

**I. Land Use**

**LAND USE  
GOALS, OBJECTIVES AND POLICIES**

**Goal 1: [L] (EFF. 7/16/90)**

The Comprehensive Plan shall protect and enhance the quality of life in this community by providing economically sound educational, employment, cultural, recreational, commercial, industrial and professional opportunities to its citizens while channeling inevitable growth into locations and activities that protect the natural and aesthetic environments and residential neighborhoods.

**GROWTH MANAGEMENT/ URBAN SERVICES AREA  
Objective 1.1: [L] (EFF. 7/16/90;  
REV. EFF. 7/26/06; REV. EFF. 12/24/10)**

Direct development to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and the service capacity to accommodate growth in an environmentally acceptable manner. This shall be accomplished in part through the establishment and maintenance of an Urban Service Area (USA) concept. This Urban Service Area (USA) concept is based upon a desire to have Tallahassee and Leon County grow in a responsible manner, with infrastructure provided economically and efficiently, and surrounding forest and agricultural lands protected from unwarranted and premature conversion to urban land use. An urban service strategy provides for well-managed, orderly growth, which preserves natural resources and promotes fiscal responsibility. The location and size of the USA shall be depicted on the Future

Land Use Map and is based upon the area necessary to accommodate 90% of new residential dwelling units within the County by the Plan Horizon; the ability to provide urban infrastructure; and, the presence of environmentally sensitive lands and water bodies, requiring protection from the impacts of urban development.

**Policy 1.1.1: [L] (REV. EFF. 7/20/05)**

In order to discourage urban sprawl, new development shall be concentrated in the urban service area plus in the Woodville Rural Community future land use category and the rural communities of Capitola, Chaires, Ft. Braden and Miccosukee, as designated on the future land use map.

**Policy 1.1.2: [L] (REV. EFF. 12/10/91)**

Improvement of capital infrastructure shall be provided within the designated urban service area and shall be phased over the life of the plan.

**Policy 1.1.3: [L] (REV. EFF. 12/10/91; REV. EFF. 7/26/06)**

Capital infrastructure designed to support urban density outside the Urban Service Area shall be prohibited except as described below. Capital infrastructure which is designed or intended to provide services to the population of the Urban Service Area may be located outside the Urban Service Area. This policy includes but is not limited to landfill, spray irrigation facilities, and inter-county transportation roadways.

Capital improvement projects or expenditures designed to support urban density outside of the Urban Service Area will not occur outside the designated Urban Service Area unless a

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demonstrated hardship can be shown to occur for existing development or residents as of February 1, 1990. A demonstrated hardship refers to:

- Replacement of existing facilities due to deterioration or destruction from natural disaster.
- A public health and/or safety problem if no improvements are made (example - contaminated water wells).
- Potential of severe environmental degradation if no improvements are made (example - failing septic tanks).

The capacity of these facilities shall be limited to that necessary to serve development existing on or prior to February 1, 1990.

### *Policy 1.1.4: [L]* (REV. EFF. 7/20/05)

Central water and sewer may be provided in areas designated as Rural Community, Woodville Rural Community, and enclaves within the Woodville Rural Community designated for Residential Preservation on the future land use map.

### *Policy 1.1.5: [L]* (EFF. 7/16/90; REV. EFF. 7/26/06)

Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. Capital infrastructure, which supports higher land use densities and intensities, consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.

### *Policy 1.1.6: [L]* (EFF. 7/16/90)

Areas within the urban service area will receive urban level capital facilities and services according to the schedule established in the Capital Improvements Element.

### *Policy 1.1.7: [L]* (EFF. 7/16/90)

Higher density and mixed use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure.

### *Policy 1.1.8: [L]* (EFF. 7/26/06; REV. EFF. 12/24/10)

The size of the USA is related to the projected fiscal capacity of the local government to provide urban infrastructure. An assessment of changing conditions over the 20-year period of the plan is built in through the required seven year Evaluation and Appraisal Report (EAR) and the annual capital improvements process. The integrity of the USA concept is maintained by strict adherence to the premise of not funding or scheduling major capital improvement projects outside the USA, Rural Communities or the Woodville Rural Community in conjunction with a policy of discouraging premature use and underutilization of land designated for urban development. Additionally, the size of the USA should be limited to reflect the ability of the public to provide infrastructure, limitations of environmental constraints and existing development and to provide for a phasing mechanism to the Plan Horizon.

The area within the USA is sized to accommodate approximately 50% more vacant land than is necessary to accommodate the population growth expected within the USA from 1993 to the Plan Horizon. It is expected that a USA sized 50% larger than our vacant land needs will provide sufficient constraint for growth

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management policies to be effective, while not over constraining the supply of vacant land.

*Policy 1.1.9: [L]* (EFF. 7/26/06)

In order to achieve efficient and effective use of infrastructure and land, residential density within the USA shall average no less than 2 dwelling units per gross acre. Some future land use categories may establish higher minimum densities and minimum intensity requirements for nonresidential development. Attainment of minimum densities and intensities will be measured and reported annually and be evaluated at a minimum during subsequent Evaluation and Appraisal Reports and adjustments to the Comprehensive Plan necessary to achieve this measure will be recommended as warranted in the future.

*Policy 1.1.10: [L]* (EFF. 7/16/90; RENUMBERED EFF. 7/26/06; FORMERLY POLICY 1.1.8.)

Compliance with the Conservation Element shall be met prior to consideration of requirements in the Land Use Element.

*Policy 1.1.11: [L]* (REV. EFF. 3/14/07; REV. EFF. 1/7/10)

The growth management strategy of the Tallahassee-Leon County Comprehensive Plan is designed to be implemented by a series of instruments which include:

- 1) An Urban Service Area strategy to guide and coordinate land use densities and intensities with the availability of capital infrastructure and to discourage urban sprawl.
- 2) A Land Use Map to graphically distribute broad categories of land use and allowable densities and

intensities. In conjunction with the Land Use Map, an environmental overlay system has been included which depicts the general location of environmental features which are to be preserved as required by the Conservation Element, or to which development limitations will apply as identified in the Conservation Element.

- 3) A Future Right-of-Way Needs Map to graphically represent planned future transportation projects in the City of Tallahassee (City) and Leon County (County) and a table of projects indicating the project termini and access classifications. This map, table, and corresponding land development regulations are intended to provide a basis for coordinating new development with the provision of transportation facilities by designating corridors where the construction and improvement of transportation facilities is expected. Objectives and policies related to the Future Right-of-Way Needs Map are provided in the Transportation Element. (EFF. 7/1/04)
- 4) Commercial Site Location standards, which apply to certain Future Land Use Categories other than Central Core, Central Urban, Village Mixed Use, Suburban, Bradfordville Mixed Use, Planned Development and Woodville Rural Community shall be implemented through the Land Development Regulations, are intended to integrate commercial land uses into the transportation network and development patterns in order to assure accessibility by the general public. (REV. EFF. 3/14/07; REV. EFF. 1/7/10)
- 5) Land Use Category Summaries for each Future Land Use which in conjunction with the land use map provide the allowable densities and intensities of uses use on specific sites.

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- 6) The Planned Development Future Land Use Category applies to large land holdings that will be developed for a mix of land uses. (REV. EFF. 3/14/07)
- 7) Descriptions of eight different Mixed Use development patterns which establish development pattern intent, allowed density and intensity, development pattern location criteria, and development pattern access criteria within the Bradfordville Mixed Use Category (see Objective 1.7) (REV. EFF. 3/14/07)
- 8) Goals, Objectives and Policies which further add guidance by outlining courses of action to be taken in conjunction within the instruments listed above to further assure implementation.

These instruments do not act independently of each other. Rather, they combine to form a set of parameters in which land use decisions are made consistent with a growth management strategy designed to address the issues important to the community.

### *Policy 1.1.12: [L]*

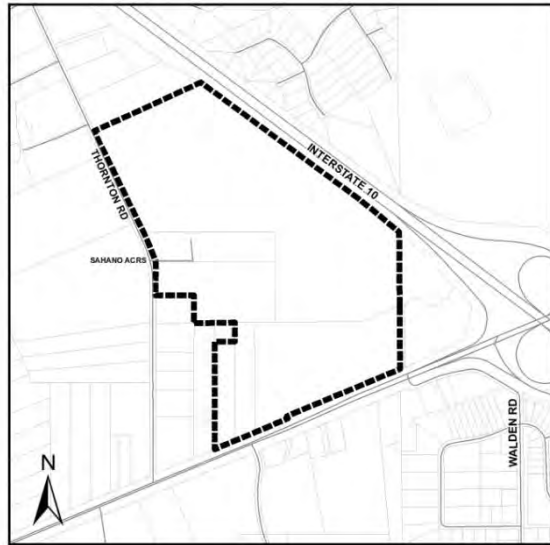
(EFF. 8/9/12)

The parcel shown on the map below at the intersection of I-10 and US Highway 90 is within the designated Urban Service Area (USA), as defined in Section 163.3164(50), Florida Statutes, having public services and facilities, including, but not limited to, central water and sewer capacity and roads. As a parcel within a designated statutory USA, proposed development within the parcel is exempt from the development-of-regional impact process pursuant to Section 380.06(29)(c)3, Florida Statutes. As part of this exemption, any future development on the subject parcels shall, in addition to applicable Comprehensive Plan policies, address the following objectives:

- (a) **Provide opportunities for a “main street” component that allows on street parking,**
- (b) Provide landscaping, buffering and screening or any of the three options for aesthetic enhancements if building facades are not oriented towards Thornton Road and US 90,
- (c) Incorporate storm water management facilities and natural **features as amenities into the project’s overall** design concept,
- (d) Incorporate a consistent design theme for freestanding signage throughout the property,
- (e) Coordination of appropriate location for mass transit stops and pedestrian connections to development on the property at the time of development,
- (f) Buildings will incorporate architectural features and patterns that provide visual interest such as building facades that are not uniform in mass or scale and height and pedestrian scale facade treatments such as canopies, overhangs, arcades, gabled entryways, and porticos.

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Map 1: I-10 and Mahan US 90 DRI Exemption Area



### DEVELOPMENT IN RELATION TO ENVIRONMENTAL CONSTRAINTS

#### Objective 1.2: [L] (EFF. 7/16/90; REV. EFF. 4/10/09)

Coordinate the location of land uses with local soil conditions, topography, and aquifer vulnerability as well as available services.

#### Policy 1.2.1: [L] Leon County only (EFF. 7/16/90)

Emphasize land use location that minimizes topographical changes. The proposed land use should fit the site location. The location should not be substantially altered to fit the proposed land use.

#### Policy 1.2.1: [L] City of Tallahassee only (REV. EFF. 7/1/04)

Emphasize land use location that minimizes topographical changes. The proposed land use should fit the site location. The location should not be substantially altered to fit the proposed land use, unless an off-site mitigation plan for the development of a site with significant grades has been approved. Such off-site mitigation plans shall recognize the contribution of preserved significant grades to community character, ameliorating the impacts of stormwater, and providing conditions for native plant communities.

#### Policy 1.2.2: [L] Leon County only (REV. EFF. 9/19/91)

The type, intensity and structural design of any development proposed for a site shall be appropriate to the existing natural topography. Site alterations will be limited to the absolute minimum necessary to develop a site safely. Design criteria in the land development regulations will emphasize site designs that fit the topography, not changing the topography to fit the design. Minimum grade changes typically associated with site development include those necessary for the safety of a building including parking, road right-of-way, handicapped access or utilities. Criteria for approval of development in areas with significant and severe grades will be limited to the type of land use that requires the least disturbance of sloped areas.

#### Policy 1.2.2: [L] City of Tallahassee only (REV. EFF. 7/1/04)

The type, intensity and structural design of any development proposed for a site shall be appropriate to the existing natural topography. Site alterations will be limited to the absolute

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minimum necessary to develop a site safely. Design criteria in the land development regulations will emphasize site designs that fit the topography, not changing the topography to fit the design, unless an off-site mitigation plan for the development of a site with significant grades has been approved. Minimum grade changes typically associated with site development include those necessary for the safety of a building including parking, road right-of-way, handicapped access or utilities. Criteria for approval of development in areas with significant and severe grades will be limited to the type of land use that requires the least disturbance of sloped areas.

### *Policy 1.2.3: [L]* (REV. EFF. 12/7/99)

- (a) The local governments shall maintain a map indicating the locations of all known operating and abandoned land fill sites. As the location of additional abandoned land fill sites become known, this map shall be revised accordingly.
- (b) By 2001, local government will include requirements in their land development regulations that the development of any property within a mapped landfill site shall be required to submit information relating to the subsurface geology of the property necessary to assure that future development of the site will not adversely impact the health, safety or welfare of the public.
- (c) By 2001, local governments will include requirements in their land development regulations that regulate the location of stormwater facilities or conveyance systems within any abandoned landfills.

### *Policy 1.2.4: [L]* (EFF. 4/10/09)

By 2010, local government shall adopt in the Land Development Regulations a mapped Primary Spring Protection Zone for Wakulla Springs based on the Leon County Aquifer Vulnerability Assessment. Accompanying land development regulations for the Primary Spring Protection Zone shall be developed as indicated in Policy 4.2.5 of the Conservation Element to aid in the protection of Wakulla Springs. These efforts shall be coordinated with Wakulla County.

