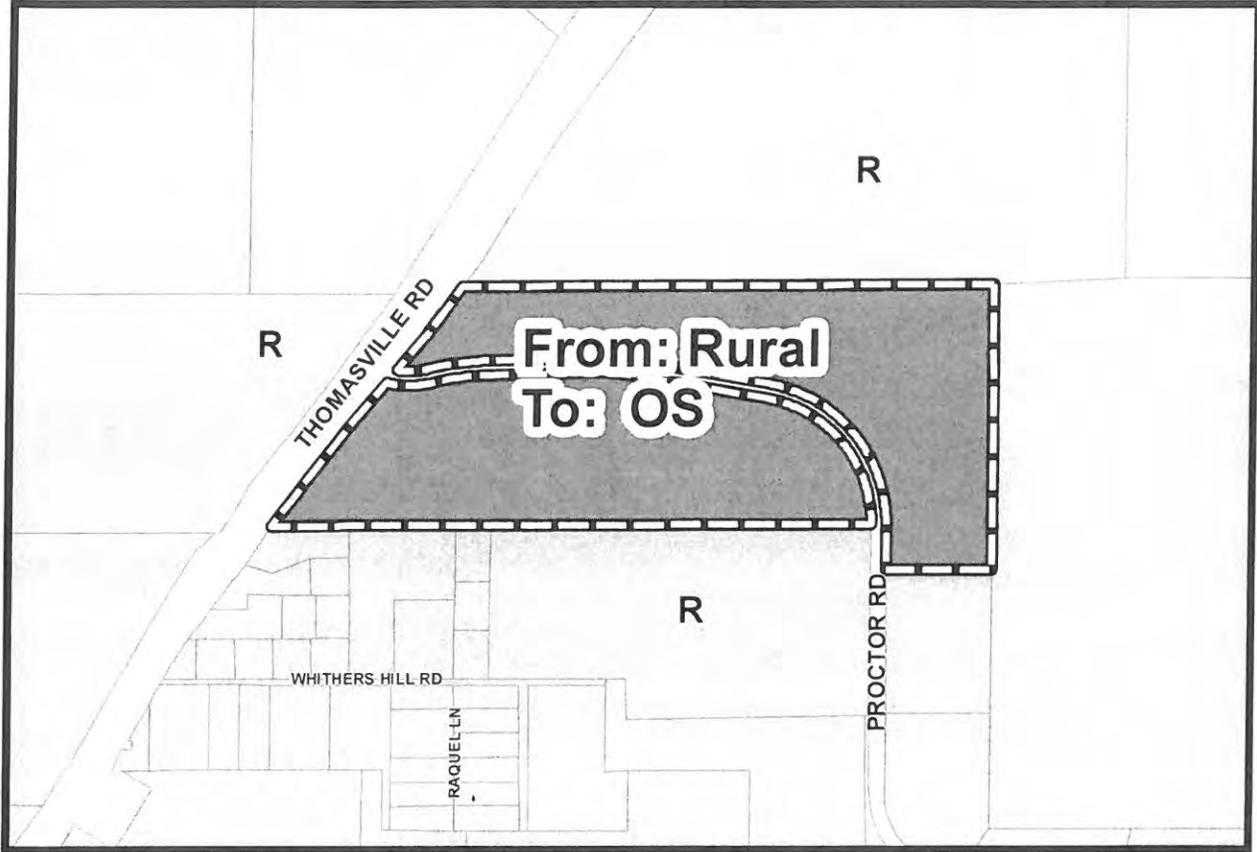
By: _____

APPROVED AS TO FORM:
County Attorney's Office
Leon County, Florida

By: _____
Herbert W. A. Thiele, Esq.
County Attorney

Exhibit A Northeast Park Rezoning

PRZ #140023



GENERAL LOCATION MAP

ATTACHMENT #7
CITY ADOPTION ORDINANCE

ORDINANCE NO. 14-O-29

**AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING
AMENDMENTS TO THE 2030 TALLAHASSEE/LEON COUNTY
COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND
CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the City of Tallahassee to prepare and enforce comprehensive plans for the development of the City; and,

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for the City's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and,

WHEREAS, Ordinance No. 90-O-0076 was enacted on July 16, 1990, to adopt the Tallahassee-Leon County 2010 Comprehensive Plan for the incorporated area of Tallahassee. Leon County also adopted a plan for the unincorporated area of Leon County by separate ordinance; and,

WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is now 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030 Comprehensive Plan pursuant to the latest Evaluation and Appraisal Report; and

1 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City
2 Commission of the City of Tallahassee has held several public work sessions, public
3 meetings and several public hearings with due public notice having been provided, on
4 these amendments to the Comprehensive Plan; and,

5 WHEREAS, on April 8, 2014, pursuant to Section 163.3184, Florida Statutes,
6 the City Commission of the City of Tallahassee transmitted copies of the proposed
7 amendments of the comprehensive plan to the Department of Economic Opportunity
8 and other state and regional agencies for written comment; and,

9 WHEREAS, the City Commission of the City of Tallahassee considered all oral
10 and written comments received during public hearings, including the data
11 collection and analyses packages, the recommendations of the Planning Commission;
12 and,

13 WHEREAS, in exercise of its authority, the City Commission of the City of
14 Tallahassee has determined it necessary and desirable to adopt these amendments to
15 the comprehensive plan to preserve and enhance present advantages; encourage the
16 most appropriate use of land, water and resources, consistent with the public interest;
17 overcome present handicaps; and deal effectively with future problems that may result
18 from the use and development of land within the City of Tallahassee, and to meet all
19 requirements of law.

20 NOW THEREFORE, BE IT ENACTED by the People of the City of Tallahassee,
21 Florida, as follows, that:

22 **Section 1. Purpose and Intent.**

23 This ordinance is hereby enacted to carry out the purpose and intent of, and
24 exercise the authority set out in, Sections 163.3161 through 163.3215, Florida
25 Statutes, the Community Planning Act.

1 **Section 2. Map Amendment.**

2 The ordinance does hereby adopt the following portion of the text attached
3 hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-
4 Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The
5 Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance
6 therewith, being an amendment to the following Plan element:

7 Map Amendment PCM140102, which relates to the Future Land Use Map.

8 **Section 3. Map Amendment.**

9 The ordinance does hereby adopt the following portion of the text attached
10 hereto as Exhibit "A," and made a part hereof, an amendment to the Tallahassee-Leon
11 County 2030 Comprehensive Plan, as amended, and does hereby amend "The
12 Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance
13 therewith, being an amendment to the following Plan element:

14 Map Amendment PCM140104, which relates to the Future Land Use Map.

15 **Section 4. Map Amendment.**

16 The ordinance does hereby adopt the following portion of the text attached
17 hereto as Exhibit "A," and made a part hereof, an amendment to the Tallahassee-Leon
18 County 2030 Comprehensive Plan, as amended, and does hereby amend "The
19 Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance
20 therewith, being an amendment to the following Plan element:

21 Map Amendment PCM140105, which relates to the Future Land Use Map.

22 **Section 5. Map Amendment.**

23 The ordinance does hereby adopt the following portion of the text attached
24 hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-

1 Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The
2 Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance
3 therewith, being an amendment to the following Plan element:

4 Text Amendment PCM 140106, which relates to the Future Land Use Map.

5 **Section 6. Map Amendment.**

6 The ordinance does hereby adopt the following portion of the text attached
7 hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-
8 Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The
9 Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance
10 therewith, being an amendment to the following Plan element:

11 Text Amendment PCM140107, which relates to the Future Land Use Map.

12 **Section 7. Map Amendment.**

13 The ordinance does hereby adopt the following portion of the text attached
14 hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-
15 Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The
16 Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance
17 therewith, being an amendment to the following Plan element:

18 Text Amendment PCM140108, which relates to the Future Land Use Map.

19 **Section 8. Map Amendment.**

20 The ordinance does hereby adopt the following portion of the text attached
21 hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-
22 Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The
23 Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance
24 therewith, being an amendment to the following Plan element:

25 Text Amendment PCM140109, which relates to the Future Land Use Map.

1 **Section 9. Text Amendment.**

2 The ordinance does hereby adopt the following portion of the text attached
3 hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-
4 Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The
5 Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance
6 therewith, being an amendment to the following Plan element:

7 Text Amendment PCT10111, which relates to the Land Use Element.

8 **Section 10. Text Amendment.**

9 The ordinance does hereby adopt the following portion of the text attached
10 hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-
11 Leon County 2030 Comprehensive Plan, as amended, and does hereby amend "The
12 Tallahassee-Leon County 2030 Comprehensive Plan," as amended, in accordance
13 therewith, being an amendment to the following Plan element:

14 Text Amendment PCT140112, which relates to the Land Use Element.

15 **Section 11. Conflict With Other Ordinances and Codes.**

16 All ordinances or parts of ordinances of the Code of Ordinances of the City of
17 Tallahassee, Florida, in conflict with the provisions of this ordinance are hereby
18 repealed to the extent of such conflict.

19 **Section 12. Severability.**

20 If any provision or portion of this ordinance is declared by any court of
21 competent jurisdiction to be void, unconstitutional, or unenforceable, then all
22 remaining provisions and portions of this Ordinance shall remain in full force and
23 effect.

Section 13. Copy on File.

To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon 2030 Comprehensive Plan and these amendments thereto, shall also be located in the Tallahassee-Leon County Planning Department. The Planning Director shall also make copies available to the public for a reasonable publication charge.

Section 14. Effective Date.

The effective date of these Plan amendments shall be according to law and the applicable statutes and regulations pertaining thereto.

INTRODUCED in the City Commission on the _____ day of _____, 2014.

PASSED by the City Commission on the _____ day of _____, 2014.

CITY OF TALLAHASSEE

By: _____
John R. Marks, III
Mayor

ATTEST:

APPROVED AS TO FORM:

By: _____
James O. Cooke, IV
City Treasurer-Clerk

By: _____
Lewis E. Shelley
City Attorney

ATTACHMENT #8

CITY REZONING AGENDA ITEMS

CITY OF TALLAHASSEE	
<i>CITY COMMISSION AGENDA ITEM</i>	
ACTION REQUESTED ON:	May 27, 2014
SUBJECT/TITLE:	First of Two Public Hearings on Ordinance No. 14-Z-21: Proposed Amendment to the Official Zoning Map from the Historical Conservation (HC), Government Operational-1 (GO-1) & Central Urban-45 (CU-45) Zoning Districts to the Government Operational-1 (GO-1) Zoning District with Historic Preservation Overlay (HPO).
TARGET ISSUE:	N/A

STATEMENT OF ISSUE

First of two Public hearings on Ordinance No. 14-Z-21 (Attachment # 1); Proposed Amendment to the Official Zoning Map for the Grove from the Historical Conservation (HC) Zoning District to the Government Operational -1 (GO-1) Zoning District with Historic Preservation Overlay (HPO); the Amendment also proposes the Governor’s Mansion change from the Historical Conservation (HC), Government Operational-1 (GO-1) and Central Urban-45 (CU-45) Zoning Districts to the Government Operational-1 (GO-1) Zoning District with Historic Preservation Overlay (HPO). The Grove is 10.19 acres and the Governor’s Mansion property is 6.69 acres. The total acreage for the properties is 16.88 acres. The properties are bordered by North Duval Street to the west, North Monroe to the east, West 3rd Avenue to the North, and West Georgia Street to the south. This rezoning implements Comprehensive Plan map amendment PCM140107, which is proposed for adoption on May 27, 2014.

RECOMMENDED ACTION

Option 1: Conduct the first public hearing on proposed Ordinance No. 14-Z-21 amending the Official Zoning Map for the Grove from the Historical Conservation (HC) Zoning District to the Government Operational -1 (GO-1) Zoning District with Historic Preservation Overlay (HPO); the Amendment also proposes the Governor’s Mansion from the Historical Conservation (HC), Government Operational-1 (GO-1) & Central Urban-45 (CU-45) to Government Operational-1 (GO-1) Zoning Districts with Historic Preservation Overlay (HPO). Schedule the second and final public hearing for June 25, 2014.

FISCAL IMPACT

No fiscal impacts identified.

For information, please contact: Jiwuan Haley at (850) 891-6400

SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

HISTORY/FACTS & ISSUES

The proposed Ordinance will rezone the subject parcels for the Grove from the Historical Conservation (HC) Zoning District to the Government Operational -1 (GO-1) Zoning District with Historic Preservation Overlay (HPO); the Amendment also proposes the Governor's Mansion change from the Historical Conservation (HC), Government Operational-1 (GO-1) and Central Urban-45 (CU-45) Zoning Districts to the Government Operational-1 (GO-1) Zoning District with Historic Preservation Overlay (HPO). The parcels (shown on Attachment #1) are the subject of an amendment (Map PCM140107) to the Comprehensive Plan during Cycle 2014-1. The City Commission and the Leon County Board of County Commissioners will vote on an ordinance adopting the amendment (Map PCM140107), as well as other Comprehensive Plan amendments, on May 27, 2014. The Comprehensive Plan amendment ordinance scheduled for public hearing during the May 27, 2014 joint City/County Comprehensive Plan Adoption Hearing is a companion ordinance to this rezoning, and adopts the proposed PCM140107 Comprehensive Plan map amendment. If these two Ordinances are adopted as scheduled, they will become effective on approximately July 7, 2014. This Ordinance was introduced at the May 14, 2014 City Commission meeting.

This rezoning is in a posture for final action by the City Commission. The Planning Department and City Treasurer-Clerk's Office advertised the application consistent with State Statutes and the Land Development Code.

OPTIONS

1. Conduct the first public hearing on proposed Ordinance No. 14-Z-21 amending the Official Zoning Map for the Grove from the Historical Conservation (HC) Zoning District to the Government Operational -1 (GO-1) Zoning District with Historic Preservation Overlay (HPO); the Amendment also proposes the Governor's Mansion from the Historical Conservation (HC), Government Operational-1 (GO-1) & Central Urban-45 (CU-45) to Government Operational-1 (GO-1) Zoning Districts with Historic Preservation Overlay (HPO). Schedule the second and final public hearing for June 25, 2014.
2. Provide staff alternative direction.

ATTACHMENTS/REFERENCES

1. Ordinance No. 14-Z-21

ORDINANCE NO. 14-Z-21

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN THE GOVERNMENT OPERATIONAL-1 ZONING DISTRICT WITH HISTORIC PRESERVATION OVERLAY ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE,
FLORIDA, AS FOLLOWS:

SECTION 1: On May 27, 2014 the City Commission approved Ordinance No.14-Z-21, which adopted Comprehensive Amendment #PCM140107. To implement plan amendment #PCM140107 the property, which is the subject of that amendment, as shown in Exhibit A attached hereto, must be rezoned. Accordingly, the following described part or areas of the City of Tallahassee and the same is hereby changed from the Historical Conservation (HC), Government Operational-1 (GO-1) and Central Urban-45 (CU-45) Zoning Districts and hereby designated and established as Government Operational-1 (GO-1) with Historic Preservation Overlay (HPO) on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

PRZ130022: From Historical Conservation (HC), Government Operational-1 (GO-1) and Central Urban-45 (CU-45) Zoning Districts to the Government Operational-1 (GO-1) Zoning District with Historic Preservation Overlay (HPO) :

Those properties shown as Government Operational-1 (GO-1) with Historic Preservation Overlay (HPO) on the map attached hereto as Exhibit A.

SECTION 2. The Mayor and City Treasurer-Clerk are hereby directed to designate and include the above-described area in the City of Tallahassee on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

SECTION 3. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining

provisions and portions of this ordinance shall remain in full force and effect.

SECTION 5. The effective date of this ordinance shall be the effective date of comprehensive plan amendment PCM140107.

INTRODUCED in the City Commission on the 8th day of May, 2014.

PASSED the City Commission on the _____ day of May, 2014.

