



October 19, 2020

Mr. Ray Eubanks  
Plan Processing Administrator  
State Land Planning Agency - Department of Economic Opportunity  
Caldwell Building  
107 East Madison - MSC 160  
Tallahassee, Florida 32399

Re: Adopted Comprehensive Plan Amendments Package (20-01ESR)

Dear Mr. Eubanks:

The Tallahassee-Leon County Planning Department hereby submits adopted amendments for the 2020 Comprehensive Plan Amendment Cycle for the City of Tallahassee and Leon County, amending the joint Tallahassee-Leon County 2030 Comprehensive Plan. These amendments are submitted pursuant to the Joint City-County Commission adoption public hearing on October 13, 2020.

This adopted amendments package includes five amendments. Two additional proposed amendments are currently scheduled for adoption on November 10, 2020. This adopted amendments package contains additional data and analysis to address Technical Assistance Comments from State agencies on the proposed amendments package previously transmitted. Concurrency has not been rescinded for any amendment.

Enclosed are the following ordinances adopting the comprehensive plan amendments:

- Leon County Ordinance No. 20-18 adopted October 13, 2020
- Leon County Ordinance No. 20-19 adopted October 13, 2020
- Leon County Ordinance No. 20-20 adopted October 13, 2020
- Leon County Ordinance No. 20-21 adopted October 13, 2020
- City of Tallahassee Ordinance 20-O-32 adopted October 13, 2020
- City of Tallahassee Ordinance 20-O-33 adopted October 13, 2020
- City of Tallahassee Ordinance 20-O-34 adopted October 13, 2020
- City of Tallahassee Ordinance 20-O-36 adopted October 13, 2020

The appropriate review agencies are copied on this letter and provided with a complete adopted amendments package in Portable Document Format (PDF).

If you have any questions concerning the proposed amendments, please contact Artie White at (850) 891-6400; 300 South Adams Street, Tallahassee, FL 32301; FAX: (850) 891-6404; e-mail [artie.white@talgov.com](mailto:artie.white@talgov.com).

Sincerely,

Cherie Bryant, AICP  
Planning Director  
Tallahassee-Leon County Planning Department



**TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT**



cc:

Department of Agriculture and Consumer Services (w/attachments)  
Department of Education (w/attachments)  
Department of Environmental Protection (w/attachments)  
Department of State (w/attachments)  
Florida Fish and Wildlife Conservation Commission (w/attachments)  
Department of Transportation, District Three (w/attachments)  
Apalachee Regional Planning Council (w/attachments)  
Northwest Florida Water Management District (w/attachments)

Emily Pepin (w/o attachments)  
Lou Norvell (w/o attachments)

**MATRIX FOR 2020 CYCLE AMENDMENTS**

**A = Approve**  
**D = Denial**  
**AM = Approve as Modified**

<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Planning Staff Recommendation</i>	<i>LPA Recommendation</i>	<i>Board/Commission Position</i>	<i>Status</i>
<b>TTA 2020 003</b> Southeast Sector Plan	LAND USE ELEMENT and MOBILITY ELEMENT	Amendment to objectives, policies, and figures in the Land Use Element and Mobility Element	<b>A</b>	<b>A</b>	<b>A</b>	<b>Adoption Hearing held October 13, 2020</b>
<b>TTA 2020 011</b> Neighborhood Boundary Land Use	LAND USE ELEMENT	Amendment to a policy in the Land Use Element	<b>A</b>	<b>A</b>	<b>A</b>	<b>Adoption Hearing held October 13, 2020</b>
<b>TMA 2020 010</b> Bond and Griffin Heights Map Amendment	FUTURE LAND USE MAP	<b>From:</b> Residential Preservation <b>To:</b> Neighborhood Boundary Approximately 19.8 acres	<b>A</b>	<b>A</b>	<b>A</b>	<b>Adoption Hearing held October 13, 2020</b>
<b>TTA 2020 006</b> Pine Cone Woods Urban Services Area	LAND USE ELEMENT	Amendment to the Urban Services Area in the Land Use Element	<b>A</b>	<b>A</b>	<b>A</b>	<b>Adoption Hearing held October 13, 2020</b>
<b>LMA 2020 06</b> Pine Cone Woods Map Amendment	FUTURE LAND USE MAP	<b>From:</b> Rural <b>To:</b> Bradfordville Mixed Use Approximately 175 acres	<b>A</b>	<b>A</b>	<b>A</b>	<b>Adoption Hearing held October 13, 2020</b>
<b>TTA 2020 013</b> Welanuee Critical Area Plan and Urban Services Area	LAND USE ELEMENT	Amendment to the Urban Services Area in the Land Use Element	<b>A</b>	<b>A</b>		<b>Adoption Hearing scheduled for November 10, 2020</b>
<b>TMA 2020 012</b> Welanuee Arch	FUTURE LAND USE MAP	<b>From:</b> Rural and Suburban <b>To:</b> Planned Development Approximately 2,810.55 acres	<b>A</b>	<b>A</b>		<b>Adoption Hearing scheduled for November 10, 2020</b>

Adopted Amendments Package  
20-01ESR

**Adopted Map and Text Amendments**

Attached to the respective adopted amendments included in this Adopted Amendments Package.

**A copy of any data and analyses the local government deems appropriate:**

The local government is relying on previously submitted data and analyses with the addition of the following:

1. To address the technical assistance comment from the Department of Economic Opportunity, additional data and analyses are included for the Pine Cone Woods amendment LMA202006 to address the technical assistance comment related to public facility capacity. Sufficient capacity exists to support the amendment and the amendment is not anticipated to have adverse impacts on public facilities. This additional information is included in the Adopted Amendment Package section for LMA202006.
2. To address the technical assistance comment from the Florida Department of Transportation, a traffic analysis is included for TTA2020011 – Neighborhood Boundary Land Use. Given the limited scope of the Land Use category, adverse transportation impacts are not anticipated. This additional information is included in the Adopted Amendment Package section for LMA202006.

**Copies of executed ordinances**

Attached to the respective adopted amendments included in this Adopted Amendments Package.

**List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review:**

The only change made in the adopted amendment that the Department of Economic Opportunity did not previously review is:

1. To address the technical assistance comment from the Department of Economic Opportunity, the portion of the Pine Cone Woods amendment proposed for the Educational Facilities land use has been changed to the Bradfordville Mixed Use land use category. Because this area affected by this change is a stormwater pond for Chiles High School, this change has no overall impact.

**List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment:**

None.

**Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity:**

As noted above, additional data and analyses were included for two amendments and one change was made to one amendment. These are addressed in more detail for the respective amendments included in this Adopted Amendments Package. In summary, the technical assistance comments were addressed by the following:

1. To address Technical Assistance Comment #1 from the Department of Economic Opportunity, additional data and analyses are included for the Pine Cone Woods amendment LMA202006 to address the technical assistance comment related to public facility capacity. Sufficient capacity exists to support the amendment and the amendment is not anticipated to have adverse impacts on public facilities.
2. To address the technical assistance comment from the Florida Department of Transportation, a traffic analysis is included for TTA2020011 – Neighborhood Boundary Land Use. Given the limited scope of the Land Use category, adverse transportation impacts are not anticipated.
3. To address Technical Assistance Comment #2 from the Department of Economic Opportunity, the portion of the Pine Cone Woods amendment proposed for the Educational Facilities land use has been changed to the Bradfordville Mixed Use land use category. Because this area affected by this change is a stormwater pond for Chiles High School, this change has no impact.

Additionally, the Pine Cone Woods amendment LMA202006 would be implemented in the future through a Planned Unit Development and subsequent site plans. This process requires a Natural Features Inventory that will identify natural, historic, and cultural features onsite, addressing the technical assistance comments from both the Florida Department of State and the Florida Fish and Wildlife Conservation Commission for the amendment.

**Amendment TTA 2020 003**  
**Southeast Sector Plan**

Adopted amendment to the Land Use and  
Mobility Elements

**Staff Recommendation:**

*Approval*

**Local Planning Agency:**

*Approval*

**City Commission:**

*Approval*

**County Commission:**

*Approval*

**1. Adopted Map and Text Amendments:**

See attached.

**2. A copy of any data and analyses the local government deems appropriate:**

No additional data and analysis. The local government is relying on previously submitted data and analyses.

**3. Copies of executed ordinances:**

See attached City of Tallahassee Ordinance 20-O-32 and Leon County Ordinance 20-19.

**4. List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review:**

None.

**5. List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment:**

None.

**6. Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity:**

Not applicable.

## Text Amendment TTA 2020 003

### *Planned Development*

#### *Objective 6.1: [L]*

This Future Land Use Category is intended to identify large land holdings that will be developed for various mixes of land uses, resulting in different types of commercial and residential neighborhoods. This category is assigned to large, undeveloped tracts of land for which more detailed planning is required to establish the most appropriate mix and arrangement of uses in accordance with this objectives-and the related policies.

Developments in this category are intended to have a mix of uses that results in greater internal capture of automotive trips and a net fiscal benefit for local governments.

The intensities of development in planned development categories mirror the intensities authorized in the Suburban Future Land Use Category until a Planned Development Master Plan is completed and an amendment reflecting the Planned Development Master Plan is adopted into the Comprehensive Plan. ~~until the plan is modified through the plan amendment process in conjunction with the development of regional impact and/or planned unit development processes.~~ The mix of uses shall be established at the time of development through the development of regional impact and/or planned unit development processes in accordance with this objective and related policies. Each Planned Development shall include a mix of residential unit types and complementary non-residential uses that, at build-out of the project, result in an internal capture of at least 20 percent of the trips generated by the development.

#### *Policy 6.1.1: [L]*

Approval of a PUD, subject to Type D review as specified in the Zoning Code, that is consistent with the Planned Development Master Plan and identifies the specific criteria for development with the Planned Development. PUD approval may be granted in phases where a portion of the property is to be developed at any given time. If a Planned Unit Development is completed and approved for the entire contiguous Planned Development area along with the other Planned Development Master Plan requirements identified in Policy 6.1.2, the Planned Unit Development may serve as the Planned Development Master Plan once reflected in the Comprehensive Plan through a plan amendment.

#### *Policy 6.1.2: [L]*

Except as provided by Policy 6.1.3, prior to approval of development or subdivision within Planned Development Areas, a Planned Development- Master Plan shall be adopted as an area plan that is consistent with, but independent of the Comprehensive Plan. If a Planned Unit Development is completed and approved for the entire contiguous Planned Development area along with the other Planned Development Master Plan requirements identified in Policy 6.1.2, the Planned Unit Development may serve as the



Planned Development Master Plan once reflected in the Comprehensive Plan through a plan amendment. The Comprehensive Plan shall be amended concurrently with the Planned Development Master Plan to allocate the mix, locations and intensities of future land uses as well as any public facilities required to serve proposed land uses. No comprehensive plan amendment shall be required if the Planned Development Master Plan is consistent with the Suburban land use category and the Planned Development does not create an inconsistency with the Comprehensive Plan.

The Master Plan shall identify the following:

- a) Boundary of area subject to Planned Development;
- b) General depiction of mix, location and intensities of future land uses;
- c) Activities permitted within each land use;
- d) Total dwelling units ~~by residential dwelling type;~~
- e) Total square footage of non-residential development;
- f) How natural resources on-site will be protected ~~Specific requirements that will adequately protect the natural resources of the area;~~
- g) Major transportation system improvements that are consistent with adopted transportation plans and address the impacts to the surrounding area, including canopy roads and required interconnections. The plan shall address the issues of capacity maintenance, ~~promotion of mass transit and bicycle and pedestrian~~ accessibility, and protection of canopy roads, if applicable. The Master Plan will also address mass transit, if transit facilities are available or planned within the plan horizon for the Tallahassee-Leon County Comprehensive Plan to serve the Planned Development;
- h) Facilities and development requirements to provide for alternative modes of transportation, such as bicycle and pedestrian mobility and, if available, mass transit;
- k) How the development will ~~provide for low and moderate income housing~~ comply with applicable affordable and inclusionary housing ordinances;
- o) A set of development guidelines that will direct the development of subsequent site specific development projects as part of a PUD. These guidelines shall address, but not be limited to, the interrelationships of uses, energy efficiency and pedestrian access. The guidelines shall include basic design elements that generally address crime prevention, such as landscaping and lighting considerations, Crime Prevention through Environmental Design (CTPED) principles, or other design concepts intended to improve safety and deter crime and crime prevention.
- p) ~~Alternatively, for a proposed DRI the applicant must demonstrate to the Planning Department that the DRI Development Order will meet the requirements of the Planned Development Master Plan.~~

#### *Policy 10.1.1 [L]- Southeast Sector Plan Overview*

The Southeast Sector Plan is hereby developed for an area in southeast Tallahassee and Leon County ~~known as the Southwood property and the Colin English property.~~ Cumulatively, these ~~properties will be the Southeast Sector Planning Area~~ (see the Southeast Sector Planning Area

map, Figure 10.A). For the Southwood, and Colin English Properties, and the former Southside DRI lands, the Southeast Sector Plan shall constitute the Planned Development Master Plan consistent with Objective 6.1 [L] and its associated policies.

The following percent mixes of land uses shall be required for the Southeast Sector Planning Area. The percentages shall be applied separately to both Southwood and the Colin English properties. In addition, the percentages shall also be applied separately to the former Southside DRI properties outside of Southwood within the Southeast Sector Plan

~~required shall be calculated utilizing the acreages within implementing PUD's that are included within districts allowing these land use types as a percent of the total Southeast Sector Planning Area. These calculations shall be made for each Development Order or PUD phase developed for the Southwood DRI and Colin English properties.~~

- (1) ~~Approximately~~ 40-50% of the land area in residential development
- (2) ~~Approximately~~ 10-30% of the land area in commercial, office and/or ~~and~~ industrial development
- (3) ~~Approximately~~ 10-15% of the land area in community facilities/services and utility easements and recreational facilities.
- (4) ~~Less than 1% of the land in historical resources.~~
- (5) ~~Approximately~~ 20-30% of the land in open space/greenways. Open space shall comprise a minimum of 22% of each of the Southwood PUD~~DRI~~ and Colin English properties.

#### B. Densities and Intensities:

- (1) The maximum densities and intensities for ~~each phase of~~ development within the Southeast Sector Planning Area are established in Policy 10.1.2 ~~Table A~~.

#### C. Phasing:

- (1) The Southeast Sector Planning Area will be permitted to develop in phases, ~~as set forth in Table A~~.
- (2) Southwood has an approved Development of Regional Impact DRI development order and Planned Unit Development PUD zoning. These approvals establish the development entitlements and master plan for the Project. For this reason, the Southwood entitlements and development phasing are not identified in Table A below. The maximum and minimum densities and intensities for the Implementing Land Use Districts for Southwood are established in Policy 10.1.2. The 3,322 acreages constituting the Southwood Development of Regional Impact, as approved by the City and County on April 28, 1999, shall be included within Phase I of the Southeast Sector Plan.

TABLE A: ENGLISH PROPERTY SOUTHEAST SECTOR PLAN DENSITIES, INTENSITIES AND PHASING

Table 7. Southeast Sector Plan Densities, Intensities, and Phasing

	Maximum Residential Units	Minimum Residential Densities	Maximum Non-Residential	Hotel	Hospital
<b>Phase I</b>					
<del>Southwood BRI (3,322 acres)</del>	<del>4,770</del>	<del>As required by Policy 10.1.2 [L]</del>	<del>403,000 GSF</del>	<del>170 rooms</del>	<del>N/A</del>
Colin English Phase I (603 acres)	6,030	As required by Policy 10.1.2 [L]	3,606,000 GSF		
<b>Phase II</b>					
Colin English Phase II (458 acres)	4,580	As required by Policy 10.1.2 [L]	2,740,000 GSF		

Notes:

The Colin English Property densities and intensities are those found within the Suburban Land Use Category consistent with Objective 6.1 [L].

D. Land Use Location Criteria:

(1) Industrial development, if constructed, is to be located in the southwest quadrant of the Southeast Sector Planning Area, primarily utilizing Tram Road and Capital Circle. Industrial development is not required in this quadrant; therefore, the quadrant may have no industrial development at buildout.

(3) Medium Density Residential development to be located primarily, but not solely limited to areas development to be located adjacent to the Capital Circle Office Center and interspersed with office development in the northwest quadrant. Priority shall be given to areas adjacent to the Capital Circle Office Center.

(5) Large Lot Single Family Residential development to develop primarily in, but not limited to, occur in the southeast quadrant of the Southeast Sector Planning Area;

E. Affordable Housing- Development must comply with applicable affordable and inclusionary housing ordinances.

~~An Affordable Housing Study will be submitted to the Department of Community Affairs (DCA) by the applicable developer or by the Tallahassee Leon County Planning Department at the time of any implementing Development of Regional Impact Applications for Development Approval or if necessary at the time of the Evaluation and Appraisal Report (EAR) for the Southeast Sector Planning Area. Any portion subject to a DRI development order which includes an affordable housing study or monitoring requirement will not require analysis by the Tallahassee Leon County Planning Department. If necessary, the Study will be updated at each subsequent EAR due date through the year 2020, or 80% build-out of the Phase I employment generators (retail, industrial, commercial development), whichever occurs first. The Study will~~

include the following:

- (1) A report of the existing employee base (with estimated salaries) of the Southeast Sector Plan's industrial, retail, and commercial developments;
- (2) An Affordable Housing Demand, Supply and Needs Analysis utilizing the assumptions used in the East Central Regional Planning Council (ECRPC) Affordable Housing Methodology;
- (3) The Housing Supply Analysis will, to the extent possible, list those vacant dwelling units (for sale and for rent) that are available on site, and off site within 10 miles or 20 minutes, whichever is less, from the center of the Southeast Sector Plan area (the northwest corner of the Capital Circle Office Center). The analysis shall consider the number of units built during the monitoring period and the number of units purchased, by price range; and
- (4) A recommendation as to whether further action is necessary to ensure that affordable housing to the development's very low, low, and moderate income employees is provided in close proximity to the development's employment centers. If action is needed, a comprehensive plan amendment will be undertaken to address the problem.

F. Additional Requirements:

- (1) ~~A~~ School site parcels for an ~~two~~ elementary schools at thirty (30) acres each and one middle school at ~~forty (40) acres each~~ shall be set aside On the English property, based on a projected build-out population of approximately 30,000. One elementary school shall be located on the English property and the other two schools shall be located on the Southwood property, provided that each of the public school sites on the Southwood property may be the location of a prekindergarten through grade 8 facility with the agreement of the Leon County School Board. ~~The~~ School sites shall be located proximate to residential areas and shall be collocated with other compatible public facilities to the extent possible. ~~The Southwood property shall be encouraged to develop a life-long learning center with technological linkages for the sharing of instructional services with schools in the Southern Strategy area, partnerships with the State of Florida for maximum utilization of the Capital Circle Office Center for educational and other community purposes, and adult learning capabilities. While the full range of educational opportunities is encouraged within the Southwood learning center, it is anticipated that Lincoln and Rickards High Schools will have adequate capacity to serve the high school age population expected from this area.~~
- (5) ~~The developer of the Southwood property will submit a five year capital improvements plan to the City and County, with annual updates in order to adequately coordinate with the local governments capital improvement plans. This information will include buy not limited to plans for utilities infrastructure, roadways, stormwater facilities, and other capital infrastructure necessary for the local governments to meet their capital improvement reporting requirements as required by state law.~~

Policy 10.1.2: [L] SESP Implementing Land Use Districts

The Southeast Sector Planning Area shall be developed utilizing the following implementing PUD districts that allows a range of types of residential, commercial, office and industrial uses with varying densities and *intensities*:

(A) NEIGHBORHOOD VILLAGE CENTER - VC

Designed to serve as the center of the neighborhood and discourage commercial strip development and sprawl along roadways.

- Each Village Center shall have a consistent design theme and complementary palate of materials.
- Village centers shall provide ample open space to allow for community gatherings or public events.
- Specific densities and intensities, ratio of uses and implementation criteria will be contained in the zoning code.

TNDs (Traditional Neighborhood Districts) and VCs (Village Center) ~~are a critical component of the Southeast Sector Plan. These areas~~ implement the development pattern that creates compact urban development with higher density residential uses focused around a commercial village center. TNDs and VCs shall be located together in order to promote convenient walk-between shopping and entertainment opportunities; an area that is pedestrian and bicycle friendly and is not designed with an over-reliance on the automobile. This pattern of development is strongly encouraged by the Comprehensive Plan.

Allowed Uses:

- Assisted Living Facilities

Residential Densities:

~~Average Density 6 DU/AC~~

(B) TRADITIONAL NEIGHBORHOOD DISTRICT - TND

Location mix and configuration of land uses are designed to encourage alternatives to automobiles and provide more identifiable pedestrian-friendly neighborhoods. More restrictive planning and architectural standards will be applied in order to maintain traditional town form.

TNDs and VCs ~~are a critical component of the Southeast Sector Plan. These areas~~ implement the development pattern that creates compact urban development with higher density residential uses focused around a commercial Village Center. TNDs and VCs shall be located together in order to promote convenient walk-between shopping and entertainment opportunities; an area that is pedestrian and bicycle friendly and is not designed with an over-reliance on the automobile. This pattern of development is strongly encouraged by the Comprehensive Plan. The specific development criteria and phasing for the TNDs and VCs shall be included in the LDRs and be determined by local government.

Residential Densities:

~~Average Density 6 DU/AC~~

(C) MEDIUM DENSITY RESIDENTIAL- MDR

Design of MDR- shall use energy saving concepts and maximize roadway connections.

Allowed Uses:

- Assisted Living Facilities

Residential Densities:

~~Average Density 8 DU/AC FOR English, 10 DU/AC for Southwood~~

(D) LOW DENSITY RESIDENTIAL - LDR

Residential Densities:

~~Average Density 2.5 DU/AC for English, 3.5 Du/AC for Southwood~~

(E) LARGE LOT SINGLE FAMILY RESIDENTIAL – LSF

Residential Densities:

~~Average Density 1 DU/AC~~

(F) MIXED USE OFFICE/COMMERCIAL – MUOC

- Provide mass transit accessibility, if transit is available, and
- May have regional stormwater facilities.

(I) SOUTHWOOD TOWN CENTER - TC

Mixture of Uses:

Development within the TC district shall include a mixture of uses consistent with the following ~~ranges~~ minimums:

- 60,000 square feet of commercial
- 200 residential units
- ~~Commercial: 25% to 60% of the area~~
- ~~Office: 25% to 60% of the area~~
- ~~Residential: 30% to 70% of the area~~
- ~~Institutional/Community Facilities: up to 30% of the total area~~

Additional development may include any other uses permitted in the TC district, such as office, institutional/community facilities, medical and assisted living facilities. Maximum development shall be limited by the allowable densities and maximum Floor Area Ratios (FAR).