### *Policy 1.2.5: [L]* (EFF. 4/10/09)

1. By 2014, local government shall develop and maintain as part of the local geographic information system database areas of known hazards.
2. By 2014, local government will include requirements in their land development regulations that mitigate and/or prevent future development in areas of known hazards. The land development regulations shall also contain provisions for the mitigation of existing development in areas of known hazards so as to prevent repetitive hazard losses.

### LEVEL OF SERVICE (REGULATIONS)

#### *Objective 1.3: [L]* (EFF. 7/16/90)

Achieve and maintain the adopted level of service standards set forth within the Tallahassee-Leon County Comprehensive Plan.

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### *Policy 1.3.1: [L]* (EFF. 7/16/90)

Before a development order or permit is issued, local government shall ensure that the adopted level of service standards for the affected public facilities will be maintained in accordance with the Concurrency Management System.

### *Policy 1.3.2: [L]* (REV. EFF. 12/16/94)

Residential density and/or non-residential intensity of development allowed for individual sites shall be determined by the degree of compliance with the goals, objectives and policies of the Comprehensive Plan and the land use development matrix, which is intended to be a pictorial representation of existing policies in the plan, as implemented by the land development regulations. Overall densities and intensities should be consistent with capital facilities and services being available at the adopted level.

### *Policy 1.3.3: [L]* (REV. EFF. 12/10/91)

Environmental and development ordinances shall include the following:

- (a) Explicit and strict protection of environmentally sensitive areas, thus minimizing future costs to taxpayers by prohibiting unsound uses; and
- (b) Availability and use of the conservation and preservation overlays as detailed in the Conservation Element prior to the issuance of development orders.
- (c) Apportioning development costs so that those fees collected from the existing population be applied to elimination of current “deficits” in levels of service, while

those fees collected in new developments are applied to maintain levels of service established by the entire community. Maintenance and enhancements to the adopted levels of service shall be the responsibility of both. This policy shall not preclude new development paying toward current deficits if such an arrangement can be worked out between the local government and the developer.

- (d) Policies and procedures in the land development regulations shall ensure that the range of development types by percentage distribution are monitored and maintained.

This policy shall not preclude new development paying toward current deficits if such an arrangement can be worked out between the local government and the developer.

### *Policy 1.3.4: [L]*

(DEL. EFF. 3/14/07)

*Reserved*

## LAND DEVELOPMENT REGULATIONS

### *Objective 1.4: [L]*

(REV. EFF. 7/20/05)

Maintain a set of specific and detailed Land Development Regulations, which implement and are consistent with the goals, objectives and policies of the Tallahassee-Leon County Comprehensive Plan.

### *Policy 1.4.1: [L]*

(REV. EFF. 12/10/91)

Density and intensity incentives shall be established within the required land development regulations to encourage growth in

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areas which minimize and mitigate development's negative impact on the natural and aesthetic environment.

### *Policy 1.4.2: [L]* (REV. EFF. 12/16/94; REV. EFF. 1/7/10)

The Comprehensive Plan shall establish guidelines for the application of traditional zoning districts in order to implement a future land use regulatory system that is more predictable than area-wide application of mixed use performance zoning. These traditional zoning districts shall specify a range of allowable land use within each district. In certain land use designations, mixed use performance zoning will be retained to integrate land uses which may be otherwise incompatible. Development regulations shall include development and design standards. Allowed land uses within a future land use category shall be implemented by one or more specific zoning districts consistent with the intent of a future land use category. The development and application of specific zoning districts to a zoning map implementing the Comprehensive Plan shall be based upon furthering the intent of the Comprehensive Plan:

- (a) Zoning district use classifications shall be developed, based upon the Comprehensive Plan, existing land use patterns, previous zoning which continues to direct land use and development standards, and accepted guidelines for land use impact classifications and service requirements;
- (b) Specific zoning districts shall be implemented through the application of the zoning district classification system as guided by the Comprehensive Plan.
- (c) All zoning decisions will be made by the governing Commission based upon a finding of the furthering of and consistency with the intent of the Comprehensive

Plan, in recognition of Land Use Policy 1.1.10, which establishes the supremacy of the Conservation Element.

- (d) Specific zoning districts will be applied within the Urban Service Area except for University Transition, Activity Center, Central Urban, Central Core land use designations and Mixed Use parcels greater than 200 acres in area. Extension of site specific zoning beyond the Urban Service Area and to other areas is consistent with the intent of the Comprehensive Plan.

### *Policy 1.4.3: [L]*

(DEL. EFF. 7/25/03)

*Reserved*

### *Policy 1.4.4: [L]*

(DEL. EFF. 7/20/05)

*Reserved*

### *Policy 1.4.5: [L]*

(REV. EFF. 3/14/07)

The Tallahassee-Leon County Comprehensive Plan, its future land use map and future land use categories as defined within the Plan, the land use summary charts which are intended to be a pictorial representation of existing policies in the comprehensive plan, and land development regulations adopted by local government as provided in the Plan shall in combination provide a unified system for the regulation of land use. Land use regulations shall be consistent with the intended functions, land uses and intensity of the land use category designated on the future land use map.

- (a) Any requested text amendment to the Comprehensive Plan shall be evaluated for consistency with the overall



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intent of the adopted Goals, Objectives, and Policies of the Plan;

- (b) Any requested amendment to the Future Land Use Map shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the requested future land use category;
- (c) Any request for a change in zoning use classification and specific zoning district mapping within a future land use category shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the future land use category in which it is located;
- (d) The determination that a particular land use is permitted within a zoning district shall be made based upon a listing of allowable land uses within a zoning district or that an unlisted land use is substantially similar to allowable uses within the same district.

*Policy 1.4.6: [L]* (EFF. 7/16/90; REV. EFF. 4/10/09)

By 2014, land development regulations will include standards for the regulation of future land use categories, subdivision, signage, and areas subject to seasonal or periodic flooding and areas of known hazards. Regulations concerning areas subject to seasonal or periodic flooding shall be consistent with all applicable state and federal regulations.

*Policy 1.4.7: [L]* (EFF. 7/16/90)

The adopted land development regulations shall include requirements for stormwater management, open space, and convenient on-site traffic flow (including need).

*Policy 1.4.8: [L]* (EFF. 7/16/90)

The land use development matrix shall be adopted as part of the comprehensive plan and shall in conjunction with the future land use map and the goals, objectives and policies contained within the individual elements be used in evaluating future land use decisions.

*Policy 1.4.9: [L]* (EFF. 7/16/90)

Changes in classification of highways and streets that affect the allowable uses of property as set forth in the land development matrix and the comprehensive plan shall be considered plan amendments and shall be required to follow the plan amendment process.

*Policy 1.4.10: [L]* (REV. EFF. 12/16/94)

The land development regulations shall provide for zoning districts which shall indicate which land uses are allowed, prohibited, or conditional-with-specified constraints consistent with the criteria set forth in the narrative intent of the future land use categories, the land use development matrix which is intended to be a pictorial representation of existing policies in the Comprehensive Plan, and the Goals, Objectives, and Policies of the Comprehensive Plan.

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- (a) In those future land use categories that encourage a mixing of land uses, the land development regulations shall contain provisions that facilitate multiple land uses within the same site, the same development, or the same structure.
- (b) When appropriate, the land development regulations may provide for zoning districts that allow for two or more land use types, consistent with the intent of the future land use category.
- (c) The land development regulations may also provide for zoning districts that further divide any of the allowed land use types into two or more subsets.

### *Policy 1.4.11: [L]*

(EFF. 9/19/91)

The land development regulations shall include standards and criteria such as minimum open space requirements (between 25% and 10% depending on the land use and existing vegetation), internal circulation and minimum setbacks and buffers for uncomplimentary land uses. These buffer requirements will contain buffer widths between land uses, required number of trees and shrubs per linear foot of buffer, opacity of the buffer, etc. Additional buffering requirements may be related to Planned Unit Developments (PUDs).

### *Policy 1.4.12: [L]*

(EFF. 9/19/91)

- (a) The intent of Site Plan and PUD planning and design requirements shall be to encourage and require the development of urban living and work spaces that minimize impacts to the natural environment. Environmental impacts shall be minimized through the development and redevelopment of compact and

efficient urban land use patterns that closely integrate living and work spaces while maintaining compatibility through specified performance design criteria. Neighborhood and inter-site compatibility shall be implemented through site planning and design criteria that require objectionable impacts of particular land use activities to be internally located within site or building designs, rather than relying exclusively on standard landscape and setback buffering methods to reduce perimeter oriented objectionable impacts.

- (b) Objectionable impacts of service and delivery areas, refuse and recycling collection areas, as well as the outdoor storage and work areas generally associated with commercial and residential buildings shall be planned to minimize off-site impacts.
- (c) Site Plan and PUD requirements shall minimize impacts to the natural environment resulting from urban sprawl by not only identifying and protecting environmentally sensitive lands, but just as importantly by limiting urban sprawl into less environmentally sensitive lands through the implementation of compact and efficient urban development and redevelopment.

### *Policy 1.4.13: [L]*

(REV. EFF. 3/14/07)

The intent of designating roads as nonresidential is to recognize existing nonresidential development patterns and to allow for planned mixed-use or nonresidential developments. As such, street access requirements contained in the Land Use Summary Charts are waived for those streets designated as nonresidential by clearly defining areas where existing development patterns will be allowed to continue. It also serves to protect residential and residential components such as elementary schools and

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neighborhood parks from adverse impacts of nonresidential development as well as protecting nonresidential development from the encroachment of residential uses.

The designation of a nonresidential street does not exempt any potential development along the street from further concurrency or consistency review.

Roadway access limitations and locational criteria from the nonresidential road classification system do not apply to the Woodville Rural Community, Suburban, Bradfordville Mixed Use, Planned Development, Village Mixed Use and Urban Residential 2 Future Land Use Categories. Roadway access limitations and locational criteria for these categories shall be established in Land Development Regulations.

### *Policy 1.4.14: [L]* (EFF. 8/17/92)

Compile a list and waive access standards for non-residential minor collector and local streets based on the following criteria:

- a) It is part of a platted non-residential subdivision.
- b) It is part of an approved PUD.
- c) It has over 66% of its developed frontage in non-residential land uses and essentially functions as an access road for these developments. The designation of these streets is a recognition of existing development patterns and is intended to permit future development compatible with existing land uses and consistent with road capacity and design. These streets will be reviewed by the respective elected Commission on a case by case basis and may be designated as non-residential streets.

A segment of a road, meeting the above criteria, may be designated a non-residential if it will not result in non-residential

traffic impacting residential areas on other segments of the road or in the adjacent area. (A segment is the road length between two intersecting roads).

### *Policy 1.4.15: [L]* (EFF. 8/17/92; REV. EFF. 5/31/18)

Waive access standards for heavy industrial land uses within the Heavy Industrial Future Land Use category and Industry and Mining Future Land Use category. This will be done in conjunction with adopting a policy which waives local and minor collector access standards for all planned industrial and commercial development.

### *Policy 1.4.16: [L]* (EFF. 8/17/92)

Unless otherwise specifically stated, all time lines stated in the Comprehensive Plan are intended to mean by December 31 of the stated year.

### *Policy 1.4.17: [L] (City of Tallahassee only)* (EFF. 8/17/92; REV. EFF. 6/6/08)

New minor office uses may be permitted access to a local residential street in the Central Urban and University Transition land use categories within the city limits of Tallahassee so long as site design complies with land development regulations to mitigate potential incompatibility with residential land use in the vicinity.

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*Policy 1.4.18: [L] (City of Tallahassee only)*  
(REV. EFF. 3/14/07; REV. EFF. 6/6/08)

New minor commercial uses shall not be permitted access to a local residential street within the city limits of Tallahassee. This limitation shall not apply to the Bradfordville Mixed Use, Suburban, Planned Development, Central Urban, University Transition, and Village Mixed Use Categories which establish street access standards by Land Development Regulations.

*Policy 1.4.19: [L]* (EFF. 1/19/02)

New commercial, office and residential land uses within the Gaines Street Corridor Study Area may be permitted access to any street classification or designation. Access limitations may be further restricted based on the Gaines Street Revitalization plan.

*Policy 1.4.20: [L]* (REV. EFF. 7/25/03)

Community services which are religious facilities to be used solely for religious functions, volunteer fire stations in the Rural or Agriculture/Silviculture/Conservation future land use categories, and community services that are operated by public agencies and are located outside of the Urban Service Area may be permitted access onto a local street only after a higher level of review as specified in the Land Development Regulations. Land development regulations shall require site design criteria addressing impacts which include, but are not limited to: peak use traffic, noise, building orientation and setbacks or any other potential negative impacts affecting adjacent residential uses or the residential character of the surrounding area. Religious facilities that have day care, recreation facilities, schools, or other similar ancillary activities shall not be permitted to access a local street.

*Policy 1.4.21: [L]* (EFF. 7/1/94; REV. EFF. 7/20/05)

The land development regulations shall provide for minor and major office uses, minor commercial uses, and low and medium density residential uses with access to minor collector streets and, in specific instances, to local streets, as well as the relaxation of parking, landscape, and buffering standards to encourage a wider variety of uses and greater range of economic development opportunities in the Central Urban future land use category, without creating conditions leading to the conversion of midtown residential enclaves, which although not meeting all of the criteria for inclusion in and protection by the Residential Preservation future land use category, remain viable for residential use and provide important housing opportunities in close proximity to the downtown area, the universities, and employment centers.