CITY OF TALLAHASSEE, FLORIDA

John Marks, Mayor

ATTEST:

APPROVED AS TO FORM:

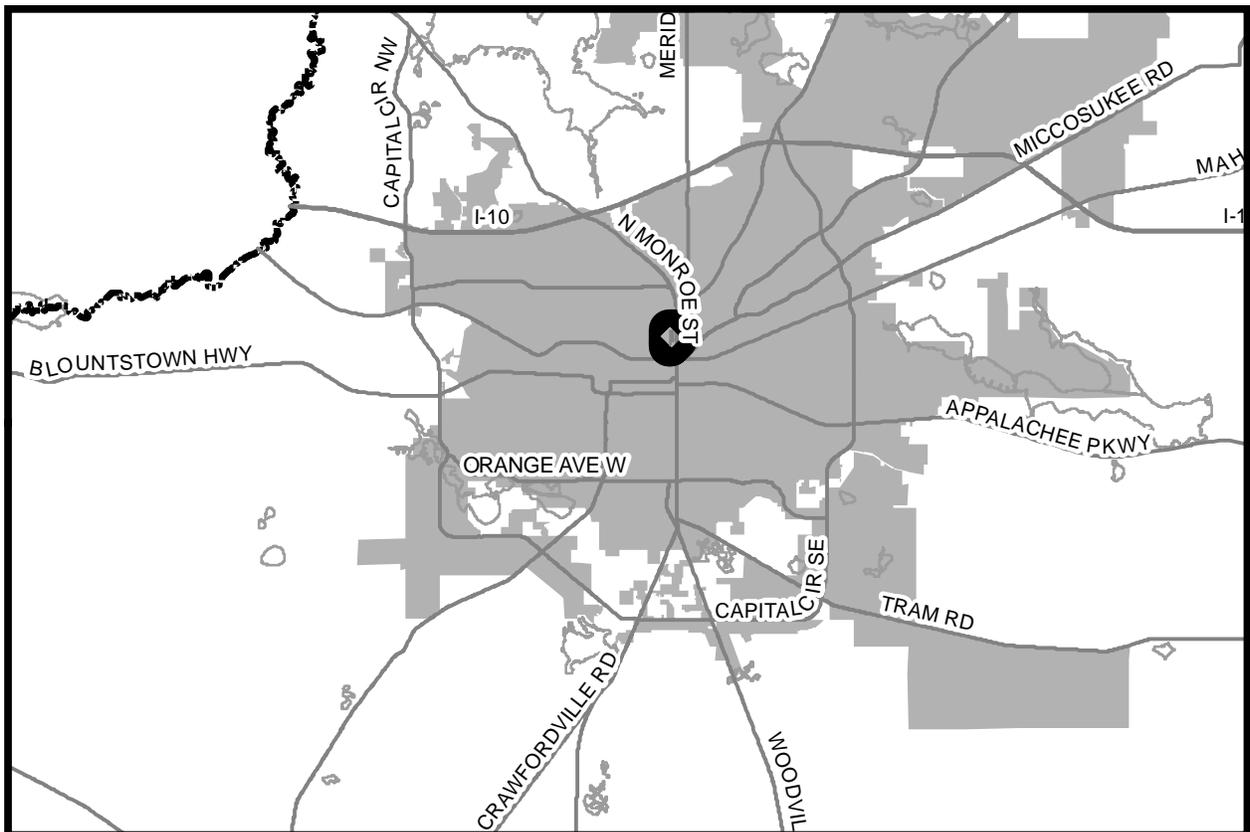
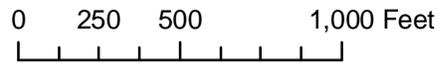
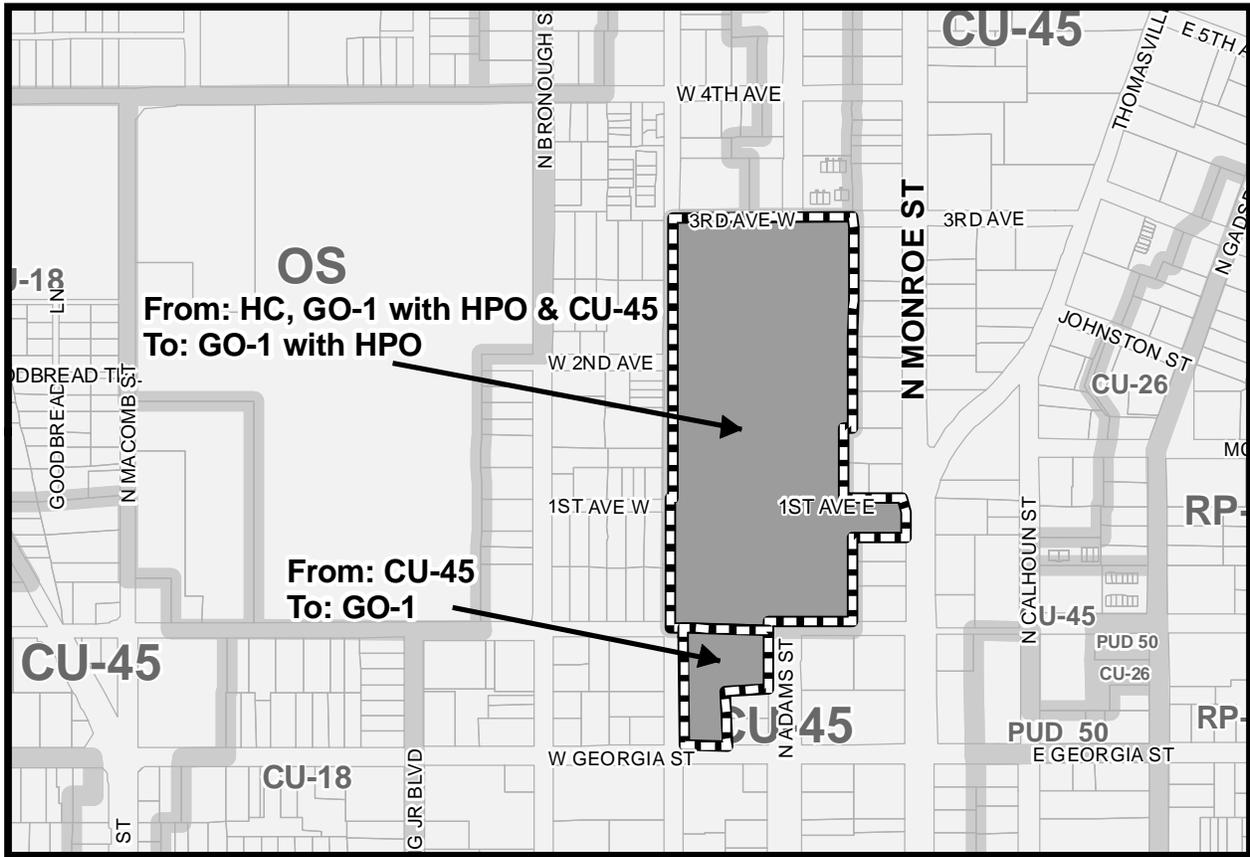
James O. Cooke, IV
City Treasurer Clerk

Lewis E. Shelley, City Attorney

EXHIBIT A

Governor's Mansion & the Grove Rezoning

PRZ #130022



GENERAL LOCATION MAP

CITY OF TALLAHASSEE

CITY COMMISSION AGENDA ITEM

ACTION REQUESTED ON:	May 27, 2014
SUBJECT/TITLE:	First of Two Public Hearings on Ordinance No. 14-Z-20: Proposed Amendment to the Official Zoning Map from the Residential Preservation- 1 (RP-1), University Transition (UT) & Medium Residential-1 (MR-1) Zoning Districts to the Government Operational-1 (GO-1) Zoning District.
TARGET ISSUE:	N/A

STATEMENT OF ISSUE

First of two Public hearing on Ordinance No. 14-Z-20 (Attachment # 1); Proposed Amendment to the Official Zoning Map from the Residential Preservation- 1 (RP-1), University Transition (UT) and Medium Residential-1 (MR-1) Zoning Districts to the Government Operational-1 (GO-1) Zoning District. The property is 63.35 acres and is located north of West Tennessee Street and west of Ocala Road. This rezoning implements Comprehensive Plan map amendment PCM140106, which is proposed for adoption on May 27, 2014.

RECOMMENDED ACTION

Option 1: Conduct the first public hearing on proposed Ordinance No. 14-Z-20 amending the Official Zoning Map from the Residential Preservation- 1 (RP-1), University Transition (UT) and Medium Residential-1 (MR-1) Zoning Districts to the Government Operational-1 (GO-1) Zoning District. Schedule the second and final public hearing for June 25, 2014.

FISCAL IMPACT

No fiscal impacts identified.

For information, please contact: Jiwuan Haley at (850) 891-6400

SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

HISTORY/FACTS & ISSUES

The proposed Ordinance will rezone the subject parcels from the Residential Preservation- 1 (RP-1), University Transition (UT) and Medium Residential-1 (MR-1) Zoning Districts to the Government Operational-1 (GO-1) Zoning District. The parcels (shown on Attachment #1) are the subject of an amendment (Map PCM140106) to the Comprehensive Plan during Cycle 2014-1. The City Commission and the Leon County Board of County Commissioners will vote on an ordinance adopting the amendment (Map PCM140106), as well as other Comprehensive Plan amendments, on May 27, 2014. The Comprehensive Plan amendment ordinance scheduled for public hearing during the May 27, 2014 joint City/County Comprehensive Plan Adoption Hearing is a companion ordinance to this rezoning, and adopts the proposed PCM140106 Comprehensive Plan map amendment. If these two Ordinances are adopted as scheduled, they will become effective on approximately July 8, 2014. This Ordinance was introduced at the May 14, 2014 City Commission meeting.

This rezoning is in a posture for final action by the City Commission. The Planning Department and City Treasurer-Clerk's Office advertised the application consistent with State Statutes and the Land Development Code.

OPTIONS

1. Conduct the first public hearing on proposed Ordinance No. 14-Z-20 amending the Official Zoning Map from the Residential Preservation- 1 (RP-1), University Transition (UT) and Medium Residential-1 (MR-1) Zoning Districts to the Government Operational-1 (GO-1) Zoning District. Schedule the second and final public hearing for June 25, 2014.
2. Provide staff alternative direction.

ATTACHMENTS/REFERENCES

1. Ordinance No. 14-Z-20

ORDINANCE NO. 14-Z-20

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN THE GOVERNMENT OPERATIONAL-1 ZONING DISTRICT WITH HISTORIC PRESERVATION OVERLAY ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE,
FLORIDA, AS FOLLOWS:

SECTION 1: On May 27, 2014 the City Commission approved Ordinance No.14-Z-20, which adopted Comprehensive Amendment #PCM140106. To implement plan amendment #PCM140106 the property, which is the subject of that amendment, as shown in Exhibit A attached hereto, must be rezoned. Accordingly, the following described part or area of the City of Tallahassee and the same is hereby changed from the Residential Preservation- 1 (RP-1), University Transition (UT) & Medium Residential-1 (MR-1) Zoning Districts and hereby designated and established as the Government Operational-1 (GO-1) Zoning District on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

PRZ130021: From the Residential Preservation- 1 (RP-1), University Transition (UT) and Medium Residential-1 (MR-1) Zoning Districts to the Government Operational-1 (GO-1) Zoning District:

Those properties shown as Government Operational-1 (GO-1) Zoning District on the map attached hereto as Exhibit A.

SECTION 2. The Mayor and City Treasurer-Clerk are hereby directed to designate and include the above-described area in the City of Tallahassee on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

SECTION 3. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining

provisions and portions of this ordinance shall remain in full force and effect.

SECTION 5. The effective date of this ordinance shall be the effective date of comprehensive plan amendment PCM140106.

INTRODUCED in the City Commission on the 8th day of May, 2014.

PASSED the City Commission on the _____ day of May, 2014.

CITY OF TALLAHASSEE, FLORIDA

John Marks, Mayor

ATTEST:

APPROVED AS TO FORM:

James O. Cooke, IV
City Treasurer Clerk

Lewis E. Shelley, City Attorney

CITY OF TALLAHASSEE

CITY COMMISSION AGENDA ITEM

ACTION REQUESTED ON:	May 27, 2014
SUBJECT/TITLE:	First and only Public Hearing on Ordinance 14-Z-23: Proposed Amendment to the Official Zoning Map to Change the Zoning Classification from the Industrial (I) Zoning District to the Light Industrial (M-1) Zoning District.
TARGET ISSUE:	N/A

STATEMENT OF ISSUE

This application requests a change to the Official Zoning Map from the Industrial (I) zoning district to the Light Industrial (M-1) zoning district on 6.06 acres located west of Capital Circle Northwest and north of Tharpe Street. The rezoning implements Comprehensive Plan map amendment PCM140103, which is proposed for adoption on May 27, 2014. The proposed ordinance, including a location map is included as Attachment 1.

RECOMMENDED ACTION

Option 1: Adopt Ordinance No. 14-Z-23 amending the Official Zoning Map from the Industrial (I) Zoning District to the Light Industrial (M-1) Zoning District.

FISCAL IMPACT

Staff time required to process the rezoning and costs associated with local and state advertising requirements.

For information, please contact: Debra Thomas at (850) 891-6400.

SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

HISTORY/FACTS & ISSUES

The proposed ordinance will rezone the subject parcel from the Industrial zoning district to the Light Industrial zoning district. The parcel (shown on Attachment #1) is the subject of an amendment (Map PCM140103) to the Comprehensive Plan during Cycle 2014-1. The City Commission and the Leon County Board of County Commissioners will vote on an ordinance adopting the amendment (Map PCM140103), as well as other Comprehensive Plan amendments, on May 27, 2014. The Comprehensive Plan amendment ordinance scheduled for public hearing during the May 27, 2014 joint City/County Comprehensive Plan Adoption Hearing is a companion ordinance to this rezoning, and adopts the proposed PCM140103 Comprehensive Plan map amendment. If these two Ordinances are adopted as scheduled, they will become effective on approximately July 7, 2014.

This amendment requires City Commission action. The Planning Department and City Treasurer-Clerk's Office will notice and advertise the application consistent with State Statutes and the Land Development Code.

OPTIONS

1. Adopt Ordinance No. 14-Z-23 amending the Official Zoning Map from the Industrial (I) Zoning District to the Light Industrial (M-1) Zoning District.
2. Do not adopt Ordinance No. 14-Z-23.
3. Provide staff alternative direction.

ATTACHMENTS/REFERENCES

Attachment #1: Ordinance No. 14-Z-23

ORDINANCE NO. 14-Z-23

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN THE LIGHT INDUSTRIAL (M-1) ZONING DISTRICT ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE,
FLORIDA, AS FOLLOWS:

SECTION 1: On May 27, 2014, the City Commission approved an Ordinance which adopted Comprehensive Amendment #PCM140103. To implement plan amendment #PCM140103 the property, which is the subject of that amendment, as shown in Exhibit A attached hereto, must be rezoned. Accordingly, the following described part or area of the City of Tallahassee and the same is hereby changed from Industrial (I) Zoning District and hereby designated and established as Light Industrial (I) Zoning District on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

PRZ140006: From Industrial (I) Zoning District to the Light Industrial (M-1) Zoning District:

The property shown as Industrial on the map attached hereto as Exhibit A.

SECTION 2. The Mayor and City Treasurer-Clerk are hereby directed to designate and include the above-described area in the City of Tallahassee on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

SECTION 3. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 5. The effective date of this ordinance shall be the effective date of comprehensive plan amendment PCM140103.

INTRODUCED in the City Commission on the 14th day of May, 2014.

PASSED the City Commission on the _____ day of May, 2014.

CITY OF TALLAHASSEE, FLORIDA

John Marks, Mayor

ATTEST:

APPROVED AS TO FORM:

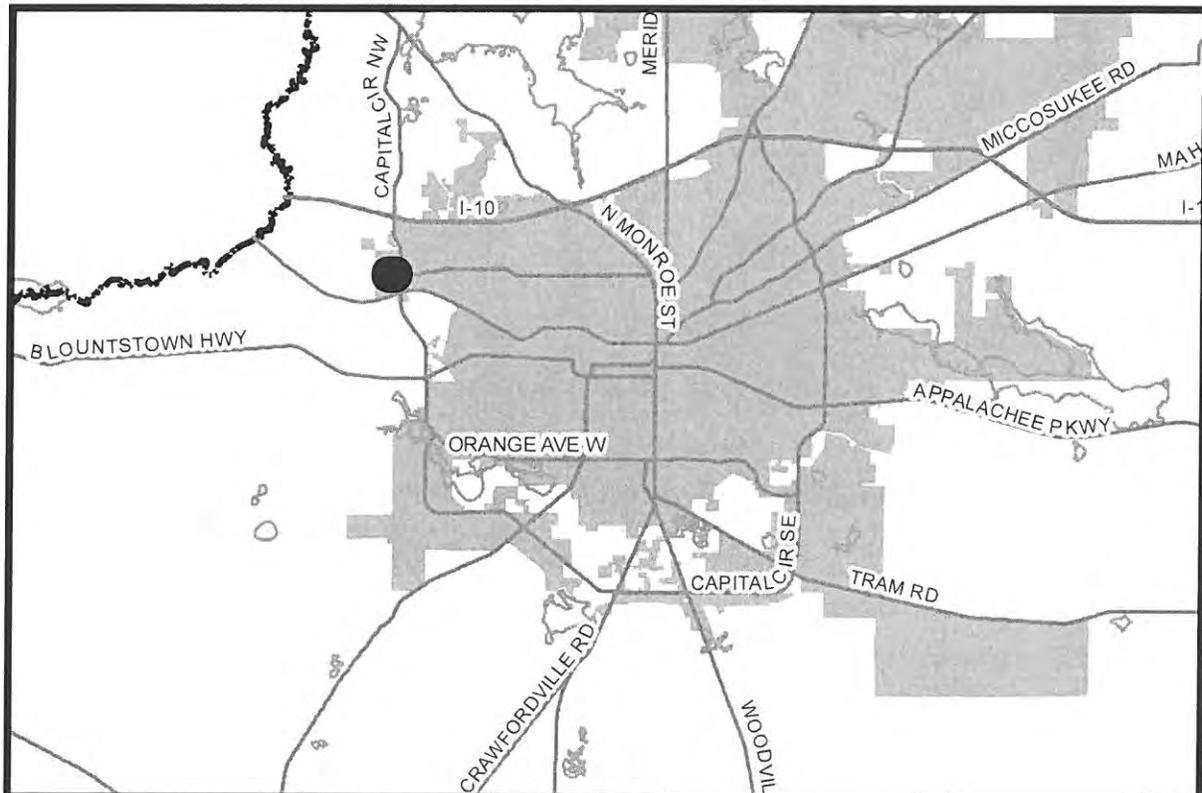
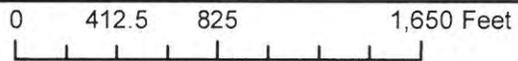
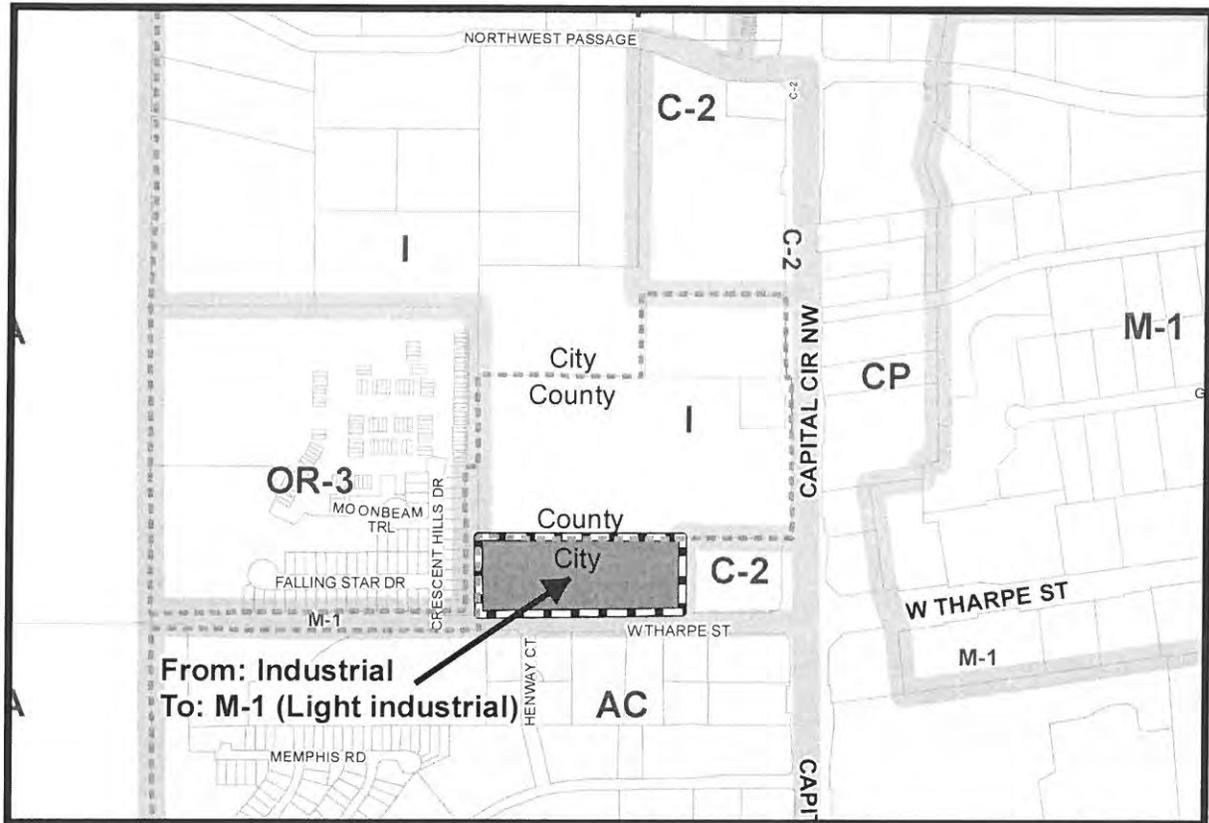
James O. Cooke, IV
City Treasurer Clerk