Residential Densities:

~~Average Density 10 DU/AC~~

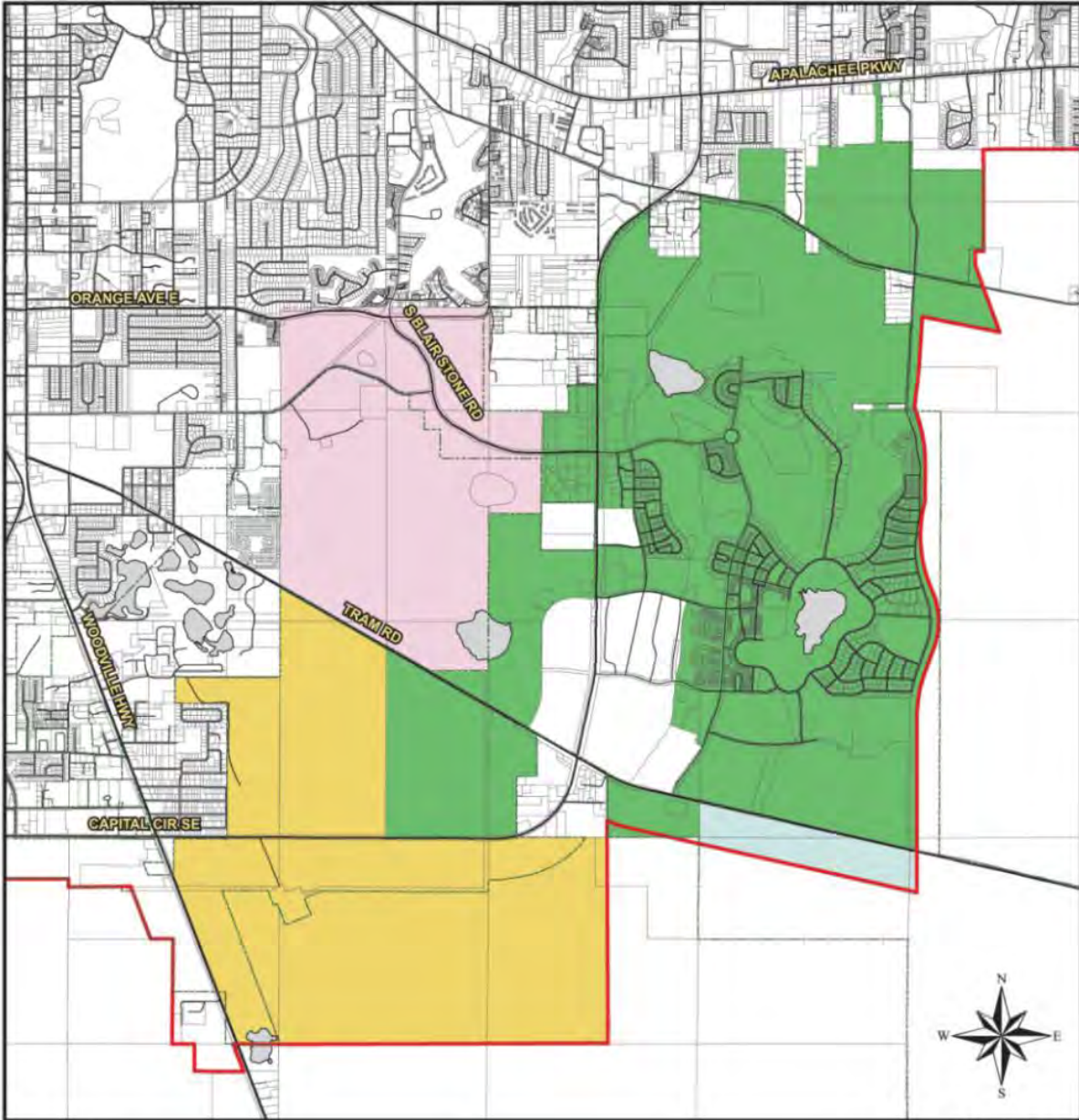
*Policy 10.1.3: [L] – Transportation*

(b) If mass transit is available or planned within the plan horizon for the Tallahassee-Leon County Comprehensive Plan, Mass transit routes shall be included along major roadways in

~~coordination with Star Metro. Mass transit routes will be extended to all VC's, TMDs, major employment and retail centers.~~

~~(m) Transportation analysis and a transportation plan revised to identify transportation improvements needed to serve Phase I development in the Southeast Sector Planning Area will be included in the 97-1 comprehensive plan amendment cycle.~~

# SOUTHEAST SECTOR PLAN PLANNED DEVELOPMENT



**LEGEND**

- St. Joe Property
- English Property
- Southside DRI
- Southwood DRI
- City Limits
- Urban Service Area
- Lakes

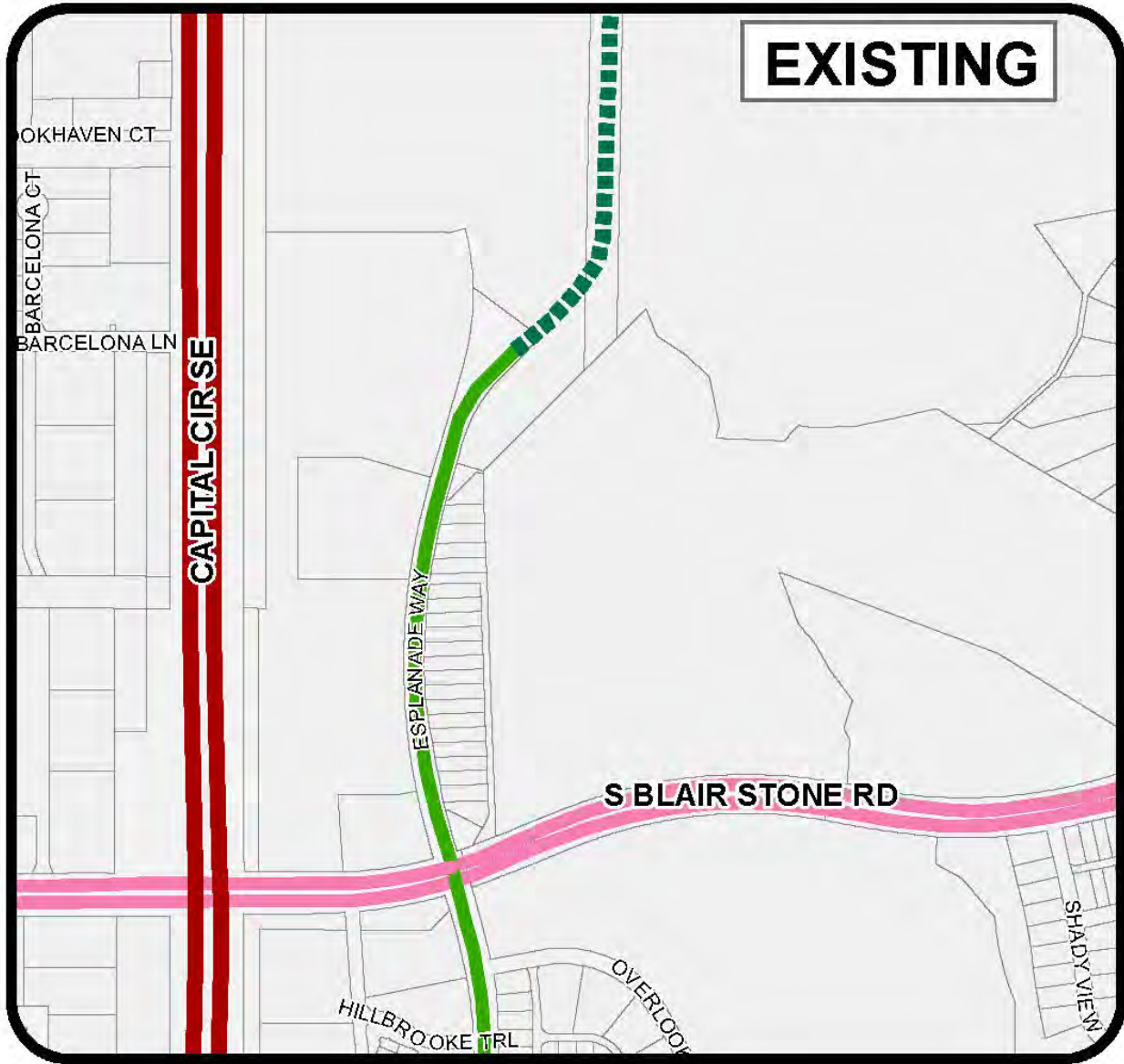
**FIGURE 10.C**  
 (Rev. Original 7-7-99)  
 (Rev. Effective 10-10-06)  
 (Revision Effective 8/25/08)

Tallahassee-Leon County Planning Department

**Amendment: Update Map 9 (Figure 10.C) to show "Southside DRI" as "St. Joe Property"**



Amendments to Mobility Element Map 21: Roadway Functional Classification, Leon County  
and Map 25: Roadway Functional Classification, Southeast



# PROPOSED

OKHAVEN CT

BARCELONA CT  
BARCELONA LN

CAPITAL CIR SE

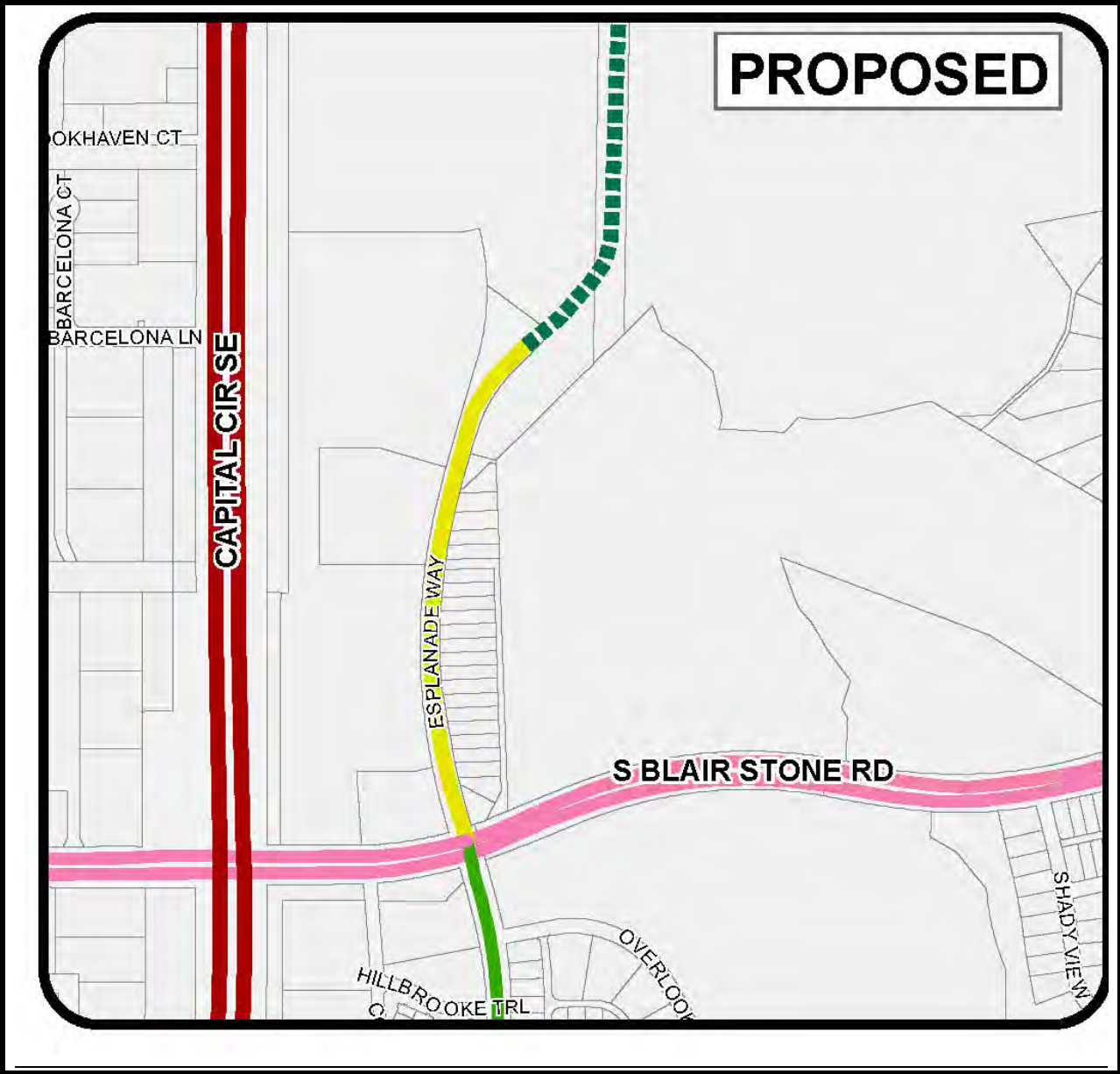
ESPLANADE WAY

S BLAIR STONE RD

HILLBROOKE TRL

OVERLOOK

SHADY VIL LN



**ORDINANCE NO. 20-O-32**

**AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING TEXT 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, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of Tallahassee has held several public work sessions, public meetings and several public hearings with due public notice having been provided, on these amendments to the Comprehensive Plan; and,

WHEREAS, on May 26, 2020, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of Tallahassee transmitted copies of the proposed amendments of the comprehensive plan to the Department of Economic Opportunity and other state and regional agencies for written comment; and,

WHEREAS, the City Commission of the City of Tallahassee considered all oral and written comments received during public hearings, including the data collection and analyses packages, the recommendations of the Local Planning Agency/Planning Commission; and,

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

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

9           **Section 1. Purpose and Intent.**

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

12           **Section 2. Text Amendment.**

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

18          Text Amendment TTA2020003 which relates to the Land Use Element and Mobility Element.

19           **Section 3. Conflict With Other Ordinances and Codes.**

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

22           **Section 4. Severability.**

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

1 **Section 5. Copy on File.**

2 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a  
3 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
4 2030 Comprehensive Plan and these amendments thereto, shall also be located in the Tallahassee-  
5 Leon County Planning Department. The Planning Director shall also make copies available to  
6 the public for a reasonable publication charge.

7 **Section 6. Effective Date.**

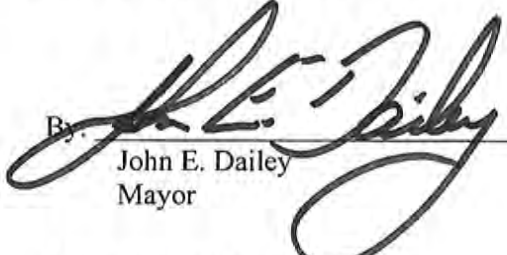
8 The effective date of these Plan amendments shall be according to law and the applicable statutes  
9 and regulations pertaining thereto.

10 INTRODUCED in the City Commission on the 9<sup>th</sup> day of September, 2020.

11 PASSED by the City Commission on the 13<sup>th</sup> day of October, 2020.




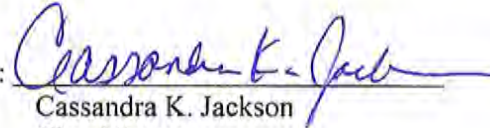
CITY OF TALLAHASSEE

By:   
John E. Dailey  
Mayor

22 ATTEST:

APPROVED AS TO FORM:

23  
24  
25  
26 By:   
James O. Cooke, IV  
City Treasurer-Clerk

27 By:   
Cassandra K. Jackson  
City Attorney

*Planned Development*

*Objective 6.1: [L]*

This Future Land Use Category is intended to identify large land holdings that will be developed for various mixes of land uses, resulting in different types of commercial and residential neighborhoods. This category is assigned to large, undeveloped tracts of land for which more detailed planning is required to establish the most appropriate mix and arrangement of uses in accordance with this objectives-and the related policies. Developments in this category are intended to have a mix of uses that results in greater internal capture of automotive trips and a net fiscal benefit for local governments. The intensities of development in planned development categories mirror the intensities authorized in the Suburban Future Land Use Category until a Planned Development Master Plan is completed and an amendment reflecting the Planned Development Master Plan is adopted into the Comprehensive Plan. ~~until the plan is modified through the plan amendment process in conjunction with the development of regional impact and/or planned unit development processes.~~ The mix of uses shall be established at the time of development through the development of regional impact and/or planned unit development processes in accordance with this objective and related policies. Each Planned Development shall include a mix of residential unit types and complementary non-residential uses that, at build-out of the project, result in an internal capture of at least 20 percent of the trips generated by the development.

*Policy 6.1.1: [L]*

Approval of a PUD, subject to Type D review as specified in the Zoning Code, that is consistent with the Planned Development Master Plan and identifies the specific criteria for development with the Planned Development. PUD approval may be granted in phases where a portion of the property is to be developed at any given time. If a Planned Unit Development is completed and approved for the entire contiguous Planned Development area along with the other Planned Development Master Plan requirements identified in Policy 6.1.2, the Planned Unit Development may serve as the Planned Development Master Plan once reflected in the Comprehensive Plan through a plan amendment.

*Policy 6.1.2: [L]*

Except as provided by Policy 6.1.3, prior to approval of development or subdivision within Planned Development Areas, a Planned Development- Master Plan shall be adopted as an area plan that is consistent with, but independent of the Comprehensive Plan. If a Planned Unit Development is completed and approved for the entire contiguous Planned Development area along with the other Planned Development Master Plan

requirements identified in Policy 6.1.2, the Planned Unit Development may serve as the Planned Development Master Plan once reflected in the Comprehensive Plan through a plan amendment. The Comprehensive Plan shall be amended concurrently with the Planned Development Master Plan to allocate the mix, locations and intensities of future land uses as well as any public facilities required to serve proposed land uses. No comprehensive plan amendment shall be required if the Planned Development Master Plan is consistent with the Suburban land use category and the Planned Development does not create an inconsistency with the Comprehensive Plan.

The Master Plan shall identify the following:

- a) Boundary of area subject to Planned Development;
- b) General depiction of mix, location and intensities of future land uses;
- c) Activities permitted within each land use;
- d) Total dwelling units ~~by residential dwelling type;~~
- e) Total square footage of non-residential development;
- f) How natural resources on-site will be protected ~~Specific requirements that will adequately protect the natural resources of the area;~~
- g) Major transportation system improvements that are consistent with adopted transportation plans and address the impacts to the surrounding area, including canopy roads and required interconnections. The plan shall address the issues of capacity maintenance, ~~promotion of mass transit and~~ bicycle and pedestrian accessibility, and protection of canopy roads, if applicable. The Master Plan will also address mass transit, if transit facilities are available or planned within the plan horizon for the Tallahassee-Leon County Comprehensive Plan to serve the Planned Development;
- h) Facilities and development requirements to provide for alternative modes of transportation, such as bicycle and pedestrian mobility and, if available, mass transit;
- k) How the development will ~~provide for low and moderate income housing~~ comply with applicable affordable and inclusionary housing ordinances;
- o) A set of development guidelines that will direct the development of subsequent site specific development projects as part of a PUD. These guidelines shall address, but not be limited to, the interrelationships of uses, energy efficiency and pedestrian access. The guidelines shall include basic design elements that generally address crime prevention, such as landscaping and lighting considerations, Crime Prevention through Environmental Design (CTPED) principles, or other design concepts intended to improve safety and deter crime and crime prevention.
- p) ~~Alternatively, for a proposed DRI the applicant must demonstrate to the Planning Department that the DRI Development Order will meet the requirements of the Planned Development Master Plan.~~

#### *Policy 10.1.1 [L]- Southeast Sector Plan Overview*

The Southeast Sector Plan is hereby developed for an area in southeast Tallahassee and Leon County ~~known as the Southwood property and the Colin English property. Cumulatively,~~

~~these properties will be the Southeast Sector Planning Area (see the Southeast Sector Planning Area map, Figure 10.A). For the Southwood, and Colin English Properties, and the former Southside DRI lands, the Southeast Sector Plan shall constitute the Planned Development Master Plan consistent with Objective 6.1 [L] and its associated policies.~~

The following percent mixes of land uses shall be required for the Southeast Sector Planning Area. The percentages shall be applied separately to both Southwood and the Colin English properties. In addition, the percentages shall also be applied separately to the former Southside DRI properties outside of Southwood within the Southeast Sector Plan

~~required shall be calculated utilizing the acreages within implementing PUD's that are included within districts allowing these land use types as a percent of the total Southeast Sector Planning Area. These calculations shall be made for each Development Order or PUD phase developed for the Southwood DRI and Colin English properties.~~

- ~~(1) Approximately 40-560% of the land area in residential development~~
- ~~(2) Approximately 10-30% of the land area in commercial, office and/or and industrial development~~
- ~~(3) Approximately 10-15% of the land area in community facilities/services and utility easements and recreational facilities.~~
- ~~(4) Less than 1% of the land in historical resources.~~
- ~~(5) Approximately 20-30% of the land in open space/greenways. Open space shall comprise a minimum of 22% of each of the Southwood PUD and Colin English properties.~~

B. Densities and Intensities:

- ~~(1) The maximum densities and intensities for each phase of development within the Southeast Sector Planning Area are established in Policy 10.1.2 Table A.~~

C. Phasing:

- ~~(1) The Southeast Sector Planning Area will be permitted to develop in phases, as set forth in Table A.~~
- (2) Southwood has an approved Development of Regional Impact DRI development order and Planned Unit Development PUD zoning. These approvals establish the development entitlements and master plan for the Project. For this reason, the Southwood entitlements and development phasing are not identified in Table A below. The maximum and minimum densities and intensities for the Implementing Land Use Districts for Southwood are established in Policy 10.1.2. The 3,322-acreages constituting the Southwood Development of Regional Impact, as approved by the City and County on April 28, 1999, shall be included within Phase I of the Southeast Sector Plan.



**TABLE A: ENGLISH PROPERTY SOUTHEAST SECTOR PLAN DENSITIES, INTENSITIES AND PHASING**

Table 7: Southeast Sector Plan Densities, Intensities, and Phasing

	Maximum Residential Units	Minimum Residential Densities	Maximum Non-Residential	Hotel	Hospital
<b>Phase I</b>					
Southwood DRI (3,322 acres)	4,770	As required by Policy 10.1.2 (L)	403,000 GSF	170 rooms	N/A
Colin English Phase I (603 acres)	6,030	As required by Policy 10.1.2 (L)	3,606,000 GSF		
<b>Phase II</b>					
Colin English Phase II (458 acres)	4,580	As required by Policy 10.1.2 (L)	2,740,000 GSF		

**Notes:**

The Colin English Property densities and intensities are those found within the Suburban Land Use Category consistent with Objective 6.1 (L).