The intent of these land development regulations is to promote the infill of vacant blocks and tracts and/or the redevelopment of existing non-residential areas. These additional land development regulations shall also establish criteria to avoid creation of low-density residential enclaves for neighborhoods that satisfy some but not most of the general criteria for the Residential Preservation category.

To facilitate this, the land development regulations shall, at a minimum, provide the following techniques: allowing utilization of the Urban Planned Unit Development zoning district; allowing for the establishment of *Live-work units* with access to any (functional) classification of street; and, allowing for the establishment of proprietary zoning districts tailored to fit neighborhood or sub-neighborhood conditions, reflecting local preferences and incorporating applicable restrictions for mitigating impacts relating to allowable use, traffic circulation and access design, parking, building design, orientation, and height.

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### *Policy 1.4.22: [L]* (EFF. 7/1/04)

Waive all street access, intersection and adjoining use restrictions for allowed uses internal to the Activity Center future land use category. The exception to this policy is that access shall be prohibited to any local street within a recorded or unrecorded residentially platted subdivision. It is not the intent of this policy to waive landscaping or buffer requirements.

### *Policy 1.4.23: [L]* (EFF. 7/1/04)

By 2005, the Tallahassee-Leon County Comprehensive Plan and the implementing City and County land development regulations shall include provisions relating to regional recreational facilities. These regulations shall establish a definition of regional recreational facilities and shall specify the Future Land Use Map categories and zoning districts that regional recreational facilities are allowable with and shall require a greater level of review and additional site design criteria to address the off-site impacts of regional recreation uses. Impacts addressed shall include, but be not limited to: peak use traffic, hours of operation, lighting, noise, building orientation, buffers and setbacks, or any other potential negative impacts of such uses affecting adjacent or nearby residential uses or residential character of the nearby area.

### NON-CONFORMING USES AND NONCOMPLYING CHARACTERISTICS

#### *Objective 1.5: [L]* (EFF. 7/16/90)

Provide a procedure within the land development regulations which will substantially mitigate or lead to the eventual elimination of nonconforming land uses created by the adoption of this plan.

### *Policy 1.5.1: [L]* (REV. EFF. 6/28/95)

Existing land uses which are nonconforming to the Comprehensive Plan may be reviewed by the local government at the request of the owner in order to determine the degree on nonconformity. The review may result in:

- 1) A determination that the impact of the nonconformity is minimal upon surrounding conforming land use and is not detrimental to the public health, safety and welfare and as a result, the nonconforming status is waived; or
- 2) A determination that the impact of the nonconformity may be substantially mitigated in which the development may attain conforming status by implementing the required mitigation steps; or
- 3) A determination that the nonconformity has substantial impacts which may not be overcome by any mitigation procedures and as such the development shall remain in a nonconforming status and such use shall terminate according to law.

### *Policy 1.5.2: [L]* (EFF. 6/28/95)

A legally established single family residential use shall be considered a conforming use of land in all Comprehensive Plan land use designations. However, this conforming status shall not be interpreted to preclude the use of property adjoining a low density use for an otherwise permitted non-residential use if the low density residential use accesses an arterial or major collector roadway.

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*Policy 1.5.3: [L]*

(DEL. EFF. 8/1/07)

*Reserved*

*Policy 1.5.4: [L]*

(EFF. 6/28/95)

The local government shall implement development regulations which distinguish between nonconforming uses which are to be terminated or amortized, and nonconforming uses in nonresidential designations which may continue, but not be expanded.

*Policy 1.5.5: [L]*

(EFF. 6/28/95)

The local government shall implement development regulations which distinguish between nonconforming use of property and noncomplying physical characteristics or features of the use. This procedure shall allow for the continued conforming use of the noncomplying physical features, and shall require correction of non-structural, noncomplying physical features prior to any conforming expansion of use.

*Objective 1.6: [L]*

(EFF. 6/28/95; DEL. EFF. 1/7/10)

*Reserved*

**BRADFORDVILLE MIXED USE DEVELOPMENT PATTERNS**  
(applies to Bradfordville Study Area Only)

*Objective 1.7: [L]*

(REV. EFF. 3/14/07)

The Comprehensive Plan provides an overall vision for the community. The arrangement of land uses is a major factor in achieving this vision. Within the Bradfordville Mixed Use Future Land Use Category, land uses may be further separated to achieve efficient and environmentally sound development patterns and to

**promote the Plan's overall vision.** This objective and its policies describe the development patterns associated with the Bradfordville Mixed Use Future Land Use Category.

The following statements of intent express, in part, the overall vision of the community as established in the Comprehensive Plan. These statements of intent explain the basis for the development patterns described in the following policies and shall be achieved through the zoning process and other Land Development Regulations as appropriate. Application of these development patterns in combination with each other is expected to achieve these intents. Individual development patterns may only partially achieve the following purposes:

- a) Provide opportunity for residential, shopping, employment, education and recreation use within walking distance of each other;
- b) Promote higher density housing and concentrations of nonresidential activity in close proximity to each other;
- c) Provide for a range of housing opportunities which does not isolate families or individuals based upon age, income or race;
- d) Ensure that mapping of zoning districts is consistent the long term protection of environmental features;
- e) Ensure that mapping of zoning districts will be appropriate to location, access and surrounding land use;
- f) Ensure that mapping of zoning districts is consistent with the phasing and availability of infrastructure;
- g) Encourage a mix of complimentary land uses and concentrations of mixed use development in appropriate locations;

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- h) Promote development patterns which reduce trip length and/or the need for private automobile travel;
- i) Ensure that zoning implementation does not promote sprawl development, nor concentrations of single use development; and
- j) Scale development densities and intensities to provide a range of appropriately located development patterns.

### *Policy 1.7.1: [L]* (REV. EFF. 3/14/07) Low Density Residential Development Pattern

INTENT—The low density residential development pattern is intended to provide for a wide range of housing types and opportunities within the low density range. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed. Some low density residential areas may be restricted to limited density zoning due to existing development patterns, or environmental or utility constraints, while other areas may have zoning districts that allow for a broad range of density.

DENSITY/INTENSITY—Areas designated Low Density Residential shall not have a gross density greater than 8 dwelling units per acre. Nonresidential development shall not have a gross building area exceeding 10,000 square feet per acre.

LOCATION—Bradfordville Mixed Use Area is appropriate for zoning Low Density Residential development patterns. Other areas appropriate for zoning Low Density Residential activities may include: Areas in Bradfordville Mixed Use where intensity of uses is constrained or limited due to environmental features or lack of adequate infrastructure; and Bradfordville Mixed Use areas in proximity to Village Centers. Land Development

Regulations shall establish access criteria for community facilities to assure their appropriate location.

ACCESS—Areas zoned for the Low Density Residential development pattern shall have public street access.

### *Policy 1.7.2: [L]* (REV. EFF. 3/14/07) Medium Density Residential Development Pattern

INTENT—The Medium Density Residential development pattern is intended to encourage a wide range of medium density housing opportunities in close proximity to more intensive nonresidential uses, both which can be efficiently served by existing or planned infrastructure, including mass transit. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed.

DENSITY/INTENSITY—Areas designated Medium Density Residential shall not have a gross density greater than 16 dwelling units per acre. Minimum density shall be 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density. Nonresidential development shall not have a gross building area exceeding 20,000 square feet per acre.

LOCATION—Areas designated Bradfordville Mixed Use on the Future Land Use Map are appropriate for zoning of Medium Density Residential Areas. Additional criteria for zoning are as follows: Areas of existing medium density development; Areas of transition from more intensive use to Low Density Residential and Residential Preservation; Areas in proximity to higher intensity uses; Areas served by mass transit service; Areas in proximity to community schools, parks, and public greenways; Areas along arterial and collector roadways; and Areas adjacent to the Village Center, Suburban Corridor, and Urban Pedestrian Center Mixed Use development patterns. Land Development

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Regulations shall establish access criteria for community facilities to assure their appropriate location.

ACCESS - Areas zoned for the Medium Density Residential development pattern shall have access to an arterial or collector roadway.

*Policy 1.7.3: [L]* (REV. EFF. 3/14/07)  
Low Density Residential Office Development Pattern

INTENT—The Low Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other. While conversion of existing residential structures on arterial and collector streets to office use is a situation where this development pattern will be applied, this development pattern should not be applied to such an extent that it would disrupt the viability of residential neighborhoods and adjacent residential properties. Zoning districts will be created to distinguish Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses.

DENSITY/INTENSITY—Redevelopment or reuse of existing residential or office uses in this development pattern shall have a maximum gross density of eight dwelling units per acre and/or an intensity not to exceed the floor area of the existing structure. New development in the Low Density Residential Office Development Pattern shall have a maximum gross density of eight dwelling units per acre and nonresidential gross building area shall not exceed 10,000 square feet per acre and non-residential gross building area shall not exceed 10,000 square

feet per acre. For mixes of residential and non-residential development on one parcel an overall limit to building floor area will be set at 12,500 square feet per acre.

LOCATION—Bradfordville Mixed Use areas are appropriate for zoning of Low Density Residential Office for low density/low intensity uses. Additional criteria are as follows: Transition areas between Medium Density Residential, Village Center, and Urban Pedestrian Center Mixed Use development patterns to Low Density Residential and Residential Preservation; and Transitional land use areas along arterial and collector roadways and Areas of Low Density Residential Office as a principal land use along arterial and collector roadways.

ACCESS—Areas zoned for the Low Density Residential Office development pattern shall have access to an arterial or collector roadway.

*Policy 1.7.4: [L]* (REV. EFF. 3/14/07)  
Medium Density Residential Office Development Pattern

INTENT—The Medium Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other. The Residential Office development pattern is intended in some locations to serve as an employment and residential area with medium densities and intensities. Zoning districts will be created to distinguish Medium Density Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services, Light Infrastructure and Post-Secondary Schools) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses.



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Ancillary first floor commercial use may also be permitted in Medium Density Residential Office.

DENSITY/INTENSITY—Residential use within this development pattern shall have a minimum density of 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density and a maximum density of 16 dwelling units per acre in Bradfordville Mixed Use and nonresidential use shall not have a gross building area exceeding 20,000 square feet per acre.

LOCATION—Bradfordville Mixed Use areas are appropriate for zoning of Medium Density Residential Office density medium intensity uses. Additional criteria for mapping these areas are as follows: Areas of existing offices and multi-family uses; Areas adjacent to Medium Density Residential, Village Center, Suburban Corridor, and Urban Pedestrian Center Mixed Use development patterns; and Areas of Medium Density Residential Office as a principal land use along arterial and collector roadways.

ACCESS - Areas zoned for the Medium Density Residential Office development pattern shall have access to an arterial or collector roadway.

*Policy 1.7.5: [L]*

**(REV. EFF. 3/14/07)**

### Village Center Development Pattern

INTENT—The Village Center development pattern is intended to provide locations for offices and commercial uses which provide goods and services, that people frequently use, in close proximity to their homes. Village Centers are intended to be compact and not promote strip commercial development; therefore, zoning districts implementing this development pattern will include limitations on arterial and collector street frontage and maximum

development pattern size, not to exceed 20 acres and 200,000 square feet of commercial use per parcel, except a Village Center may be as large as 30 acres if its gross square footage does not exceed 250,000 square feet. Village Centers are characterized by a scale and design that is compatible with nearby residential areas and zoning districts implementing this development pattern will include appropriate development standards. Zoning districts may include additional thresholds in order to size Village Centers in relation to the needs of the surrounding area. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to the principal use of this development pattern be allowed in a manner which would ensure the protection of adjacent uses.

DENSITY/INTENSITY—Nonresidential development shall not exceed 12,500 square feet of a gross building area per acre for Village Centers 20 acres and less. Nonresidential development shall not exceed 250,000 square feet of gross building area for Village Centers from 20 to 30 acres in size. Residential use is permitted on the second floor and above, above office or commercial use, up to a maximum density of sixteen dwelling units per acre.

LOCATION—Bradfordville Mixed Use areas are appropriate for zoning Village Centers. Additional criteria for zoning these areas are as follows: Areas adjacent to low and medium density residential development; and Areas adjacent to the Residential Preservation Future Land Use category and Low Density Residential, Medium Density Residential, Suburban Corridor, and Urban Pedestrian Center Corridor Mixed Use development patterns.

ACCESS—Areas zoned for the Village Center development pattern shall have access to an arterial or collector roadway.

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### *Policy 1.7.6: [L]* (REV. EFF. 3/14/07) Suburban Corridor Development Pattern

INTENT—The Suburban Corridor development pattern is intended to accommodate existing development patterns representing a broad range of commercial, light industrial, and office uses which typically serve a regional or sub-regional population. Office use, and commercial use up to 200,000 square feet per parcel is allowed. Medium density residential use is also appropriate within this development pattern in order to promote a living working environment and make efficient use of infrastructure. It is also intended that community facilities (Recreation, Community Services and Light and Heavy Infrastructure) be allowed. Suburban Corridors are characterized by a linear pattern of single use development along arterial roadways, low floor area ratios and large impervious surface parking areas which are generally larger than the use that they serve. This pattern of development makes inefficient use of infrastructure and has a disproportionate impact upon the environment. Increases in land area zoned for the Suburban Corridor to accommodate a single use development are inconsistent with the Comprehensive Plan, except for increases in areas zoned for Suburban Corridor which permit an allowed use with an existing structure to expand. The intent of this exception is to encourage the continued use of existing structures, rather than the relocation of business to outlying locations. Reusing existing single use sites for multiple use developments, adding new uses to single use sites and/or new multiple use developments in the Suburban Corridor that share parking facilities, have parking structures and/or have high floor area ratios shall be facilitated by Land Development Regulations.