Lewis E. Shelley, City Attorney

EXHIBIT A

Capital Circle Northwest Rezoning

PRZ #140006



GENERAL LOCATION MAP

CITY OF TALLAHASSEE

CITY COMMISSION AGENDA ITEM

ACTION REQUESTED ON:	May 27, 2014
SUBJECT/TITLE:	First and only Public Hearing on Ordinance No. 14-Z-18: Proposed Amendment to the Official Zoning Map from Historical Preservation (HP) Zoning District to the Office Residential-2 (OR-2) Zoning District with Historic Preservation Overlay (HPO).
TARGET ISSUE:	N/A

STATEMENT OF ISSUE

First and only Public hearing on Ordinance No. 14-Z-18 (Attachment #1); Proposed Amendment to the Official Zoning Map from the Historical Preservation (HP) Zoning District to the Office Residential-2 (OR-2) Zoning District with Historic Preservation Overlay (HPO) on 1.27 acres. The parcels are located south of Lafayette Street within the DeSoto Park Drive cul-de-sac. This rezoning implements Comprehensive Plan map amendment PCM140104, which is proposed for adoption on May 27, 2014

RECOMMENDED ACTION

Option 1: Adopt Ordinance No. 14-Z-18 amending the Official Zoning Map from the Historical Preservation (HP) Zoning District to the Office Residential-2 (OR-2) Zoning District with Historic Preservation Overlay (HPO).

FISCAL IMPACT

No fiscal impacts identified.

For information, please contact: Jiwuan Haley at (850) 891-6400

SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

HISTORY/FACTS & ISSUES

The proposed Ordinance will rezone the subject parcels from the Historic Preservation (HP) Zoning District to the Office Residential-2 (OR-2) Zoning District. The parcels (shown on Attachment #1) are the subject of an amendment (Map PCM140104) to the Comprehensive Plan during Cycle 2014-1. The City Commission and the Leon County Board of County Commissioners will vote on an ordinance adopting the amendment (Map PCM140104), as well as other Comprehensive Plan amendments, on May 27, 2014. The Comprehensive Plan amendment ordinance scheduled for public hearing during the May 27, 2014 joint City/County Comprehensive Plan Adoption Hearing is a companion ordinance to this rezoning, and adopts the proposed PCM140104 Comprehensive Plan map amendment. If these two Ordinances are adopted as scheduled, they will become effective on approximately July 7, 2014. This Ordinance was introduced at the May 14, 2014 City Commission meeting.

This rezoning is in a posture for final action by the City Commission. The Planning Department and City Treasurer-Clerk's Office advertised the application consistent with State Statutes and the Land Development Code.

OPTIONS

1. Adopt Ordinance No. 14-Z-18 amending the Official Zoning Map from the Historic Preservation (HP) Zoning District to the Office Residential-2 (OR-2) Zoning District with Historic Preservation Overlay (HPO).
2. Do not Adopt Ordinance No. 14-Z-18 and retain the current Historic Preservation (HP) zoning designation.

ATTACHMENTS/REFERENCES

1. Ordinance No. 14-Z-18

ORDINANCE NO. 14-Z-18

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN THE OFFICE RESIDENTIAL-2 ZONING DISTRICT WITH HISTORIC PRESERVATION OVERLAY ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE,
FLORIDA, AS FOLLOWS:

SECTION 1: On May 27, 2014 the City Commission approved Ordinance No.14-Z-18, which adopted Comprehensive Amendment #PCM140104. To implement plan amendment #PCM140104 the property, which is the subject of that amendment, as shown in Exhibit A attached hereto, must be rezoned. Accordingly, the following described part or area of the City of Tallahassee and the same is hereby changed from Historical Conservation (HC) Zoning District and hereby designated and established as Office Residential-2 (OR-2) Zoning District with Historic Preservation Overlay (HPO) on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

PRZ130019: From Historical Conservation (HC) Zoning District to the Office Residential-2 Zoning District (OR-2) with Historic Preservation Overlay (HPO):

Those properties shown as Office Residential-2 (OR-2) Zoning District with Historic Preservation Overlay (HPO): on the map attached hereto as Exhibit A.

SECTION 2. The Mayor and City Treasurer-Clerk are hereby directed to designate and include the above-described area in the City of Tallahassee on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

SECTION 3. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 5. The effective date of this ordinance shall be the effective date of comprehensive plan amendment PCM140104.

INTRODUCED in the City Commission on the 8th day of May, 2014.

PASSED the City Commission on the _____ day of May, 2014.

CITY OF TALLAHASSEE, FLORIDA

John Marks, Mayor

ATTEST:

APPROVED AS TO FORM:

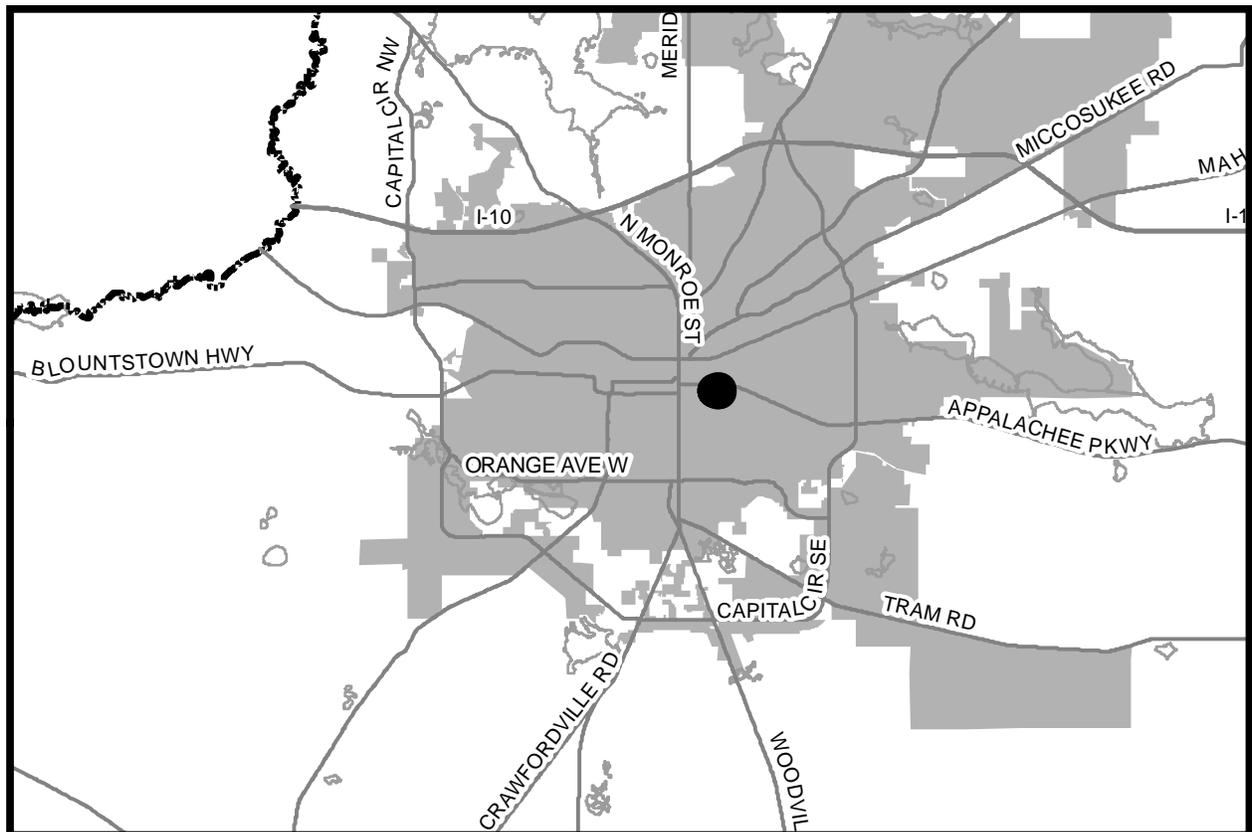
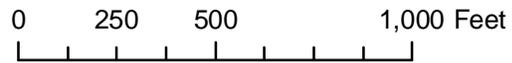
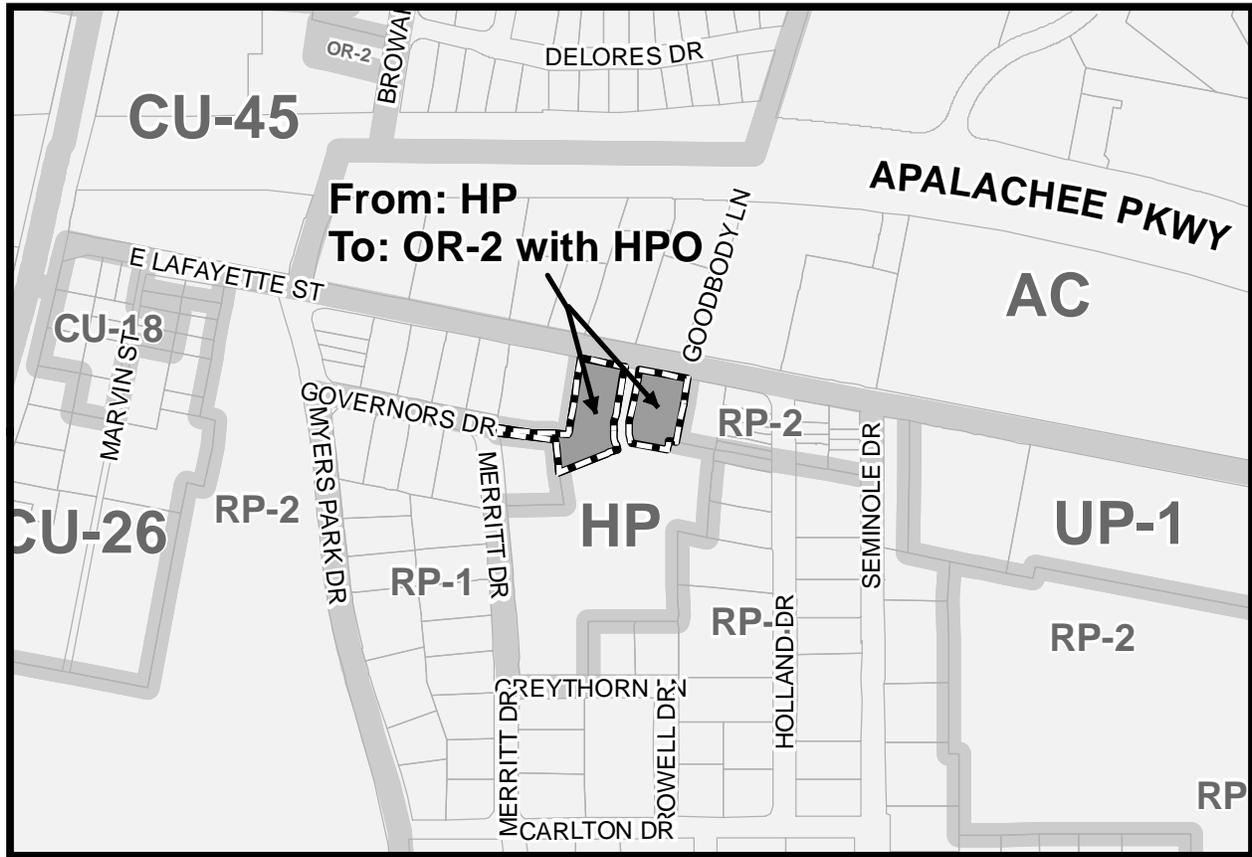
James O. Cooke, IV
City Treasurer Clerk

Lewis E. Shelley, City Attorney

EXHIBIT A

Desoto Park Drive Rezoning

PRZ #130019



GENERAL LOCATION MAP

CITY OF TALLAHASSEE

CITY COMMISSION AGENDA ITEM

ACTION REQUESTED ON:	May 27, 2014
SUBJECT/TITLE:	First and only Public Hearing on Ordinance No. 14-Z-19: Proposed Amendment to the Official Zoning Map from Historical Preservation (HP) Zoning District to the Neighborhood Boundary Office (NBO) Zoning District with Historic Preservation Overlay (HPO).
TARGET ISSUE:	N/A

STATEMENT OF ISSUE

First and only Public hearing on Ordinance No. 14-Z-19 (Attachment #1); Proposed Amendment to the Official Zoning Map from the Historical Preservation (HP) Zoning District to the Neighborhood Boundary Office (NBO) Zoning District with Historic Preservation Overlay (HPO) on 0.39 acres. The parcel is located north of the intersection of North Meridian Street and Miccosukee Road. This rezoning implements Comprehensive Plan map amendment PCM140105, which is proposed for adoption on May 27, 2014

RECOMMENDED ACTION

Option 1: Adopt Ordinance No. 14-Z-19 amending the Official Zoning Map from the Historical Preservation (HP) Zoning District to the Neighborhood Boundary Office Zoning District with Historic Preservation Overlay (HPO).

FISCAL IMPACT

No fiscal impacts identified.

For information, please contact: Jiwuan Haley at (850) 891-6400

SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

HISTORY/FACTS & ISSUES

The proposed Ordinance will rezone the subject parcels from the Historic Preservation (HP) Zoning District to the Neighborhood Boundary Office Zoning District. The parcels (shown on Attachment #1) are the subject of an amendment (Map PCM140105) to the Comprehensive Plan during Cycle 2014-1. The City Commission and the Leon County Board of County Commissioners will vote on an ordinance adopting the amendment (Map PCM140105), as well as other Comprehensive Plan amendments, on May 27, 2014. The Comprehensive Plan amendment ordinance scheduled for public hearing during the May 27, 2014 joint City/County Comprehensive Plan Adoption Hearing is a companion ordinance to this rezoning, and adopts the proposed PCM140105 Comprehensive Plan map amendment. If these two Ordinances are adopted as scheduled, they will become effective on approximately July 7, 2014. This Ordinance was introduced at the May 14, 2014 City Commission meeting.

This rezoning is in a posture for final action by the City Commission. The Planning Department and City Treasurer-Clerk's Office advertised the application consistent with State Statutes and the Land Development Code.

OPTIONS

1. Adopt Ordinance No. 14-Z-19 amending the Official Zoning Map from the Historic Preservation (HP) Zoning District to the Neighborhood Boundary Office Zoning District with Historic Preservation Overlay (HPO).
2. Do not Adopt Ordinance No. 14-Z-19 and retain the current Historic Preservation (HP) zoning designation.

ATTACHMENTS/REFERENCES

1. Ordinance No. 14-Z-19

ORDINANCE NO. 14-Z-19

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN THE NEIGHBORHOOD BOUNDARY OFFICE ZONING DISTRICT WITH HISTORIC PRESERVATION OVERLAY ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE,
FLORIDA, AS FOLLOWS:

SECTION 1: On May 27, 2014 the City Commission approved Ordinance No.14-Z-19, which adopted Comprehensive Amendment #PCM140105. To implement plan amendment #PCM140105 the property, which is the subject of that amendment, as shown in Exhibit A attached hereto, must be rezoned. Accordingly, the following described part or area of the City of Tallahassee and the same is hereby changed from Historical Conservation (HC) Zoning District and hereby designated and established as Neighborhood Boundary Office (NBO) Zoning District with Historic Preservation Overlay (HPO) on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

PRZ130020: From Historical Conservation (HC) Zoning District to the Neighborhood Boundary Office (NBO) Zoning District with Historic Preservation Overlay (HPO):

Those properties shown as Neighborhood Boundary Office (NBO) Zoning District with Historic Preservation Overlay (HPO): on the map attached hereto as Exhibit A.

SECTION 2. The Mayor and City Treasurer-Clerk are hereby directed to designate and include the above-described area in the City of Tallahassee on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

SECTION 3. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 5. The effective date of this ordinance shall be the effective date of comprehensive plan amendment PCM140105.

INTRODUCED in the City Commission on the 8th day of May, 2014.

PASSED the City Commission on the _____ day of May, 2014.