**D. Land Use Location Criteria:**

(1) Industrial development, if constructed, is to be located in the southwest quadrant of the Southeast Sector Planning Area, primarily utilizing Tram Road and Capital Circle. Industrial development is not required in this quadrant; therefore, the quadrant may have no industrial development at buildout.

(3) Medium Density Residential development to be located primarily, but not solely limited to areas development to be located adjacent to the Capital Circle Office Center and interspersed with office development in the northwest quadrant. Priority shall be given to areas adjacent to the Capital Circle Office Center.

(5) Large Lot Single Family Residential development to develop primarily in, but not limited to, occur in the southeast quadrant of the Southeast Sector Planning Area;

E. Affordable Housing- Development must comply with applicable affordable and inclusionary housing ordinances.

An Affordable Housing Study will be submitted to the Department of Community Affairs (DCA) by the applicable developer or by the Tallahassee Leon County Planning Department at the time of any implementing Development of Regional Impact Applications for Development Approval or if necessary at the time of the Evaluation and Appraisal Report (EAR) for the Southeast Sector Planning Area. Any portion subject to a DRI development order which includes an affordable housing study or monitoring requirement will not require analysis by the Tallahassee Leon County Planning Department. If necessary, the Study will be

updated at each subsequent EAR due date through the year 2020, or 80% build-out of the Phase I employment generators (retail, industrial, commercial development), whichever occurs first. The Study will include the following:

- (1) A report of the existing employee base (with estimated salaries) of the Southeast Sector Plan's industrial, retail, and commercial developments;
- (2) An Affordable Housing Demand, Supply and Needs Analysis utilizing the assumptions used in the East Central Regional Planning Council (ECRPC) Affordable Housing Methodology;
- (3) The Housing Supply Analysis will, to the extent possible, list those vacant dwelling units (for sale and for rent) that are available on site, and off site within 10 miles or 20 minutes, whichever is less, from the center of the Southeast Sector Plan area (the northwest corner of the Capital Circle Office Center). The analysis shall consider the number of units built during the monitoring period and the number of units purchased, by price range; and
- (4) A recommendation as to whether further action is necessary to ensure that affordable housing to the development's very low, low, and moderate income employees is provided in close proximity to the development's employment centers. If action is needed, a comprehensive plan amendment will be undertaken to address the problem.

F. Additional Requirements:

- (1) ~~A~~ School site parcels for an ~~two~~ elementary schools at thirty (30) acres each and one middle school at forty (40) acres each shall be set aside On the English property, based on a projected build-out population of approximately 30,000. One elementary school shall be located on the English property and the other two schools shall be located on the Southwood property, provided that each of the public school sites on the Southwood property may be the location of a prekindergarten through grade 8 facility with the agreement of the Leon County School Board. ~~The S~~school sites shall be located proximate to residential areas and shall be collocated with other compatible public facilities to the extent possible. The Southwood property shall be encouraged to develop a life-long learning center with technological linkages for the sharing of instructional services with schools in the Southern Strategy area, partnerships with the State of Florida for maximum utilization of the Capital Circle Office Center for educational and other community purposes, and adult learning capabilities. While the full range of educational opportunities is encouraged within the Southwood learning center, it is anticipated that Lincoln and Rickards High Schools will have adequate capacity to serve the high school age population expected from this area.
- (5) The developer of the Southwood property will submit a five year capital improvements plan to the City and County, with annual updates in order to adequately coordinate with the local governments capital improvement plans. This information will include but not limited to plans for utilities infrastructure, roadways, stormwater facilities, and other capital infrastructure necessary for the local governments to meet their capital improvement reporting requirements as required by state law.

Policy 10.1.2: [L] SESP Implementing Land Use Districts

The Southeast Sector Planning Area shall be developed utilizing the following implementing PUD districts that allows a range of types of residential, commercial, office and industrial uses with varying densities and *intensities*:

(A) NEIGHBORHOOD VILLAGE CENTER - VC

Designed to serve as the center of the neighborhood and discourage commercial strip development and sprawl along roadways.

- Each Village Center shall have a consistent design theme and complementary palate of materials.
- Village centers shall provide ample open space to allow for community gatherings or public events.
- Specific densities and intensities, ratio of uses and implementation criteria will be contained in the zoning code.

TNDs (Traditional Neighborhood Districts) and VCs (Village Center) ~~are a critical component of the Southeast Sector Plan. These areas~~ implement the development pattern that creates compact urban development with higher density residential uses focused around a commercial village center. TNDs and VCs shall be located together in order to promote convenient walk-between shopping and entertainment opportunities; an area that is pedestrian and bicycle friendly and is not designed with an over-reliance on the automobile. This pattern of development is strongly encouraged by the Comprehensive Plan.

Allowed Uses:

- Assisted Living Facilities

Residential Densities:

~~Average Density 6 DU/AC~~

(B) TRADITIONAL NEIGHBORHOOD DISTRICT - TND

Location mix and configuration of land uses are designed to encourage alternatives to automobiles and provide more identifiable pedestrian-friendly neighborhoods. More restrictive planning and architectural standards will be applied in order to maintain traditional town form. TNDs and VCs ~~are a critical component of the Southeast Sector Plan. These areas~~ implement the development pattern that creates compact urban development with higher density residential uses focused around a commercial Village Center. TNDs and VCs shall be located together in order to promote convenient walk-between shopping and entertainment opportunities; an area that is pedestrian and bicycle friendly and is not designed with an over-reliance on the automobile. This pattern of development is strongly encouraged by the Comprehensive Plan. The specific development criteria and phasing for the TNDs and VCs shall be included in the LDRs and be determined by local government.

Residential Densities:

~~Average Density 6 DU/AC~~

(C) MEDIUM DENSITY RESIDENTIAL- MDR

Design of MDR- shall use energy saving concepts and maximize roadway connections.

Allowed Uses:

- Assisted Living Facilities

Residential Densities:

~~Average Density 8 DU/AC FOR English, 10 DU/AC for Southwood~~

(D) LOW DENSITY RESIDENTIAL - LDR

Residential Densities:

~~Average Density 2.5 DU/AC for English, 3.5 Du/AC for Southwood~~

(E) LARGE LOT SINGLE FAMILY RESIDENTIAL – LSF

Residential Densities:

~~Average Density 1 DU/AC~~

(F) MIXED USE OFFICE/COMMERCIAL – MUOC

- Provide mass transit accessibility, if transit is available, and
- May have regional stormwater

facilities.

(I) SOUTHWOOD TOWN CENTER - TC

Mixture of Uses:

Development within the TC district shall include a mixture of uses consistent with the following ~~ranges~~ minimums:

- 60,000 square feet of commercial
- 200 residential units
- ~~Commercial: 25% to 60% of the area~~
- ~~Office: 25% to 60% of the area~~
- ~~Residential: 30% to 70% of the area~~
- ~~Institutional/Community Facilities: up to 30% of the total area~~

Additional development may include any other uses permitted in the TC district, such as office, institutional/community facilities, medical and assisted living facilities. Maximum development shall be limited by the allowable densities and maximum Floor Area Ratios (FAR).

Residential Densities:

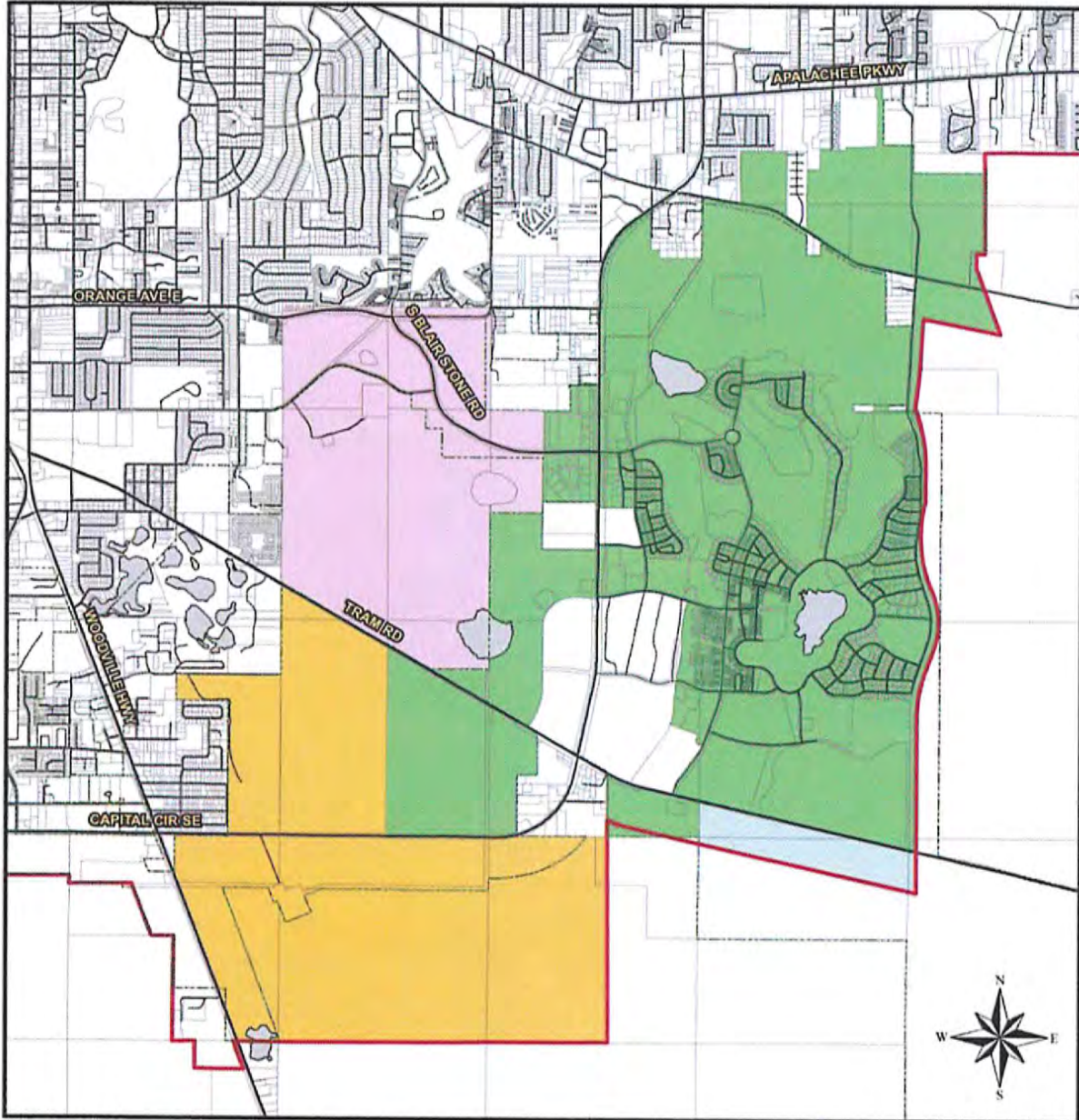
~~Average Density 10 DU/AC~~

*Policy 10.1.3: [L] – Transportation*

(b) If mass transit is available or planned within the plan horizon for the Tallahassee-Leon County Comprehensive Plan, Mass transit routes shall be included along major roadways in coordination with Star Metro. Mass transit routes will be extended to all VC's, TMDs, major employment and retail centers.

~~(m) Transportation analysis and a transportation plan revised to identify transportation improvements needed to serve Phase I development in the Southeast Sector Planning Area will be included in the 97-1 comprehensive plan amendment cycle.~~

# SOUTHEAST SECTOR PLAN PLANNED DEVELOPMENT



**LEGEND**

- St. Joe Property
- English Property
- Southside DRI
- Southwood DRI
- City Limits
- Urban Service Area
- Lakes

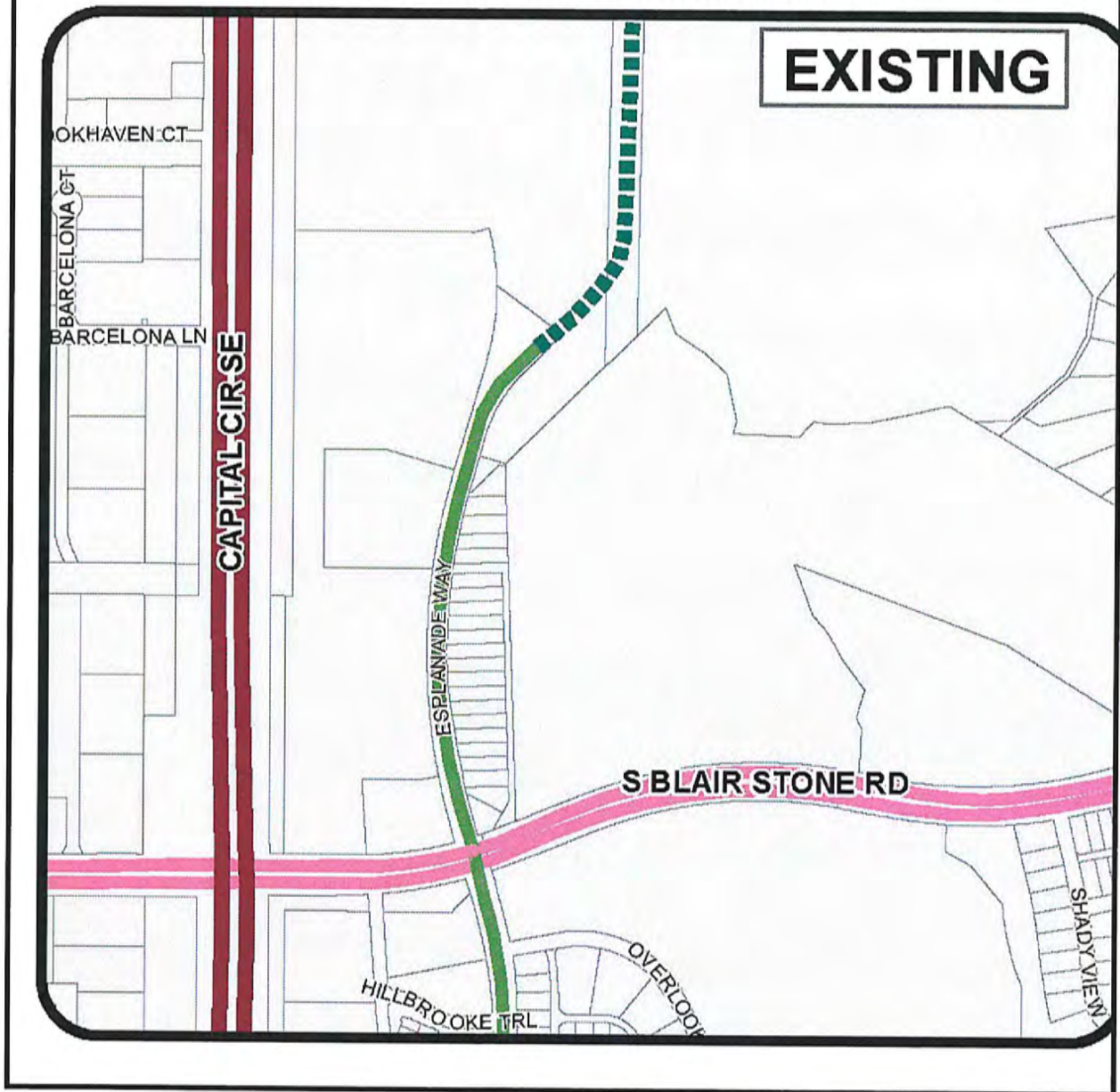
**FIGURE 10.C**  
(Rev. Original 7-7-99)  
(Rev. Effective 10-10-06)

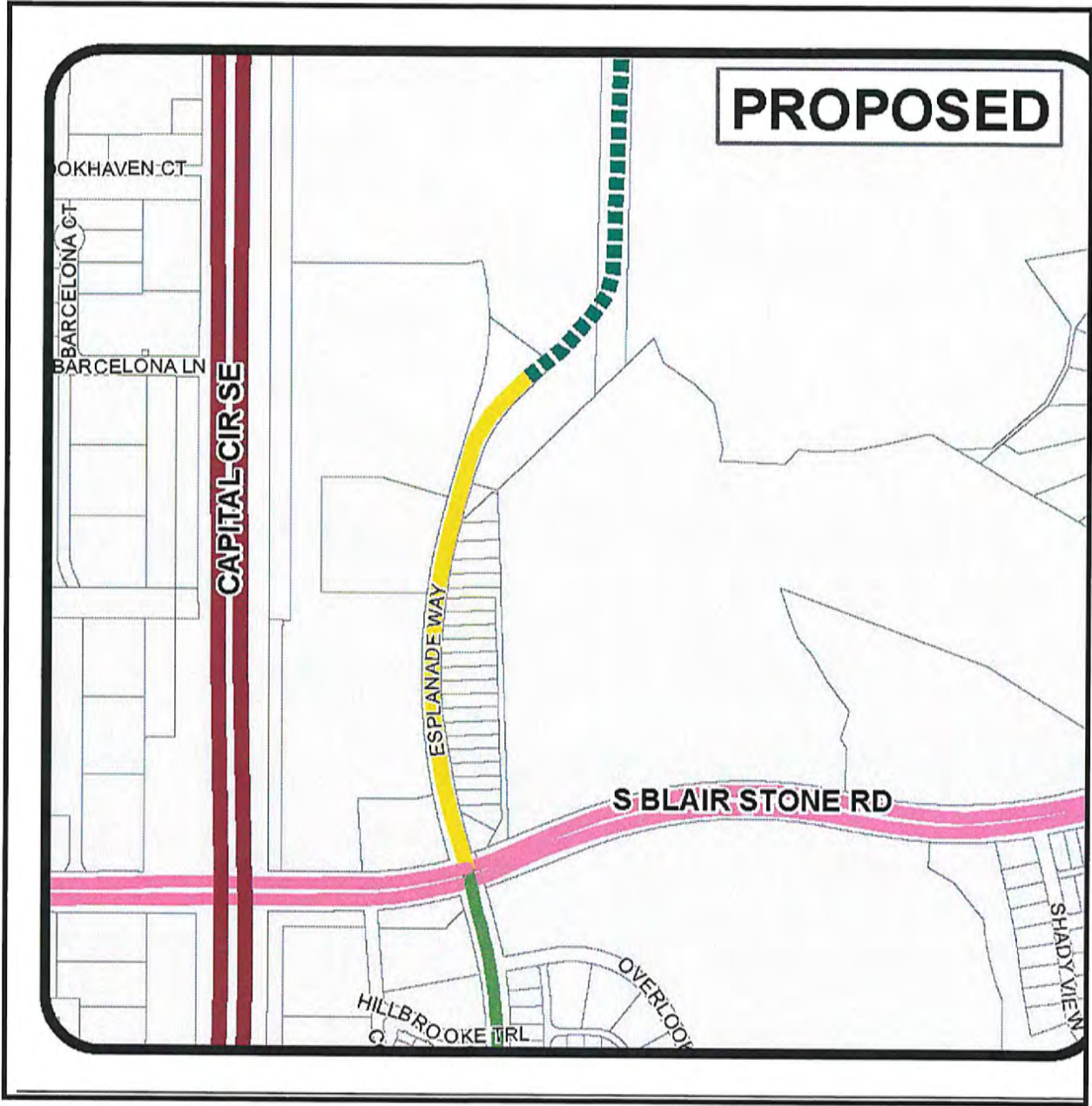
(Revision Effective 8/25/08)

Tallahassee-Leon County Planning Department

Amendment: Update Map 9 (Figure 10.C) to show "Southside DRI" as "St. Joe Property"

Amendments to Mobility Element Map 21: Roadway Functional Classification, Leon County  
and Map 25: Roadway Functional Classification, Southeast







1 LEON COUNTY ORDINANCE NO. 2020- 19

2  
3 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF**  
4 **LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON**  
5 **COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE**  
6 **FUTURE LAND USE ELEMENT; PROVIDING FOR APPLICABILITY AND**  
7 **EFFECT; PROVIDING FOR CONFLICTS; PROVIDING FOR**  
8 **SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE**  
9 **TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND**  
10 **PROVIDING FOR AN EFFECTIVE DATE.**

11 RECITALS

12  
13 WHEREAS, Chapters 125 and 163, Florida Statutes, empowers the Board of County  
14 Commissioners of Leon County to prepare and enforce comprehensive plans for the development of  
15 the County; and

16 WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning  
17 Act, empowers and requires the Board of County Commissioners of Leon County to (a) plan for the  
18 County's future development and growth; (b) adopt and amend comprehensive plans, or elements or  
19 portions thereof, to guide the future growth and development of the County; (c) implement adopted or  
20 amended comprehensive plans by the adoption of appropriate land development regulations; and (d)  
21 establish, support, and maintain administrative instruments and procedures to carry out the provisions  
22 and purposes of the Act; and

23 WHEREAS, Ordinance 90-30 was enacted on July 16, 1990, to adopt the Tallahassee-Leon  
24 County 2010 Comprehensive Plan for the unincorporated area of Leon County. The City of Tallahassee  
25 also adopted a plan for its municipal area by separate ordinance; and

26 WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is now  
27 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030 Comprehensive  
28 Plan; and

1           WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
2 Commissioners of Leon County has held several public work sessions, public meetings, and public  
3 hearings on the proposed amendment to the comprehensive plan, with due public notice having been  
4 provided, to obtain public comment, and has considered all written and oral comments received during  
5 said work sessions, public meetings and public hearings; and

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

10           WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
11 Commissioners of Leon County held a public hearing with due public notice having been provided on  
12 the proposed amendment to the comprehensive plan; and

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

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

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

3 **Section 1. Purpose and Intent.**

4 This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the  
5 authority set out in the Community Planning Act, Sections 163.3161 through 163.3215, Florida  
6 Statutes, as amended.

7 **Section 2. Text Amendment.**

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

12 Text Amendment TTA 2020-003, which relates to the Future Land Use Element.

13 **Section 3. Applicability and Effect.**

14 The applicability and effect of this amendment to the 2030 Comprehensive Plan shall be as  
15 provided by the Community Planning Act, Sections 163.3161 through 163.3215, Florida Statutes, and  
16 this Ordinance, and shall apply to all properties under the jurisdiction of Leon County.

17 **Section 4. Conflict with Other Ordinances and Codes.**

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

20 **Section 5. Severability.**

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

24 **Section 6. Copy on File.**


1 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a  
2 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon County  
3 2030 Comprehensive Plan and these updates thereto, shall also be located in the Tallahassee-Leon  
4 County Planning Department. The Planning Director shall also make copies available to the public for  
5 a reasonable publication charge.

6 **Section 7. Effective Date.**

7 The plan amendment shall be effective upon adoption by the Leon County Board of County  
8 Commissioners and the Tallahassee City Commission and as further provided by the applicable statutes  
9 and regulations pertaining thereto.