DENSITY/INTENSITY—Nonresidential development shall not have a gross building area exceeding 25,000 square feet per acre. Residential use shall not exceed sixteen dwelling units per acre.

Storage areas within buildings, warehouses, mini-warehouses and self-storage facilities may have a gross floor area up to 50,000 square feet per acre.

LOCATION—Bradfordville Mixed Use areas, which already exhibit the type of uses and intensity associated with the Suburban Corridor development pattern may be appropriate to be zoned Suburban Corridor. An increase in the area designated for Suburban Corridor may occur through limited expansion of the existing Suburban Corridors. In deciding whether to expand an existing Suburban Corridor, the following criteria shall be considered: Lack of suitably located land which can accommodate the Suburban Corridor development pattern; and Access to arterials with high traffic volumes, surrounded by relatively low density and intensity uses, such as the Residential Preservation Future Land Use Category and Low Density Residential development pattern. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location. Expanding existing or establishing new Suburban Corridors shall require demonstration that more than one land use will be included in the expansion area.

ACCESS—Areas zoned for the Suburban Corridor development pattern shall have access to an arterial roadway.

### *Policy 1.7.7: [L]* (REV. EFF. 3/14/07; REV. EFF. 12/24/10) Urban Pedestrian Center Development Pattern

INTENT—The Urban Pedestrian Center is intended to encourage compact, linear and pedestrian scale urban development along arterial roadways that provide a wide range of uses and activities to serve both the corridor itself and surrounding areas. Although some areas within the Urban Pedestrian Center are currently of

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lower density and intensity, it is intended that Urban Pedestrian Centers will develop and redevelop with higher densities and floor area ratios. The arterial roadway along which the Urban Pedestrian Center is located is characterized by relatively high volume traffic with lower traffic speeds and served by mass transit. Zoning districts which implement the Urban Pedestrian Center will include urban design standards which establish criteria that will promote pedestrian activity. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) may also be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern. Residential use, office use, and commercial use up to 200,000 square feet per parcel is allowed.

**DENSITY/INTENSITY**–Nonresidential development in Bradfordville Mixed Use shall not exceed 20,000 square feet of gross building area per acre. Residential development in Bradfordville Mixed Use shall have a minimum density of 6 dwelling units per acre and shall not exceed sixteen dwelling units per acre. Building height shall not exceed six stories.

**LOCATION**–Bradfordville Mixed Use areas where the Urban Pedestrian Center is a transition between low density residential uses and more intensive uses may be appropriate for zoning of an Urban Pedestrian Center. Additional criteria for zoning these areas are as follows: Areas proximate to medium and high density residential land uses in urban areas; Areas proximate to higher intensity Mixed Use Development patterns, such as Medium Density Residential, Low and Medium Density Residential Office and Village Center; and Areas within walking distance of transit and along corridors designated for alternate transportation (per the most current adopted Long Range Transportation Plan).

**ACCESS**–Areas zoned for the Urban Pedestrian Center development pattern shall have access to an arterial roadway.

### *Policy 1.7.8: [L]*

(REV. EFF. 3/14/07)

#### Light Industrial Development Pattern

**INTENT**–The Light Industrial development pattern is intended to provide areas for industrial and warehousing activities, including storage, service commercial, office and assembly activities. It is intended that regulations implementing this development pattern will preclude non-light industrial uses which would limit or interfere with industrial development. It is also intended that community facilities (Recreation, Community Services, Post-Secondary Schools, and Light and Heavy Infrastructure) may be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern. Office use, and commercial use up to 10,000 square feet per parcel, is allowed.

**INTENSITY/DENSITY**–Nonresidential development shall not exceed 25,000 square feet of gross building area per acre. Residential use (intended for a watchman or guard) shall not exceed one dwelling unit per industrial use. Storage areas within buildings, warehouses, mini-warehouses and self-storage facilities may have a gross floor area up to 50,000 square feet per acre.

**LOCATION**–Areas within Bradfordville Mixed Use that are currently developed with industrial uses may be appropriate for zoning as Light Industrial. New areas within Bradfordville Mixed Use that may be appropriate for zoning as Light Industrial include: Areas proximate to interstate and intrastate highways and highways which connect to cities in adjacent counties.

**ACCESS**–Areas zoned for the Light Industrial development pattern shall have access to an arterial roadway.

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Policy 1.7.9: [L]

(REV. EFF. 3/14/07)

Table 1: Bradfordville Mixed Use Development Patterns

BRADFORDVILLE MIXED USE	Development Patterns	Allowed Land Uses	Density	Intensity
<b>Primary:</b> (From 68 - 82%)	Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	Up to 8 UNITS/ACRE	10,000 SQ FT/AC
	Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	Up to 8 UNITS/ACRE	10,000 SQ FT/AC
<b>Secondary:</b> (25% or less of Bradfordville Mixed Use)	Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ACRE	20,000 SQ FT/AC
	Medium Density Residential Office	Residential, Office, Ancillary 1 <sup>st</sup> Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	Up to 16 UNITS/ACRE	20,000 SQ FT/AC
	Village Center	Residential, Office, Commercial up to 200,000 SQ FT, Recreation, Light Infrastructure & Community Service	Up to 16 UNITS/ACRE	12,500 SQ FT/AC
<b>Tertiary:</b> (7% or less of Bradfordville Mixed Use)	Urban Pedestrian Center	Residential, Office, Commercial up to 200,000 SQ FT, Recreation, Light Infrastructure & Community Service	Up to 16 UNITS/ACRE (1)	20,000 SQ FT/AC
	Suburban Corridor	Residential, Office, Commercial up to 200,000 SQ FT, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ACRE	25,000 SQ FT/AC
	Light Industrial	Ancillary Residential, Office, Commercial up to 10,000 SQ FT, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post-Secondary Schools	1 unit / development	20,000 SQ FT/AC

Notes: (1) 8 units/acre minimum for exclusively residential

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### Goal 2: [L]

(EFF. 7/16/90; REV. EFF. 7/26/06)

Provide for a high quality of life by planning for population growth, public and private development and redevelopment and the proper distribution, location and extent of land uses by type, density and intensity consistent with adequate levels of services and efficient use of facilities and the protection of natural resources and residential neighborhoods.

### RESIDENTIAL LAND USE

#### Objective 2.1: [L]

(REV. EFF. 7/20/05)

Enhance the livability of existing neighborhoods and in new neighborhoods provide for future mixed residential areas which will accommodate growth and provide a wide choice of housing types, densities and prices as well as commercial opportunities based on performance criteria. In furtherance of this, maintain a system of land development regulations and ordinances which will facilitate the implementation of the policies adopted in relation to residential land use. These shall include but not be limited to:

- 1) Setback requirements from natural waterbodies and wetlands
- 2) Buffering requirements
- 3) Open space requirements
- 4) Landscape requirements
- 5) Tree protection
- 6) Stormwater management requirements

#### Policy 2.1.1: [L]

(REV. EFF. 6/28/95; REV. EFF. 7/26/06;  
REV. EFF. 5/31/18)

Protect existing residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment. Comprehensive Plan provisions and Land Development Regulations to accomplish this shall include, but are not limited to:

- a) Inclusion of a Residential Preservation category on the Future Land Use Map.
- b) Limitations on future commercial intensities adjoining low density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the commercial uses and the low density residential uses; and are to allow only those commercial activities which are compatible with low density residential development in terms of size and appearance.
- c) Limitations on future higher density residential adjoining low density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the higher density residential uses and the low density residential uses.
- d) Limitations on future light industry adjoining low and medium density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the light industrial uses and the low density residential uses.
- e) Prevention or mitigation of off-site impacts from Industry and Mining uses.

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- f) Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply if ancillary facilities are proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the low density residential uses.

*Policy 2.1.2: [L]* (EFF. 7/16/90)

Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm or slope hazards and unstable soil or geologic conditions.

*Policy 2.1.3: [L]* (REV. EFF. 8/17/92)

Require clustering of residential units on non-environmentally significant portions of parcels where conservation or preservation overlay districts exist elsewhere on the site. Net density on parcels where clustering is required on the developable portion of the parcel where the units are clustered shall not exceed double the allowable density for the land use category in which the parcel is located.

*Policy 2.1.4: [L]* (EFF. 7/16/90)

Residential densities shall not be permitted that would exceed the ability of local government or other providers to provide capital facilities and services in a cost effective manner.

*Policy 2.1.5: [L] (City of Tallahassee)* (EFF. 7/16/90)

Residential developments shall be designed to include a system of internal and inter-neighborhood circulation which promotes pedestrian and bicycle mobility. Within the Urban Service Area, sidewalks shall be required to provide pedestrian mobility.

*Policy 2.1.5: [L] (Leon County)* (REV. EFF. 12/10/91)

Bicycle facilities within residential developments shall only be required along major collectors or other streets with a higher functional classification.

*Policy 2.1.6: [L]* (EFF. 7/16/90)

Criteria shall be established within local development regulations which require within residential developments the provision of non-residential land uses such as parks, school sites and potential walk-to minor commercial and office opportunities.

*Policy 2.1.7: [L]* (REV. EFF. 8/17/92)

Criteria established within the subdivision ordinances shall set aside land for active and passive contiguous green space in order to provide for accessible recreation and/or open space areas for all neighborhoods.

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*Policy 2.1.8: [L]* (REV. EFF. 7/26/06; REV. EFF. 1/7/10)

Maintain a viable mix of available residential densities to accommodate a variety of housing types. Current residential densities are summarized below:

RESIDENTIAL DENSITIES RANGE (REV. EFF. 12/15/11; REV. EFF. 7/19/13)

Table 2: Residential Densities Range

Future Land Use Category	Maximum Gross Density - Dwelling Units (DU)/Acre (Ac) <sup>1</sup>	Minimum Gross Density Dwelling Units (DU)/Acre (Ac)
Rural	1 DU/10 AC	No minimum
Urban Fringe	1 DU/3 AC (standard) or 1 DU/3 AC (Conservation subdivision)	No minimum
Urban Residential	10 DU/AC	4 Du/AC
Urban Residential 2	20 DU/AC <sup>2</sup>	No minimum
Village Mixed Use	20 DU/AC <sup>2</sup>	No minimum
Suburban	20 DU/AC <sup>2</sup>	No minimum
Planned Development	20 DU/AC <sup>2</sup>	No minimum
Bradfordville Mixed Use <sup>2</sup>	20 DU/AC	No minimum
Central Urban <sup>2,3</sup>	45 DU/AC	No minimum
Activity Center <sup>2,3</sup>	45 DU/AC	No minimum
University Transition <sup>2,3</sup>	50 DU/AC	No minimum
Central Core <sup>2,3</sup> (EFF. 1/7/10)	150 DU/AC (EFF. 1/19/02)	No minimum
Rural Community	4 DU/AC	No minimum
Residential Preservation <sup>2</sup>	6 DU/AC	No minimum
Lake Talquin Recreation/Urban Fringe <sup>4</sup>	1 DU/3 AC (standard)	No minimum
Lake Protection <sup>4</sup>	1 DU/2 AC (standard)	No minimum

Notes:

<sup>1</sup> Maximum gross density is based on the gross acreage of the site and may not be achievable after addressing applicable land development regulations

(e.g., parking, stormwater, and other regulations that may limit maximum development potential).

<sup>2</sup> Density ranges can be increased up to 25% above the maximum limits listed above for the purpose of providing affordable housing units, consistent with Policy 2.1.14 [LU].

<sup>3</sup> Density ranges can be increased up to 35% above the maximum limits listed above for the purpose of encouraging infill development and redevelopment, consistent with Mobility Element Policy 1.1.10 [M] (Eff. 12/15/11; Rev. Eff. 7/19/13)

<sup>4</sup> Clustering Option Available

*Policy 2.1.9: [L] (Leon County)* (REV. EFF. 6/6/08)

Either provision described in Policy 2.1.9 (a) and (b) below may apply only once to any individual, and may not be used in combination. Any parcel created through use of the non-family heir provision of this policy shall not be further divided using the family heir provision. Neither provision may be used to create a lot which is smaller than ½ acre in size. The provisions described below shall be further described and regulated within the implemented land development regulations.

a) Family Heir Subdivisions

The use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual is permitted per this policy, notwithstanding the density or intensity of use assigned to the parcel within this Plan.

b) Non-Family Heir Subdivisions

To avoid a disproportionate impact on owners of small parcels of property, each parcel of property in single ownership as of February 1, 1990, in the Urban Fringe, and Rural and Lake

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Talquin Recreation/Urban Fringe areas may be developed at a maximum density of two units per acre, for the first six dwelling units on such parcel, including existing dwelling units. This provision for non-family heir subdivisions shall expire on February 1, 2010 at 12:01 a.m. when such subdivisions shall no longer be permitted.