CITY OF TALLAHASSEE, FLORIDA

John Marks, Mayor

ATTEST:

APPROVED AS TO FORM:

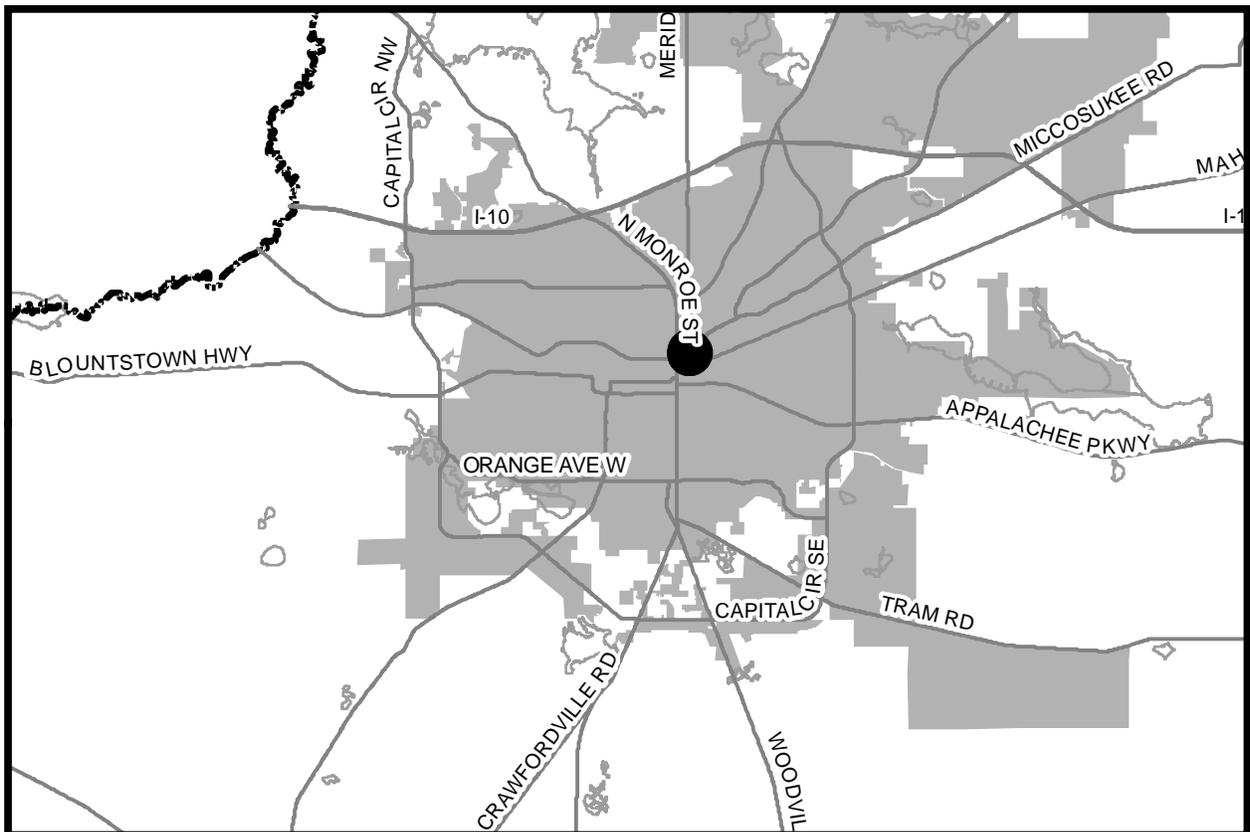
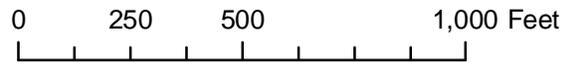
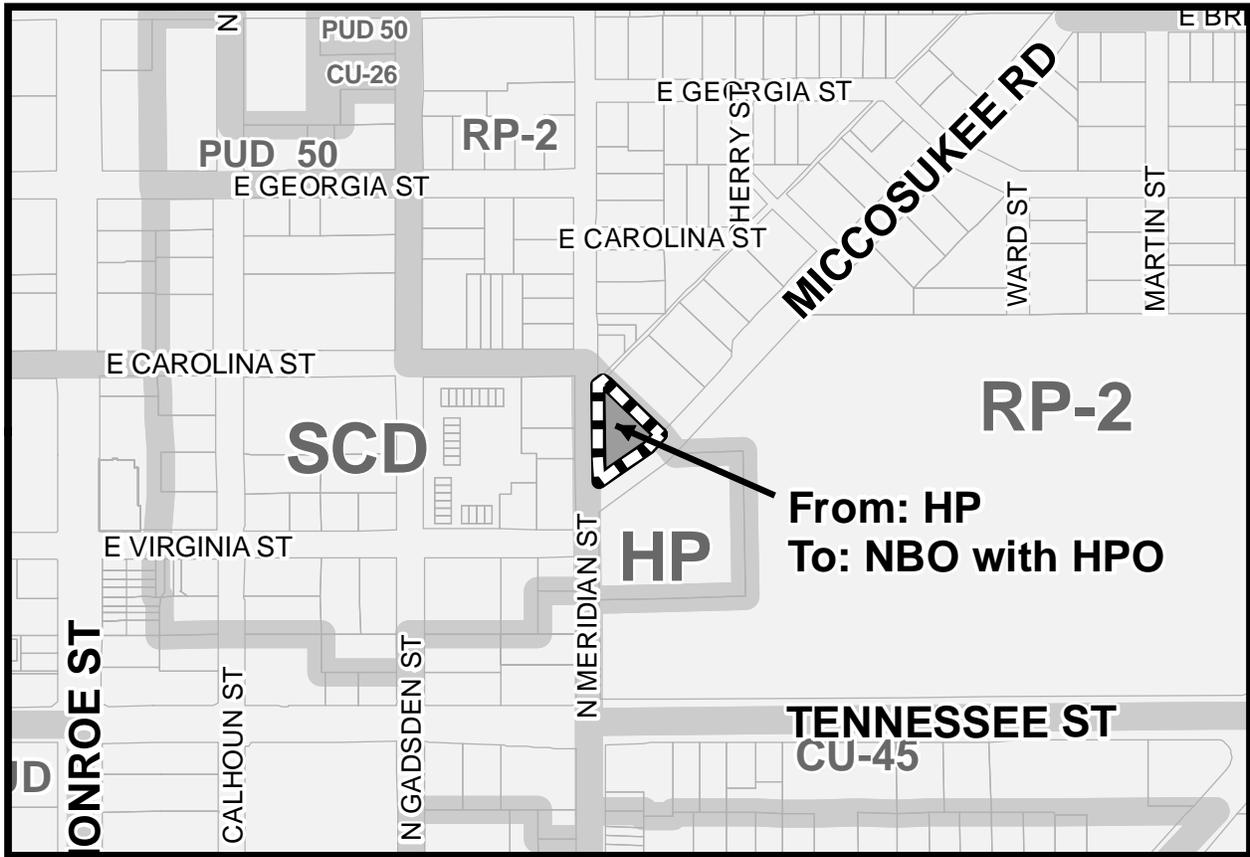
James O. Cooke, IV
City Treasurer Clerk

Lewis E. Shelley, City Attorney

EXHIBIT A

180 Consulting Rezoning

PRZ #130020



GENERAL LOCATION MAP

CITY OF TALLAHASSEE

CITY COMMISSION AGENDA ITEM

ACTION REQUESTED ON:	May 27, 2014
SUBJECT/TITLE:	First of Two Public Hearings on Ordinance No. 14-Z-22: Proposed Amendment to the Official Zoning Map from Lake Protection and Residential Preservation -1 to Open Space.
TARGET ISSUE:	N/A

STATEMENT OF ISSUE

First of two Public hearing on Ordinance No. 14-Z-22 (Attachment # 1); Proposed Amendment to the Official Zoning Map from the Lake Protection (LP) and Residential Preservation -1 (RP-1) zoning districts to the Open Space (OS) zoning district on three parcels totaling approximately 858 acres located east of Meridian Road between Maclay and Miller Landing roads. This rezoning implements Comprehensive Plan map amendment PCM140109, which is proposed for adoption on May 27, 2014.

RECOMMENDED ACTION

Option 1: Conduct the first public hearing on proposed Ordinance No. 14-Z-22 amending the Official Zoning Map from the Lake Protection (LP) and Residential Preservation -1 (RP-1) zoning districts to the Open Space (OS) Zoning District. Schedule the second and final public hearing for June 25, 2014.

FISCAL IMPACT

No fiscal impacts identified.

For information, please contact: Stephen Hodges at (850) 891-6400

SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

HISTORY/FACTS & ISSUES

The proposed ordinance will rezone the subject parcel from the Lake Protection (LP) and Residential Preservation -1 (RP-1) zoning districts to the Open Space zoning district. The parcels (shown on Attachment #1) are the subject of an amendment (Map PCM140109) to the Comprehensive Plan during Cycle 2014-1. The City Commission and the Leon County Board of County Commissioners will vote on an ordinance adopting the amendment (Map PCM140109), as well as other Comprehensive Plan amendments, on May 27, 2014. The Comprehensive Plan amendment ordinance scheduled for public hearing during the May 27, 2014 joint City/County Comprehensive Plan Adoption Hearing is a companion ordinance to this rezoning, and adopts the proposed PCM140109 Comprehensive Plan map amendment. If these two Ordinances are adopted as scheduled, they will become effective on approximately July 7, 2014.

This rezoning is in a posture for final action by the City Commission. The Planning Department and City Treasurer-Clerk's Office advertised the application consistent with State Statutes and the Land Development Code.

OPTIONS

1. Conduct the first public hearing on proposed Ordinance No. 14-Z-20 amending the Official Zoning Map from the Lake Protection (LP) and Residential Preservation -1 (RP-1) zoning districts to the Open Space (OS) Zoning District. Schedule the second and final public hearing for June 25, 2014.
2. Provide staff alternative direction.

ATTACHMENTS/REFERENCES

1. Ordinance No. 14-Z-22

ORDINANCE NO. 14-Z-22

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN THE OPEN SPACE (OS) ZONING DISTRICT ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE,
FLORIDA, AS FOLLOWS:

SECTION 1: On May 27, 2014, the City Commission approved an Ordinance which adopted Comprehensive Amendment #PCM140109. To implement plan amendment #PCM140109, the property, which is the subject of that amendment, as shown in Exhibit A attached hereto, must be rezoned. Accordingly, the following described part or area of the City of Tallahassee and the same is hereby changed from Lake Protection (LP) & Residential Preservation (RP-1) Zoning District is hereby designated and established as Open Space (OS) Zoning District on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

PRZ140005: From Lake Protection (LP) and Residential Preservation -1 (RP-1) zoning districts to the Open Space zoning district:

The property shown as Lake Protection and Residential Protection - 1 on the map attached hereto as Exhibit A.

SECTION 2. The Mayor and City Treasurer-Clerk are hereby directed to designate and include the above-described area in the City of Tallahassee on the official zoning map of the City of Tallahassee adopted and established by the City Commission.

SECTION 3. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 5. The effective date of this ordinance shall be the effective date of comprehensive plan amendment PCM140109.

INTRODUCED in the City Commission on the 14th day of May, 2014.

PASSED the City Commission on the _____ day of _____, 2014.

CITY OF TALLAHASSEE, FLORIDA

John Marks, Mayor

ATTEST:

APPROVED AS TO FORM:

James O. Cooke, IV
City Treasurer Clerk

Lewis E. Shelley, City Attorney

ATTACHMENT #9
STAFF REPORT – PCM140102

MAP AMENDMENT #: PCM140102

APPLICANT: Tallahassee-Leon County Planning Department

TAX I.D. # s: 11-32-20-415-0000 and 11-32-20-416-0000 (±7.24 acres)

CITY X COUNTY

CURRENT DESIGNATION: Urban Residential -2 (UR-2)

REQUESTED DESIGNATION: Planned Development (PD)

DATE: January 8, 2014

PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140102

A. SUMMARY:

This is a request to change the Future Land Use Map from Urban Residential-2 (UR-2) to Planned Development (PD) on two parcels totaling 7.24 acres located at the intersection of Blair Stone Road and Governors Square Boulevard on the eastside. The existing Urban Residential-2 category allows a variety of housing types (up to 20 units per acre), but does not permit office and commercial development. The Planned Development future land use category is intended for a mixed of land uses, including residential, office, and commercial development. The subject site is part of Governor's Park Corners, a 31-acre mixed use development established through a 163 Development Agreement. With regards to the subject parcels, the Development Agreement allows office and multi-family uses on the parcels. However, during the Comprehensive Plan Reform Project in 2007, the parcels were erroneously placed in the Urban Residential-2 land use category which does not allow some of the uses authorized in the Development Agreement. This amendment will correct the error by designating the parcels with the appropriate Planned Development future land use category.

In addition to this amendment, a Planned Unit Development (PUD) rezoning application is proposed for submittal by the property owner in the near future. The property owner supports the proposed amendment.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

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

1. In 2007, the subject parcels were erroneously placed in the Urban Residential-2 land use category during the Comprehensive Plan Reform Project. This designation was not an appropriate category because the parcels were part of a target planning area proposed for

a mix of uses, including residential, office and commercial development. While the existing Urban Residential- 2 allows for a variety of housing types, it does not permit office and commercial uses.

2. The subject parcels are part of Governor's Park Corners, a 31-acre mixed use development established through a 163 Development Agreement (DA) with the City of Tallahassee and the property owner. With regards to the parcels, the Development Agreement allows for office and multi-family uses. The proposed amendment will restore the development potential of the parcels under the DA and eliminate the inconsistency between the Future Land Use Map designation and the proposed use of the parcels.
3. The proposed Planned Development category is consistent with the current land use patterns in the area and the mix of uses proposed for the parcels. Land uses near the site include office, retail, commercial, recreation and mixed housing types.

C. APPLICANT'S REASON FOR THE AMENDMENT:

This map amendment has been initiated by the Tallahassee-Leon County Planning Department to correct a mapping error that occurred during the Comprehensive Plan Reform project. Comprehensive Plan Reform re-designated over 28,000 parcels from Mixed Use into new future land use categories. Because of the magnitude of the project, an error was made and the subject properties were affected. During Comp Plan Reform, the properties were changed from Mixed Use C to Urban Residential- 2, which was not an appropriate designation based on the proposed use of the parcels under an existing Development Agreement for which the two parcels are included.

D. STAFF ANALYSIS:

Location and Existing Adjacent Land Uses

The subject site consists of two vacant parcels located at the intersection of Blairstone Road and Governors Square Boulevard on the eastside. Adjacent land uses include multifamily housing and open space (the future Governors Park) to the south and north and east of the parcels and Blairstone Road to the west. Governor's Square Mall is also located across the street from the site.

The subject parcels have a current Future Land Use Map designation of Urban Residential- 2 and a zoning designation of Target Planning Area. The area is within the City and the Urban Service Area but is just outside the Multimodal Transportation District (MMTD).

Current Future Land Use Map Designation: Urban Residential-2

Land Use Policy 2.2.24 establishes the Urban Residential-2 land use category. The primary intent of this category is to encourage a wide range of housing densities to promote infill

development and efficient use of infrastructure. The category may also serve as a transition between lower density residential land use categories and more intense development. Under this category, townhouses, single-family detached, two-family, multiple-family dwellings, as well as community facilities related to residential uses are allowed, while office and commercial development are not permitted.

Proposed Future Land Use Map Designation: Planned Development

Land Use Objective 6.1 establishes the Planned Development land use category. Prior to Comprehensive Plan Reform in 2007, this land use category was called “Target Planning Area”. This category was assigned to large, undeveloped tracts of land for which more detailed planning was required to establish the most appropriate mix and arrangement of uses. The requested Planned Development category allows for a mix of land uses, including a variety of residential unit types up to 20 units per acre, and complementary non-residential uses. Under the category, the appropriate mix of uses will be established at the time of development through the development of regional impact and/or Planned Unit Development processes.

Major Planning Issues Analysis

The vicinity of the subject site is comprised of several development patterns, including Activity Center, Urban Residential and Open Space. The areas adjacent to the subject site consist of metes and bounds parcels that are part of a targeted planning area. Included nearby are also multi-family units in the form of apartments. Immediately west of Blairstone Road is an activity center that includes Governor’s Square Mall.

The subject properties were previously in the Mixed Use future land use category and as a result of Comprehensive Plan Reform were placed in Urban Residential- 2. The difference between the Mixed Use category and Urban Residential - 2 is the prohibition of retail, office or light industrial uses. Comprehensive Plan Map Amendment 2006-2-M-010 implemented the future land use map recommendations identified in the Comprehensive Plan Reform Report by the Planning Department and the consultant who worked on the project. The amendment eliminated the Mixed Use designation from the Future Land Use Map and replaced it with clearer categories to provide better guidance as to how the community would develop. These categories included Residential Preservation, Urban Residential- 2, University Transition, Suburban, and Planned Development. The Comp Plan Reform amendment involved over 28,000 parcels, and because of the size of the project, an error was made and the subject properties were inadvertently assigned to an inappropriate category.

Staff surmises that the subject site was assigned to the Urban Residential- 2 land use category because it was adjacent to a multi-family apartment complex and consisted of two vacant parcels. However, the designation was not appropriate because the properties were part of a target planning area and Development Agreement that provided for a mix of uses, including office and commercial. The subject site is a part of Governor’s Park Corner, a 31-acre mixed use development established through a 163 Development Agreement with the City of Tallahassee and the property owner. With regards to the subject properties, the Development Agreement allows office and multi-family uses on the properties. The proposed amendment will restore the

development rights of the properties under the Development Agreement and eliminate the inconsistency between the Future Land Use Map designation and the proposed use of the properties.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features: The subject property is within the Lake Lafayette drainage basin. Although the two subject parcels are heavily forested, the County's environmentally sensitive maps currently indicate no protected or other significant environmental features onsite. An onsite Natural Features Inventory may reveal the presence of other unknown environmental features.
2. Water/Sewer: City water and sewer are available to the area.
3. Transportation:

Transit Availability: The surrounding area and subject parcels are serviced by Star Metro, along Park Avenue and Governor Square Mall.

Bicycle/Pedestrian Facilities Availability: For the most part, the area of the request is serviced with sidewalks and bicycle lanes, including the majority of Blairstone Road in the vicinity of the request. The exception is the area adjacent to the subject site south of Governor's Square Boulevard on Blairstone Road.

Transportation Analysis and Conclusion:

Blairstone Road is a major collector road. The subject site is within the City and the Urban Service Area but just outside the Multimodal Transportation District. Policy 1.2.2 of the Capital Improvements Element requires that future development shall pay for its proportional share of the capital improvements needed to address the impact of such development. If deficiencies are anticipated, local government may use a "significant benefit" approach to assess proportionate fair-share mitigation in order to schedule improvements addressing the identified deficiency (ies) on the impacted facility (ies) to meet the requirements for financial feasibility. Future development on the subject site can mitigate under this policy by paying its proportional share of any needed improvements to provide sufficient capacity into the Significant Benefits account for this area of the County. Preliminary traffic impact analysis was provided as part of the Development Agreement pertaining to the subject site. However, as part of the development of a Planned Unit Development, the property owner will be required to specifically identify allowable land uses, their densities and intensities, all specific impacts from this proposed development, the phasing of development and any required infrastructure or other mitigation, including transportation impacts.