10 DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County,  
11 Florida, this 13<sup>th</sup> day of October, 2020.

12  
13 LEON COUNTY, FLORIDA

14  
15 By:  \_\_\_\_\_  
16 Bryan Desloge, Chairman  
17 Board of County Commissioners  
18  
19

20 ATTESTED BY:  
21 Gwendolyn Marshall, Clerk of the Court  
22 & Comptroller, Leon County, Florida

23  
24 By:  \_\_\_\_\_



25  
26  
27 APPROVED AS TO LEGAL SUFFICIENCY:  
28 Chasity H. O'Steen, County Attorney  
29 Leon County Attorney's Office

30 Chasity H.  
31 By: O'Steen

Digitally signed by Chasity H. O'Steen  
DN: cn=Chasity H. O'Steen, o=Leon County  
Board of County Commissioners, ou=County  
Attorney's Office,  
email=osteenc@leoncountyfl.gov, c=US  
Date: 2020.10.16 14:33:57 -0400

## Text Amendment TTA 2020 003

*Planned Development**Objective 6.1: [L]*

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~~amendment process in~~

~~conjunction with the development of regional impact and/or planned unit development~~

~~processes.~~ The mix of uses shall be established at the time of development through the

~~development of regional impact and/or planned unit development processes~~ in

accordance with this objective and related policies. Each Planned Development shall include a mix of residential unit types and complementary non-residential uses that, at build-out of the project, result in an internal capture of at least 20 percent of the trips generated by the development.

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- e) Total square footage of non-residential development;
- f) How natural resources on-site will be protected ~~Specific requirements that will adequately protect the natural resources of the area;~~
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~~required shall be calculated utilizing the acreages within implementing PUD's that are included within districts allowing these land use types as a percent of the total Southeast Sector Planning Area. These calculations shall be made for each Development Order or PUD phase developed for the Southwood DRI and Colin English properties.~~

- ~~(1) Approximately 40-50%~~ of the land area in residential development
- ~~(2) Approximately 10-20-30%~~ of the land area in commercial, office and/or ~~and~~ industrial development
- ~~(3) Approximately 10-15%~~ of the land area in community facilities/services and utility easements and recreational facilities.
- ~~(4) Less than 1% of the land in historical resources.~~
- ~~(5) Approximately 20-30%~~ of the land in open space/greenways. Open space shall comprise a minimum of 22% of each of the Southwood ~~PUD~~ and Colin English properties.

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- (2) Southwood has an approved Development of Regional Impact DRI development order and Planned Unit Development PUD zoning. These approvals establish the development entitlements and master plan for the Project. For this reason, the Southwood entitlements and development phasing are not identified in Table A below. The maximum and minimum densities and intensities for the Implementing Land Use Districts for Southwood are established in Policy 10.1.2. The 3,322-acreages constituting the Southwood Development of Regional Impact, as approved by the City and County on April 28, 1999, shall be included within Phase I of the Southeast Sector Plan.

TABLE A: ENGLISH PROPERTY SOUTHEAST SECTOR PLAN DENSITIES, INTENSITIES AND PHASING

Table 7 - Southeast Sector Plan Densities, Intensities, and Phasing

	Maximum Residential Units	Minimum Residential Densities	Maximum Non-Residential	Hotel	Hospital
<b>Phase I</b>					
Southwood DRI (3,322 acres)	4,770	As required by Policy 10.1.2 [L]	403,000 GSF	170 rooms	N/A
Colin English Phase I (603 acres)	6,030	As required by Policy 10.1.2 [L]	3,606,000 GSF		
<b>Phase II</b>					
Colin English Phase II (458 acres)	4,580	As required by Policy 10.1.2 [L]	2,740,000 GSF		

Notes:

The Colin English Property densities and intensities are those found within the Suburban Land Use Category consistent with Objective 6.1 [L].

D. Land Use Location Criteria:

(1) Industrial development, if constructed, is to be located in the southwest quadrant of the Southeast Sector Planning Area, primarily utilizing Tram Road and Capital Circle. Industrial development is not required in this quadrant; therefore, the quadrant may have no industrial development at buildout.

(3) Medium Density Residential development to be located primarily, but not solely limited to areas development to be located adjacent to the Capital Circle Office Center and interspersed with office development in the northwest quadrant. Priority shall be given to areas adjacent to the Capital Circle Office Center.

(5) Large Lot Single Family Residential development to develop primarily in, but not limited to, occur in the southeast quadrant of the Southeast Sector Planning Area;

E. Affordable Housing- Development must comply with applicable affordable and inclusionary housing ordinances.

~~An Affordable Housing Study will be submitted to the Department of Community Affairs (DCA) by the applicable developer or by the Tallahassee Leon County Planning Department at the time of any implementing Development of Regional Impact Applications for Development Approval or if necessary at the time of the Evaluation and Appraisal Report (EAR) for the Southeast Sector Planning Area. Any portion subject to a DRI development order which includes an affordable housing study or monitoring requirement will not require analysis by the Tallahassee Leon County Planning Department. If necessary, the Study will be~~



updated at each subsequent EAR due date through the year 2020, or 80% build-out of the Phase I employment generators (retail, industrial, commercial development), whichever occurs first. The Study will include the following:

- (1) A report of the existing employee base (with estimated salaries) of the Southeast Sector Plan's industrial, retail, and commercial developments;
- (2) An Affordable Housing Demand, Supply and Needs Analysis utilizing the assumptions used in the East Central Regional Planning Council (ECRPC) Affordable Housing Methodology;
- (3) The Housing Supply Analysis will, to the extent possible, list those vacant dwelling units (for sale and for rent) that are available on site, and off site within 10 miles or 20 minutes, whichever is less, from the center of the Southeast Sector Plan area (the northwest corner of the Capital Circle Office Center). The analysis shall consider the number of units built during the monitoring period and the number of units purchased, by price range; and
- (4) A recommendation as to whether further action is necessary to ensure that affordable housing to the development's very low, low, and moderate income employees is provided in close proximity to the development's employment centers. If action is needed, a comprehensive plan amendment will be undertaken to address the problem.

F. Additional Requirements:

- (1) ~~A~~ School site parcels for an ~~two~~ elementary schools at thirty (30) acres ~~each and one middle school at forty (40) acres each~~ shall be set aside On the English property, based on a projected build-out population of approximately 30,000. One elementary school shall be located on the English property and the other two schools shall be located on the Southwood property, provided that each of the public school sites on the Southwood property may be the location of a prekindergarten through grade 8 facility with the agreement of the Leon County School Board. ~~The~~ Sschool sites shall be located proximate to residential areas and shall be collocated with other compatible public facilities to the extent possible. ~~The Southwood property shall be encouraged to develop a life-long learning center with technological linkages for the sharing of instructional services with schools in the Southern Strategy area, partnerships with the State of Florida for maximum utilization of the Capital Circle Office Center for educational and other community purposes, and adult learning capabilities. While the full range of educational opportunities is encouraged within the Southwood learning center, it is anticipated that Lincoln and Rickards High Schools will have adequate capacity to serve the high school age population expected from this area.~~
- (5) The developer of the Southwood property will submit a five year capital improvements plan to the City and County, with annual updates in order to adequately coordinate with the local governments capital improvement plans. This information will include buy not limited to plans for utilities infrastructure, roadways, stormwater facilities, and other capital infrastructure necessary for the local governments to meet their capital improvement reporting requirements as required by state law.

The Southeast Sector Planning Area shall be developed utilizing the following implementing PUD districts that allows a range of types of residential, commercial, office and industrial uses with varying densities and *intensities*:

(A) NEIGHBORHOOD VILLAGE CENTER - VC

Designed to serve as the center of the neighborhood and discourage commercial strip development and sprawl along roadways.

- Each Village Center shall have a consistent design theme and complementary palate of materials.
- Village centers shall provide ample open space to allow for community gatherings or public events.
- Specific densities and intensities, ratio of uses and implementation criteria will be contained in the zoning code.

TNDs (Traditional Neighborhood Districts) and VCs (Village Center) ~~are a critical component of the Southeast Sector Plan. These areas~~ implement the development pattern that creates compact urban development with higher density residential uses focused around a commercial village center. TNDs and VCs shall be located together in order to promote convenient walk-between shopping and entertainment opportunities; an area that is pedestrian and bicycle friendly and is not designed with an over-reliance on the automobile. This pattern of development is strongly encouraged by the Comprehensive Plan.

Allowed Uses:

- Assisted Living Facilities

Residential Densities:

~~Average Density 6 DU/AC~~

(B) TRADITIONAL NEIGHBORHOOD DISTRICT - TND

Location mix and configuration of land uses are designed to encourage alternatives to automobiles and provide more identifiable pedestrian-friendly neighborhoods. More restrictive planning and architectural standards will be applied in order to maintain traditional town form. TNDs and VCs ~~are a critical component of the Southeast Sector Plan. These areas~~ implement the development pattern that creates compact urban development with higher density residential uses focused around a commercial Village Center. TNDs and VCs shall be located together in order to promote convenient walk-between shopping and entertainment opportunities; an area that is pedestrian and bicycle friendly and is not designed with an over-reliance on the automobile. This pattern of development is strongly encouraged by the Comprehensive Plan. The specific development criteria and phasing for the TNDs and VCs shall be included in the LDRs and be determined by local government.

Residential Densities:

~~Average Density 6 DU/AC~~

(C) MEDIUM DENSITY RESIDENTIAL- MDR

Design of MDR- shall use energy saving concepts and maximize roadway connections.

Allowed Uses:

- Assisted Living Facilities

Residential Densities:

~~Average Density 8 DU/AC FOR English, 10 DU/AC for Southwood~~

(D) LOW DENSITY RESIDENTIAL - LDR

Residential Densities:

~~Average Density 2.5 DU/AC for English, 3.5 Du/AC for Southwood~~

(E) LARGE LOT SINGLE FAMILY RESIDENTIAL – LSF

Residential Densities:

~~Average Density 1 DU/AC~~

(F) MIXED USE OFFICE/COMMERCIAL – MUOC

- Provide mass transit accessibility, if transit is available, and
- May have regional stormwater

facilities.

(I) SOUTHWOOD TOWN CENTER - TC

Mixture of Uses:

Development within the TC district shall include a mixture of uses consistent with the following ~~ranges~~ minimums:

- 60,000 square feet of commercial
- 200 residential units
- ~~Commercial: 25% to 60% of the area~~
- ~~Office: 25% to 60% of the area~~
- ~~Residential: 30% to 70% of the area~~
- ~~Institutional/Community Facilities: up to 30% of the total area~~

Additional development may include any other uses permitted in the TC district, such as office, institutional/community facilities, medical and assisted living facilities. Maximum development shall be limited by the allowable densities and maximum Floor Area Ratios (FAR).

Residential Densities:

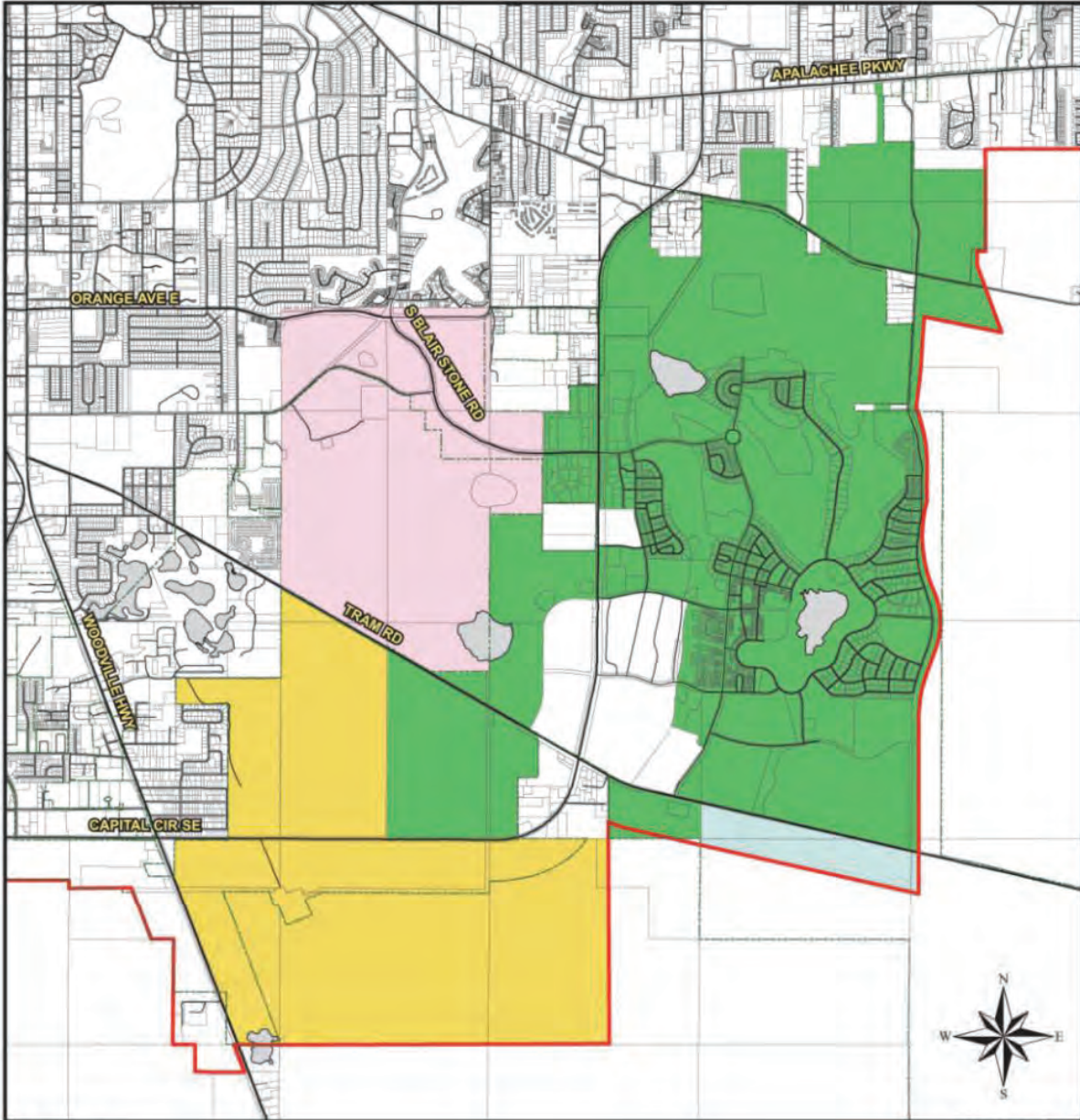
~~Average Density 10 DU/AC~~

*Policy 10.1.3: [L] – Transportation*

(b) If mass transit is available or planned within the plan horizon for the Tallahassee-Leon County Comprehensive Plan, Mass transit routes shall be included along major roadways in coordination with Star Metro. ~~Mass transit routes will be extended to all VC's, TMDs, major employment and retail centers.~~

~~(m) Transportation analysis and a transportation plan revised to identify transportation improvements needed to serve Phase I development in the Southeast Sector Planning Area will be included in the 97-1 comprehensive plan amendment cycle.~~

# SOUTHEAST SECTOR PLAN PLANNED DEVELOPMENT



## LEGEND

- St. Joe Property
- English Property
- Southside DRI
- Southwood DRI

- City Limits
- Urban Service Area
- Lakes

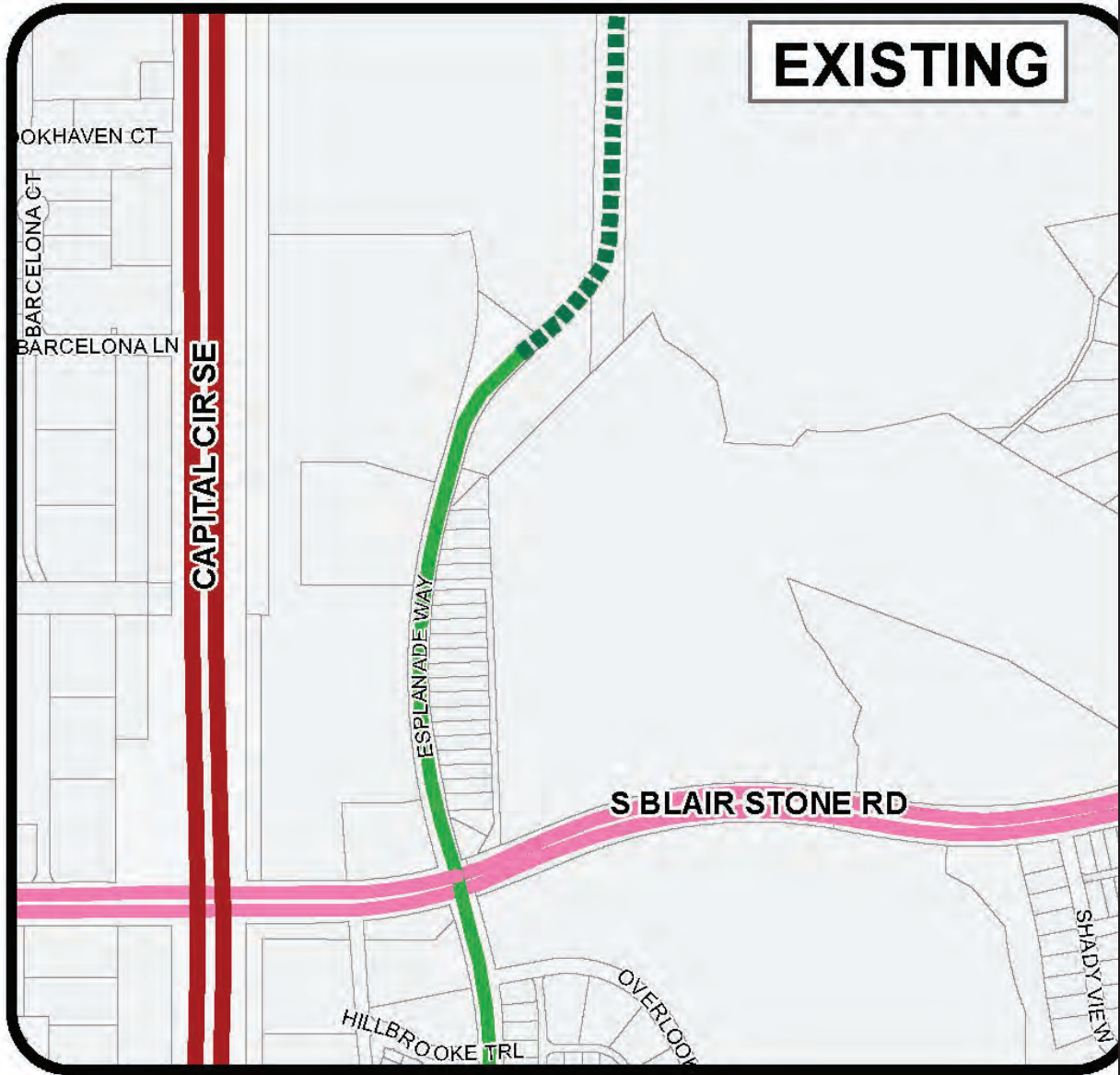
**FIGURE 10.C**  
[Rev. Original 7-7-99]  
[Rev. Effective 10-10-06]

(Revision Effective 8/25/08)

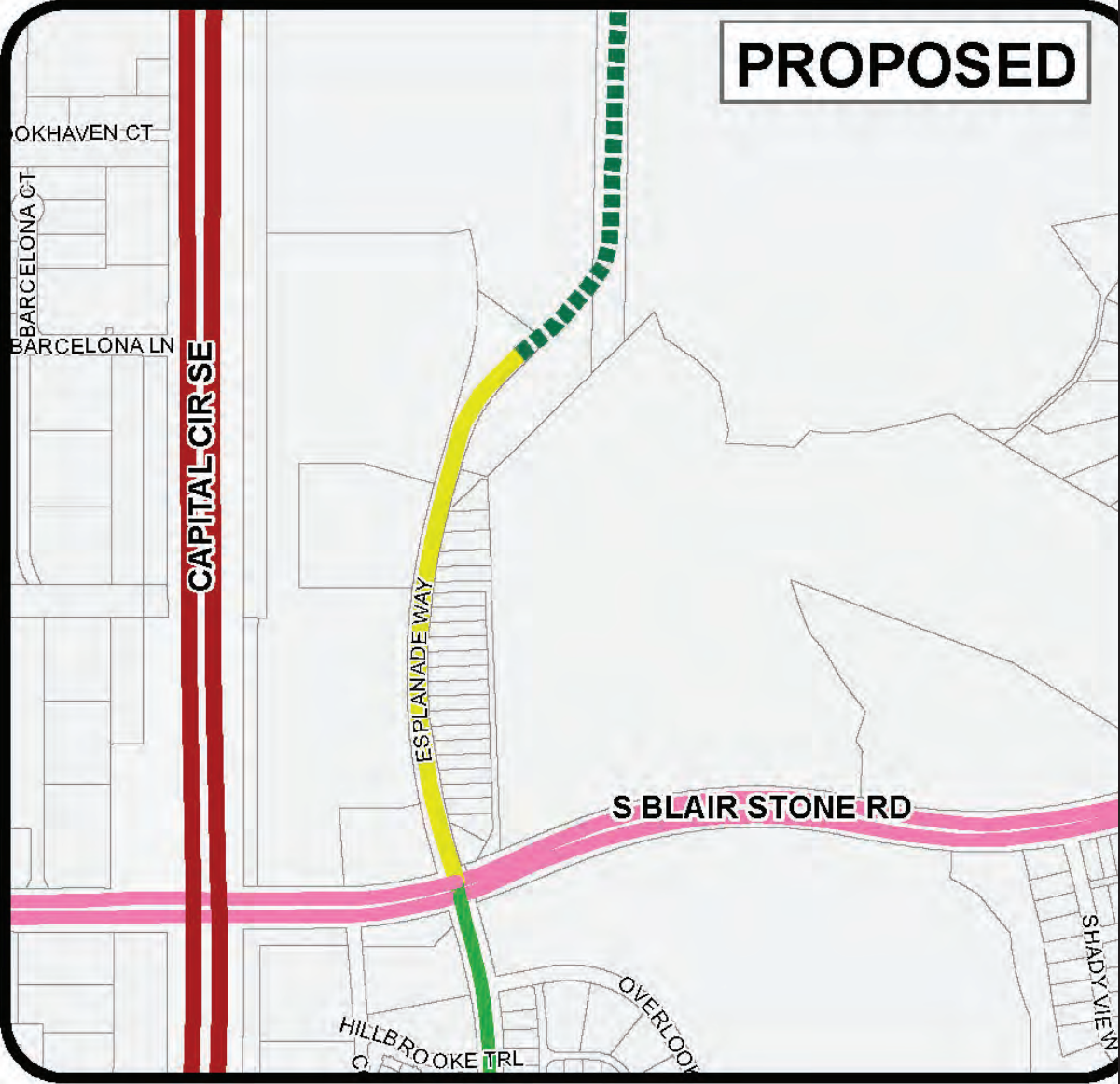
Tallahassee-Leon County Planning Department

Amendment: Update Map 9 (Figure 10.C) to show "Southside DRI" as "St. Joe Property"

Amendments to Mobility Element Map 21: Roadway Functional Classification, Leon County  
and Map 25: Roadway Functional Classification, Southeast



# PROPOSED



OKHAVEN CT

BARCELONA CT

BARCELONA LN

CAPITAL CIR SE

ESPLANADE WAY

S BLAIR STONE RD

HILLBROOKE TRL

OVERLOOK

SHADY VIEW

**Amendment TTA 2020 011**  
**Neighborhood Boundary Land Use**

Adopted amendment to the Land Use Element

**Staff Recommendation:**

*Approval*

**Local Planning Agency:**

*Approval*

**City Commission:**

*Approval*

**County Commission:**

*Approval*



**1. Adopted Map and Text Amendments:**

See attached.