*Policy 2.1.9: [L] (City of Tallahassee)* (REV. EFF. 6/6/08)

Either provision described in Policy 2.1.9 (a) and (b) below may apply only once to any individual, and may not be used in combination. Any parcel created through use of the non-family heir provision of this policy shall not be further divided using the family heir provision. Neither provision may be used to create a lot which is smaller than ½ acre in size. The provisions described below shall be further described and regulated within the implemented land development regulations.

### a) Family Heir Subdivisions

The use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual is permitted per this policy, notwithstanding the density or intensity of use assigned to the parcel within this Plan.

### b) Non-Family Heir Subdivisions

To avoid a disproportionate impact on owners of contiguous property 25 acres or less in size in single ownership as of February 1, 1990, in the Urban Fringe, and Rural and Lake Talquin Recreation/Urban Fringe areas may be developed at a maximum density of two units per acre, for the first six dwelling units on

such parcel, including existing dwelling units. This provision for non-family heir subdivisions shall expire on February 1, 2010 at 12:01 a.m. when such subdivisions shall no longer be permitted.

*Policy 2.1.10: [L]* (DEL. EFF. 7/6/15)  
*Reserved*

*Policy 2.1.11: [L]* (EFF. 1/19/02; REV. EFF. 6/6/08)  
Criteria for approval of Central Urban development shall be established in the Land Development Regulations.

*Policy 2.1.12: [L]* (DEL. EFF. 6/6/08)  
*Reserved*

*Policy 2.1.13: [L]* (EFF. 8/17/92)  
Existing adjoining land uses are not to be a factor in determining the suitability for residential development which would allow high and medium density residential uses to be located anywhere in the University Transitional land use category.

*Policy 2.1.14: [L]* (EFF. 6/07/01; REV. EFF. 7/26/06)  
The land development regulations may contain provisions that allow for densities greater than otherwise provided in the respective future land use classifications specified within the Land Use Element in exchange for the construction of affordable housing units. These density bonuses shall be limited to a density no greater than 25% higher than would otherwise be allowed



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within the respective future land use classification. In addition, to ensure that the additional density does not create unacceptable adverse impacts, the land development regulations shall provide additional qualifying criteria which must be met in order to qualify for the density bonus. At a minimum, these criteria should ensure:

- 1) that the development seeking the density bonus will be providing affordable housing units;
- 2) that the development seeking the density bonus is located within the urban services area, in a location where zoning allows density of greater than 2 dwelling units per acre and where infrastructure, utilities, and public services are adequate and sufficient to meet the projected demands associated with the requested additional density; and,
- 3) that the design and orientation of the development seeking the density bonus is compatible with the surrounding land use character, particularly with any low density residential neighborhoods. Building size and massing, site layout and design, architectural characteristics, and landscaping will be components of this criterion.

The land development regulations may further restrict the density bonus to be provided in proportion to the quantity of affordable housing units to be provided in the development seeking the density bonus.

In addition, in order to provide the site design flexibility necessary to accommodate these density bonuses, the land development regulations shall contain provisions that allow for a reduction or elimination of requirements to set aside land for urban forest or landscaping, subject to the following criteria:

- 1) the development meets all of the above criteria for density bonuses;

- 2) no less than 10% of the dwelling units within the development will be affordable housing units;
- 3) the reduction or elimination of requirements to set aside land for urban forest or landscaping shall not have an adverse impact to any Preservation or Conservation feature;
- 4) the development shall provide the minimum landscaping necessary to ensure compatibility with adjoining land uses; and
- 5) the development adheres to the general principles of Traditional Neighborhood Design, the Front Porch Florida program, and Crime Prevention Through Environmental Design (CPTED).

The land development regulations may base any reduction or elimination of requirements to set aside land for urban forest or landscaping on the quantity or percentage affordable housing units in the development and the proximity of the development to areas targeted for urban infill, redevelopment or more intensive land uses.



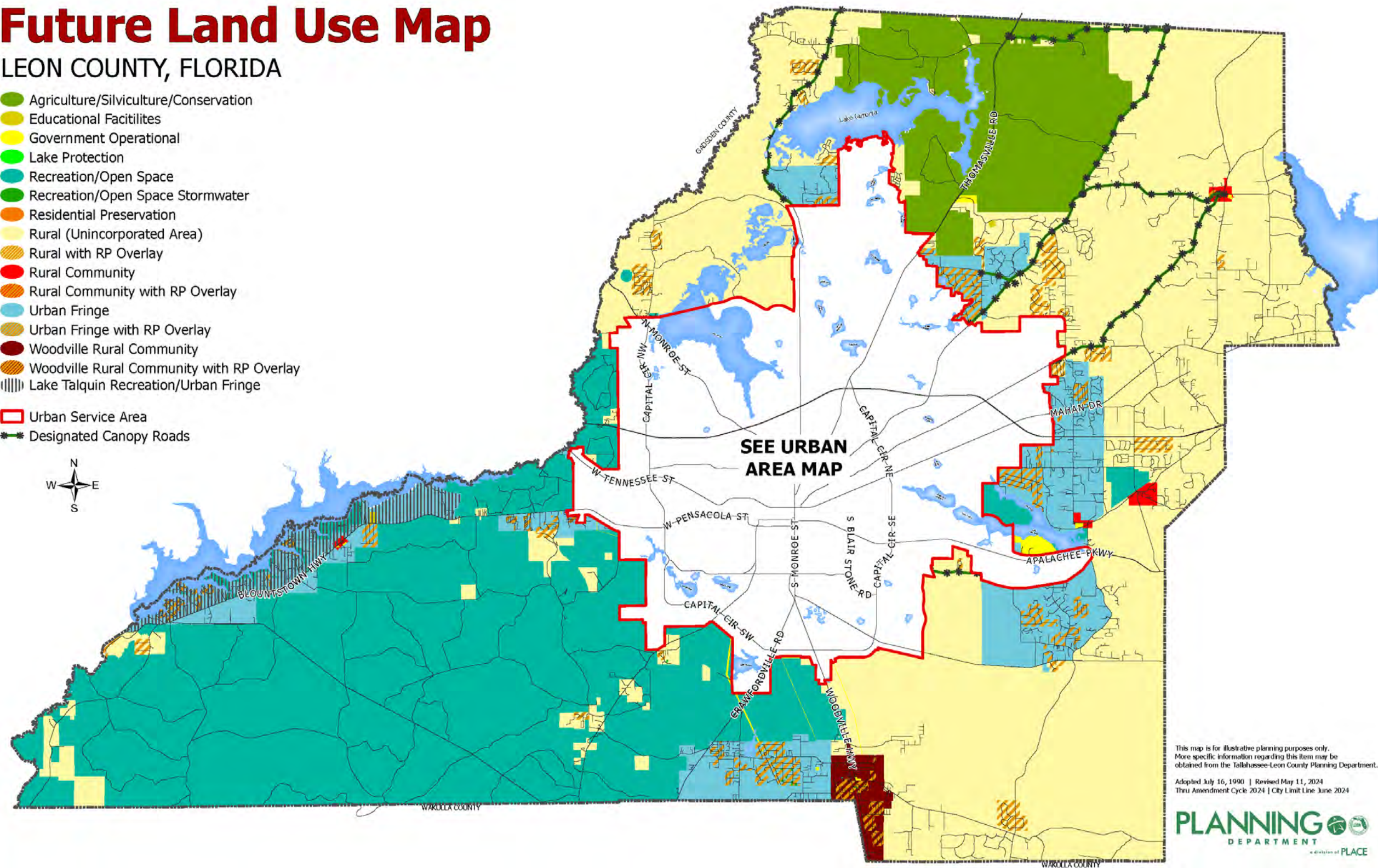
I. Land Use

Map 3: Future Land Use Map, Leon County

# Future Land Use Map

## LEON COUNTY, FLORIDA

- Agriculture/Silviculture/Conservation
- Educational Facilities
- Government Operational
- Lake Protection
- Recreation/Open Space
- Recreation/Open Space Stormwater
- Residential Preservation
- Rural (Unincorporated Area)
- Rural with RP Overlay
- Rural Community
- Rural Community with RP Overlay
- Urban Fringe
- Urban Fringe with RP Overlay
- Woodville Rural Community
- Woodville Rural Community with RP Overlay
- Lake Talquin Recreation/Urban Fringe
- Urban Service Area
- ✱ Designated Canopy Roads



This map is for illustrative planning purposes only. More specific information regarding this item may be obtained from the Tallahassee-Leon County Planning Department.

Adopted July 16, 1990 | Revised May 11, 2024  
Thru Amendment Cycle 2024 | City Limit Line June 2024



## I. Land Use

### FUTURE LAND USE MAP CATEGORIES

#### Objective 2.2: [L] (REV. EFF. 7/26/06)

To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure through the establishment of a Future Land Use Map depicting appropriate land use categories. In order to fulfill this intent, the Land Use Plan establishes policies and guidance for the mapping of Future Land Use Categories, which are depicted on the Future Land Use Map. These categories are designed to promote a variety of land use types and patterns to meet the needs of the community.

The Tallahassee-Leon County Comprehensive Plan shall promote appropriate location of land uses and regulation of development density and intensity based upon: (1) protection of conservation and preservation features; (2) compatibility with adjacent existing and future residential land uses; (3) access to transportation facilities in keeping with their intended function; and (4) the availability of infrastructure.

The Plan shall also establish policies and guidance for the mapping of Future Land Use Categories, which are depicted on the Future Land Use Map. These categories are designed to promote a variety of land use types and patterns to meet the needs of the community and are shown on the following maps:

#### NOTES APPLICABLE TO URBAN AREA FUTURE LAND USE MAP (REV. EFF. 3/14/07)

Parcels 21-26-35-C-0010, 21-26-35-C-0020, 21-26-35-C-130 may be developed as an independent living facility for the elderly only if a Planned Unit Development is approved which includes Parcels 21-26-51-000-0040, 21-26-51-000-0050, and 21-26-51-

000-120. Development intensity on the vacant parcels is limited to 45 units and 34,000 square feet and building height is limited to three stories. If the Planned Unit Development is not completed or approved, the vacant parcels shall only be developed as low-density residential development allowed under the R-1 or R-2 zoning districts.

Parcel 11-08-20-630-0000 shall only be developed with general office that may include a lending institution with a drive-through facility on the first floor. The total amount of development is limited to 30,000 square feet. The architecture and site design must be consistent with the adjacent Thomasville Road/I-10 Planned Unit Development. Site plans must be submitted to the Live Oak Plantation and Piedmont Neighborhood Associations, the 1300 Live Oak Plantation Property Owners Association, as well as the developers of the Thomasville Road/I-10 Planned Unit Development for comments prior to submitting the site plan to the City.

The area designated University Transition with hatching is subject to Transportation Element Objective 2.2, which may limit density to less than the maximum permitted by the category.

#### NOTES APPLICABLE TO LEON COUNTY FUTURE LAND USE MAP (REV. EFF. 6/19/07)

The allowable density is limited to 200 single-family residential dwelling units on parcels 15-17-20-224-0000 and 15-20-20-034-0000 combined and no non-residential development is permitted on these parcels. Also, for these parcels at least 50% of the entire combined acreage must be placed in permanent open space. The permanent protection of this open space shall be further defined through the PUD process.

(Parcels) 12-02-20-602-0000 and 12-11-20-202-0000 will be developed at a cumulative density no greater than 81 residential detached units.

## I. Land Use

### *Policy 2.2.1: [L]*

#### **RURAL/AGRICULTURE** (REV. EFF. 8/17/92; REV. EFF. 7/26/06; REV. EFF. 12/24/10; REV. EFF. 7/6/15; REV. EFF. 1/19/20)

##### INTENT

**Leon County's agricultural and silvicultural** lands have a long and productive history. They have served as both a source of food and materials for urbanized areas of the County and as a significant economic engine for the region. Decades of suburbanization have dramatically reduced the amount of arable land available for agriculture and silviculture within the County. These lands are now at a premium and require protection to ensure that they remain viable, unfragmented, and productive for future generations.

The intent of the Rural category is to maintain and promote agriculture, silviculture, and natural resource-based activities, to preserve natural systems and ecosystem functions, and to protect the scenic vistas and pastoral development patterns that typify **Leon County's rural areas. Typical land uses within this category** shall include agriculture, silviculture, and natural resource-based activities. Due to the very low intensity development pattern that is intended for the category, urban services are not planned or programmed for the area.

To promote infill and redevelopment within the Urban Service Area (USA) and Rural Communities, higher density residential, and non-residential activities that are not functionally related to and supportive of agriculture, silviculture and other natural resource based activities shall be prohibited within the Rural category.

##### ALLOWABLE USES, DENSITIES, AND INTENSITIES

###### 1. Residential

The Rural category shall allow for single family residential uses at a maximum density of one (1) dwelling unit per ten (10) gross acres.

###### 2. Non-residential

Agriculture, silviculture, and other natural resource based activities shall comprise the primary non-residential uses within the Rural category.

**Consistent with Florida's Right to Farm Act, bona-fide** agricultural uses, on land classified as agricultural land by the Leon County Property Appraiser, shall not be subject to a non-residential intensity limitation.