Schools: The subject site is in the Apalachee, Fairview and Rickards school attendance zones. As the existing and requested future land use categories both allow up to 20 dwelling units per acre, there is no increase in potential students based on the maximum residential development allowed under the requested category. Final school concurrency calculations will be conducted in the future when a site plan for proposed development is submitted.

F. CONCLUSION:

Based on the above data and analysis, staff concludes the following:

1. In 2007, the subject parcels were erroneously placed in the Urban Residential-2 land use category during the Comprehensive Plan Reform Project. This designation was not an appropriate category because the parcels were part of a target planning area proposed for a mix of uses, including residential, office and commercial development. While the existing Urban Residential-2 allows for a variety of housing types, it does not permit office and commercial uses.
2. The subject parcels are part of Governor's Park Corners, a 31-acre mixed use development established through a 163 Development Agreement (DA) with the City of Tallahassee and the property owner. With regards to the parcels, the development Agreement allows for office and multi-family uses. The proposed amendment will restore the development potential of the parcels under the DA and eliminate the inconsistency between the Future Land Use Mad designation and the proposed use of the parcels.
3. The proposed Planned Development category is consistent with the current land use patterns in the area and the mix of uses proposed for the parcels. Land uses near the site include office, retail, commercial, recreation and mixed housing types.

Thus, based on the data, analysis, and conclusions, staff is recommending approval of this amendment.

ATTACHMENT #10
STAFF REPORT – PCM140103

PCM140103

MAP AMENDMENT #: PCM140103

APPLICANT: Leon County Board of County Commissioners

TAX I.D. # s:

Original Request: 21-19-51-049-1100, 21-19-51-051-1110, 21-19-51-051-1111 (±23.50 acres)

Staff Recommended Expansion Parcel: 21-19-55 A0010 (±6.06 acres)

CITY X COUNTY X

CURRENT DESIGNATION: Industrial

REQUESTED DESIGNATION: Suburban

DATE: February 13, 2014

PRELIMINARY STAFF RECOMMENDATION: Approve the amendment as expanded to include 4 properties and 29.56 acres.

A. SUMMARY:

This is a request to change the Future Land Use Map designation from "Industrial" to "Suburban" on three parcels totaling 23.50 acres located at Capital Circle Northwest, between Tharpe Street and the Northwest Passage. Staff also recommends expanding the boundary of the proposed change to incorporate one additional developed parcel to the south of the request that is currently designated as Industrial. The existing Industrial category is intended to be the proper location for storage, manufacturing, distribution, and wholesaling activities with the potential for producing detectable negative off-site impacts (such as smoke, dust, particulate matter, noxious gases, noise, and vibration). The Industrial category also accommodates uses that have considerable impacts on infrastructure and utilities and is intended to be located with access and facilities for truck and/or rail shipment, transfer, or delivery.

Two of the parcels, at this location, have been developed with structures not designed for industrial use (the Moose Lodge and a vacant retail building) and the rear of the third parcel is adjacent to Crescent Hills subdivision and condominiums. The fourth, staff recommended expansion parcel, is located in the City Limits and consists of a commercial park. The proposed Suburban category is more consistent with the existing development patterns, current uses, and expected future development demands. The category allows for a variety of office, retail and commercial uses and housing up to 20 units per acre. The property owners of the subject site have expressed an interest in this amendment to help expand economic opportunities and for the protection of their current uses. On September 24, 2013, the Board of County Commissioners initiated this amendment to further the following strategic initiative:

(EC2) - "Identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity (rev.2013)."

In addition, an implementing rezoning application has been filed concurrent with this amendment requesting a zoning change from Industrial to Commercial Parkway (CP) for the three parcels located in the County and Light Industrial (M-1) for the parcel located in the City.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. The proposed change for the 4 properties is consistent with the Comprehensive Plan in that it concentrates development into a location that offers the greater opportunity for higher density and mixture of uses consistent with the Urban Service Area policies.
2. The proposed change furthers several strategies and recommendations from the Board of County Commissioners FY2012 & FY2013 Strategic Initiatives, including Strategic Priority (EC2) “Support business expansion and job creation....” and Strategic Initiative (EC2) “Identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity.”
3. The subject parcels are within an urban node currently providing commercial/retail uses for nearby neighborhoods. Such nodes can be characterized by a mix of higher intensity services and uses, more dense housing choices, easy access to mass transit, and increased walkability made possible by an interconnected sidewalk system.
4. The proposed Suburban category is consistent with the mix of land use patterns in the area. Land uses near the site include office, commercial, and mixed housing densities. The subject site is also in close proximity to shopping and employment opportunities and is served by transit, sidewalks, and central water and sewer, all of which promote the intent of the category.

C. APPLICANT’S REASON FOR THE AMENDMENT:

This amendment furthers Board of County Commissioners Strategic Initiative # EC2 to “identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity (rev. 2013).” The proposed amendment will support the expansion and redevelopment of the subject sites and provide a future land use category that is consistent with the development patterns and existing uses in the area. The subject parcels are owned by Earnest Steele and the Loyal Order of Moose. The three parcels are located in unincorporated Leon County and have frontage on Capital Circle Northwest. Two of the parcels have been developed with structures not designed for industrial use (the Moose Lodge and a glass front retail type building), and the back of the third parcel is adjacent to the Crescent Hills subdivision and condominiums. The subject property owners have expressed an interest in this amendment to help expand opportunities for economic activity, and to protect their current uses.

D. STAFF ANALYSIS:

At their December 2012 Retreat, the Board of County Commissioners amended an existing strategic initiative to include “identifying revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity.” Specifically,

staff was asked to examine the Industrial zoned lands, and uses allowed in Industrial and Light Industrial districts. The proposed amendment furthers this strategic initiative of the Board. It is also consistent with the Comprehensive Plan in that it concentrates development into a location that offers the greater opportunity for higher density and mixture of uses consistent with the Urban Service Area policies.

The Industrial future land use category is intended to be the proper location for storage, manufacturing, distribution, and wholesaling activities with the potential for producing detectable negative off-site impacts (such as smoke, dust, particulate matter, noxious gasses, noise, and vibration). It also accommodates uses that have considerable impacts on infrastructure and utilities and is to be located with access and facilities for truck and/or rail shipment, transfer, or delivery. Ancillary commercial uses such as offices, childcare, and restaurants, designed and limited to serve persons working in the district are allowed. Other commercial uses are not allowed because they have the potential to encroach upon or displace industrial uses, for which appropriate locations are at a premium.

Staff has been in contact with two land owners with property currently located in the Industrial district adjacent to Capital Circle Northwest. These owners have expressed an interest in a Comprehensive Plan amendment and rezoning to a different district to help expand opportunities for economic activity and for protection of their current uses. The properties are owned by Mr. Earnest Steele and the Loyal Order of Moose. The three parcels are located in the unincorporated County and have frontage on Capital Circle Northwest. Two of the parcels have been developed with structures not designed for industrial use (the Moose Lodge, and a glass front retail type building) and the back of the third parcel is adjacent to the Crescent Hills subdivision and condominiums.

In staff's review of the subject site and surrounding area, it was noted that an additional parcel would be appropriate for consideration in this amendment request because of its location and current use. The parcel is in the City limits and is located immediately south of the subject site. The parcel (ID 21-19-55 A0010) consists of a commercial park with warehousing, office, and light industrial uses more appropriate for the Suburban future land use category. The parcel is owned by Huntley Park LLC and consists of approximately 6.06 acres. The property owner representative has informed staff that he would like to be included in the proposed amendment, and staff has expanded the proposed amendment to include the site (see current uses map in the introductory map set to this report).

Removing acreage from the Industrial district is to be approached with attention. It is generally accepted that establishing new Industrial areas is very difficult due to the potential for off-site impacts from the types of uses allowed. There are currently 490 acres of Industrial lands in Leon County (including City Limits). This is down from 972 acres when the district was established in 1991, a 50% decrease. While much of this may have been necessary to correct the less than anticipated need for Industrial land, it is worth noting this decrease. The following table provides information on the existing acres of Industrial land in unincorporated Leon County and the City of Tallahassee. The table provides additional information regarding the presence of wetlands and vacant areas in the Industrial district. The proposed amendment for the Steele and Moose properties is a total of 23.5 acres, 18 of which are vacant.

Table 1: Acres Data on Industrial Land in Leon County

Description	Acres
Total Industrial in Unincorporated Leon County	314
Total Industrial in City Limits	176
<i>Leon County Total Industrial</i>	<i>490</i>
Total Industrial less wetlands (Unincorporated)	294
Total Industrial less wetlands (City Limits)	135
<i>Leon County Total Industrial less wetlands</i>	<i>429</i>
Total Vacant Industrial (Unincorporated)	69
Total Vacant Industrial (City Limits)	101
<i>Leon County Total Vacant Industrial</i>	<i>170</i>
Total Vacant Industrial less wetlands (Unincorporated)	65
Total Vacant Industrial less wetlands (City Limits)	74
<i>Leon County Total Vacant Industrial less wetlands</i>	<i>139</i>

Proposed Future Land Use Map Designation: Suburban

The proposed Suburban future land use category permits a wide range of uses from housing up to 20 units per acre to retail/office and light industrial uses. Land Use Element Policy 2.2.5 establishes the Suburban land use category 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. The Suburban category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects are encouraged, though not required.

Policy 2.2.5 also states that allowed land uses within Suburban are regulated by zoning districts which implement the intent of the 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. 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. The proposed Suburban category is more consistent with the existing development patterns and current uses, and for future development.

If this proposed change is approved, a zoning change from Industrial to C-2 General Commercial is being requested to implement the amendment. The C-2 district is intended to be located in areas designated Suburban on the FLUM and shall apply to areas with direct access to major collectors or arterial roadways located within convenient travelling distance to several neighborhoods. The district is not intended to accommodate large scale commercial or service activities, but rather small groups of retail commercial, professional, office, and community and recreational services. The proposed zoning is consistent with the development patterns in the vicinity of the request and current development on two of the sites.

Updated Rezoning Information (2/13/2014)

Since the initial report to the Local Planning Agency, staff has determined that the C-2 zoning district for this area with the proposed zoning changes will exceed the allowed acreage for the district. In the Land Development Code, C-2 districts shall not exceed 30 acres or be located closer than ¼ mile to other C-1 or C-2 districts. The subject parcels are located between C-2 zoning to the north and the south. The current C-2 zoned parcels total 22.93 acres and include two parcels owned by Home Depot to the north and the First Commerce Credit Union to the south. Because of this, staff is amending the rezoning application for the amendment. Staff recommends the three parcels located in the County be rezoned from Industrial to Commercial Parkway (CP) and the parcel in the City be rezoned to Light Industrial (M-1). The CP zoning district is intended for areas exhibiting an existing development pattern of office, general commercial, retail, and automotive commercial development. Under the Suburban Future Land Use Map category, new CP districts shall have access to arterial or major collector streets. While, the three parcels located in the County all have access on Capital Circle and meet the CP access requirement, the parcel located within the City Limits does not. As noted previously, the parcel in the City is being recommended for M-1 zoning. The M-1 zoning district allows for indoor manufacturing, distribution, warehousing, auto repair, and office uses which are consistent with the current development and use of the site.

Lastly, the affected property owners have been informed of the rezoning amendment and support staff's recommendation.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features: The subject property is within the Lake Munson drainage basin. Although one of the three subject parcels (#21-19-51-051-1111) is heavily forested, county environmentally sensitive maps currently indicate no protected or other significant environmental features onsite. An onsite Natural Features Inventory may reveal the presence of other unknown environmental features.
2. Water/Sewer: City water and sewer are available to the area.
3. Transportation:

Transit Availability: The subject site and surrounding area are serviced by Star Metro. There are transit stops on each side of Capital Circle Northwest near the subject site.

Bicycle/Pedestrian Facilities Availability: There are sidewalks and bicycle lanes on each side of Capital Circle Northwest in the vicinity of the subject site.

Transportation Analysis and Conclusion: Capital Circle Northwest is a principle arterial roadway that has been recently improved with sidewalks, bike lanes and four lanes. Based on the highest and most intense use of the subject site under the proposed change to Suburban with C-2 zoning, 3,477.5 additional PM Peak Hour trips would be generated. However, transportation concurrency will be determined when a site plan for development is submitted in the future.

1. Schools: The subject site is in the Riley, Griffins and Godby school attendance zones.

School Name	Riley Elementary	Griffin Middle	Godby High
Potential Students Generated	55	22	18
Present Capacity	-174	419	290
Post Development Capacity	-229	397	272

The table above depicts preliminary calculations provided by School Board staff based on the maximum residential development allowed under the requested future land use category. Final school concurrency calculations will be conducted in the future when a site plan for proposed development is submitted.

F. CONCLUSION:

Based on the above data and analysis, staff concludes the following:

1. The proposed change for the four subject properties is consistent with the Comprehensive Plan in that it concentrates development into a location that offers the greater opportunity for higher density and mixture of uses consistent with the Urban Service Area policies.
2. The proposed change furthers several strategies and recommendations from the Board of County Commissioners FY2012 & FY2013 Strategic Initiatives, including Strategic Priority (EC2) “Support business expansion and job creation.....” and Strategic Initiative (EC2) “Identify revisions to future land uses which will eliminate hindrances or expand opportunities to promote and support economic activity.”
3. The subject parcels are within an urban node currently providing commercial/retail uses for nearby neighborhoods. Such nodes can be characterized by a mix of higher intensity services and uses, more dense housing choices, easy access to mass transit, and increased walkability made possible by an interconnected sidewalk system.
4. The proposed Suburban category is consistent with the mix of land use patterns in the area. Land uses near the site include office, commercial, and mixed housing densities. The subject site is also in close proximity to shopping and employment opportunities and is served by transit, sidewalks, and central water and sewer. All of which promotes the intent of the category.

Thus, based on the data, analysis, and conclusions, staff is recommending approval of this amendment.

ATTACHMENT #11
STAFF REPORT – PCM140104

MAP AMENDMENT #: PCM140104

APPLICANT: Tallahassee-Leon County Planning Department

TAX I.D. # s: 11-31-52- A-008-0; 11-31-52- A-010-0 (\pm 1.27 acres)

CITY X **COUNTY**

CURRENT DESIGNATION: Government Operational

REQUESTED DESIGNATION: Suburban

DATE: January 8, 2014

PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140104

A. SUMMARY:

This is a request to change the Future Land Use Map designation from “Government Operational” to “Suburban” for two parcels totaling \pm 1.27 acres; one property is owned by the Florida Transportation Builder’s Association, the other is owned by F. Alan Cummings and Joseph W. Lawrence. The properties are in a Historic Preservation Overlay, and will remain so. However, the existing Government Operational designation is not appropriate for these privately owned properties. The parcels are located south of Lafayette Street within the DeSoto Park Drive cul-de-sac, in close proximity to existing state-owned buildings and historical sites that will remain in the Government Operational designation. The owners of the parcels support the proposed amendment.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. The existing Government Operational designation is not appropriate for these privately owned properties.
2. Approval of this amendment is not expected to have adverse effects on public facilities.
3. The Historic Preservation Overlay will be maintained over the properties.
4. The requested change to the Suburban category is consistent with current development along Lafayette Street.

C. APPLICANT’S REASON FOR THE AMENDMENT:

The Tallahassee-Leon County Planning Department was made aware of various properties that are still in the Historic Conservation and Historic Preservation zoning districts. After the adoption of the new Historic Preservation Overlay in February 1993, these zoning districts became obsolete. In order to provide an appropriate zoning district, an appropriate Future Land Use Map designation must also be provided.

D. STAFF ANALYSIS:

Current Future Land Use Map Designation & Zoning District

The parcels (\pm 1.27 acres) currently have a Government Operational Future Land Use Map designation and the now defunct Historical Preservation (HP) zoning district. This property is inside the Urban Service Area.

Government Operational Future Land Use

The Government Operational future land use category (Policy 2.2.16 in the Land Use Element) allows Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary schools, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities include, but are not limited to:

Airports*	Offices
Correctional Facilities	Outdoor Storage Facilities
Courts	Police/Fire Stations
Electric Generating Facilities	Sanitary Sewer Percolation Ponds
Electric Sub-Stations	Sanitary Sewer Pump Stations
Health Clinics	Sanitary Sewer Sprayfields
Libraries	Vehicle Maintenance Facilities
Incinerators	Waste to Energy
Materials Recovery Facilities	Water Tanks
Museums	Water Treatment Plants
Postal Facilities	Water Wells

*Includes services and uses provided by private entities that are commonly located at commercial service airports.

Historic Preservation Zoning District

This zoning district is now defunct. As a result, there are no development standards or permissible uses associated with the zoning district.

Proposed Future Land Use Map Designation & Zoning District

Suburban Future Land Use

The intent of the Suburban Land Use category is 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.

Office Residential-2 Zoning District

The intent for the Office Residential-2 zoning district is to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. A variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential uses are permitted in the Office Residential-2 district. The zoning district allows for a variety of uses which include but are not limited to the following:

1. Banks and other financial institutions.
2. Broadcasting studios.
3. Community facilities related to office or residential facilities.
4. Day care centers.
5. Golf courses.
6. Hotels and motels, including bed and breakfast inns.
7. Medical and dental offices and services, laboratories, and clinics.
8. Multiple-family dwellings.
9. Non-medical offices and services, including business and government offices and services.
10. Nursing homes and other residential care facilities.

Reasons for Changing Future Land Use Map Designation & Zoning District

The properties are privately owned, but are currently designated as Government Operational on the Future Land Use Map. Policy 2.2.16 in the Tallahassee-Leon County Comprehensive Plan states Government Operational can be implemented in areas that "...provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government." The properties are currently used as offices.

The Office Residential -1 & Neighborhood Boundary Office zoning districts were considered for this site. However, the properties exceed the intensity standards for non-residential structures established by both districts. Changing the Future Land Use Map designation to Suburban with the Office Residential-2 zoning district will be more reflective of the current use of the property and provide appropriate development standards and uses.

Historic Preservation Overlay

The properties are within a Historical Preservation Overlay (HPO). According to Sec. 10-317 of the Tallahassee Land Development Code:

"The HPOs shall be added to: properties listed in the Local Register of Historic Places, all properties zoned HC by the city, and any HPO districts in the city and county. Properties listed on the National Register of Historic Places within the downtown special character districts shall also be zoned with an HPO. The underlying zoning district and permitted uses in the HPO areas shall remain undisturbed by the creation of an HPO..."