**2. A copy of any data and analyses the local government deems appropriate:**

To address the technical assistance comment from the Florida Department of Transportation, a traffic analysis is included below for TTA2020011 – Neighborhood Boundary Land Use. Given the limited area currently designated with the Land Use category, adverse transportation impacts are not anticipated.

**3. Copies of executed ordinances:**

See attached City of Tallahassee Ordinance 20-O-33 and Leon County Ordinance 20-18.

**4. List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review:**

None.

**5. List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment:**

None.

**6. Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity:**

To address the technical assistance comment from the Florida Department of Transportation, a traffic analysis is included below for TTA2020011 – Neighborhood Boundary Land Use. Given the limited scope of the Land Use category, adverse transportation impacts are not anticipated.

## Text Amendment TTA 2020 011

### ***Policy 2.2.21: [L]*** NEIGHBORHOOD BOUNDARY

*Intent:* This future land use category is intended 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. Where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan, this future land use category may also be used to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses.

*Allowable Uses:* Low-density residential including duplexes, townhomes, triplexes, and quadplexes; and non-residential development scaled to serve the surrounding neighborhood such as limited retail, offices, bed and breakfast inns and community services. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. The use must not cause excessive traffic, noise, light, odor, or dust impacts. Auto-oriented uses, such as gas stations or any other use having drive-through facilities, are not allowed in order to protect neighborhoods from any negative impacts associated with increased vehicular traffic.

*Intensity/Density:* Density and intensity standards for residential and non-residential development shall be established within the implementing zoning district's development standards. In no case shall the maximum density established exceed ~~eight (8)~~ eighteen (18) dwelling units per acre. ~~Residential and non-residential structures shall not exceed 2 stories in height including floors devoted to parking facilities.~~ Non-residential structures are permitted up to a maximum of 5,000 square feet of gross building floor area per parcel and ~~10,000~~ 20,000 square feet of gross building floor area per acre.

*Design Standards:* The land development regulations shall establish design standards to promote compatibility with adjacent residential development. ~~These standards shall address elements such as roof, building scale, color, exterior building materials, building front setback, architectural style, buffering, landscaping, solid waste disposal, parking, lighting, and signs.~~

*Location and Orientation:* The location of this land use category shall either serve as a buffer between residential development and more intensive development or to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan. ~~This category shall be located 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. This land use category shall not be applied within the interior of an existing neighborhood. Those properties currently within the Lake Protection land use category may not be amended to the Neighborhood Boundary land use category. The geographic extent of this category shall not exceed a depth greater than 250 feet or one lot whichever is less. For properties located at an arterial/local, arterial/major collector, or arterial/minor collector intersection, non-residential development must front the arterial road~~

*Access Management:* The land development regulations shall specify specific vehicular access management requirements that will serve to mitigate possible negative impacts to roadways associated with the implementation of this category.

*Implementation:* The provisions of this land use category shall be implemented through the creation of

~~one or more zoning districts and this land use category shall not become effective until such time as the implementing zoning districts are adopted. These zoning districts may further define and limit the provisions contained within the Comprehensive Plan regarding this land use category as well as establish criteria governing the permitted location of this category. Applicants seeking to amend the Future Land Use Map designation for a requested parcel to the Neighborhood Boundary land use category shall specify the appropriate zoning district at the time application is made for a Comprehensive Plan amendment.~~

**A copy of any data and analyses the local government deems appropriate:**

Only two locations in Leon County are currently designated with the Neighborhood Boundary Land Use Category. These locations are:

**Location 1:** Approximately 1.06 acres including parcels 1130570000120 and 1130570000110 and undevelopable public right of way.

Location: 1449 THOMASVILLE RD Parcel TaxID: 1130570000120 Area: 0.33 Acres +/-	Location: 401 E 9TH AVE Parcel TaxID: 1130570000110 Area: 0.21 Acres +/-
--	--

Both of these parcels are currently developed. Redevelopment of the parcels on this site could result in a maximum of 8 residential units (5 on one parcel and 3 on the other) or 10,800 square feet of non-residential development (6,600 square feet on one parcel and 4,200 on the other). To reach this development, the removal of the existing 1,410 square foot of development on one parcel and the existing 2,738 square foot of development on the other would be necessary.

**Location 2:** Approximately 0.67 acre including parcel 1131460000010 and undevelopable public right of way.

Location: 413 N MERIDIAN ST Parcel TaxID: 1131460000010 Area: 0.39 Acres +/-
--

This parcel is currently developed. Redevelopment of this parcel could result in a maximum of 7 units or 7,800 square feet of non-residential development. To reach this development, the removal of the existing 3,780 square feet of office development would be necessary.

**Assessment and Future Concurrency Mitigation:** Outside of this Comprehensive Plan Amendment Cycle, no other locations are designated with the Neighborhood Boundary Land Use category. Neither of these existing locations are anticipated to redevelop. If redevelopment does occur, it is unlikely that the maximum allowable development could be obtained due to stormwater facilities, parking requirements, setback, and other development regulations. The redevelopment process would require a traffic analysis based on the actual redevelopment scenarios proposed for each parcel. Traffic impacts and concurrency mitigation would be determined and collected at the time of site plan.

1 ORDINANCE NO. 20-O-33

2  
3 **AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING TEXT**  
4 **AMENDMENTS TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE**  
5 **PLAN; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN**  
6 **EFFECTIVE DATE.**  
7

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

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

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

22 WHEREAS, on May 26, 2020, pursuant to Section 163.3184, Florida Statutes, the City  
23 Commission of the City of Tallahassee transmitted copies of the proposed amendments of the  
24 comprehensive plan to the Department of Economic Opportunity and other state and regional  
25 agencies for written comment; and,

26 WHEREAS, the City Commission of the City of Tallahassee considered all oral and  
27 written comments received during public hearings, including the data collection and analyses  
28 packages, the recommendations of the Local Planning Agency/Planning Commission; and,  
29

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

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

9           **Section 1. Purpose and Intent.**

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

12           **Section 2. Text Amendment.**

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

18          Text Amendment TTA2020011 which relates to the Land Use Element.

19           **Section 3. Conflict With Other Ordinances and Codes.**

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

22           **Section 4. Severability.**

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

1 **Section 5. Copy on File.**

2 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a  
3 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
4 2030 Comprehensive Plan and these amendments thereto, shall also be located in the Tallahassee-  
5 Leon County Planning Department. The Planning Director shall also make copies available to  
6 the public for a reasonable publication charge.

7 **Section 6. Effective Date.**

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

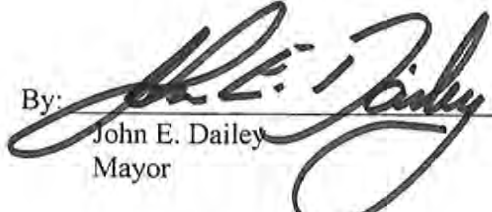
10 INTRODUCED in the City Commission on the 9<sup>th</sup> day of September, 2020.

11 PASSED by the City Commission on the 13<sup>th</sup> day of October, 2020.



CITY OF TALLAHASSEE

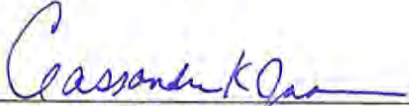
23  
24  
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29

By:   
John E. Dailey  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

By:   
Cassandra K. Jackson  
City Attorney

**Text Amendment TTA 2020 011**

Policy 2.2.21: [L] NEIGHBORHOOD BOUNDARY (EFF. 7/25/03; REV. 7/26/06; RENUMBERED 3/14/07)

*Intent:* This future land use category is intended 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. Where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan, this future land use category may also be used to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses.

*Allowable Uses:* Low-density residential including duplexes, townhomes, triplexes, and quadplexes; and non-residential development scaled to serve the surrounding neighborhood such as limited retail, offices, bed and breakfast inns and community services. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. The use must not cause excessive traffic, noise, light, odor, or dust impacts. Auto-oriented uses, such as gas stations or any other use having drive-through facilities, are not allowed in order to protect neighborhoods from any negative impacts associated with increased vehicular traffic.

*Intensity/Density:* Density and intensity standards for residential and non-residential development shall be established within the implementing zoning district's development standards. In no case shall the maximum density established exceed ~~eight (8)~~ eighteen (18) dwelling units per acre. ~~Residential and non-residential structures shall not exceed 2-stories in height including floors devoted to parking facilities.~~ Non-residential structures are permitted up to a maximum of 5,000 square feet of gross building floor area per parcel and ±20,000 square feet of gross building floor area per acre.

*Design Standards:* The land development regulations shall establish design standards to promote compatibility with adjacent residential development. ~~These standards shall address elements such as roof, building scale, color, exterior building materials, building front setback, architectural style, buffering, landscaping, solid waste disposal, parking, lighting, and signs.~~

*Location and Orientation:* The location of this land use category shall either serve as a buffer between residential development and more intensive development or to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan. ~~This category shall be located 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. This land use category shall not be applied within the interior of an existing neighborhood. Those properties currently within the Lake Protection Boundary land use category may not be amended to the Neighborhood Boundary land use category. The geographic extent of this category shall not exceed a depth greater than 250 feet or one lot whichever is less. For properties located at an arterial/local, arterial/major collector, or arterial/minor collector intersection, non-residential development must front the arterial road.~~

*Access Management:* The land development regulations shall specify specific vehicular access management requirements that will serve to mitigate possible negative impacts to roadways associated with the implementation of this category.

*Implementation:* The provisions of this land use category shall be implemented through the creation of one or more zoning districts and this land use category shall not become effective until such time as the implementing zoning districts are adopted. These zoning districts may further define and limit the provisions contained within the Comprehensive Plan regarding this land use category as well as establish criteria governing the permitted location of this category. Applicants seeking to amend the Future Land Use Map designation for a requested parcel to the Neighborhood Boundary land use category shall specify the appropriate zoning district at the time application is made for a Comprehensive Plan amendment.







1 LEON COUNTY ORDINANCE NO. 2020-18

2  
3 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF**  
4 **LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON**  
5 **COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE**  
6 **FUTURE LAND USE ELEMENT; PROVIDING FOR APPLICABILITY AND**  
7 **EFFECT; PROVIDING FOR CONFLICTS; PROVIDING FOR**  
8 **SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE**  
9 **TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND**  
10 **PROVIDING FOR AN EFFECTIVE DATE.**

11 RECITALS

12  
13 WHEREAS, Chapters 125 and 163, Florida Statutes, empowers the Board of County  
14 Commissioners of Leon County to prepare and enforce comprehensive plans for the development of  
15 the County; and

16 WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning  
17 Act, empowers and requires the Board of County Commissioners of Leon County to (a) plan for the  
18 County's future development and growth; (b) adopt and amend comprehensive plans, or elements or  
19 portions thereof, to guide the future growth and development of the County; (c) implement adopted or  
20 amended comprehensive plans by the adoption of appropriate land development regulations; and (d)  
21 establish, support, and maintain administrative instruments and procedures to carry out the provisions  
22 and purposes of the Act; and

23 WHEREAS, Ordinance 90-30 was enacted on July 16, 1990, to adopt the Tallahassee-Leon  
24 County 2010 Comprehensive Plan for the unincorporated area of Leon County. The City of Tallahassee  
25 also adopted a plan for its municipal area by separate ordinance; and

26 WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is now  
27 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030 Comprehensive  
28 Plan; and

1           WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
2 Commissioners of Leon County has held several public work sessions, public meetings, and public  
3 hearings on the proposed amendment to the comprehensive plan, with due public notice having been  
4 provided, to obtain public comment, and has considered all written and oral comments received during  
5 said work sessions, public meetings and public hearings; and

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

10           WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
11 Commissioners of Leon County held a public hearing with due public notice having been provided on  
12 the proposed amendment to the comprehensive plan; and

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

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

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

3 **Section 1. Purpose and Intent.**

4 This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the  
5 authority set out in the Community Planning Act, Sections 163.3161 through 163.3215, Florida  
6 Statutes, as amended.

7 **Section 2. Text Amendment.**

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

12 Text Amendment TTA 2020-011, which relates to the Future Land Use Element.

13 **Section 3. Applicability and Effect.**

14 The applicability and effect of this amendment to the 2030 Comprehensive Plan shall be as  
15 provided by the Community Planning Act, Sections 163.3161 through 163.3215, Florida Statutes, and  
16 this Ordinance, and shall apply to all properties under the jurisdiction of Leon County.

17 **Section 4. Conflict with Other Ordinances and Codes.**

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

20 **Section 5. Severability.**

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

24 **Section 6. Copy on File.**


1 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a  
2 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon County  
3 2030 Comprehensive Plan and these updates thereto, shall also be located in the Tallahassee-Leon  
4 County Planning Department. The Planning Director shall also make copies available to the public for  
5 a reasonable publication charge.

6 **Section 7. Effective Date.**

7 The plan amendment shall be effective upon adoption by the Leon County Board of County  
8 Commissioners and the Tallahassee City Commission and as further provided by the applicable statutes  
9 and regulations pertaining thereto.

10 DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County,  
11 Florida, this 13<sup>th</sup> day of October, 2020.

12 LEON COUNTY, FLORIDA

13  
14  
15 By:   
16 Bryan Desloge, Chairman  
17 Board of County Commissioners  
18  
19

20 ATTESTED BY:  
21 Gwendolyn Marshall, Clerk of the Court  
22 & Comptroller, Leon County, Florida

23  
24 By:   
25



26  
27 APPROVED AS TO LEGAL SUFFICIENCY:  
28 Chasity H. O'Steen, County Attorney  
29 Leon County Attorney's Office

30 Chasity H.  
31 By: O'Steen  
32

Digitally signed by Chasity H. O'Steen  
DN: cn=Chasity H. O'Steen, o=Leon  
County Board of County Commissioners,  
ou=County Attorney's Office,  
email=osteenc@leoncountyfl.gov, c=US  
Date: 2020.10.16 14:31:39 -0400

## Text Amendment TTA 2020 011

***Policy 2.2.21: [L]***  
NEIGHBORHOOD BOUNDARY

*Intent:* This future land use category is intended 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. Where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan, this future land use category may also be used to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses.

*Allowable Uses:* Low-density residential including duplexes, townhomes, triplexes, and quadplexes; and non-residential development scaled to serve the surrounding neighborhood such as limited retail, offices, bed and breakfast inns and community services. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. The use must not cause excessive traffic, noise, light, odor, or dust impacts. Auto-oriented uses, such as gas stations or any other use having drive-through facilities, are not allowed in order to protect neighborhoods from any negative impacts associated with increased vehicular traffic.

*Intensity/Density:* Density and intensity standards for residential and non-residential development shall be established within the implementing zoning district's development standards. In no case shall the maximum density established exceed ~~eight (8)~~ eighteen (18) dwelling units per acre. ~~Residential and non-residential structures shall not exceed 2 stories in height including floors devoted to parking facilities.~~ Non-residential structures are permitted up to a maximum of 5,000 square feet of gross building floor area per parcel and ~~10,000~~ 20,000 square feet of gross building floor area per acre.

*Design Standards:* The land development regulations shall establish design standards to promote compatibility with adjacent residential development. ~~These standards shall address elements such as roof, building scale, color, exterior building materials, building front setback, architectural style, buffering, landscaping, solid waste disposal, parking, lighting, and signs.~~

*Location and Orientation:* The location of this land use category shall either serve as a buffer between residential development and more intensive development or to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses where identified in a City or County coordinated placemaking, sense of place, neighborhood, or sector plan. ~~This category shall be located 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. This land use category shall not be applied within the interior of an existing neighborhood. Those properties currently within the Lake Protection land use category may not be amended to the Neighborhood Boundary land use category. The geographic extent of this category shall not exceed a depth greater than 250 feet or one lot whichever is less. For properties located at an arterial/local, arterial/major collector, or arterial/minor collector intersection, non-residential development must front the arterial road~~

*Access Management:* The land development regulations shall specify specific vehicular access management requirements that will serve to mitigate possible negative impacts to roadways associated with the implementation of this category.

*Implementation:* The provisions of this land use category shall be implemented through the creation of

~~one or more zoning districts and this land use category shall not become effective until such time as the implementing zoning districts are adopted. These zoning districts may further define and limit the provisions contained within the Comprehensive Plan regarding this land use category as well as establish criteria governing the permitted location of this category. Applicants seeking to amend the Future Land Use Map designation for a requested parcel to the Neighborhood Boundary land use category shall specify the appropriate zoning district at the time application is made for a Comprehensive Plan amendment.~~







**Amendment TTA 2020 006**  
**Pine Cone Woods Urban Services Area**

Adopted amendment to the Urban Services Area  
in the Land Use Element

**Staff Recommendation:**

*Approval*

**Local Planning Agency:**

*Approval*

**City Commission:**

*Approval*

**County Commission:**

*Approval*

**1. Adopted Map and Text Amendments:**

See attached.

**2. A copy of any data and analyses the local government deems appropriate:**

No additional data and analysis. The local government is relying on previously submitted data and analyses.

**3. Copies of executed ordinances:**

See attached City of Tallahassee Ordinance 20-O-34 and Leon County Ordinance 20-21.

**4. List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review:**

None.

**5. List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment:**

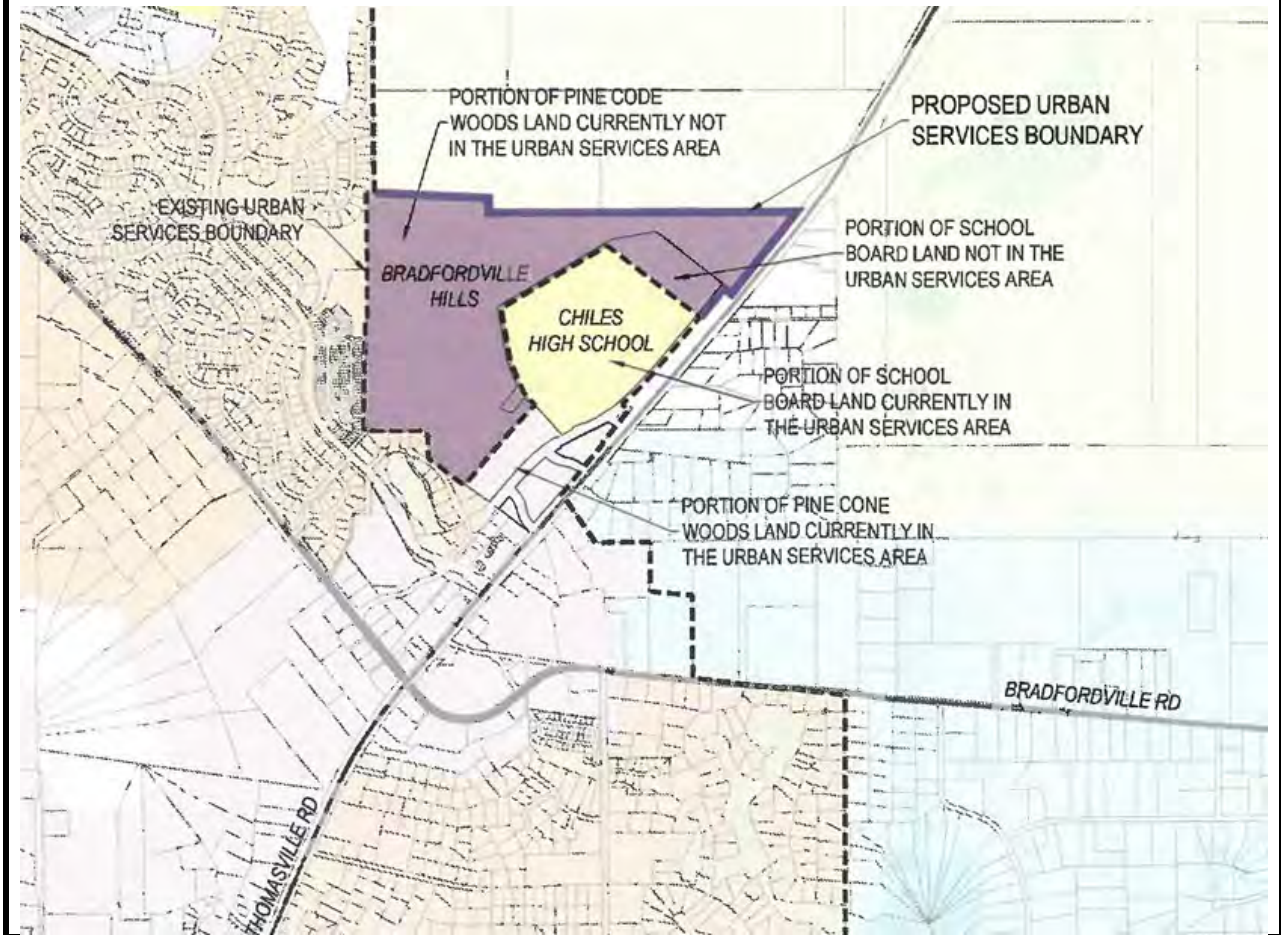
None.

**6. Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity:**

Not applicable.