Non-residential uses functionally related to and directly in support of agricultural, silvicultural, and other natural resource based activities, including ecotourism activities, may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre. The location of such uses shall be limited to the intersection of major collector and arterial or arterial and arterial designated roadways. Total development at any one intersection shall not exceed 10,000 sq. ft.

To ensure that such uses are developed in a manner that is compatible with the rural nature of the area, additional standards and limitations shall be included in the land development code.

###### 3. Community and Recreational Facilities

Community services and recreational uses may be permitted provided they are compatible with the natural and rural surroundings. Facilities associated with these uses may be

## I. Land Use

permitted at a maximum intensity of 2,000 sq. ft. per gross acre.

Active recreational uses not functionally related to or supportive of agriculture, silviculture, natural resource based, or ecotourism activities, including, but not limited to golf courses, drag strips, and racetracks for motorized vehicles, are prohibited.

To ensure that such uses are developed in a manner that is compatible with the rural nature of the area, additional design standards and limitations shall be included in the land development code.

### SPECIAL CONDITIONS

The following special conditions shall apply to the Rural future land use category:

1. Development proposals within the Rural area shall be evaluated for compatibility with adjacent agricultural uses and shall consider the land management activities associated with such uses. Development that is incompatible with agricultural uses, or has the potential to fragment, encroach upon, or displace such uses, shall not be permitted.
2. Property within the Rural category shall not be converted to a more intense land use category unless the subject site adjoins the Urban Service Area or a designated Rural Community.
3. Non-residential and light infrastructure development shall be subject to design standards that preserve the scenic and rural character of this category and protect existing rural residential development from offsite impacts of non-residential development. Design standards shall include, but not be limited to, signage, lighting, parking, landscape buffers, and building materials.

4. Existing uses and structures listed on the local or national historic register at the time of adoption of this amendment shall be considered conforming.

### *Policy 2.2.2: [L]*

#### **URBAN FRINGE\*** (REV. EFF. 8/17/92; REV. EFF. 7/26/06; REV. EFF. 4/10/09; REV. EFF. 12/24/10; REV. EFF. 12/15/11)

The Urban Fringe category is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. To protect Rural areas from premature development, facilitate infill and redevelopment inside the Urban Service Area, and in recognition of the significant area already mapped as Urban Fringe, no additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community. Conversions to the Woodville Rural Community designation shall be consistent with the Transfer of Development Units provision in Policy 4.2.5: [C].

Conventional subdivision of land in the Urban Fringe may be permitted at a density of up to one unit per three acres. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation Subdivision developments are allowed and encouraged. Conservation Subdivision design in Urban Fringe may be permitted at a density of up to one unit per three gross acres with units clustered on no more than 50% of the site. Conservation Subdivisions must also permanently set aside at least 50% of the total site as open space and restrict development to the least environmentally sensitive and otherwise significant portions of the land.

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Appropriately sized minor commercial activities and minor offices are permitted. Industrial, office and more intensive commercial land uses are prohibited due to lack of present infrastructure services or potential negative environmental impacts. Present or future agricultural, silviculture and forestry activities may be allowed.

### *Policy 2.2.3: [L]*

#### **RESIDENTIAL PRESERVATION** (EFF. 7/16/90; REV. EFF. 7/26/06; REV. EFF. 4/10/09; REV. EFF. 5/31/18)

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

For Residential Preservation areas outside the Urban Service area the density of the residential preservation area shall be consistent with the underlying land use category.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily all of these criteria.

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local in nature

- a) Predominance of residential uses front on local street
  - b) Relatively safe internal pedestrian mobility
- 3) Densities within the area generally of six units per acre or less
  - 4) Existing residential type and density exhibits relatively homogeneous patterns
  - 5) Assessment of stability of the residential area, including but not limited to:
    - a) Degree of home ownership
    - b) Existence of neighborhood organizations

In order to preserve existing stable and viable residential neighborhoods within the Residential Preservation land use category, development and redevelopment activities in and adjoining Residential Preservation areas shall be guided by the following principles:

- a) The creation of transitional development area (TDA) for low density residential developments.

Higher density residential developments proposed for areas adjoining an established neighborhood within the residential preservation land use category shall provide a transitional development area along the shared property line in the higher density residential development. The development density in the transitional development area shall be the maximum density allowed in the Residential Preservation land use category. Development within the transitional development area shall be designed, sized and scaled to be compatible with the adjoining residential preservation area.

Transitional development areas shall be non-mapped areas and shall be approved at the time of site plan approval. The factors cited in paragraph (e) below shall be considered when determining the size of transitional development areas. The land

## I. Land Use

development regulations shall specify development thresholds for the implementation of transitional development areas.

b) Limitation on future commercial intensities adjoining low density residential preservation neighborhoods.

New or redeveloped commercial uses adjoining residential preservation designated areas shall mitigate potential impacts by providing a transitional development area between the commercial uses and residential preservation uses and only those commercial activities which are compatible with low density residential development in terms of size and appearance shall be allowed. The factors cited in paragraph (e) below shall be used when determining the compatibility, design techniques and the size of transitional development areas. The design and layout of adjoining commercial uses shall be oriented to place the section of the development with the least potential negative impacts next to the residential preservation area.

c) Limitations on existing light industry adjoining residential preservation neighborhoods.

Expanding or redeveloped light industrial uses adjoining low density residential areas within the residential preservation land use category shall mitigate potential negative impacts and provide screening, buffering, or a transitional development area between the light industrial uses and the low and medium density residential uses. The factors cited in paragraph (e) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.

The design and layout of expanding or redeveloping light industrial uses and adjoining residential preservation areas shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. New light industrial uses shall prevent or

mitigate off-site impacts in accordance with the Research and Innovation Land Use category or the Industry and Mining Land Use category and applicable Land Development Regulations.

d) Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply to ancillary facilities when proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the adjoining residential preservation area.

e) Land use compatibility with low density residential preservation neighborhoods

A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. At a minimum, the following factors shall be considered to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/ configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor. These factors shall also be used to determine the size of transitional development areas.

f) Limitations on Planned Unit Developments in the Residential Preservation land use category.

Planned Unit Developments proposed within the interior of a Residential Preservation designated recorded or unrecorded subdivisions shall be generally consistent with the density of the



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existing residential development in the recorded or unrecorded subdivision. Parcels abutting arterial roadways and/or major collectors may be permitted to achieve six dwelling units per acre.

The existing predominant development density patterns in Residential Preservation are listed in paragraph (g) below. Within 18 months of adoption, the PUD regulations shall be amended to include provisions addressing the preservation of established residential preservation designated areas. Said provisions shall address any proposed increase in density and the factors cited in paragraph (e) above.

g) Limitations on resubdivision of lots within established Residential Preservation designated areas.

To protect established single family neighborhoods from density intrusions, consistency within the recorded or unrecorded subdivision shall be the primary factor in granting approval for development applications. Consistency for the purposes of this paragraph shall mean that parcels proposed for residential development shall develop consistent with the lot size and density of the recorded or unrecorded subdivision.

1. Guidance on the resubdivision of lots in recorded and unrecorded single family subdivisions shall be provided in the Land Development Code.
2. Parcels proposed for residential development shall develop at densities generally consistent with the density of existing residential development in the recorded or unrecorded subdivision with the exception of parcels abutting arterial and/or major collector roadways which may be permitted up to six dwelling units per acre.

There may be two distinct density patterns in the Residential Preservation land use category as shown below:

<b>Existing land use character of the subdivision</b>	<b>Gross residential density</b>
Homogenous, very low density single family detached units (City Only)	0-3.6 dwelling units per acre (generally consistent with density of the subdivision)
Low density single family detached and/or non-single family detached units (including but not limited to <u>townhomes and duplexes</u> )	0-6.0 dwelling units per acre (generally consistent with density of the subdivision)

This section shall not be construed as to restrict the development of building types allowed by the applicable zoning district.

*Policy 2.2.4: [L]*

**VILLAGE MIXED USE** (REV. EFF. 12/23/96; REV. EFF. 7/26/06; REV. EFF. 3/14/07)

To create traditional neighborhood developments with an emphasis on low to medium density residential land use, small to medium scale commercial shopping opportunities for area residents, schools and small to moderate scale churches, and recreational and leisure-oriented amenities for the enjoyment of area residents. Development in this category shall require compliance with traditional neighborhood development standards to be established in the Land Development Regulations. New development in this category requires the establishment of a true, mixed-use project, either through buildings that integrate a mixture of uses or series of buildings that result in a compatible mix of uses. Integration includes the establishment of pedestrian connections, shared public spaces, streetscapes that focus on people before automobiles and parking designs that minimize their visibility. Commercial development shall be of a walkable scale and intensity. Residential development shall include a mix of housing densities and housing types.

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Traditional neighborhood development regulations shall include specific criteria to ensure that development in this category results in walkable, mixed-use neighborhoods that satisfy a variety of housing needs and provide easy access to goods and services. The regulations shall require:

- A minimum of 40 acres per project unless the proposed project compatibly integrates with existing development abutting the project to establish an effective area of at least 40 acres that is consistent with traditional neighborhood development standards;
- A high degree of connectivity;
- Flexible greenspace requirements;
- Design and amenities that facilitates pedestrian access throughout each development;
- Minimum densities that are consistent with the Village Mixed Use Intensity Guidelines;
- Maximum setback requirements and standards that orient entrances and windows toward streets and pedestrian facilities;
- A mix of uses that is consistent with the Village Mixed Use Intensity Guidelines; and
- Requirements for public spaces that are readily accessible by pedestrians.

Development shall comply with the Village Mixed Use Intensity Guidelines. The scale of all nonresidential land uses shall be limited to preclude large automobile-oriented retail businesses and to ensure that non-residential uses remain accessible to pedestrians living in surrounding residences. Traffic volumes and speeds shall be kept low, and parking for nonresidential uses shall be small in scale. In village centers, the number of spaces may be reduced to reflect increased pedestrian access. These characteristics are reflective of the village life-style. Residential

development should include a mix of densities and housing types and be located to maximize pedestrian access to shops, public facilities and recreational opportunities that are passive or active.

## Village Mixed Use Intensity Guidelines (REV. EFF. 3/14/07)

Table 3: Village Mixed Use Intensity Guidelines

Minimum Percentage of Land Use by Acreage (1)	Development Patterns	Allowed Land Uses (3)	Residential Density (2)	Non-Res Intensity
10% of net area	Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre	10,000 SQ. FT. per acre
5% of net area	Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre	13,000 to 20,000 SQ. FT. per acre
10% of net area	Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/acre	12,500 SQ. FT. per acre
5% of net area	Medium Density Residential Office	Residential, Office, Ancillary 1 <sup>st</sup> Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 16 units/acre	17,000 to 25,000 SQ. FT. per acre
5% of net area	Village Center	Residential, Office, Commercial up to 50,000 sq FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 sq FT of floor area.	8 to 20 units/acre	17,000 to 40,000 SQ. FT. per acre
10% of gross area	Public Spaces	Recreation and cultural facilities, plazas, trails, parks and other public gathering places		

**Notes:**

- (1) All percentages except public spaces are based on net area to be defined in the land development regulations as excluding undevelopable land;

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- (2) Densities apply to residential acreage only.
- (3) All projects in the Village Mixed Use category must have a discernible center with a minimum of 10,000 retail and/or office. The project must also have a minimum of 50 residential units in order to ensure a mixed use project is developed on site.

An essential component of Village Mixed Use is residential land use. The village also will require small shops and some services to serve nearby residents. Emphasis on commercial uses shall be limited to convenience goods and services, small to moderate scale grocery stores, and small pharmacies and offices. Office and commercial development in scale with surrounding residential areas are appropriate. Allowed land uses within the Village Mixed Use Future Land Use Category shall be regulated by zoning districts that implement the intent of this category, and reflect the unique land use patterns, character, and availability of infrastructure in the different Village Mixed Use areas. In areas lacking the necessary infrastructure, the Land Development Regulations may necessitate a lower intensity interim use that the maximum intensities established in this Plan. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure, as well as compatibility with and appropriate connectivity to existing residential neighborhoods. Industrial development is prohibited in this Future Land Use Category.

### *Policy 2.2.5: [L]*

#### **SUBURBAN**

(EFF. 3/14/07)

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in

which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

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Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14; REV. EFF. 5/31/18)

Table 4: Suburban Intensity Guidelines

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE <sup>(4)</sup>	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE <sup>(4)</sup>	10,000 SQ FT/ACRE <sup>(5)</sup>	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ACRE	20,000 SQ FT/ACRE	
Medium Density Residential Office	Residential, Office, Ancillary 1 <sup>st</sup> Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ACRE	20,000 SQ FT/ACRE <sup>(6)</sup>	
Village Center	Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.	8 to 16 UNITS/ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less <sup>(7)</sup>	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ACRE <sup>(3)</sup>	Up to 20,000 SQ FT/ACRE <sup>(3)</sup>	
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ACRE	Up to 25,000 SQ FT/ACRE <sup>(8)</sup>	

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ACRE <sup>(1)</sup>	80,000 SQ FT/ACRE <sup>(2)</sup>	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ACRE	20,000 SQ FT/ACRE	5-10%

Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.
- (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.
- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, and retail development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change

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of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

*Policy 2.2.6: [L]*

**BRADFORDVILLE MIXED USE** (REV. EFF. 12/23/96; REV. EFF. 7/26/06; REV. EFF. 3/14/07)  
(APPLIES TO BRADFORDVILLE STUDY AREA ONLY)

The Bradfordville Mixed Use Category is depicted on the Future Land Use Map. The category establishes differing proportions of allowed land uses and land use densities and intensities and is intended to be implemented by zoning districts which will reflect eight different development patterns which are described in Objectives 1.7 and 6.1.