The proposed rezoning will include a Historic Preservation Overlay.

Limited Use Site Plan

In 1986, the Desoto Park Drive area was provided with the Historical Preservation zoning district along with a Limited Use Site Plan. Ordinance No. 85-0-2558 designated the subject parcels as an “Historical and Cultural Conservation Limited Use Plan (Principal Uses: business offices and services; single family dwellings; non-medical offices and services; Restricted Uses – sales lease, rental of business machines and accessory uses – customary accessory uses and structures incidental to one or more permitted uses and structures) on the official planning zoning map of the City of Tallahassee...” While the Historic Preservation zoning district was dissolved and was replaced with the Historic Preservation Overlay in 1993, the Limited Use Site Plan guidelines and restrictions are still valid.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features:

The subject properties are within the Lake Munson drainage basin. County environmentally sensitive maps currently indicate no protected or other significant environmental features onsite. A small area of severe and significant grades is located on the northern edge of the two subject parcels where they meet Lafayette Street. However, these are manmade. An onsite Natural Features Inventory may reveal the presence of other unknown environmental features.

2. Water/Sewer: City water and sewer service are presently available for the subject parcel.

3. Other:

Roads: East Lafayette Street is a minor collector and its Level of Service (LOS) is “D \ E.”

Bicycle/Pedestrian Facilities Availability: Sidewalks are available along East Lafayette Street.

Mass Transit Availability: The subject properties and surrounding area are serviced by Star Metro’s Tall Timbers Route.

4. Schools:

The subject site is in the Hartsfield, Fairview, and Rickards school attendance zones. School concurrency calculations will be conducted in the future is a new site plan for proposed development is submitted.

F. CONCLUSION:

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

1. The existing Government Operational designation is not appropriate for these privately owned properties.
2. Approval of this amendment is not expected to have adverse effects on public facilities
3. The Historic Preservation Overlay will be maintained over the properties.
4. The requested change to the Suburban category is consistent with current development along Lafayette Street.

Based on this analysis and its conclusions, Planning Department staff recommends approval of this amendment.

ATTACHMENT #12
STAFF REPORT – PCM140105

MAP AMENDMENT #: PCM140105

APPLICANT: Tallahassee-Leon County Planning Department

TAX I.D. # s: 11-31-46-000-001-0 (\pm 0.39 acres)

CITY X **COUNTY**

CURRENT DESIGNATION: Government Operational

REQUESTED DESIGNATION: Neighborhood Boundary

DATE: January 8, 2014

PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140105

A. SUMMARY:

This is a request to change the Future Land Use Map designation from “Government Operational” to “Neighborhood Boundary” for one parcel totaling \pm 0.39 acres owned by Don Yaeger Properties, LLC. The property is within a Historic Preservation Overlay, and will remain so. However, the existing Government Operational designation is not appropriate for this privately owned property. The parcel is located north of the intersection of North Meridian Street and Miccosukee Road. The owner of this parcel supports the proposed amendment.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. The existing Government Operational designation is not appropriate for the privately owned property.
2. Approval of this amendment is not expected to have adverse effects on public facilities.
3. The Historic Preservation Overlay will be maintained over the property.
4. The requested change to Neighborhood Boundary is consistent with current development near the Miccosukee and North Meridian Street intersection. Residential and office uses are located within the vicinity of the subject property.

C. APPLICANT’S REASON FOR THE AMENDMENT:

The Tallahassee-Leon County Planning Department was made aware of various properties that are still in the Historic Conservation and Historic Preservation zoning districts. After the adoption of the new Historic Preservation Overlay in February 1993, these zoning districts became obsolete. In order to provide an appropriate zoning district, an appropriate Future Land Use Map designation must also be provided.

D. STAFF ANALYSIS:

Current Future Land Use Map Designation & Zoning District

The parcel (\pm 0.39 acres) currently has a Government Operational Future Land Use Map designation and the now defunct Historical Preservation (HP) zoning district. This property is inside the Urban Service Area.

Government Operational Future Land Use

The Government Operational future land use category (Policy 2.2.16 in the Land Use Element) allows Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary schools, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities include, but are not limited to:

Airports*	Offices
Correctional Facilities	Outdoor Storage Facilities
Courts	Police/Fire Stations
Electric Generating Facilities	Sanitary Sewer Percolation Ponds
Electric Sub-Stations	Sanitary Sewer Pump Stations
Health Clinics	Sanitary Sewer Sprayfields
Libraries	Vehicle Maintenance Facilities
Incinerators	Waste to Energy
Materials Recovery Facilities	Water Tanks
Museums	Water Treatment Plants
Postal Facilities	Water Wells

*Includes services and uses provided by private entities that are commonly located at commercial service airports.

Historic Preservation Zoning District

This zoning district is now defunct. As a result, there are no development standards or permissible uses associated with the zoning district.

Proposed Future Land Use Map Designation & Zoning District

Neighborhood Boundary Future Land Use

The intent of the Neighborhood Boundary category is to create a transition area between residential development and more intensive development such as, higher density multi-family and higher intensity non-residential development while still preserving roadway capacity through access management practices. This land use category is intended to be adjacent to residential neighborhoods and is limited to locations on roads with high traffic volumes, and on the edges of existing and future residential neighborhoods.

Neighborhood Boundary Office Zoning District

The intent of the Neighborhood Boundary Office zoning district is to provide minor office opportunities serving the immediate area and higher intensity residential land uses while providing a transition between the residential development and more intensive development while still preserving roadway capacity through appropriate access management.

The Neighborhood Boundary Office zoning district allows for the following principal uses:

1. Offices (all types). Personal services, medical clinics, bail bonds, and payday loan offices are prohibited.
2. Multi-family Residential (any type except dormitories, fraternities and sororities) located on the second floor of a building containing the permitted office uses on the first floor.
3. Residential: Single family-attached dwellings; Single family – detached dwellings; and Two-family dwellings.
4. Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district. Noise and lighting impacts shall be considered when determining the eligibility of additional land uses.

Reasons for Changing Future Land Use Map Designation & Zoning District

The property is privately owned but is currently designated as Government Operational on the Future Land Use Map. Policy 2.2.16 in the Tallahassee-Leon County Comprehensive Plan states Government Operational can be implemented in areas that “...provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government.” This property is currently used as a consulting office. Changing the Future Land Use Map designation to Neighborhood Boundary with the Neighborhood Boundary Office (NBO) zoning district will be more reflective of the current use of the property and provide appropriate development standards and uses that protect the nearby residential areas.

Historic Preservation Overlay

The property is within a Historical Preservation Overlay (HPO). According to Sec. 10-317 of the Tallahassee Land Development Code:

“The HPOs shall be added to: properties listed in the Local Register of Historic Places, all properties zoned HC by the city, and any HPO districts in the city and county. Properties listed on the National Register of Historic Places within the downtown special

character districts shall also be zoned with an HPO. The underlying zoning district and permitted uses in the HPO areas shall remain undisturbed by the creation of an HPO...”

The proposed rezoning will include a Historic Preservation Overlay.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features:

The subject property is within the Lake Munson drainage basin. County environmentally sensitive maps currently indicate no protected or other significant environmental features onsite. A small area of severe and significant grades is located on the southern edge of the subject parcel where it meets Miccosukee Road. However, this is manmade. An onsite Natural Features Inventory may reveal the presence of other unknown environmental features.

2. Water/Sewer: City water and sewer service are presently available for the subject parcel.

3. Other:

Roads: North Meridian Road is a major collector and its Level of Service (LOS) is “D.” Miccosukee is a Minor Arterial and its LOS is “D.”

Bicycle/Pedestrian Facilities Availability: There are sidewalks available along the roads mentioned above.

Mass Transit Availability: The subject property and surrounding area are serviced by Star Metro’s Azalea Route.

4. Schools: The subject site is in the Sullivan, Cobb, and Leon school attendance zones. School concurrency calculations will be conducted in the future is a new site plan for proposed development is submitted.

F. CONCLUSION:

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

1. The existing Government Operational designation is not appropriate for the privately owned property.
2. Approval of this amendment is not expected to have adverse effects on public facilities.
3. The Historic Preservation Overlay will be maintained over the property.
4. The requested change to Neighborhood Boundary is consistent with current development near the Miccosukee and North Meridian Street intersection. Residential and office uses are located within the vicinity of the subject property.

Based on this analysis and its conclusions, Planning Department staff recommends approval of this amendment.

ATTACHMENT #13
STAFF REPORT – PCM140106

MAP AMENDMENT #: PCM140106

APPLICANT: Tallahassee-Leon County Planning Department

TAX I.D. # s: 21-27-20-434-000-0 (\pm 63.35 acres)

CITY X **COUNTY**

CURRENT DESIGNATION (S): Residential Preservation, Open Space / Recreation, Suburban, University Transition

REQUESTED DESIGNATION: Government Operational (GO)

DATE: January 8, 2014

PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140106

A. SUMMARY:

This is a request to change the Future Land Use Map for Mission San Luis from Residential Preservation, Recreation and Open Space, Suburban and University Transition to Government Operational. The property is \pm 63.35 acres and is owned by the state of Florida. The subject site is located north of West Tennessee Street and west of Ocala Road. The Florida Division of Historical Resources supports this amendment.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. The Government Operational category more accurately reflects the current use of the Mission San Luis site as a government owned history museum.
2. The Government Operational category and Government Operational-1 zoning district provides the appropriate development standards and permissible uses for the museum site.

C. APPLICANT'S REASON FOR THE AMENDMENT:

The Tallahassee-Leon County Planning Department initiated the amendment after State staff informed the Planning Department of the parcels' current Residential Preservation-1, University Transition, and Medium Residential-1 zoning, which are inconsistent with the current use of the site.

D. STAFF ANALYSIS:

Current Future Land Use Map Designations & Zoning Districts

The subject parcel (\pm 63.35 acres) currently has four Future Land Use Map categories: Residential Preservation, Open Space / Recreation, Suburban, and University Transition.

The area also has three zoning designations: Residential Preservation-1, University Transition and Medium Residential-1.

Residential Preservation Future Land Use

The primary function of Residential Preservation is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited.

Open Space / Recreation Future Land Use

The Recreation/Open Space category is intended to contain government owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas. Permitted uses include passive recreation and silviculture. Active recreation facilities are included if the site is within the USA or a rural community.

Suburban Future Land Use

The intent of the Suburban Land Use category is 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.

University Transition Future Land Use

The University Transition land use category may only be applied to lands located generally within the rectangle created by the Florida State University main campus and Florida A & M University, Tallahassee Community College / Lively Technical Institute campuses and Innovation Park. The category is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment.

Residential Preservation-1 Zoning District

The Residential Preservation zoning district is characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. Commercial, retail, office and industrial activities are prohibited.

University Transition Zoning District

The University Transition zoning district is intended to be a compact land use category that provides higher density residential opportunities and student oriented services near the campuses; protect existing residential neighborhoods located away from the campuses from student housing encroachment; and transition industrial and lower density residential uses to vibrant urban areas.

Medium Residential-1 Zoning District

The Medium Residential-1 district is intended to achieve densities consistent with urban development, use of public transit, and efficient use of public infrastructure. Off-street parking facilities in the MR-1 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities.

Proposed Future Land Use Map Designations & Zoning Districts

Government Operational Future Land Use

The Government Operational future land use category (Policy 2.2.16 in the Land Use Element) allows Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary schools, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities include, but are not limited to:

Airports*	Offices
Correctional Facilities	Outdoor Storage Facilities
Courts	Police/Fire Stations
Electric Generating Facilities	Sanitary Sewer Percolation Ponds
Electric Sub-Stations	Sanitary Sewer Pump Stations
Health Clinics	Sanitary Sewer Sprayfields
Libraries	Vehicle Maintenance Facilities
Incinerators	Waste to Energy
Materials Recovery Facilities	Water Tanks
Museums	Water Treatment Plants
Postal Facilities	Water Wells

*Includes services and uses provided by private entities that are commonly located at commercial service airports.

Government Operational-1 Zoning District

The Government Operational-1 district is intended to be located in areas designated as Government Operational on the Future Land Use Map. The primary function of this district is to provide for the operation of and provision of services by local, state and federal government. The provisions of this district are intended to allow facilities that are defined within the Land Development Code as Community Services, Light Infrastructure and Post- Secondary uses. Principal uses within this zoning district include:

Courts	Police/ Fire Stations
Government Offices	Sanitary Sewer Pump Stations
Postal Facilities	Health Clinics
Water Wells	Electric Sub Stations
Water Tanks	Libraries
Museums	

Reasons for Changing Future Land Use Map Designations & Zoning Districts

The current Future Land Use Map category and zoning district designations do not reflect the current use of the property. The Government Operational Future Land Use category and Government Operational zoning district were recommended due to the archaeological infrastructure and operation of a public museum on the site.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features:

The subject property is within the Lake Munson drainage basin. County environmentally sensitive maps currently scattered severe and significant grades located around the perimeter of the subject parcel, particularly within the undeveloped northeastern area, and an approximately four-acre wetland area in the northeast corner of the parcel. An onsite Natural Features Inventory may reveal the presence of other unknown environmental features.

2. Water/Sewer: City water and sewer service are presently available for the subject parcel.

3. Other:

Roads: U.S. Highway 90 (West Tennessee Street) is a principal arterial and its Level of Service (LOS) is "D." Ocala Road is a major collector and its LOS is "D \ E."

Bicycle/Pedestrian Facilities Availability: There are sidewalks available along the roads mentioned above.

Mass Transit Availability: The subject property and surrounding area are serviced by Star Metro's Azalea Route.

4. Schools: Non-residential, no impact to schools.

F. CONCLUSION:

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

1. The Government Operational category more accurately reflects the current use of the Mission San Luis site as a government owned history museum.
2. The Government Operational category and Government Operational-1 zoning district provides the appropriate development standards and permissible uses for the museum site.

Based on this analysis and its conclusions, Planning Department staff recommends approval of this amendment.

ATTACHMENT #14
STAFF REPORT – PCM140107

MAP AMENDMENT #: PCM140107

APPLICANT: Tallahassee-Leon County Planning Department

TAX I.D. # s: **The Grove:** 21-25-20-488-000-0; 21-25-20-419-000-0; **Governor's Mansion:** 21-25-45-000-003-0 ;21-25-20-419-000-1; 21-25-45-000-002-0; 21-36-40-173-386-5 (± 16.88 acres).

CITY X **COUNTY**

CURRENT DESIGNATION (S): **The Grove:** Recreation / Open Space; **Governor's Mansion:** Government Operational & Central Urban

REQUESTED DESIGNATION: **The Grove:** Government Operational; **Governor's Mansion:** Central Urban

DATE: March 13, 2014

PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140107

A. SUMMARY:

The Florida Department of Environmental Protection, Department of Management Services, and the Governor's Mansion Commission requested that proposed map amendment be modified to include the Governor's Mansion Greenhouse property and to designate all properties associated with the Mansion as "Central Urban." These properties were previously proposed for "Government Operational." However, as the surrounding private lands are designated as Central Urban and the Mansion does not have a need for the types of infrastructure allowed in the Government Operational category, the Planning Department is supporting the requested modification. The Grove would remain "Government Operational" in order to accurately reflect a restriction in the warranty deed limiting the use to a museum of Florida history.

This modified request is to change the Future Land Use Map designation for the Grove from "Recreation and Open Space" to "Government Operational" totaling 10.19 acres; to change the Future Land Use Map designations for the Governor's Mansion properties from "Government Operational" and "Central Urban" to only "Central Urban" on the four parcels totaling 6.69 acres. The total acreage for the properties in this amendment is ± 16.88 acres. The properties are bordered by North Duval Street to the west, North Monroe to the east, West 3rd Avenue to the North, and West Georgia Street to the south. The properties are owned by the state of Florida.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. The Central Urban category more accurately reflects the current and planned uses of the Governor's Mansion and the Grove.

2. The proposed amendment and accompanying rezoning eliminate areas designated with the now obsolete "Historic Conservation" zoning district.
3. The Historic Preservation Overlay will be maintained over the properties, with the exception of the Governor's Mansion Greenhouse property.

C. APPLICANT'S REASON FOR THE AMENDMENT:

The Tallahassee-Leon County Planning Department was made aware of various properties that are still in the Historic Conservation and Historic Preservation zoning districts. After the adoption of the new Historic Preservation Overlay in February 1993, these zoning districts became obsolete. In order to provide an appropriate zoning district, an appropriate Future Land Use Map designation must also be provided.

D. STAFF ANALYSIS:

Current Future Land Use Map Designations & Zoning Districts

The Grove

The Grove is composed of two parcels totaling at 10.19 acres. Currently, the parcels have a Recreation/Open Space Future Land Use Map designation and Historical Conservation (HC) zoning district which is now defunct. This property is inside the Urban Service Area.

Recreation/Open Space Future Land Use

The Recreation/Open Space category contains government owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas. Permitted uses include passive recreation and silviculture. Active recreation facilities are included if the site is within the USA or a rural community.

Historic Conservation Zoning District

This zoning district is now defunct. As a result, there are no development standards or permissible uses associated with the zoning district.

The Governor's Mansion

The subject parcels currently have two Future Land Use Map designations: Central Urban and Government Operational. The property consists of ± 6.69 acres is located inside the Urban Service Area.

Government Operational Land Use

The Government Operational future land use category (Policy 2.2.16 in the Land Use Element) allows Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary

schools, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities include, but are not limited to:

Airports*	Offices
Correctional Facilities	Outdoor Storage Facilities
Courts	Police/Fire Stations
Electric Generating Facilities	Sanitary Sewer Percolation Ponds
Electric Sub-Stations	Sanitary Sewer Pump Stations
Health Clinics	Sanitary Sewer Sprayfields
Libraries	Vehicle Maintenance Facilities
Incinerators	Waste to Energy
Materials Recovery Facilities	Water Tanks
Museums	Water Treatment Plants
Postal Facilities	Water Wells

*Includes services and uses provided by private entities that are commonly located at commercial service airports.