Text Amendment TTA 2020 006

Update Map 2: Future Land Use Map, Tallahassee Urban Area and Map 3: Future Land Use Map, Leon County to include the area depicted below inside the Urban Services Area



**ORDINANCE NO. 20-O-34**

**AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING TEXT 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, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of Tallahassee has held several public work sessions, public meetings and several public hearings with due public notice having been provided, on these amendments to the Comprehensive Plan; and,

WHEREAS, on May 26, 2020, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of Tallahassee transmitted copies of the proposed amendments of the comprehensive plan to the Department of Economic Opportunity and other state and regional agencies for written comment; and,

WHEREAS, the City Commission of the City of Tallahassee considered all oral and written comments received during public hearings, including the data collection and analyses packages, the recommendations of the Local Planning Agency/Planning Commission; and,

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

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

9           **Section 1. Purpose and Intent.**

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

12           **Section 2. Text Amendment.**

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

18          Text Amendment TTA2020006 which relates to the Land Use Element.

19           **Section 3. Conflict With Other Ordinances and Codes.**

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

22           **Section 4. Severability.**

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

1 **Section 5. Copy on File.**

2 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a  
3 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
4 2030 Comprehensive Plan and these amendments thereto, shall also be located in the Tallahassee-  
5 Leon County Planning Department. The Planning Director shall also make copies available to  
6 the public for a reasonable publication charge.

7 **Section 6. Effective Date.**

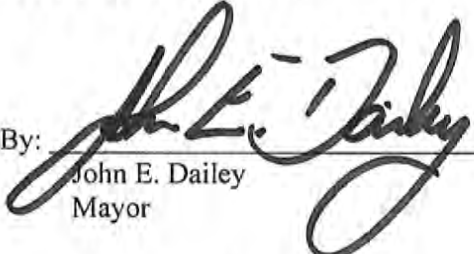
8 The effective date of these Plan amendments shall be according to law and the applicable statutes  
9 and regulations pertaining thereto.

10 INTRODUCED in the City Commission on the 9<sup>th</sup> day of September, 2020,

11 PASSED by the City Commission on the 13<sup>th</sup> day of October, 2020.

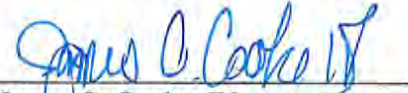


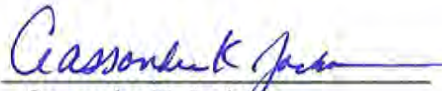
CITY OF TALLAHASSEE

By:   
John E. Dailey  
Mayor

12  
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22  
23 ATTEST:

APPROVED AS TO FORM:

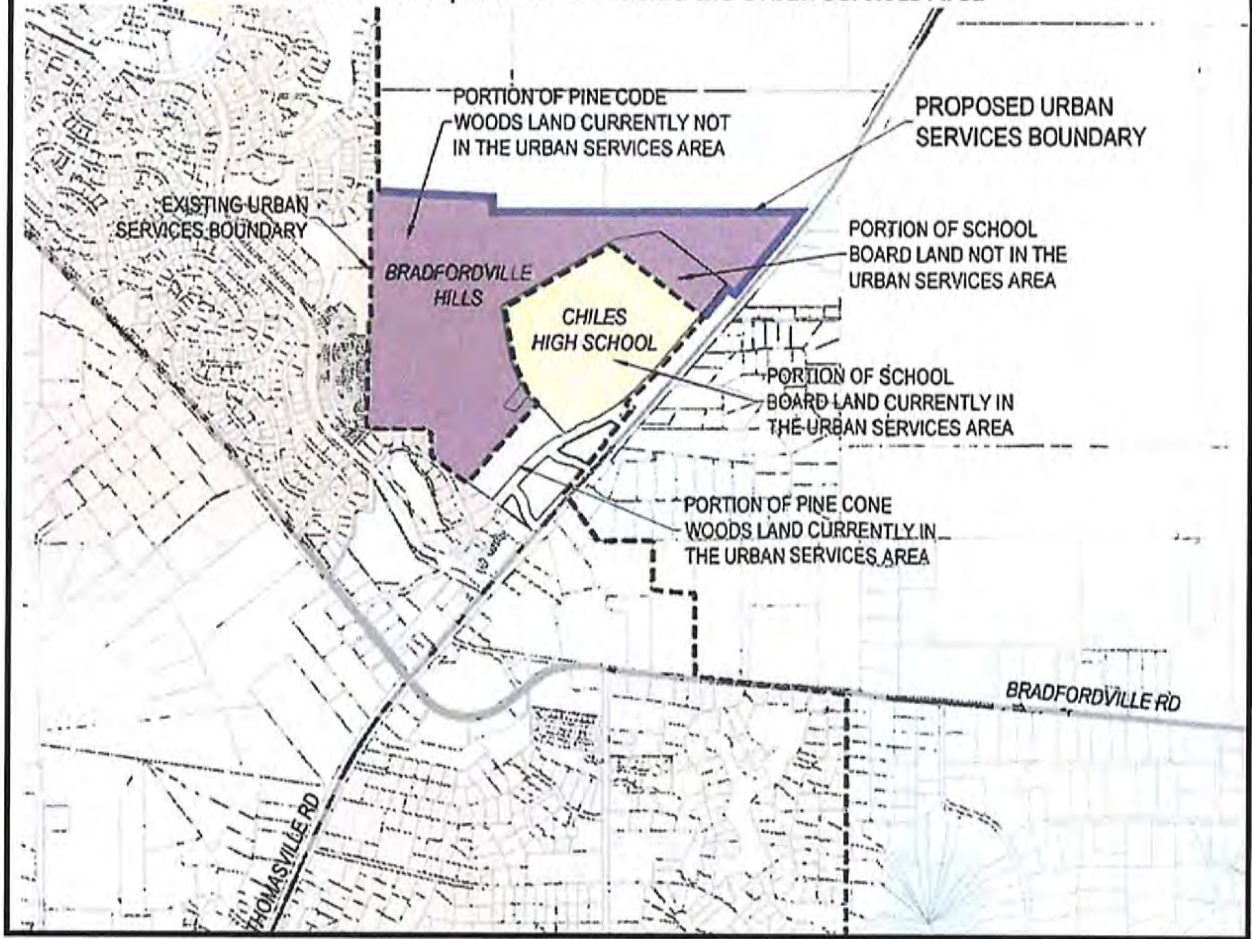
24  
25  
26  
27 By:   
James O. Cooke, IV  
City Treasurer-Clerk

28 By:   
Cassandra K. Jackson  
City Attorney



Text Amendment TTA 2020 006

Update Map 2: Future Land Use Map, Tallahassee Urban Area and Map 3: Future Land Use Map, Leon County to include the area depicted below inside the Urban Services Area



1 LEON COUNTY ORDINANCE NO. 2020-21

2  
3 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF**  
4 **LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON**  
5 **COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE**  
6 **FUTURE LAND USE ELEMENT; PROVIDING FOR APPLICABILITY AND**  
7 **EFFECT; PROVIDING FOR CONFLICTS; PROVIDING FOR**  
8 **SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE**  
9 **TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND**  
10 **PROVIDING FOR AN EFFECTIVE DATE.**

11 RECITALS

12  
13 WHEREAS, Chapters 125 and 163, Florida Statutes, empowers the Board of County  
14 Commissioners of Leon County to prepare and enforce comprehensive plans for the development of  
15 the County; and

16 WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning  
17 Act, empowers and requires the Board of County Commissioners of Leon County to (a) plan for the  
18 County’s future development and growth; (b) adopt and amend comprehensive plans, or elements or  
19 portions thereof, to guide the future growth and development of the County; (c) implement adopted or  
20 amended comprehensive plans by the adoption of appropriate land development regulations; and (d)  
21 establish, support, and maintain administrative instruments and procedures to carry out the provisions  
22 and purposes of the Act; and

23 WHEREAS, Ordinance 90-30 was enacted on July 16, 1990, to adopt the Tallahassee-Leon  
24 County 2010 Comprehensive Plan for the unincorporated area of Leon County. The City of Tallahassee  
25 also adopted a plan for its municipal area by separate ordinance; and

26 WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is now  
27 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030 Comprehensive  
28 Plan; and

1           WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
2 Commissioners of Leon County has held several public work sessions, public meetings, and public  
3 hearings on the proposed amendment to the comprehensive plan, with due public notice having been  
4 provided, to obtain public comment, and has considered all written and oral comments received during  
5 said work sessions, public meetings and public hearings; and

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

10           WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
11 Commissioners of Leon County held a public hearing with due public notice having been provided on  
12 the proposed amendment to the comprehensive plan; and

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

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

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

3 **Section 1. Purpose and Intent.**

4 This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the  
5 authority set out in the Community Planning Act, Sections 163.3161 through 163.3215, Florida  
6 Statutes, as amended.

7 **Section 2. Text Amendment.**

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

12 Text Amendment TTA 2020-006, which relates to the Future Land Use Element.

13 **Section 3. Applicability and Effect.**

14 The applicability and effect of this amendment to the 2030 Comprehensive Plan shall be as  
15 provided by the Community Planning Act, Sections 163.3161 through 163.3215, Florida Statutes, and  
16 this Ordinance, and shall apply to all properties under the jurisdiction of Leon County.

17 **Section 4. Conflict with Other Ordinances and Codes.**

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

20 **Section 5. Severability.**

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

24 **Section 6. Copy on File.**


1 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a  
2 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon County  
3 2030 Comprehensive Plan and these updates thereto, shall also be located in the Tallahassee-Leon  
4 County Planning Department. The Planning Director shall also make copies available to the public for  
5 a reasonable publication charge.

6 **Section 7. Effective Date.**

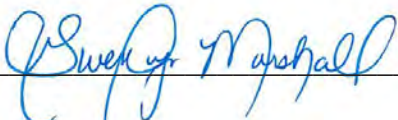
7 The plan amendment shall be effective upon adoption by the Leon County Board of County  
8 Commissioners and the Tallahassee City Commission and as further provided by the applicable statutes  
9 and regulations pertaining thereto.

10 DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County,  
11 Florida, this 13<sup>th</sup> day of October, 2020.

12  
13 LEON COUNTY, FLORIDA

14  
15 By:   
16 Bryan Desloge, Chairman  
17 Board of County Commissioners  
18  
19

20 ATTESTED BY:  
21 Gwendolyn Marshall, Clerk of the Court  
22 & Comptroller, Leon County, Florida  
23

24 By: 



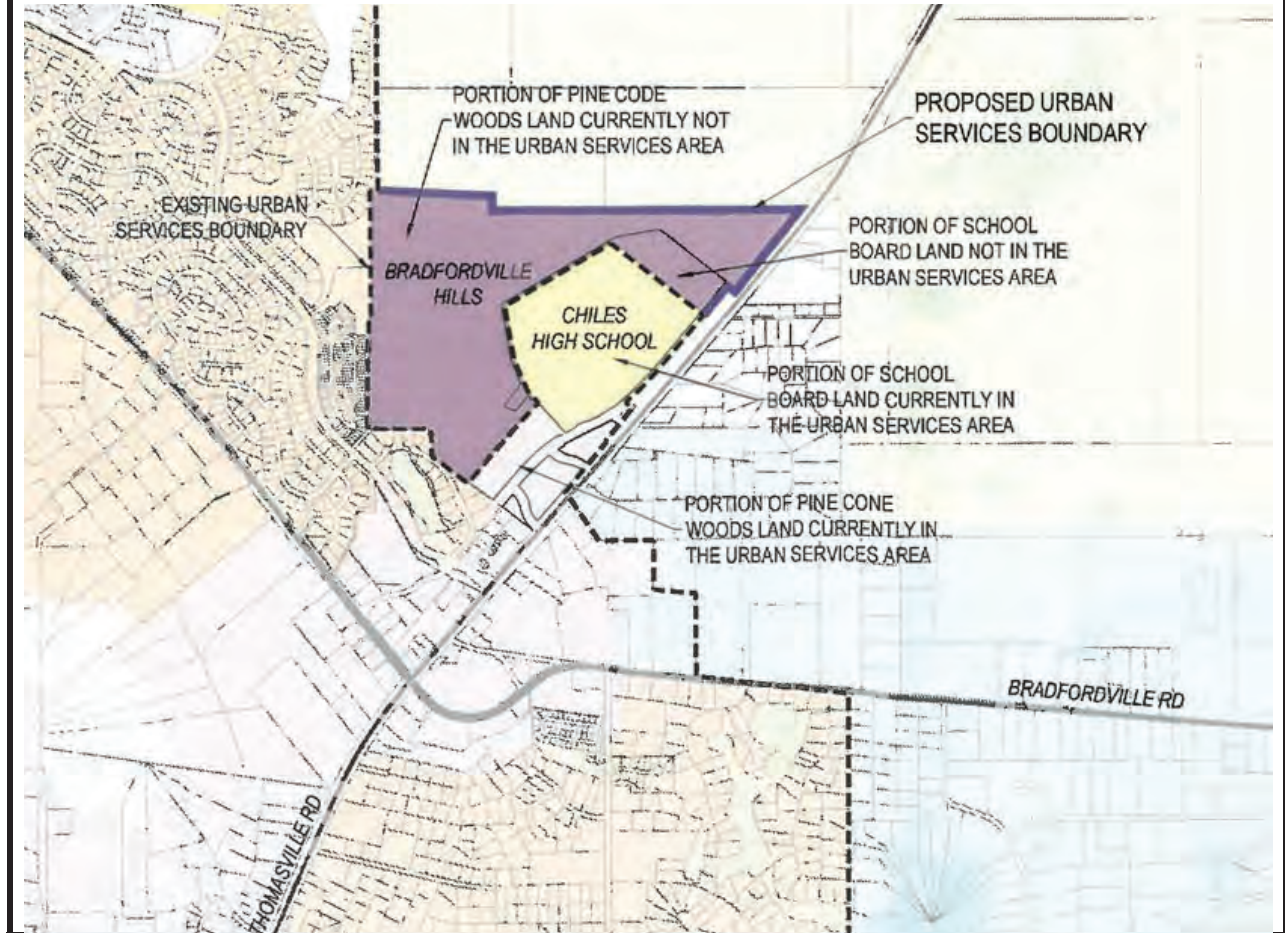
27 APPROVED AS TO LEGAL SUFFICIENCY:  
28 Chasity H. O'Steen, County Attorney  
29 Leon County Attorney's Office

30 Chasity H.  
31 By: O'Steen  
32

Digitally signed by Chasity H. O'Steen  
DN: cn=Chasity H. O'Steen, o=Leon County  
Board of County Commissioners, ou=County  
Attorney's Office,  
email=osteenc@leoncountyfl.gov, c=US  
Date: 2020.10.16 14:33:10 -0400

Text Amendment TTA 2020 006

Update *Map 2: Future Land Use Map, Tallahassee Urban Area* and *Map 3: Future Land Use Map, Leon County* to include the area depicted below inside the Urban Services Area



**Amendment TMA 2020 010**  
**Bond and Griffin Heights Neighborhood**  
**Boundary**

19.8 Acres

From: Residential Preservation

To: Neighborhood Boundary

**Staff Recommendation:**

*Approval*

**Local Planning Agency:**

*Approval*

**City Commission:**

*Approval*

**1. Adopted Map and Text Amendments:**

See attached.

**2. A copy of any data and analyses the local government deems appropriate:**

No additional data and analysis. The local government is relying on previously submitted data and analyses.

**3. Copies of executed ordinances:**

See attached City of Tallahassee Ordinance 20-O-36.

**4. List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review:**

None.

**5. List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment:**

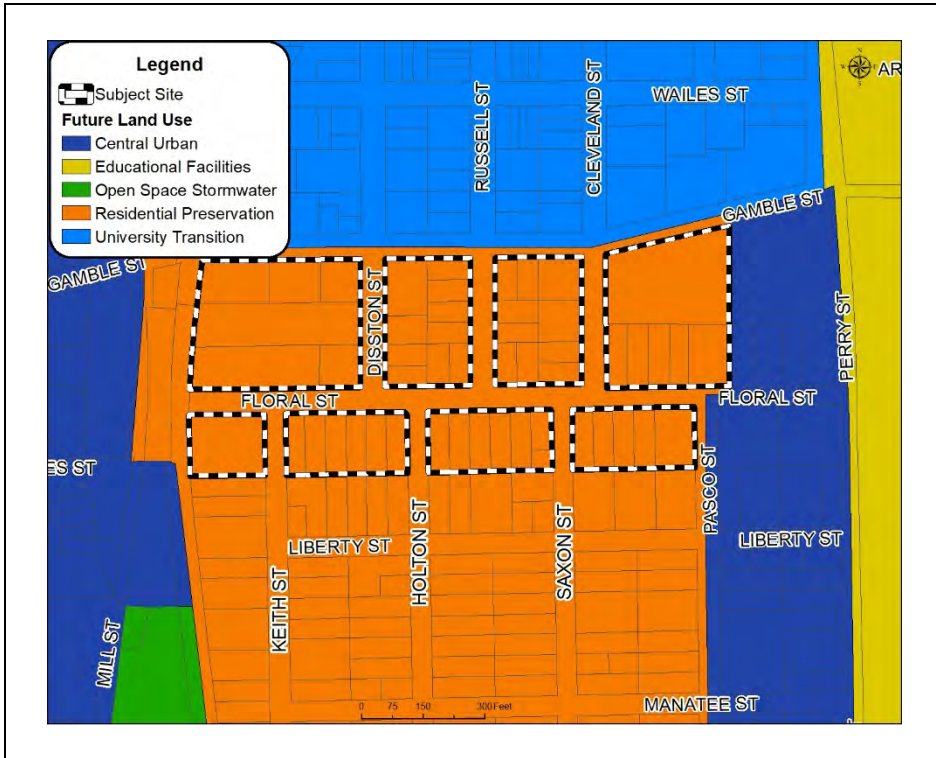
None.

**6. Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity:**

Not applicable.



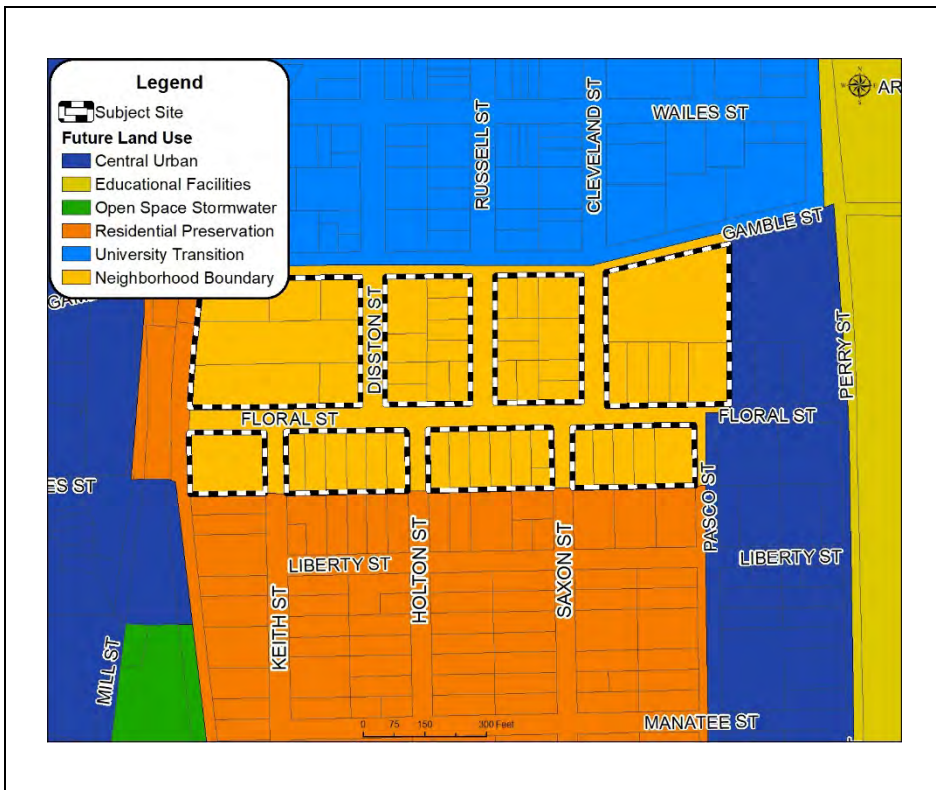
**Previous Future Land Use Map Designation**



**Previous Designation**

- **Residential Preservation**

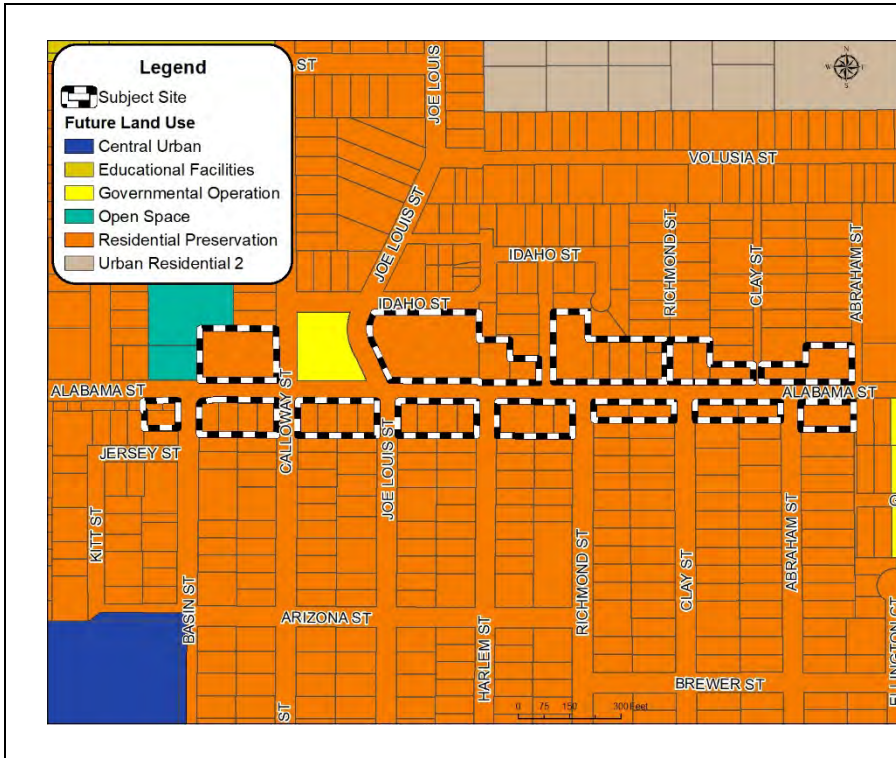
**Adopted Future Land Use Map Designation**



**Adopted Designation**

- **Neighborhood Boundary**

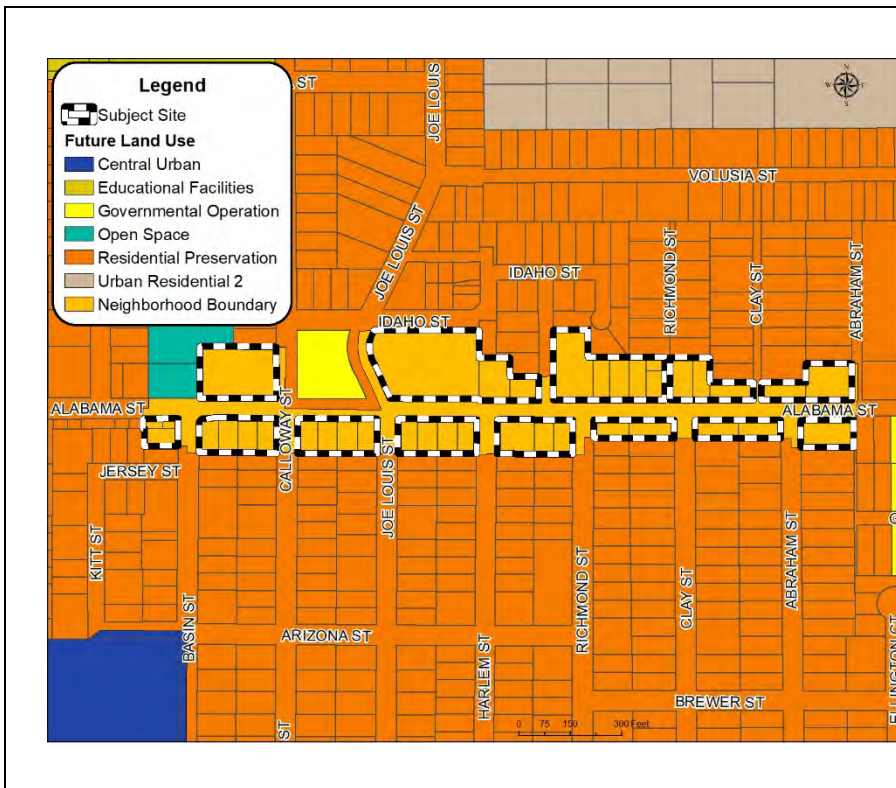
Previous Future Land Use Map Designation



Previous Designation

- Residential Preservation

Adopted Future Land Use Map Designation



Adopted Designation

- Neighborhood Boundary

1 **ORDINANCE NO. 20-O-36**

2  
3 **AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A LARGE SCALE**  
4 **MAP AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY**  
5 **COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND CONFLICTS;**  
6 **AND PROVIDING AN EFFECTIVE DATE.**  
7

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

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

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

22 WHEREAS, on May 26, 2020, pursuant to Section 163.3184, Florida Statutes, the City  
23 Commission of the City of Tallahassee transmitted copies of the proposed amendments of the  
24 comprehensive plan to the Department of Economic Opportunity and other state and regional  
25 agencies for written comment; and,

26 WHEREAS, the City Commission of the City of Tallahassee considered all oral and  
27 written comments received during public hearings, including the data collection and analyses  
28 packages, the recommendations of the Local Planning Agency/Planning Commission; and,  
29

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

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

9           **Section 1. Purpose and Intent.**

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

12           **Section 2. Map Amendment.**

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

18          Map Amendment TMA2020010 which relates to the Future Land Use Map in the Land Use  
19 Element.

20           **Section 3. Conflict With Other Ordinances and Codes.**

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

23

1 **Section 4. Severability.**

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

5 **Section 5. Copy on File.**

6 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a  
7 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon  
8 2030 Comprehensive Plan and these amendments thereto, shall also be located in the Tallahassee-  
9 Leon County Planning Department. The Planning Director shall also make copies available to  
10 the public for a reasonable publication charge.