The Mixed Use Development patterns shall be applied through zoning and Land Development Regulations in a manner consistent with the Future Land Use Map delineation of Bradfordville Mixed Use. These eight different development patterns are not intended to be mapped as part of the Future Land Use Map, rather they are intended to serve as a mechanism to assure that the appropriate location and mixture of land uses occur within the category.

Commercial development allocations in the Bradfordville Mixed Use Future Land Use Category are intended to limit gross leasable square footage per parcel as defined in the Land Development Regulations.

Intended Function: Create a village atmosphere with an emphasis on low to medium density residential land use, small scale commercial shopping opportunities for area residents, schools and churches, and recreational and leisure-oriented amenities for the enjoyment of area residents.

The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the residential land use. The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the predominant residential land use. Traffic volumes and speeds shall be kept low, and parking for nonresidential uses shall be minimal. These characteristics are reflective of the village life-style.

The essential component of Bradfordville Mixed Use is residential land use. The low to medium density residential development will be located to provide for maximum land use compatibility and enjoyment of recreational and leisure opportunities (recreational land uses are included in the description of Community Facilities). The village will also allow small shops and some services to serve nearby residents. Emphasis on commercial uses shall be limited to convenience, grocery, and small pharmacies and offices. Office and commercial development in scale with and meeting the needs of the surrounding predominately residential area are appropriate.

It is also possible that appropriate sites within the area designated for Bradfordville Mixed Use may be developed for enclosed industrial uses. These are land uses that would usually be considered incompatible with the mixed use village, but due to site conditions, with careful design and facility planning, may be successfully integrated. Compatibility is also protected by allowing few such uses and limiting their size (development intensity).

All of the development patterns are appropriate within Bradfordville Mixed Use as described in Policy 1.7.9 [L]. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use.

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Allowed land uses within the Bradfordville Mixed Use future land use category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Bradfordville Mixed Use future land use category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

### *Policy 2.2.7: [L]*

#### **HEAVY INDUSTRIAL** (EFF. 12/10/91; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 5/31/18)

Contains industrial uses which have or may have substantial off-site impacts. These areas have locational criteria more stringent than residential or commercial. Off-site impacts require extensive buffering and/or relative distance from other land uses. Ancillary commercial uses designed to serve adjacent workers may be permitted. Other commercial and residential land uses are prohibited due to the encroachment factor. No additional property shall be designated with the Heavy Industrial Land Use category. Amendments to the Future Land Use Map adopted for the purposes of developing heavy industrial uses shall be designated with the Industry and Mining Land Use category.

### *Policy 2.2.8: [L]*

#### **CENTRAL URBAN** (REV. EFF. 6/07/01; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 6/6/08)

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

### *Policy 2.2.9: [L]*

#### **HIGH INTENSITY URBAN ACTIVITY CENTER** (EFF. 7/16/90; REV. EFF. 7/26/06; RENUMBERED 3/14/07)

Designed to function as urban activity centers by primarily providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. Intended to provide large scale commercial activities to serve retail needs of large portions of the population. Promotes efficiency of the transportation system by consolidating trips and discouraging unabated sprawl of commercial activities. Planned, integrated development is required to promote synergy between the different allowable land uses. An integrated

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pedestrian mobility system designed to provide safe and accessible foot and bike travel between the land uses shall be stressed in granting development approvals. Access and egress to Activity Centers as well as internal vehicle travel shall be planned in a comprehensive manner in order to facilitate traffic movement. Residential development shall be permitted up to 45 dwelling units per acre.

### *Policy 2.2.10: [L]*

#### **CENTRAL CORE (EFF. 1/19/02; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 1/7/10; REV. EFF. 7/19/13)**

The current Central Core of Tallahassee has a strong government presence. However, the character of this area has changed since 2002 to a more mixed use center with new office, commercial, retail and residential uses. The Central Core of Tallahassee is intended to expand into a vibrant 18-hour urban activity center with quality development. The emphasis in this area is intended to shift from cars to pedestrian, bike and transit modes of transportation. The development regulations within the Central Core area have to be amended to allow for a more urban kind of development where the primary emphasis is on pedestrian, bike and transit modes of transportation. The Central Core area is within the Downtown Overlay. The City of Tallahassee intends to promote mix of uses and higher densities and intensities within its Central core, while promoting multiple modes of transportation. The City shall establish Design Guidelines for this area in order to allow for more mixed use, pedestrian, bike and transit oriented development. Residential development may be permitted up to 150 units per acre.

Any development with density of more than 10 dwelling units per acre shall be consistent with the design standards identified in

Policy 1.1.10 [M] subject to further clarification in the Land Development Code.

The future expansion of the Central Core FLUM will be limited to only those parcels within the Downtown Overlay District when:

- The proposed parcels are contiguous to existing central core FLUM area;
- The proposed parcel has all the infrastructure available;
- The proposed parcel has to exhibit a need for the expansion (e.g.: parcel of sufficient size not available in the Central Core FLUM for the proposed development).

### *Policy 2.2.11: [L]*

#### **RURAL COMMUNITY\* (REV. EFF. 6/28/02; REV. EFF. 7/26/06; RENUMBERED 3/14/07)**

The Rural Community future Land Use Designation is intended to distinguish long-established unincorporated communities located outside of the urban service area. These communities have existing concentrations of residential land use at densities typically less than those desirable within an urban area (gross densities are typically less than 2 dwelling units per acre and the most intensely developed portions rarely exhibit net densities above 4 dwelling units per acre). The intensity and layout of development within these communities more closely reflect rural design characteristics than urban design characteristics, with home sites and businesses typically being situated on larger lots, with greater setback than their urban counterparts, and while some commercial development in these communities occurs in **the geographically compact “nodes”, located at or near the intersections of major roads**, it is also common to find established existing linearly developed commercial areas along limited portions of State Highway frontage. Communities so designated

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have grown as historically independent communities outside of the urban area and not extensions of urban sprawl. As such, this future land use designation recognizes that these communities typically have their own small, business-**commercial “districts”**, where minor offices and small to moderate-sized commercial development provide local and surrounding rural residents access to basic shopping opportunities-accordingly, the intensity of non-residential development is limited to a maximum of 50,000 square feet building and 50,000 square feet per parcel. Residential development may be permitted up to 4 dwelling units per acre. Development intensity may be further limited according to the absence or presence of central water and sewer service, roadway capacity, and environmental limitations. Although some urban services may be available to serve development within areas designated Rural Community, urban services are not prerequisites for the limited development intensities allowed within these areas. Central sewer and water systems used to serve areas designated Rural Community shall be designated for lower density service as this category is not intended to create an area that attracts regional development or functions as a growth node.

*Policy 2.2.12: [L]*

### **WOODVILLE RURAL COMMUNITY\*** (REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 4/10/09)

The Woodville Rural Community shares many of the same characteristics as other Rural Communities, but has experienced different types of growth pressures than the other areas designated as Rural Community. Therefore it has received a separate Future Land Use designation with specific objectives and policies to address the issues unique to Woodville. Non-residential development is limited to a maximum of 50,000 square feet per building and 50,000 square feet per parcel;

residential development is limited to a density of 4 dwelling units per acre. Through the transfer of development units system provided for in Policy 4.2.5 [C] residential densities of up to 8 dwelling units per acre may be allowed.

\*Category located outside of designated Urban Service Area.

*Policy 2.2.13: [L]*

### **EDUCATIONAL FACILITIES** (EFF. 8/17/92; REV. EFF. 7/26/06; RENUMBERED 3/14/07)

This category contains:

- (1) All public schools including elementary, middle school, high school, and post-secondary.
- (2) All public lands for which educational facilities are proposed or planned.
- (3) Private facilities with capacities for over three hundred students are also included in this category.

Permitted uses in this land use category are limited to educational facilities and ancillary community services to serve the student population, or the community in general. Allowed land uses within the Educational Facilities future land use category shall be regulated by zoning districts which implement the intent of this category.



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*Policy 2.2.14: [L]*

**RECREATION/OPEN SPACE** (EFF. 8/17/92; REV. EFF. 7/26/06;  
RENUMBERED 3/14/07)

This category contains:

- (1) Government owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas.
- (2) Privately owned lands which have golf courses, cemeteries, or wildlife management areas.

Permitted uses include passive recreation and silviculture. Active recreation facilities are included if the site is within the USA or a rural community.

*Policy 2.2.15: [L]*

**RECREATION/OPEN SPACE - STORMWATER FACILITY**  
(EFF. 7/2/99; REV. EFF. 7/26/06; RENUMBERED 3/14/07)

This is a sub-category of the Institutional Recreation/Open Space category. This category is intended for government owned stormwater facilities.

Included in this category are the following:

- (1) Government owned lands which serve as structural or non-structural stormwater facilities.
- (2) The primary function of land in this category is stormwater attenuation, stormwater treatment for water quality, or stormwater conveyance.
- (3) These areas may be used for passive parks that do not contain any permanent structure. Allowable open space uses include parks, nature preserves, cultivation, grazing, and unimproved pervious parking areas.

*Policy 2.2.16: [L]*

**GOVERNMENT OPERATIONAL** (EFF. 8/17/92; REV. EFF.  
7/26/06; RENUMBERED 3/14/07; REV. EFF. 12/24/10)

Contains facilities, which include those defined on the Land Use Development Matrix as Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities shall include, but are not limited to:

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

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

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*Policy 2.2.17: [L]*

### **UNIVERSITY TRANSITION** (REV. EFF. 12/14/04; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 1/7/10)

The University Transition land use category may only be applied through amendment to the Future Land Use Map to lands located generally within the rectangle created by the Florida State University main campus and Florida A & M University, Tallahassee Community College/Lively Technical Institute campuses and Innovation Park. Specifically, lands lying west of South Adams Street, South of West Tennessee Street, north of Orange Avenue and adjoining Innovation Park and Tallahassee Community College to the east. It is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment. However, it is not intended that this category be applied in a manner that would encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods. The category is intended to transition from present industrial and lower density residential uses to those more compatible with vibrant urban areas and shall remain within a compact area located in close proximity land owned by the universities and existing areas designated as University Transition.

Higher density residential redevelopment of up to 50 DU/AC is allowed to provide housing for students and close in housing opportunities to the downtown for professionals. Retail commercial limited to a smaller scale classification to provide essential services to immediate residents and ancillary needs of universities such as book stores and photo copying establishments may be permitted. State and private offices properly designed and scaled to surrounding uses may be

permitted as well as central parking facilities, artistic studios and workshops. Restaurants, movie theaters, lounges and other entertainment commercial uses shall be permitted as commercial. Development regulations which allow flexibility in their design and operation to permit such uses as outdoor cafe and gardens shall be incorporated into zoning code. Pedestrian pathways and access systems shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to cut down on dependence of automobile travel. Design controls shall be employed to provide land use compatibility by offsetting potential negative impacts.

The areas within the Gaines Street Revitalization Plan Study Area will have up to 100 DU/AC.

*Policy 2.2.18: [L]*

### **LAKE PROTECTION** (REV. EFF. 12/22/95; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 7/14/14; REV. EFF. 7/6/15)

#### INTENT

Lake Jackson, designated both an Outstanding Florida Water (OFW) and Aquatic Preserve, is one of the most unique waterways in Florida. Historically, the lake has suffered from water quality issues associated with rapid urbanization and large-scale roadway projects. Lake Jackson's water quality has improved since adoption of the Comprehensive Plan, due in large part to the adoption of stringent stormwater treatment standards and the implementation of capital projects; however, nutrient levels in the Lake remain elevated and the Lake continues to be designated "Impaired" by the Florida Department of Environmental Protection.

The intent of the Lake Protection category is to ensure that development within the Lake Jackson basin occurs in a

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sustainable and environmentally sound manner with minimal impact to water quality. The Lake Protection category is the basis for regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin. The bounds of this category are to be the Lake Jackson basin boundary adjusted to include contributing watersheds but excluding existing, more intensely developed areas south of Interstate 10 and areas outside the Urban Service Area.

### ALLOWABLE USES, DENSITIES, AND INTENSITIES

#### 1. Residential

The Lake Protection category shall allow for residential uses at a base density of one (1) dwelling unit per two (2) gross acres.<sup>1</sup> To encourage compact and efficient development, two density bonus options are available for properties within the category:

- i) A residential density of up to two (2) dwelling units per gross acre may be permitted within developments designed as a Clustered Subdivision.
- ii) A residential density of up to eight (8) dwelling units per gross acre may be permitted within the Lake Protection Node (LPN) zoning district.