Proposed Future Land Use Map Designations & Zoning Districts

Central Urban Land Use

The Central Urban Land Use category is characterized by older developed portions of the community that are primarily located adjacent to or in close proximity to the urban core and major universities (Policy 2.2.8 in the Land Use Element). The category is intended to provide a variety of residential types (up to 45 du/ac), employment (includes light manufacturing), office and commercial activities. Infill and potential redevelopment and/or rehabilitation activity should be encouraged. Actual siting of land uses within the category is dependent on implementing zoning districts. Roadway access standards are determined by application of land development regulations. Land use intensity is intended to be higher (up to 20,000 sq. ft. for minor commercial uses; up to 100,000 sq. ft. for neighborhood commercial uses; and up to 200,000 sq. ft. for community commercial uses) due to the presence of requisite capital infrastructure and location of employment and activity centers.

Government Operational-1 Zoning District

The Government Operational-1 (GO-1) district is intended to be located in areas designated as Government Operational on the Future Land Use Map. The primary function of this district is to provide for the operation of and provision of services by local, state and federal government. The provisions of this district are intended to allow facilities that are defined within the Land Development Code as Community Services, Light Infrastructure and Post- Secondary uses. Principal uses within this zoning district include:

Courts	Police/ Fire Stations
Government Offices	Sanitary Sewer Pump Stations
Postal Facilities	Health Clinics
Water Wells	Electric Sub Stations
Water Tanks	Libraries
Museums	

Reasons for Changing Future Land Use Map Designations & Zoning Districts

The existing Historical Conservation zoning district for the Grove is now defunct and the property is intended to be utilized as a museum, not solely for recreational purposes. The Government Operational land use category is recommended because the land is owned and operated by the state of Florida. The Government Operational Future Land Use Map category accurately reflects a restriction in the warranty deed limiting the use to a museum of Florida history. The Government Operational-1 zoning district is recommended as it allows for government offices and museums and is appropriate for the intended use of the property.

The Governor's Mansion currently has multiple Future Land Use Map categories and zoning districts. Currently the property is designated as Central Urban-45 and Government Operational-1. The proposed amendment seeks to provide the Governor's Mansion parcels with a Central Urban Future Land Use map category and Government Operational-1 Zoning District.

The Governor's Mansion operates as a museum and is owned by the state of Florida. The Government Operational-1 zoning district is recommended as it allows for government offices and museums and is appropriate for the current use of the property. The proposed Central Urban Land Use category is intended for commercial, office, and a variety of residential uses. The Florida Department of Management Services, Governor's Mansion Commission, and the Florida Department of Environmental Protection requested the Central Urban Land Use category be considered along with expanding the amendment area to include the Governor's Mansion Greenhouse property.

Historic Preservation Overlay

The Grove and the Governor's Mansion, with the exception of the Governor's Mansion Greenhouse property, are within a Historical Preservation Overlay. According to Sec. 10-317 of the Tallahassee-Leon County Land Development Code:

“The HPOs shall be added to: properties listed in the Local Register of Historic Places, all properties zoned HC by the city, and any HPO districts in the city and county. Properties listed on the National Register of Historic Places within the downtown special character districts shall also be zoned with an HPO. The underlying zoning district and permitted uses in the HPO areas shall remain undisturbed by the creation of an HPO...”

The proposed rezoning will not disturb or alter the Historic Preservation Overlay.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features:

The subject properties are within the Lake Munson drainage basin. County environmentally sensitive maps currently indicate no protected or other significant environmental features onsite. A small area of severe and significant grades is located on the east end of parcels #21-25-20-419-000-1 and #21-25-45-000-002-0, and in several locations within Parcel #21-36-40-173-386-5. However, these are manmade. An onsite Natural Features Inventory may reveal the presence of other unknown environmental features.

2. Water/Sewer: City water and sewer service are presently available for the subject parcels.

3. Other:

Roads: North Monroe is a principal arterial and its Level of Service (LOS) is "D." North Duval is a minor arterial and its LOS is "D \ E." East Brevard Street is major collector and its LOS is "D." West 3rd is an unclassified road; the LOS for this road is "D." East Georgia Street is an unclassified road; the LOS for this road is "D".

Bicycle/Pedestrian Facilities Availability: There are sidewalks available along North Monroe, East Brevard Street and West Georgia Street.

Mass Transit Availability: The subject properties and surrounding area are serviced by Star Metro's Evergreen and Big Bend Routes.

4. Schools: Non-Residential, no impact to schools.

F. CONCLUSION:

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

1. The Central Urban category more accurately reflects the current and planned uses of the Governor's Mansion and the Grove.
2. The proposed amendment and accompanying rezoning eliminate areas designated with the now obsolete "Historic Conservation" zoning district.
3. The Historic Preservation Overlay will be maintained over the properties, with the exception of the Governor's Mansion Greenhouse property.

Based on this analysis and its conclusions, Planning Department staff recommends approval of this amendment.

ATTACHMENT #15
STAFF REPORT – PCM140108

MAP AMENDMENT # PCM140108

APPLICANT: Leon County Board of County Commissioners

TAX I.D. #: 1412200020000 (100 acres)

CITY _ COUNTY X

CURRENT DESIGNATION: Rural

REQUESTED DESIGNATION: Governmental Operational

DATE: January 8, 2014

PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140108.

A. SUMMARY:

This is a request to change the Future Land Use Map designation for one parcel totaling approximately 100 acres from Rural to Governmental Operational. The parcel is located east of Thomasville Road/U.S. Highway 27 at the intersection of Proctor Road. This parcel was purchased by Leon County to create an active recreation park in an underserved area of the County.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. The sole intent of the purchase of the subject parcel by Leon County is to provide an active recreation park for citizens living within the Urban Services Area.
2. The proposed land use change for the subject parcel to Government Operational for an active recreation park is consistent with past County and City land use planning practices.
3. Government Operational is an appropriate Future Land Use Map designation to support the intended use.

C. APPLICANT'S REASON FOR THE AMENDMENT:

The subject parcel was purchased by Leon County to establish an active recreation park (the "Northeast Community Park") for citizens within the Urban Service Area. As part of the Board of County Commissioners' decision to purchase this parcel, staff was directed, upon acquisition of the property, to initiate a Comprehensive Plan Map amendment to change the designation of the property from Rural to Government Operational.

D. STAFF ANALYSIS

Current Future Land Use Map & Zoning Designations

The subject parcel currently has a Future Land Use Map and zoning designation of “Rural.” This parcel is outside the Urban Service Area boundary.

Rural Future Land Use

The intent of the Rural land use category is to identify largely undeveloped acreage located away from urbanized areas containing the majority of the County's present agricultural, forestry and grazing activities, maintain and promote present and future agriculture land uses, and to prohibit residential sprawl into remote areas lacking basic urban infrastructure services, and restrict any other urban land use activities during the Plan Horizon due to the lack of present and/or scheduled urban infrastructure services.

The Rural land use category allows very low residential density (1 unit per 10 acres) and minimal commercial designed to service basic household needs of adjacent residents, as well as passive recreational land uses. Industrial and ancillary commercial land uses associated directly with the timbering and/or agribusiness are permitted.

Rural Zoning

The Rural zoning district is intended to be located in those areas of the County designated as Rural on the Future Land Use Map. The intent and restrictions are identical to that of the Rural FLUM category. The allowable uses include:

- (1) Agricultural
- (2) Minor commercial
- (3) Low density residential
- (4) Passive recreation
- (5) Active recreation
- (6) Community services
- (7) Light infrastructure
- (8) Heavy infrastructure
- (9) Postsecondary

Proposed Future Land Use and Zoning

Government Operational Future Land Use

The Government Operational Future Land Use category (Policy 2.2.16 in the Land Use Element) allows Community Services, Light Infrastructure, Heavy Infrastructure, and Post Secondary, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities include, but are not limited to:

- | | |
|-------------------------|----------------------------|
| Airports* | Offices |
| Correctional Facilities | Outdoor Storage Facilities |
| Courts | Police/Fire Stations |

Electric Generating Facilities	Sanitary Sewer Percolation Ponds
Electric Sub-Stations	Sanitary Sewer Pump Stations
Health Clinics	Sanitary Sewer Sprayfields
Libraries	Vehicle Maintenance Facilities
Incinerators	Waste to Energy
Materials Recovery Facilities	Water Tanks
Museums	Water Treatment Plants
Postal Facilities	Water Wells

*Includes services and uses provided by private entities that are commonly located at commercial service airports.

Open Space Zoning

The Open Space (OS) zoning district is intended to provide areas within the community for the resource conservation and passive or active recreational facility needs of the community. The OS District may be applied to publicly or privately owned lands where preservation of natural features is desired. Permitted uses include:

- (1) Agriculture
- (2) Cemeteries
- (3) Nature centers and related administrative and service facilities
- (4) Open space, natural areas, conservation areas and wildlife management areas
- (5) Outdoor passive and active recreational facilities, including trails
- (6) Silviculture
- (7) Stormwater management facilities

Reasons for Changing Future Land Use Map & Zoning Designations

The purpose of this land acquisition project is to create an active recreation park (the “Northeast Community Park”), including ball fields, in an area of the County where there are not enough similar facilities to meet the current and projected demand for such facilities. The current land use designation does not allow active recreation parks. Therefore, to be consistent with the Comprehensive Plan, the Board of County Commissioners authorized and directed staff to initiate a proposed amendment to the Future Land Use Map.

The Government Operational land use category was recommended by staff because Recreation/Open Space as described by Policy 2.2.14 of the Land Use Element only allows active recreation facilities if the site is within the USA or a rural community. Since the site is outside the USA, Governmental Operational is a more appropriate land use category. The recommended Open Space zoning will allow active recreation facilities, while limiting the use of the site to its intended purpose as a park.

There are several active recreation parks that have a Government Operational land use designation. These include Leon County’s Apalachee Regional Park, Miccosukee Community Park, Canopy Oaks Community Park, the Stoneler Road Park, and the Ft. Braden Community Center. These also include the City of Tallahassee’s James Messer Fields, Trousdell Gymnastics Center & Aquatics Center, and Capital Park. Several parks have co-located land uses that the Government Operational land use designation allows, such as libraries (Ft. Braden Community

Center) and landfills (Apalachee Regional Park). There are no plans for any such uses other than passive and active recreation on the subject parcel.

A zoning application was also submitted by staff as part of this direction. Although the existing Rural zoning designation allows passive and active recreation uses and facilities, the recommended Open Space zoning also allows a variety of active and passive recreation facilities, but also limits the use of the subject parcel to its intended purpose as a park.

Other Planning Issues

The subject parcel is within the Bradfordville Study Area, which is addressed by the Bradfordville Sector Plan. The Sector Plan was adopted by the Board of County Commissioners on July 11, 2000 by ordinance 00-31, which incorporates the Sector Plan by reference.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features:

This approximately 100-acre site is located within the Lake Iamonia drainage basin. County environmentally sensitive area maps indicate that approximately 22 acres (22 percent of the total subject parcel area) of the subject parcel is floodprone Floodplain Swamp/Floodplain Forest and associated wetlands, and that approximately 16 acres of this area (16 percent of the total area) is within the Lake Iamonia Special Development Zone B. Several small freshwater shrub marshes totaling approximately five acres in area are scattered throughout the area identified as Floodplain Swamp/Floodplain Forest, as well as a half-acre area on the northwest corner of the subject parcel.

The remainder of the site outside the Floodplain Swamp/Floodplain is a mix of Upland Mixed Forest and Planted Pine. Approximately ten acres (10 percent of the total area) of Planted Pine are located in the south half of the subject parcel area, and approximately 19 acres (19 percent of the total area) located north of Proctor Road is indicated by County Development Support and Environmental Management staff as Native Forest.

Approximately 68 acres (68 percent of the total area) of upland forested area north and south of Proctor Road is Gopher Tortoise habitat of varying quality as indicated in a natural features map prepared by Leon County Development Support and Environmental Management staff (Attachment #1). In Florida, the gopher tortoise is listed as Threatened. Both tortoises and their burrows are protected under state law. Gopher tortoises must be relocated before any land clearing or development takes place, and property owners must obtain permits from the Florida Fish and Wildlife Conservation Commission before capturing and relocating tortoises.

Approximately two acres (two percent of the total area) is indicated as significant grades (10-20 percent slope). There are no other known environmentally sensitive features onsite.

2. Water/Sewer: City water and sewer service are not presently available for the subject parcel.

3. Other:

Roads: U.S. Highway 27 North (Thomasville Road) is a principal arterial. Its Level of Service (LOS) standard in the vicinity of Proctor Road is “C.” Proctor Road is a minor collector. Its LOS standard is “C.”

The present capacity of these roads is within their adopted LOS standards. There are no improvements to these roads scheduled in the Capital Improvements Element.

Transit Availability: There is no transit route to the subject site at this time.

Bicycle/Pedestrian Facilities Availability: Planned off-road bicycling and hiking trails onsite will be developed. No sidewalks exist on any other adjacent streets or roads at this time. This change will enhance bicycle & pedestrian recreational opportunities within the County.

4. Schools: No Impact based on no allowable residential development onsite.

F. CONCLUSION:

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

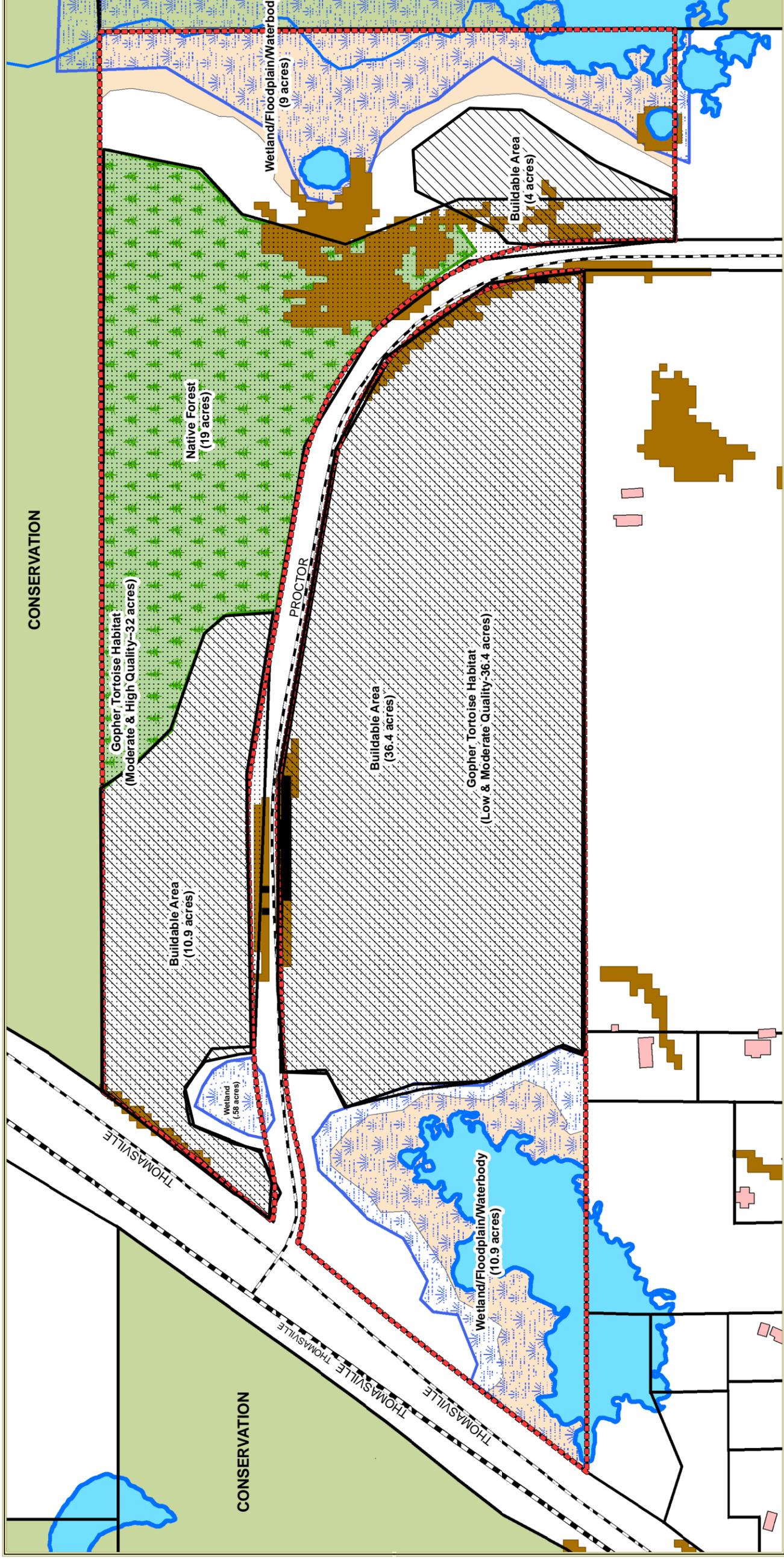
1. The sole intent of the purchase of the subject parcel by Leon County is to provide an active recreation park for citizens living within the Urban Services Area.
2. The proposed land use change for the subject parcel to Government Operational for an active recreation park is consistent with past County and City land use planning practices.
3. Government Operational is an appropriate Future Land Use designation to support the intended use.

Based on this analysis and its conclusions, Planning Department staff recommends approval of this amendment.

G. ATTACHMENTS:

Attachment #1: Natural Features Map

Proposed Northeast Community Park Natural Features Map



Legend

- Tortoise Habitat
 - Wetland
 - Native Forest
 - Floodplain
- Grades**
- Severe Grade
 - Significant Grade
 - Buildable Area



1 Inch = 300 Feet



NOTE: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

ATTACHMENT #16
STAFF REPORT – PCM140109

MAP AMENDMENT # PCM140109

APPLICANT: Leon County Board of County Commissioners

TAX I.D. #: 14-31-20-004-000-0 (480 acres); 14-32-20-002-000-0 (306 acres); 14-29-20-602-000-0 (77 acres)

CITY X COUNTY

CURRENT DESIGNATION: Lake Protection & Residential Preservation

REQUESTED DESIGNATION: Recreation/Open Space

DATE: January 8, 2014

PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140109.