11 **Section 6. Effective Date.**

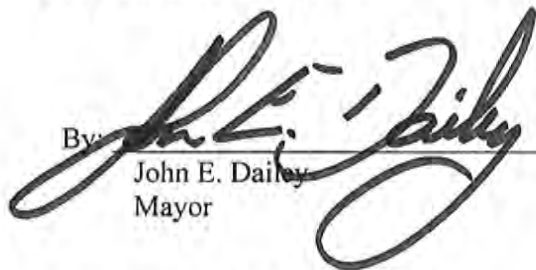
12 The effective date of these Plan amendments shall be according to law and the applicable statutes  
13 and regulations pertaining thereto.

14 INTRODUCED in the City Commission on the 9<sup>th</sup> day of September, 2020.

15 PASSED by the City Commission on the 13<sup>th</sup> day of October, 2020.



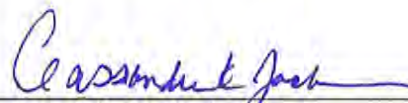
CITY OF TALLAHASSEE

By:   
John E. Dailey  
Mayor

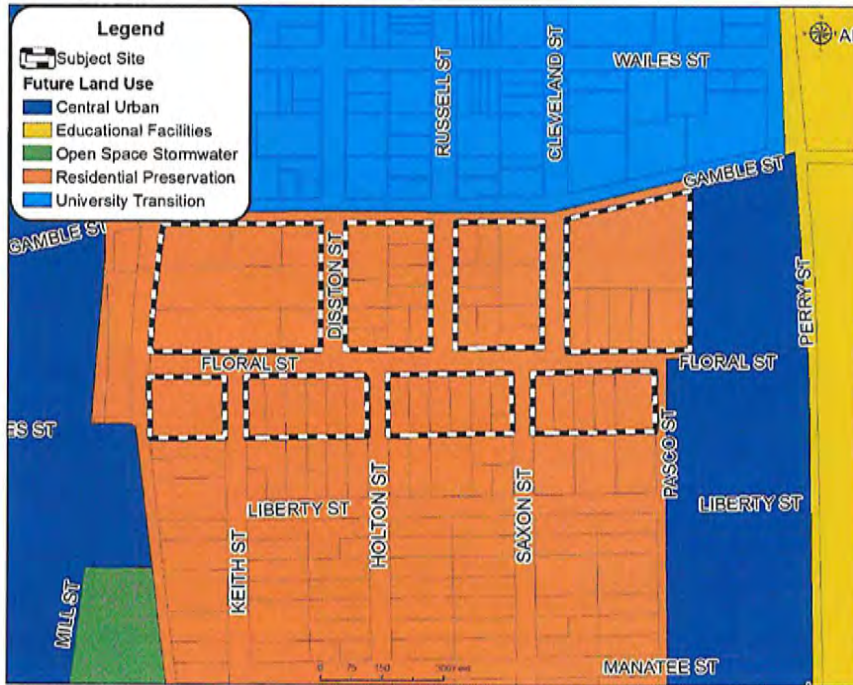
27 ATTEST:

APPROVED AS TO FORM:

28  
29  
30  
31 By:   
James O. Cooke, IV  
City Treasurer-Clerk

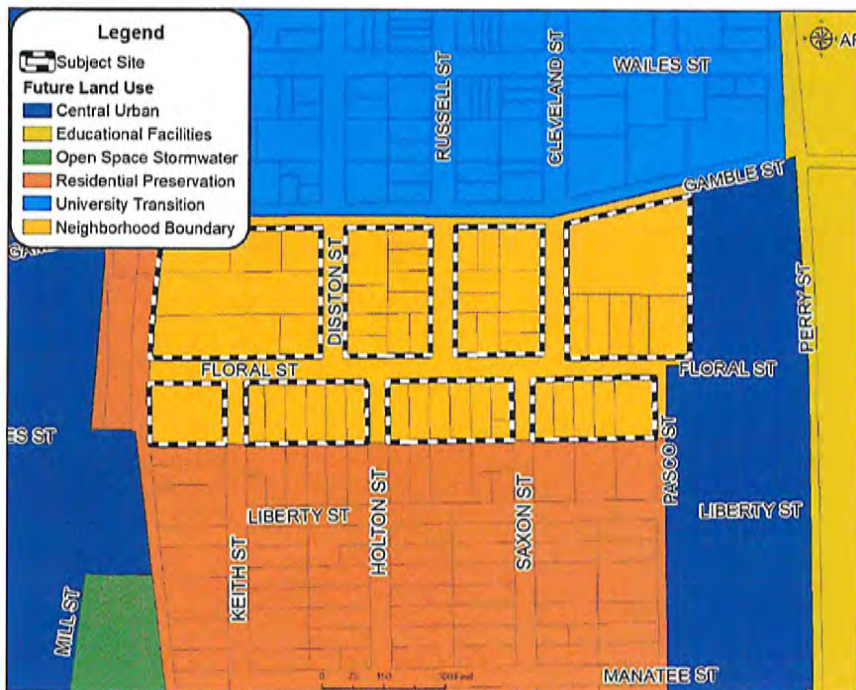
32 By:   
Cassandra K. Jackson  
City Attorney

Map Amendment TMA 2020 010



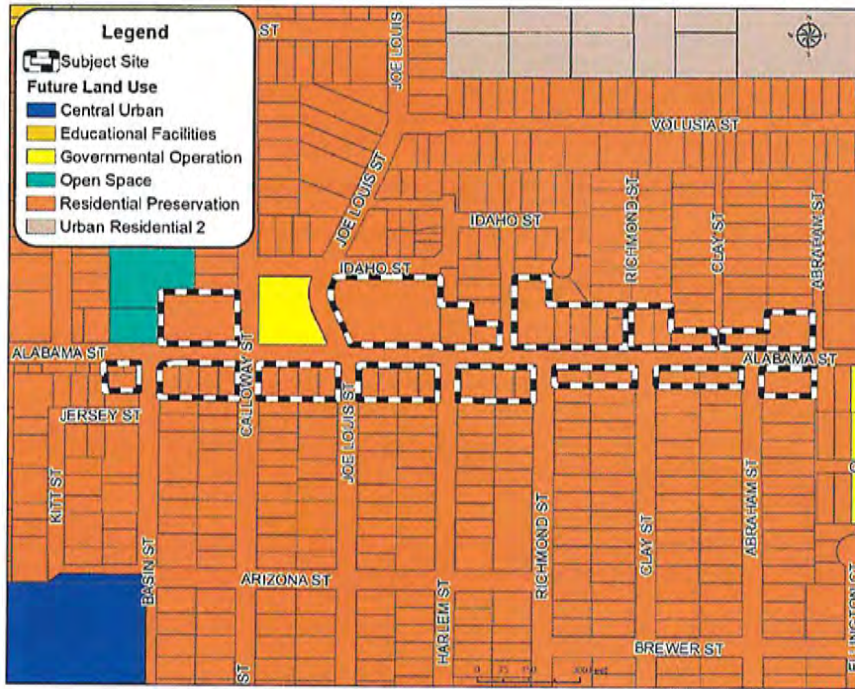
Formerly

- Residential Preservation



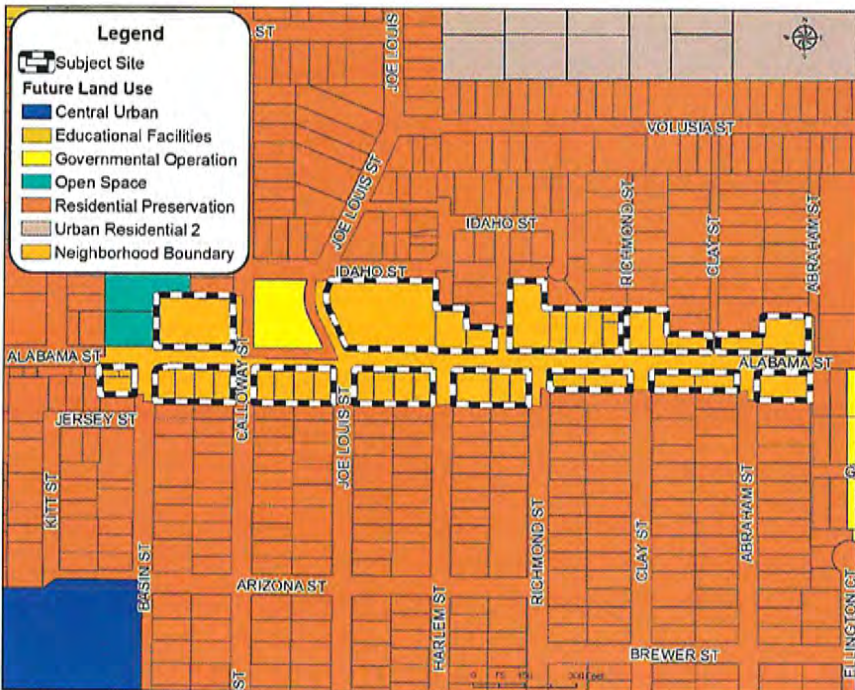
As Adopted

- Neighborhood Boundary



**Formerly**

- Residential Preservation



**As Adopted**

- Neighborhood Boundary

**Map Amendment LMA 2020 06**  
**Pine Cone Woods**

175 Acres

From: Rural

To: Bradfordville Mixed Use

**Staff Recommendation:**

*Approval*

**Local Planning Agency:**

*Approval*

**County Commission:**

*Approval*



**1. Adopted Map and Text Amendments:**

See attached.

**2. A copy of any data and analyses the local government deems appropriate:**

To address Technical Assistance Comment #1 from the Department of Economic Opportunity related to public facility capacity, additional data and analyses are included for amendment LMA202006: Pine Cone Woods. Sufficient capacity exists or is planned to support the amendment and the amendment is not anticipated to have adverse impacts on public facilities. The additional data and analyses are attached.

**3. Copies of executed ordinances:**

See attached Leon County Ordinance 20-20.

**4. List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review:**

To address the technical assistance comment from the Department of Economic Opportunity, the portion of the Pine Cone Woods amendment proposed for the Educational Facilities land use has been changed to the Bradfordville Mixed Use land use category. Because this area affected by this change is a stormwater pond for Chiles High School and therefore undevelopable, this change has no impact.

**5. List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment:**

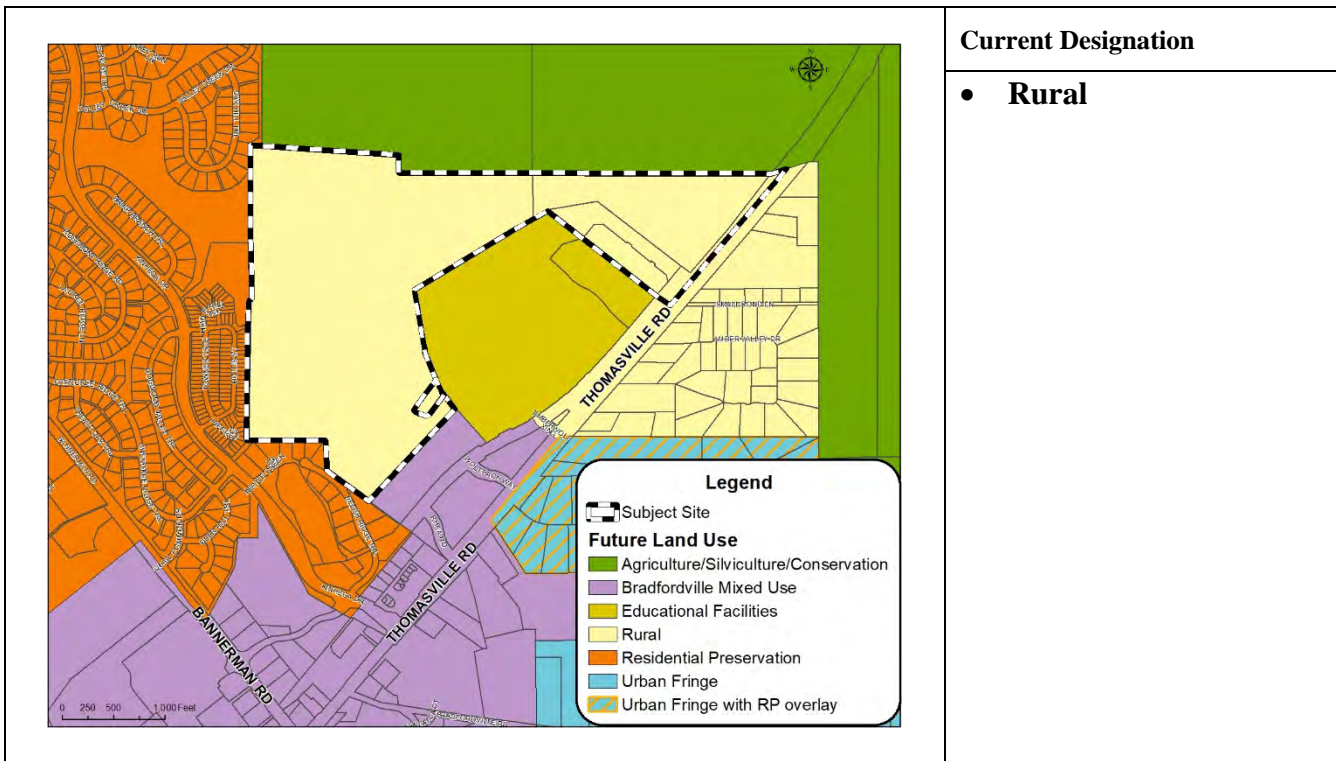
None.

**6. Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity:**

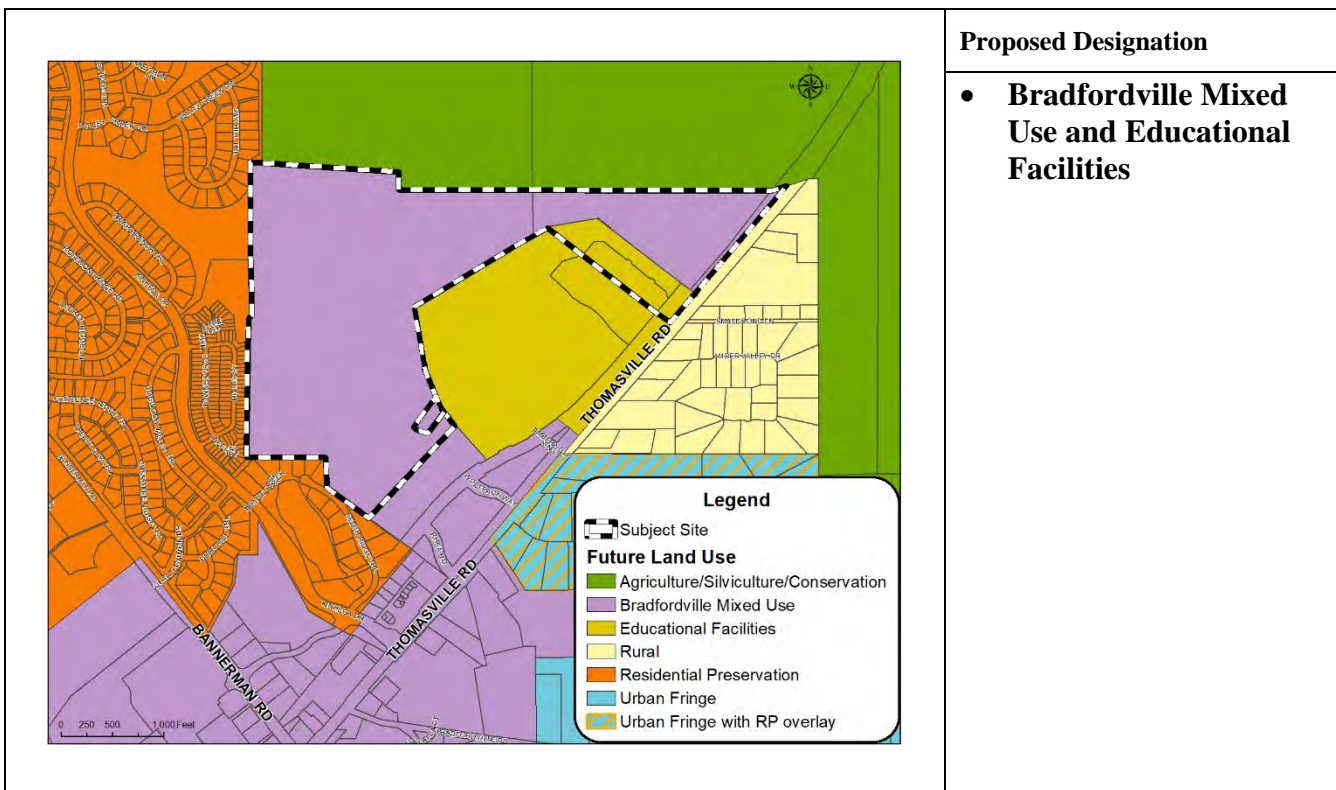
The additional data and analyses address Technical Assistance Comment #1 from the Department of Economic Opportunity.

The additional change made in the adopted amendment addresses Technical Assistance Comment #2 from the Department of Economic Opportunity.

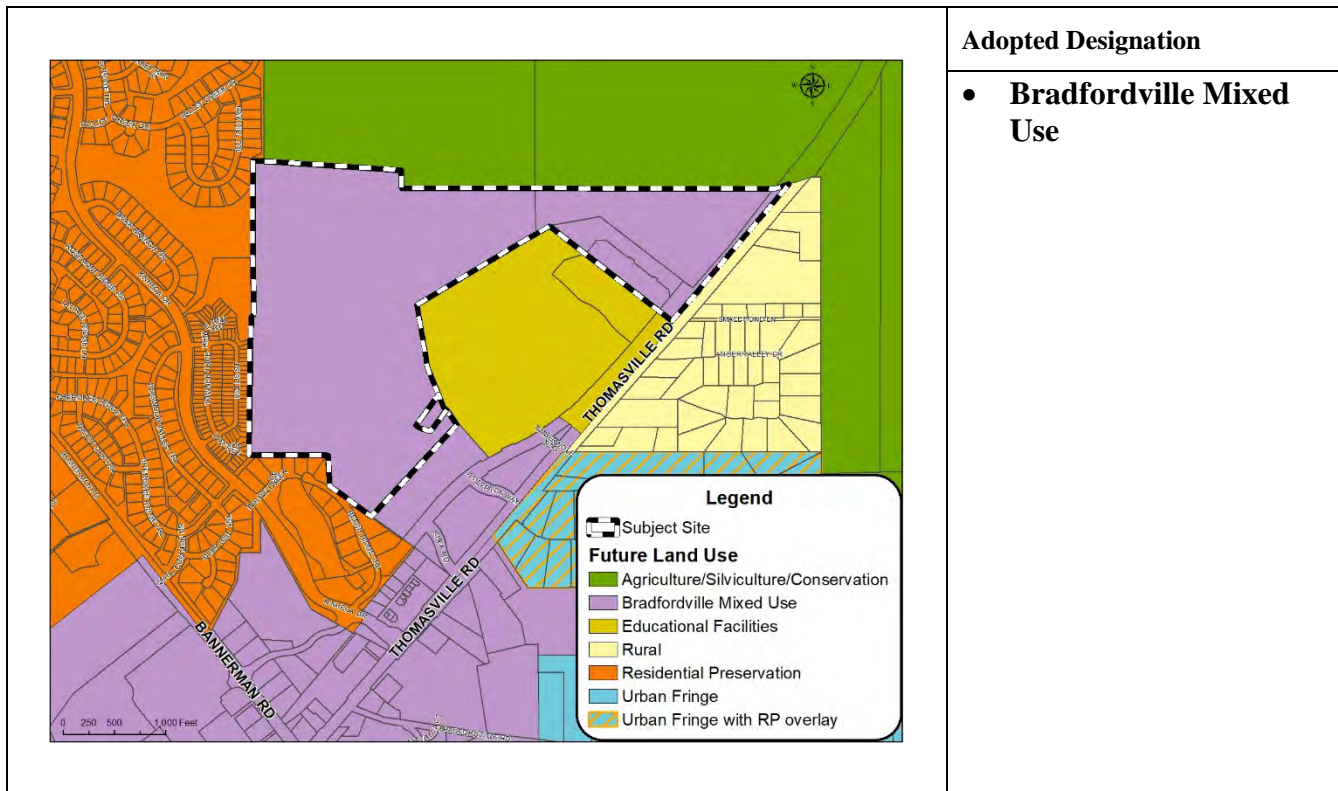
### Previous Future Land Use Map Designation



### Proposed Future Land Use Map Designation (Transmittal)



### Adopted Future Land Use Map Designation



### List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review:

The portion of the Pine Cone Woods amendment proposed for the Educational Facilities land use as shown on the Proposed Future Land Use Map Designation (Transmittal) map has been changed to the Bradfordville Mixed Use land use category as shown on the Adopted Future Land Use Map Designation map. This area includes portions of two parcels: 1414208530000 owned by Leon County Schools and 1415208520000 owned by the School Board of Leon County. Because the approximately 10.3-acre area affected by this change is publicly owned and serves as a stormwater facility for Chiles High School and is therefore undevelopable, this change has no impact on the amount of allowable development resulting from the amendment.

**A copy of any data and analyses the local government deems appropriate:**

To address Technical Assistance Comment #1 from the Department of Economic Opportunity related to public facility capacity, additional data and analyses are included for amendment LMA202006: Pine Cone Woods. Sufficient capacity exists to support the amendment and the amendment is not anticipated to have adverse impacts on public facilities. The additional data and analyses are attached.

Potable Water and Wastewater

Attached is documentation from Talquin Electric Cooperative indicating sufficient potable water and planned wastewater capacity to serve development that may result from the amendment.

Transportation

The numbers below depict preliminary calculations based on the maximum residential development and maximum commercial development allowed under the requested future land use category. Trip generation rates and entering/exiting trip percentages for residential and commercial buildouts are based on Single Family Detached (210) and Variety Retail (814), respectively, as determined by the Institute of Transportation Engineers' Trip Generation Manual, 10<sup>th</sup> Edition. Final transportation concurrency calculations will be conducted in the future when a site plan for proposed development is submitted.

Based on maximum residential and commercial development allowed under the requested land use category, this amendment could result in 21,196 (commercial) or 3,573 (residential) new trips. The subject site fronts Thomasville Road, a major arterial, as well as the local street Lawton Chiles Lane. Lawton Chiles Lane has access to Thomasville Road via the local streets Rhea Road and Wolfpack Way. At this time Thomasville Road does not have available capacity for maximum buildout, but it is important to note that the total trips noted in this analysis are substantially higher than will be allowed due to requirements such as stormwater mitigation and other restrictions. Following the Comprehensive Plan amendment, the site will be subject to a Planned Unit Development (PUD). The PUD will serve as the zoning and will establish entitlements that are likely lower than the maximum density and intensity allowed by the land use category. The PUD will also require a traffic analysis. The actual traffic impacts and concurrency will be calculated at the time of site plan. Transportation concurrency will be determined and paid at time of site plan.

Schools

Attached is the School Impact Analysis Form completed by Leon County schools indicating "No negative impacts with Leon County Schools."

Post Office Box 1679  
Quincy, Florida 32353-1679  
Quincy: (850) 627-7651



1640 West Jefferson Street  
Quincy, Florida  
32351-5679

September 17, 2019

Mr. Roger Wynn  
Moore Bass Consulting, Inc.  
805 N. Gadsden Street  
Tallahassee, FL 32303

Dear Mr. Wynn,

We recently met to discuss water and sewer service to property in northern Leon County, parcel ID# 1415200140000, currently owned by Pine Cone Woods, LLC, consisting of approximately 145.6 acres. You requested this letter stating whether Talquin has capacity to provide water and sewer service to this property.

You estimated a maximum daily flow of approximately 150,000 to 200,000 gallons per day (gdp) of water and sewer capacity needs and that development of this property could be several years away.

Talquin currently has adequate water capacity to serve the development of this property and we feel capacity should also be available in the near future.

We currently do not have available that amount of unused capacity in the wastewater treatment facility. However, we will soon be preparing preliminary plans to increase the capacity of the wastewater plant and can include the capacity needs of this property in support of its development. As we prepare for expansion we may want to discuss having re-use available for this development if our plans include adequate treatment for public use.

If you have any questions or need more information, please do not hesitate to contact us.

Sincerely,  
TALQUIN ELECTRIC COOPERATIVE, INC.

A handwritten signature in blue ink that reads "Timothy B. Waddle".

Timothy B. Waddle, PE  
Director of Water Services

/tw

# SCHOOL IMPACT ANALYSIS FORM

<b>Agent Name:</b> Moore Bass Consulting, Inc.	<b>Date:</b> 9/1/19
<b>Applicant Name:</b> Pine Cone Woods, LLC	<b>Telephone:</b> 850-222-5678
<b>Address:</b> C/o 805 N. Gadsden Street Tallahassee, FL 32302	<b>Fax:</b> 850-681-2349
	<b>Email:</b> tosteen@moorebass.com

① **Location of the proposed Comprehensive Plan Amendment or Rezoning:**

**Tax ID #: 1415200140000, 1414202060000**  
**Property address: North Thomasville Road**  
**Related Application(s):**

② **Type of requested change:**

Comprehensive plan land use amendment that permits residential development.  
 Rezoning that permits residential development.  
 Nonresidential land use amendment adjacent to existing residential development.  
 Nonresidential rezoning adjacent to existing residential development.  
 None of the above

③ **Proposed change in Future Land Use and Zoning classification:**

*Comprehensive plan land use* From: Rural To: Bradfordville Mixed Use  
 *Zoning* From: \_\_\_\_\_ To: \_\_\_\_\_

**Planning Department staff use only:**

④ **Maximum potential number of dwelling units allowed by the request:**  
**Number of acres:** 162  
**Number of dwelling units allowed per acre:** 20  
**Maximum number of dwelling units allowed:** 3,240  
**Type(s) of dwelling units:** Single family attached, single family detached, two-family, located one second floor above commercial

**Leon County Schools staff use only: Received 10/28/2019**

⑤ **School concurrency service areas (attendance zones) in which property is located.**  
**Unofficial until School Board approved-scheduled for the November 18, 2019 meeting**

<b>Elementary:</b> <u>Killearn Lakes</u>	<b>Middle:</b> <u>Deerlake</u>	<b>High:</b> <u>Chiles</u>
Present capacity <u>232</u>	<u>331</u>	<u>114</u>
Post Development capacity <u>-400</u>	<u>51</u>	<u>-187</u>

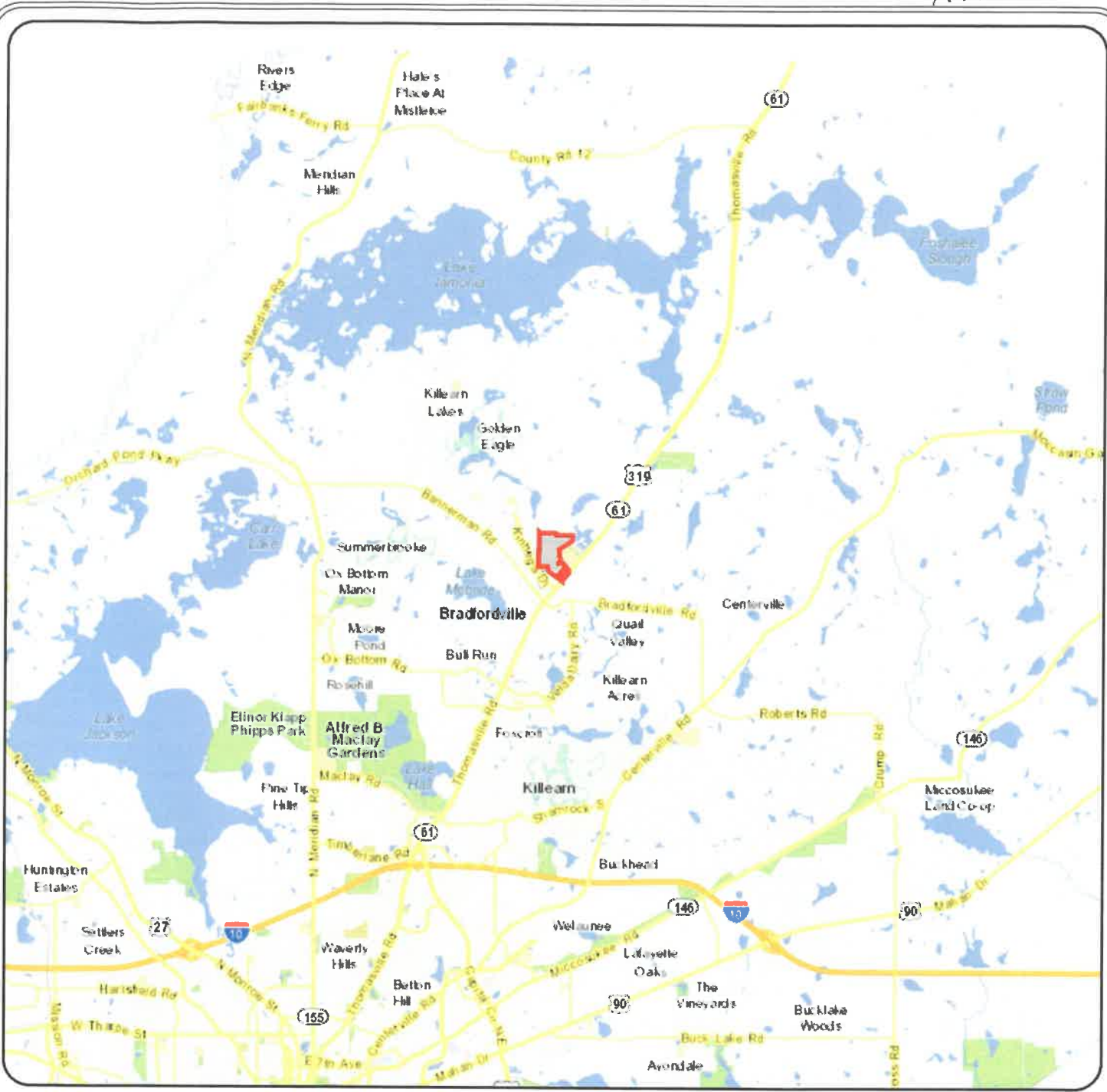
Calculations based on maximum possible students <1000 base square feet

No negative impact with Leon County Schools-  
 High School Level- project is contiguous with Leon and Lincoln school zones  
 Elementary School Level-project is contiguous with Desoto Trail, Hawks Rise, and Roberts school zones

This form is required by §8.3 of the Public School Concurrency and Facility Planning Interlocal Agreement as adopted on September 1, 2006 by the City of Tallahassee, Leon County, and Leon County School Board. Pursuant to §6.4 of the Agreement, the City or County will transmit the School Impact Analysis Form to a designated employee of the School Board for review at the same time the application is submitted to all departments for review.



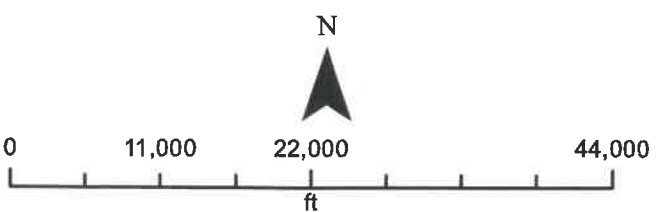
N.E



1415200140000

**Legend**

	Township		Lot		Building
	Section		Access Easement		Park
	Subdivision		River		City Limit
	Tax Parcel		Waterbody		Imagery 1/2015



Akin Akinoyemi, R.A.  
Leon County Property Appraiser

315 S. Calhoun St, Third Floor  
Tallahassee, FL 32301

Phone: (850) 606-6200  
Fax: (850) 606-6201

Email: [admin@leonpa.org](mailto:admin@leonpa.org)  
Website: [leonpa.org](http://leonpa.org)

*DISCLAIMER: 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.*

Date Drawn: Oct 29, 2019

School Impact Analysis Formulas

Project: North Thomsville Road

Proportionate Share = (# of proposed units)\(Student generation rate) - Available Capacity x Cost per student station

Cost Per Student Station According to Florida Department of Education's Student Station Cost Factors - January 2019

Elementary = 22,942

Middle = 24,775

High = 32,181

Student Generation Rate = Property Use Multiplier + Geographic Area Multiplier + Base Square Foot Multiplier / 3

School Impact Analysis 10/29/2019 Report

	Enter Number of Units	Enter Property Use	Enter Geographic Area	Enter BSF (for SFR only)	Student Generation Rate	Projected Students	Enter School Zone	Capacity Per FISH	Zoned Students	Current Available Capacity	Choice Students Entites to remain	Cost per student station	Student Station Deficit	Student Station Deficit created by this project	Proportionate Share	Post Development Capacity
Elementary	3240	0.146	0.24	0.2	0.185333333	632.88	Killearn Lakes	959	727	232	97	\$22,942.00	400.88	400.88	\$9,196,988.96	-400.88
Middle	3240	0.077	0.11	0.072	0.086333333	279.72	Deerlake	1261	930	331	92	\$24,775.00	-51.28	-51.28	-\$1,270,462.00	51.28
High	3240	0.085	0.12	0.074	0.093	301.32	Chiles	1996	1882	114	169	\$32,181.00	187.32	187.32	\$6,028,144.92	-187.32



1 LEON COUNTY ORDINANCE NO. 2020-20

2  
3 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF**  
4 **LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON**  
5 **COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE**  
6 **FUTURE LAND USE MAP; PROVIDING FOR APPLICABILITY AND**  
7 **EFFECT; PROVIDING FOR CONFLICTS; PROVIDING FOR**  
8 **SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE**  
9 **TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND**  
10 **PROVIDING FOR AN EFFECTIVE DATE.**

11 RECITALS

12  
13 WHEREAS, Chapters 125 and 163, Florida Statutes, empowers the Board of County  
14 Commissioners of Leon County to prepare and enforce comprehensive plans for the development of  
15 the County; and

16 WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning  
17 Act, empowers and requires the Board of County Commissioners of Leon County to (a) plan for the  
18 County's future development and growth; (b) adopt and amend comprehensive plans, or elements or  
19 portions thereof, to guide the future growth and development of the County; (c) implement adopted or  
20 amended comprehensive plans by the adoption of appropriate land development regulations; and (d)  
21 establish, support, and maintain administrative instruments and procedures to carry out the provisions  
22 and purposes of the Act; and

23 WHEREAS, Ordinance 90-30 was enacted on July 16, 1990, to adopt the Tallahassee-Leon  
24 County 2010 Comprehensive Plan for the unincorporated area of Leon County. The City of Tallahassee  
25 also adopted a plan for its municipal area by separate ordinance; and

26 WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is now  
27 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030 Comprehensive  
28 Plan; and

1           WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
2 Commissioners of Leon County has held several public work sessions, public meetings, and public  
3 hearings on the proposed amendment to the comprehensive plan, with due public notice having been  
4 provided, to obtain public comment, and has considered all written and oral comments received during  
5 said work sessions, public meetings and public hearings; and

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

10           WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County  
11 Commissioners of Leon County held a public hearing with due public notice having been provided on  
12 the proposed amendment to the comprehensive plan; and

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

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

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

3 **Section 1. Purpose and Intent.**

4 This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the  
5 authority set out in the Community Planning Act, Sections 163.3161 through 163.3215, Florida  
6 Statutes, as amended.

7 **Section 2. Map Amendment.**

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

12 Map Amendment LMA 2020-006, which relates to the Future Land Use Map.

13 **Section 3. Applicability and Effect.**

14 The applicability and effect of this amendment to the 2030 Comprehensive Plan shall be as  
15 provided by the Community Planning Act, Sections 163.3161 through 163.3215, Florida Statutes, and  
16 this Ordinance, and shall apply to all properties under the jurisdiction of Leon County.

17 **Section 4. Conflict with Other Ordinances and Codes.**

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

20 **Section 5. Severability.**

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

24 **Section 6. Copy on File.**


1 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a  
2 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon County  
3 2030 Comprehensive Plan and these updates thereto, shall also be located in the Tallahassee-Leon  
4 County Planning Department. The Planning Director shall also make copies available to the public for  
5 a reasonable publication charge.

6 **Section 7. Effective Date.**


7 The plan amendment shall be effective upon adoption by the Leon County Board of County  
8 Commissioners and the Tallahassee City Commission and as further provided by the applicable statutes  
9 and regulations pertaining thereto.

10 DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County,  
11 Florida, this 13<sup>th</sup> day of October, 2020.

12  
13 LEON COUNTY, FLORIDA

14  
15 By:  \_\_\_\_\_  
16 Bryan Desloge, Chairman  
17 Board of County Commissioners  
18  
19

20 ATTESTED BY:  
21 Gwendolyn Marshall, Clerk of the Court  
22 & Comptroller, Leon County, Florida

23  
24 By:  \_\_\_\_\_



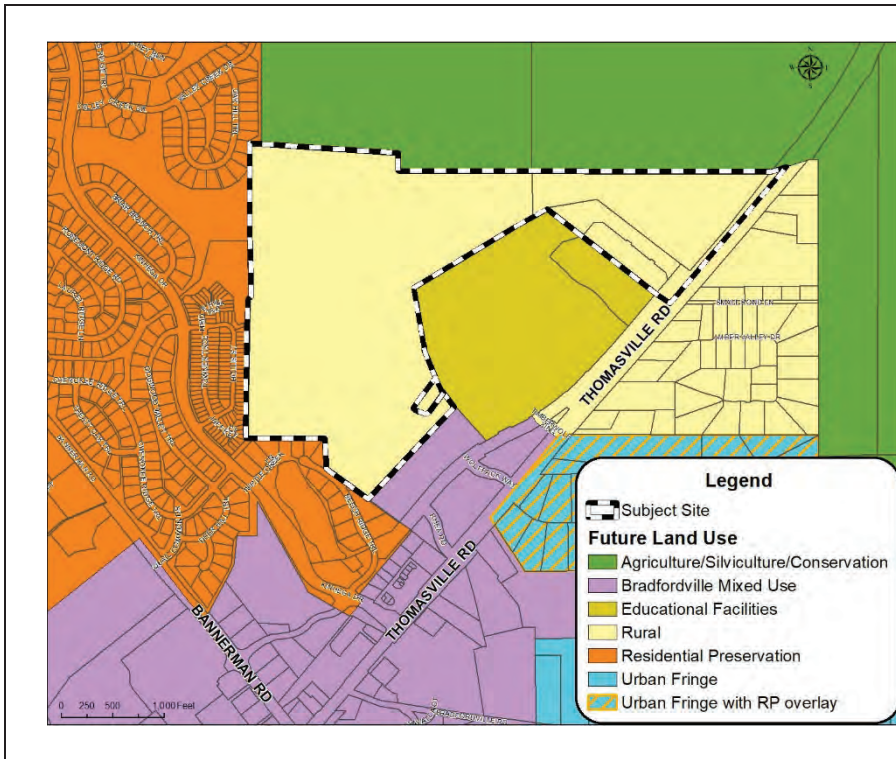
25  
26  
27 APPROVED AS TO LEGAL SUFFICIENCY:  
28 Chasity H. O'Steen, County Attorney  
29 Leon County Attorney's Office

30 Chasity H.  
31 By: O'Steen  
32

Digitally signed by Chasity H. O'Steen  
DN: cn=Chasity H. O'Steen, o=Leon County  
Board of County Commissioners, ou=County  
Attorney's Office,  
email=osteenc@leoncountyfl.gov, c=US  
Date: 2020.10.16 14:34:29 -0400

# Exhibit A

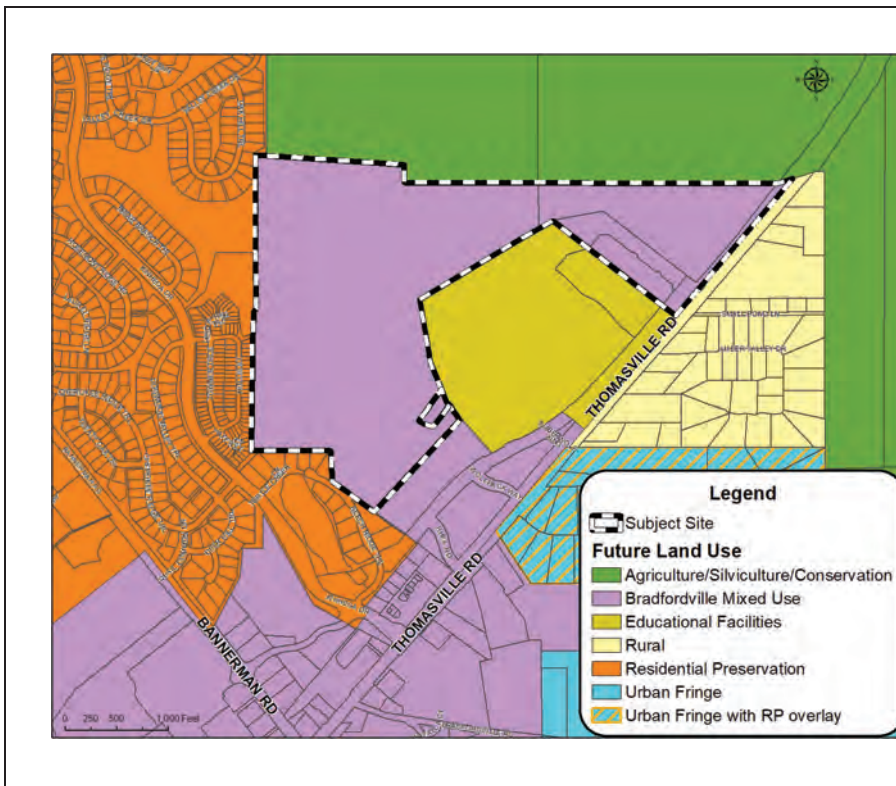
## Current Future Land Use Map Designation



### Current Designation

- **Rural**

## Proposed Future Land Use Map Designation



### Proposed Designation

- **Bradfordville Mixed Use**