A. SUMMARY:

This is a request to change the Future Land Use Map designation of three parcels totaling approximately 858 acres from Lake Protection & Residential Preservation to Recreation/Open Space. These three parcels are located east of Meridian Road between Maclay and Miller Landing roads, and were purchased by the State of Florida to add to the existing Alfred B. Maclay Gardens State Park. The Florida Department of Environmental Protection supports the proposed amendment.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. The sole intent of the purchase of the subject parcels by the State of Florida was to provide a passive recreation park.
2. The proposed land use change for the subject parcels to Recreation/Open Space for a passive recreation park is consistent with past County and City land use planning practices.
3. Recreation/Open Space is an appropriate Future Land Use designation to support the intended use.

C. APPLICANT'S REASON FOR THE AMENDMENT:

The subject parcels were purchased by the State of Florida in 1994 to expand the existing Alfred B. Maclay Gardens State Park. The land use and zoning designations for these three parcels were never updated to reflect the intent and existing use of the property. Planning staff recently noted this discrepancy as part of a larger planning project for the Lake Jackson watershed area, and recommended the proposed amendment.

D. STAFF ANALYSIS

Current Future Land Use Map & Zoning Designations

The three subject parcels currently have a mix of Future Land Use Map categories, including Lake Protection (LP), Residential Protection (RP), and Government Operational (GO). The majority land use designation is LP, and it comprises 95 percent of the subject parcels. There are three small areas of RP comprising approximately 29.7 acres (3.4 percent), and a narrow corridor of GO comprising approximately 12.8 acres (1.5 percent) that is an electric utility easement traversing the subject area from north to south. The Future Land Use Map designation for this utility corridor will not change. Because the subject parcels are almost all designated as LP, this analysis will discuss that land use category only.

The subject parcels also have a mix of zoning designations, including Lake Protection, Residential Protection, and Residential Protection – 1. Because the subject area is almost all designated as Lake Protection, this analysis will discuss this zoning category only. The subject parcels are within the incorporated area, and wholly within the Urban Services Area.

Lake Protection Future Land Use Category

Policy 2.2.18 in the Land Use Element creates the Lake Protection land use category. This category was created to address documented scientific concerns regarding the degradation and continuing pollution of Lake Jackson. The category is based on the lake basin boundary, adjusted to include contributing watersheds, but excluding existing, more intensely developed areas south of Interstate 10.

Lake Protection Zoning Category

The purpose and intent of the lake protection district is to regulate activities in the area immediately adjacent to and affecting Lake Jackson while protecting that water body and its ecosystem. The lake protection district's location is based on the lake basin boundary adjusted to include undeveloped areas and existing less intensely developed areas. The lake protection district allows residential uses of one unit per two acres, or one unit per gross acre if clustered on 25 percent of the property. This cluster option is designed to leave large areas of land undisturbed within this zoning district.

Industrial, office and commercial uses are prohibited in this category in the city limits. Urban services are intended for this category inside the urban service area. The allowable uses in this zoning district include:

- (1) Low density residential
- (2) Passive recreation
- (3) Active recreation
- (4) Community services

Proposed Future Land Use and Zoning

Recreation/Open Space Future Land Use

The Recreation/Open Space land use category is intended for government-owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife

management areas, and privately owned lands which have golf courses, cemeteries, or wildlife management areas. Permitted uses include passive recreation and silviculture. Active recreation facilities are included if the site is within the Urban Services Area or a rural community.

Open Space Zoning Category

The Open Space (OS) zoning district is intended to provide areas within the community for the resource conservation and passive or active recreational facility needs of the community. The OS District may be applied to publicly or privately owned lands where preservation of natural features is desired.

Reasons for Changing Future Land Use & Zoning Designations

The original purpose of this land acquisition project was to expand the existing Alfred B. Maclay Gardens State Park. The land use and zoning designations for these three parcels were never updated to reflect the intent and existing use of the property. Although the Lake Protection zoning category allows passive and active recreation parks, the Lake Protection land use category is intended to create low-density residential uses.

To be consistent with the Comprehensive Plan, the Recreation/Open Space land use designation is a more appropriate land use category for the subject parcels. Although the existing Rural zoning designation allows passive and active recreation uses and facilities, the recommended Open Space zoning also allows a variety of active and passive recreation facilities, but also limits the use of the subject parcel to its intended purpose as a park.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features:

This approximately 858-acre site is located within the Lake Jackson drainage basin. County environmentally sensitive area maps indicate that approximately 156.6 acres (18 percent) of the total subject parcel area is identified as waterbodies surrounded by floodprone areas, including the entirety of Lake Overstreet. Two large natural ravines drain into a smaller waterbody that drains into Lake Overstreet, and a third ravine drains south eventually into Lake Jackson. Lake Overstreet is hydrologically connected to Lake Hall during periods of high water. Lake Hall is located within the existing Alfred B. Maclay Gardens State Park.

There are several areas of Floodplain Swamp/Floodplain Forest and freshwater shrub marshes scattered throughout the subject parcel area that are associated with the existing waterbodies and ravines. The remainder of the site outside the waterbodies and Floodplain Swamp/Floodplain is a mix of Upland Mixed Forest with scattered areas of significant and severe grades. Approximately 95 acres (11 percent of the total area) has been identified by County Development Support and Environmental Management staff as regulated native forest. This includes areas dominated by native hardwoods including Mockernut Hickory, Bigleaf Magnolia, Live Oak, and American Beech, and other native species such as Loblolly and Longleaf pines.

2. Water/Sewer: City water and sewer service are presently available for the subject parcel.
3. Other:

Roads: Access to the subject parcels is from the developed portion of Alfred B. Maclay State Park to the east or from Meridian Road along the western boundary. The Meridian Road access is via a multiuse trailhead that is accessed from the City of Tallahassee's Forest Meadows sports complex on the west side of Meridian Road, which is almost immediately south of the intersection of Miller Landing Road.

North Meridian Road is a minor arterial. Its Level of Service (LOS) standard for the segment between Maclay Road and Miller Landing Road is "D," and its present operating standard is "D." There are no improvements to this road segment scheduled in the Capital Improvements Element.

Transit Availability: StarMetro's Dogwood Route goes past Maclay Road on Thomasville Road Monday through Friday, but there is no stop yet established in this location. There is no transit route established along Meridian Road north of Interstate – 10.

Bicycle/Pedestrian Facilities Availability: An extensive system of off-road bicycling and hiking trails currently exists within the subject parcels. A sidewalk segment exists on the east side of Meridian Road along the frontage of Maclay School only. There are no funded plans to build a sidewalk along Meridian Road at present.

4. Schools: No impacts to local school populations are anticipated based on the fact that there will be no allowable residential development on the subject parcels.

F. CONCLUSION:

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

1. The sole intent of the purchase of the subject parcels by the State of Florida was to provide a passive recreation park.
2. The proposed land use change for the subject parcels to Recreation/Open Space for a passive recreation park is consistent with past County and City land use planning practices.
3. Recreation/Open Space is an appropriate Future Land Use designation to support the intended use.

Based on this analysis and its conclusions, Planning Department staff recommends approval of this amendment.

ATTACHMENT #17
STAFF REPORT – PCT140111

TEXT AMENDMENT #: PCT140111

APPLICANT: City of Tallahassee Growth Management Department

TEXT/POLICY I.D. #: Suburban Future Land Use Category/ Policy 2.2.5 [L]

CITY X COUNTY X

DATE: January 8, 2014

PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCT140111

A. SUMMARY:

This is a request to amend the Future Land Use Element of the Tallahassee-Leon County Comprehensive Plan to address the per-parcel development limitations within the Suburban future land use category (Attachment #1). Current policies within the Suburban future land use category restrict large-scale developments and discourage parcel amalgamation due to the existing 200,000 square feet per parcel development limitation. Unintentionally, this limitation encourages the subdivision of parcels to accommodate large-scale developments and lengthens the development review process for applicants. Removing this limitation will improve local economic and development opportunities for parcels currently designated within the Suburban future land use category. The proposed text amendment will not affect environmental or concurrency requirements related to future development.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. The proposed amendment will remove arbitrary per-parcel development restrictions from the Suburban future land use category which currently discourage large-scale development, such as large-scale distribution centers, in areas where these uses are allowed by the Comprehensive Plan.
2. The proposed amendment will remove the per-parcel development restriction of 200,000 square feet which encourages the subdivision of parcels to accommodate large-scale developments and lengthens the development review process for applicants.
3. The proposed amendment will increase the efficiency of the development approval process by removing the need for unnecessary parcel subdivisions, saving both time and money for developers and local government.
4. The proposed amendment will improve local economic and development opportunities for parcels currently designated within the Suburban future land use category
5. The proposed amendment will not affect environmental or concurrency requirements related to future development.

C. PROPOSED TEXT/POLICIES:

Please see proposed revisions to the Suburban future land use category (Attachment #1).

D. APPLICANT'S REASON FOR THE AMENDMENT:

The proposed revisions to the Suburban future land use category were initiated by the City of Tallahassee Growth Management Department and were prompted by the need to address the current per-parcel development limitations within this future land use category, which requires developers to subdivide parcels to achieve densities and intensities currently allowed within implementing zoning districts.

E. STAFF ANALYSIS

The Suburban future land use designation allows the most intense development patterns within the Tallahassee-Leon County Comprehensive Plan. The greatest allowable intensities are designated within the Urban Pedestrian Center, Suburban Corridor, and Commercial Medical, development patterns. Allowed intensities range between 20,000 – 80,000 square feet of development per acre. Although the intensity of allowable development is large, developers are often limited by the 200,000 square feet per parcel limitation on developments. The proposed text amendment will remove this ceiling limitation but does not propose any changes to existing development pattern intensities as listed in the Comprehensive Plan.

The former Ramada Inn property at 2900 North Monroe Street is a recent example of the problem with the existing per parcel limitation. Developers have indicated an interest in redeveloping this property but are delaying plans to move forward due to the existing limitation. The property is approximately 13 acres and, per the allowed intensities of the development pattern, property owners would expect to be allowed to develop 275,000 square feet. However, because of the per-parcel development limitation, the maximum allowable intensity could only be achieved by subdividing the property into two parcels. The subdivision process is costly and time-consuming for both developers and staff.

F. FINANCIAL IMPACT

The proposed amendment will increase the efficiency of the development approval process by removing the need for unnecessary parcel subdivisions, saving both time and money for developers and local government.

G. CONCLUSIONS:

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

1. The proposed amendment will remove arbitrary per-parcel development restrictions from the Suburban future land use category which currently discourage large-scale

development, such as large-scale distribution centers, in areas where these uses are allowed by the Comprehensive Plan.

2. The proposed amendment will remove the per-parcel development restriction of 200,000 square feet which encourages the subdivision of parcels to accommodate large-scale developments and lengthens the development review process for applicants.
3. The proposed amendment will increase the efficiency of the development approval process by removing the need for unnecessary parcel subdivisions, saving both time and money for developers and local government.
4. The proposed amendment will improve local economic and development opportunities for parcels currently designated within the Suburban future land use category
5. The proposed amendment will not affect environmental or concurrency requirements related to future development.

H. ATTACHMENTS:

Attachment #1: Proposed Changes to the Suburban Future Land Use Category Text

Policy 2.2.5: [L]

SUBURBAN (*Effective 3/14/07*)

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 and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

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 (Effective 3/14/07)

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre ⁽⁴⁾	10,000 sq. ft. per acre	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre ⁽⁴⁾	10,000sq. ft. per acre ⁽⁵⁾	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/acre	20,000 sq. ft. per acre	
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools	8 to 20 units/acre	20,000 sq.ft. per acre ⁽⁶⁾	
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 16 units/acre	12,500 sq.ft. per acre per parcel for center 20 acres or less ⁽⁷⁾	
Urban Pedestrian Center	Residential, Office, Commercial up to 200,000 sq ft , Recreation, Light Infrastructure & Community Service	6 to 16 units/acre ⁽³⁾	Up to 20,000 sq ft/acre ⁽³⁾	35-50%
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 25,000 sq ft/acre ⁽⁸⁾	
Medical Center	Residential, Office, Commercial up to 200,000 sq ft per center , Recreation, Light Infrastructure & Community Service	6 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	Office, Commercial up to 10,000 sq ft per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools and ancillary residential	1 unit / development	20,000 sq ft /acre ⁽⁹⁾	5-10%

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 for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use ~~up to 200,000 SF per parcel~~ is allowed.
- (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.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.
- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail ~~up to 200,000 SF per parcel~~ is allowed.
- (9) Storage areas may be 50,000 SF per acre.

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.

ATTACHMENT #18
STAFF REPORT – PCT140112

TEXT AMENDMENT #: PCT140112

APPLICANT: Board of County Commissioners

TEXT / POLICY I.D.: Policy 2.2.18 of the Land Use Element

CITY __ COUNTY X

DATE: January 9, 2014

PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCT140112

A. SUMMARY:

This proposed policy amendment was recommended by the Planning Department and authorized by the Leon County Board of County Commissioners at a workshop on November 19, 2013. The amendment is intended to eliminate the ½-acre minimum lot requirement for cluster developments in the unincorporated areas of the Lake Protection future land use category where sewer facilities are available (see Attachment 1).

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. The proposed amendment is consistent with action taken unanimously by the Leon County Board of County Commissioners to direct staff to eliminate the ½-acre minimum lot requirement for cluster developments in the LP future land use category in the County.
2. The ½ acre lot limitation in Policy 2.2.18 [L] is not necessary because Policy 1.2.1 of the Sanitary Sewer Sub-Element specifies a minimum 1/2 acre lot size for development utilizing septic tanks.
3. This proposed amendment can help provide flexibility for design issues when central sewer is available, and can provide additional environmental protections and sustainability for Lake Jackson through the increase of size and quality of open space areas associated with permitting smaller lot sizes in cluster development within the Lake Protection future land use category.

C. PROPOSED POLICY CHANGE:

See Attachment 1.

D. APPLICANT'S REASON FOR THE AMENDMENT:

This amendment is intended to encourage sustainable development by providing increased design flexibility through the provision of smaller lots, which can be more easily located away from environmentally sensitive features, and by increasing more walkability through the provision of sidewalks and trails, which are more cost-effective in more dense developments.

E. STAFF ANALYSIS

At a Leon County Board of County Commissioners (Board) workshop held on November 19, 2013, the Board discussed a suite of recommendations intended to encourage sustainable development in the Lake Protection future land use category. At that meeting, the Board directed staff to move forward with eliminating the ½ acre minimum lot size in cluster developments where sewer is available within the unincorporated area of the Lake Protection land use category. The proposed amendment implements this direction.

The Lake Protection category in the Comprehensive Plan is a protection land use category that is specific to the well documented scientific concerns regarding the degradation and continuing pollution of Lake Jackson. The category area is based on the lake basin boundary, adjusted to include undeveloped areas and existing, less intensely developed areas. Located inside the Urban Service Area, the area is intended for urban services but development activities are to be regulated to protect the lake and its ecosystem.

Subsequently, the category allows residential uses of one unit per two acres with clustering options that vary by jurisdiction (City/County). Also allowed in the unincorporated areas of the category are minor office and commercial uses only through the Planned Unit Development. Other commercial and office uses, as well as industrial uses, are prohibited.

In the unincorporated areas of the category, clustering is allowed on 40% of a site at a net density of two (2) units per acre on the developed portion of the property. The remaining 60% of the property must remain in natural open space. These developments currently must have a ½ acre minimum lot size.

The ½ acre minimum lot requirement for cluster development in Lake Protection was included in the Comprehensive Plan to mitigate impacts of development that utilized septic tanks or other onsite treatment and disposal systems. At the time this land use category was developed, the reasoning was that since the majority of the LP category was located in the unincorporated area where central sewer was not available, development would utilize septic tanks or other onsite treatment and disposal systems. However, since the provision of central sewer into many unincorporated areas within the Urban Services Area is now routine, this renders the ½ acre minimum requirement superfluous.

For those projects not having access to sewer, the ½ acre minimum lot requirement will still be in force for developments utilizing onsite septic tanks because the Sanitary Sewer Sub-Element Policy 1.2.1 [SS] provides that “[t]he minimum lot size for septic tanks shall be ½ acre.”

The proposed amendment will remove the ½ acre minimum lot requirement for cluster development within the unincorporated areas of the Lake Protection land use category where centralized sewer is available. The ability to develop smaller lots will help facilitate better project design by providing flexibility in design and environmental protection issues sometimes associated with minimum lot sizes. For instance, environmental features can have less

encroachment and be better managed when they are included in a larger conservation holding instead of divided into individual lots.

This is consistent with, and will further the intent of Conservation Policy 1.3.2 (County/City) which requires development in environmentally sensitive areas to use best management practices with emphasis on designing with nature. This flexibility is also consistent with the idea of making cluster subdivisions more walkable and better connected to existing development nodes through the provision of sidewalks and trails, and a more connected road network to avoid funneling all trips onto one major roadway.

The Leon County Citizens Advisory Water Resources Committee reviewed this proposed amendment on January 6, 2014 at their regular monthly meeting. Based on a concern about increased density that may be allowed without any additional changes in Policy 2.2.18 [L], the Committee voted to recommend to the Board that this amendment be withdrawn from the 2014-1 Cycle, and that this issue be reviewed at a later date as part of a planned amendment to create a common cluster development option for the Lake Protection land use category.

Staff continues to recommend approval of this proposed amendment. Following review by the Water Resources Committee, staff confirmed that removal of the ½ acre lot size requirement will not result in an increase in the number of currently allowed units for new developments. Removal of the ½ acre lot size limit will provide greater flexibility in the layout of a new subdivision in those instances where environmental and other regulated and/or physical constraints exist, and may provide an increased incentive for developers to utilize this option, thereby saving additional lands from development as intended by cluster developments.

F. CONCLUSION:

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

1. The proposed amendment is consistent with action taken unanimously by the Leon County Board of County Commissioners to direct staff to eliminate the ½-acre minimum lot requirement for cluster developments in the LP future land use category in the County.
2. The ½ acre lot limitation in Policy 2.2.18 [L] is not necessary because Policy 1.2.1 of the Sanitary Sewer Sub-Element specifies a minimum 1/2 acre lot size for development utilizing septic tanks.
3. This proposed amendment can help provide flexibility for design issues when central sewer is available, and can provide additional environmental protections and sustainability for Lake Jackson through the increase of size and quality of open space areas associated with permitting smaller lot sizes in cluster development within the Lake Protection future land use category.

G. ATTACHMENTS:

Attachment #1: Proposed Changes to the Lake Protection Future Land Use Category Text