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<sup>1</sup> (Leon County) Any development affecting real property located in whole or in part within the Lake Protection Future Land Use Map category west of US 27 North for which an initial Planned Unit Development Concept or Final Development Plan was approved before January 1, 2005 shall be vested for all uses, intensities and densities set forth in the PUD Concept Plan Ordinance. Said PUD shall be entitled to rely on the closed basin exemption previously set forth in this section if the Commission determined prior to January 1, 2005 that the PUD met the requirements for such closed basin exceptions and that such determination has not been overturned by a court of competent jurisdiction at the time vested rights are sought under this provision. If a

#### 2. Mixed-use & Non-residential

Non-residential and mixed-use development (including, but not limited to, office and commercial uses) within the Lake Protection category may only be permitted within areas designated with the Lake Protection Node (LPN) zoning district. Within this district, single use, non-residential development shall be allowed at a maximum intensity of 10,000 square feet (s.f.) per gross acre. Projects containing a vertical mixture of uses, including any combination of office, commercial and residential uses, may receive a bonus of 2,500 s.f. per gross acre, for a total of 12,500 s.f. per gross acre.

#### 3. Community and Recreational Facilities

Community services, light infrastructure, and recreational uses shall be permitted within the Lake Protection (LP) and Lake Protection Node (LPN) zoning districts. Facilities associated with these uses shall be allowed at a maximum intensity of 10,000 square feet (s.f.) per gross acre.

### SPECIAL CONDITIONS

The following special conditions shall apply to the Lake Protection Future Land Use category:

court of competent jurisdiction invalidates such a PUD due to reasons unrelated to whether the property met the requirements for the closed basin exception, any new or modified PUD application relating to the same real property shall be vested for the uses, intensities and densities of the previously approved PUD. All development within said certified closed basins approved pursuant to this provision shall be approved through the PUD amendment process, except that in unincorporated Leon County a one-into-two residential lot split exemption shall be processed according to the established County procedures instead of the PUD process.

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1. The Lake Protection Node zoning district shall only be permitted at the following intersections:
  - Highway 27 North and Sessions Road
  - Highway 27 North and Capital Circle NW/Old Bainbridge Road
  - Highway 27 North and Fred George Road
  - Bannerman Road and Bull Headley Road

The exact extent of these Nodes shall be specified in the City of Tallahassee and Leon County land development regulations, but generally shall not extend beyond ¼ mile from the respective intersection and shall not include areas within a Special Development Zone (SDZ) or existing single-family subdivisions.

2. As an alternative to large-lot developments, Clustered Subdivisions shall be permitted within the Lake Protection zoning district. Clustered Subdivisions shall:
  - Contain a minimum of 60% contiguous open space preserved in perpetuity and comprised of such things as preservation and conservation features, Special Development Zones, undeveloped uplands, passive recreation areas, and storm water facilities designed as a community amenity;
  - Be developed at a maximum density of two (2) dwelling units per gross acre; and,
  - Be served by central water and sewer systems.
3. A volume control based stormwater treatment standard shall be required for all development and redevelopment within the Lake Protection land use category. This standard shall ensure that runoff volumes in excess of the pre-development runoff volume shall be retained for all storm events up to a 100-year, 24-hour duration storm. To encourage redevelopment in the

Lake Protection category, a partial credit may be applied toward existing impervious surface on previously developed sites.

4. Additional development standards deemed necessary to protect Lake Jackson from further degradation and/or improve existing water quality may be included in the land development code.
5. Existing, lawfully established, non-residential uses within the Lake Protection land use category that are compatible with surrounding uses and meet all water quality standards for the Lake Jackson Basin shall be considered permitted uses.

### *Policy 2.2.19: [L]*

#### **LAKE TALQUIN-RECREATION/URBAN FRINGE\*** (REV. EFF. 8/17/92; REV. EFF. 7/26/06; RENUMBERED 3/14/07)

This is a category that is specific to the eastern shore area of Lake Talquin north of State Highway 20. This area has unique characteristics in that it has developed to a large extent with weekend or vacation homes along the lake. This category is intended to allow one unit per three acres or one unit per acre if the development is clustered on 25% of the site. This is intended to protect environmentally sensitive areas until the critical areas study is completed.

A critical areas study will be required for this area in order to ascertain the environmental impacts of further development in this area as well as a strategy to provide services. Once the critical areas study has been completed, allowable densities, based on the information from the study, will be reassessed.

\*Category located outside of designated Urban Service Area.

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*Policy 2.2.20: [L]*

### **AGRICULTURE/SILVICULTURE/CONSERVATION** (REV. EFF. 6/28/02; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 1/19/20; REV. EFF 7/25/24)

Conserving large tracts of plantation and former plantation land, forest land, agriculture and silviculture lands and wildlife and conservation and recreational hunting areas is an efficient means of protecting natural resources that constitute important physical, social, aesthetic and economic assets to all of the residents of Leon County. The expansion of urban development into agriculture/ silviculture/ conservation areas creates conflicts between farm and urban activities that encourage the premature conversion of agricultural and silvicultural land to other uses, and results in the loss of open space and natural beauty. The designation of land as ASC substantially protects the continued existence of the land for agriculture, silviculture, forest wildlife conservation and recreational hunting purposes, and otherwise promotes the public health, safety and general welfare of the residents of Leon County.

Extensions of Community Services (libraries, religious facilities, and police/fire stations) and Light Infrastructure (water wells, water tanks, sewage pump stations, and electric substations) within all ASC areas is allowed. Solar facilities shall comply with the setback and landscape buffer area criteria for other similar uses in this land use category. Very low residential density not to exceed 1 unit per 10 acres, is also allowed within the entire ASC land use category. Accessory uses directly associated with the operation of agriculture, silvicultural, wildlife conservation, recreational hunting and permitted residential uses shall be allowed.

Areas which meet the criteria for inclusion in the ASC category include, but are not limited to the tracts known as Foshalee,

Cherokee and Horseshoe plantations, and the Tall Timbers Research, Inc. ownerships. These large-ownership properties are in the Rural Zoning District and some of the smaller portions of the properties within the District currently have minor commercial uses or have had such in the past.

In recognition of the existence of those uses, the need to provide nodes of non-residential land use between long distances of rural plantation lands to serve the needs of pass-by traffic, and the need for a potential expansion of similar uses such as office uses that are currently not permitted in the Rural Land Use District-portions of the properties lying within the ASC Land Use Category may be developed utilizing the Planned Unit Development process for rezoning to allow the expansion of uses permitted within a special development district provided that the proposed ASC PUD meets and addresses the following criteria:

- (A) The development parcel and Planned Unit Development is located in only one quadrant of the intersection of a Minor Collector or Major Collector and an Arterial Roadway of parcels in excess of 200 acres in size; and
- (B) Other quadrants must be dedicated as a conservation easement in perpetuity.
- (C) The arterial road frontage of the lands surrounding the proposed development remains in its natural state for a minimum of 500 feet from the right of way in a Conservation Easement;
- (D) The development area for the non-residential component of the PUD is a maximum of 30 acres; and
- (E) The area to be dedicated as a Conservation Easement in perpetuity is conveyed prior to the issuance of Environmental Management permits; and
- (F) The following site plan and design criteria are incorporated into the overall PUD:
  - (1) Parking is buffered from the adjacent roadways;

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- (2) Clustering of buildings and parking areas is utilized; and
- (3) A maximum of 10,000 square feet per structure not to exceed 50,000 gross square feet in total of non-residential is provided; and
- (4) Asphalt/concrete areas are minimized by providing grassed overflow parking, etc.; and
- (5) A limitation to a maximum of 30% total impervious area is utilized; and
- (6) Maximum building height is limited to two (2) stories; and
- (7) The overall PUD site is limited to one access entrance to the arterial roadway and one access to the collector roadway and provides internal connection to the overall parent parcel; and
- (8) There is an architecturally consistent theme that reflects the regional plantation vernacular throughout the development; and
- (9) The development incorporates an overall infrastructure plan (sewer, water, fire, sheriff, garbage, etc.) designed to serve the proposed development without extending existing services; and
- (10) Retail uses are limited to tourist-related retail, convenience stores (including gasoline sales), restaurants, and hotel/motel lodging. Office uses are limited to civic and social organizations, offices serving primarily rural and agricultural/silvicultural needs, membership sports and recreations clubs, cultural and educational retreat facilities, and research and testing services related to agriculture/silviculture and plantations. Recreational uses are limited to museums, art galleries, and botanical and zoological gardens.

### *Policy 2.2.21: [L]*

#### **NEIGHBORHOOD BOUNDARY (EFF. 7/25/03; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 11/26/20)**

*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 eighteen (18) dwelling units per acre. Non-residential structures are permitted up to a maximum of 20,000 square feet of gross building floor area per acre.

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*Design Standards:* The land development regulations shall establish design standards to promote compatibility with adjacent residential development.

*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. Those properties currently within the Lake Protection land use category may not be amended to the Neighborhood Boundary land use category.

*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.

*Policy 2.2.22: [L] (EFF. 1/7/10; MAHAN DRIVE LAND USE CATEGORIES DEL. 1/7/10)*

### MAHAN GATEWAY NODE LAND USE CATEGORY

#### INTENT

The Mahan Gateway Node land use category is applicable only within the Mahan Drive Corridor Study area (see reference map below). The application of this land use category and associated implementation regulations to the Mahan Drive Corridor is intended:

- To preserve existing residential preservation neighborhoods;
- **To create an attractive gateway into Florida's Capital City, Tallahassee;**

- To foster an appropriate mix and location of land uses along the corridor to preserve the scenic and residential character of a majority of the corridor;
- To provide for the potential development of commercial and retail developments within designated nodes along the corridor;
- To prohibit strip commercial development along the corridor;
- To maximize and promote efficient use of infrastructure within the Tallahassee-Leon County Urban Service Area;
- To facilitate the development and provision of transit service along the corridor;
- To promote pedestrian activities by providing neighborhood-serving commercial and office uses within walking distance of one another, nearby to existing and future residential developments; and
- To promote shorter vehicular trips for adjacent neighborhood residents and to increase usage of non-vehicular transportation modes.

#### ALLOWABLE LAND USES, DENSITY AND INTENSITY

##### 1. Residential

The Mahan Gateway Node shall provide for low to medium density residential development, ranging in maximum permitted density from 4-16 dwelling units per acre. The maximum residential density shall be allowed in the mixed use zoning district(s) as defined below. Residential uses and types ranging from single family detached houses to multi-family residential structures shall be allowed.

##### 2. Mixed-use & Non-Residential

Mixed-use developments and non-residential uses such as a combination of commercial/office uses and residential uses,

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shall be allowed within the Mahan Gateway Node future land use category based on the following intensity standards.

iii) Maximum non-residential uses shall not exceed 12,000 gross square feet per acre. The highest intensity of non-residential uses shall be allowed in mixed-use developments, which combine residential and non-residential uses in a common plan of development.

iv) Mixed-use development must include a residential component. The land development regulations shall specify the percentage range for the residential component.

### 3. Community Facilities

The Mahan Gateway Node future land use category shall allow community facilities related to residential uses including but not limited to religious facilities, libraries, police/fire stations, elementary and middle schools. Leon County shall consider siting public community facilities needed to support development in the Mahan Drive corridor, within the Mahan Gateway Node future land use category. Density transfers shall be allowed for properties dedicated and accepted by the appropriate local government for the location of public community facilities within these nodes.

### IMPLEMENTATION DISTRICTS

In order to achieve the intent of the Mahan Gateway Node future land use category, the future land use category shall be implemented through zoning districts, based on the criteria cited below and further defined in the land development regulations.

#### *Mixed-use zoning district(s)*

The Mahan Gateway Node future land use category shall include at least one mixed-use zoning district which shall

allow for medium density residential uses, non-residential uses and a combination of medium density residential uses and non-residential uses (mixed-use developments).

Mixed-use zoning district(s) for Mahan Gateway Node shall be guided by the following requirements:

#### 1. Location

i) The areas immediately surrounding the intersections of Mahan Drive and the following streets: Dempsey Mayo Road, Edenfield Road and Thornton Road and as further defined in the land development regulations.

ii) The properties designated Residential Corridor Node (Future Land Use Map Amendment 2005-2-M-015) east of Highland Drive and on the south side of Mahan Drive.

Mixed-use zoning district(s) shall have frontage on Mahan Drive and shall be limited in its extent along Mahan Drive as further defined in the land development. The depth of the district(s) shall be specified in the land development regulations.

2. Limitation on Non-Residential Uses: The land development regulations shall establish limits for the location of non-residential structures along the designated cross streets cited in subparagraph (a) above.

3. Access Management: Where feasible, practical and safe, access to Mahan Drive and the intersecting streets associated with each node shall be limited to one access driveway per node quadrant. Temporary access may be allowed until the desired interconnectivity for each node quadrant is achieved. The land development regulations shall specify criteria for access management, including,



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if necessary, the development of an access management plan.

4. Adjacency to Residential Preservation: Properties not currently designated Residential Corridor Node, as January 30, 2009, shall not be designated/zoned in a manner to allow the mixed-use zoning district(s) to abut areas designated Residential Preservation. This provision is not applicable when the abutting properties in the Residential Preservation area have been developed with community facility uses. The mixed-use zoning district(s) are intended to be located in the core area of each designated node, around the identified arterial/collector roadway intersection with Mahan Drive.
5. Incentives for Unified Master Plan: To encourage, within the maximum development density and intensity standards, the combined development of properties within the Mahan Gateway Node future land use category, Leon County and/or the City of Tallahassee shall provide development incentives to property owners/developers within a node quadrant who proposed a binding master plan for a significant amount of the acreage or multiple properties within a node quadrant. The land development regulations shall provide a framework and guiding principles for the

development of master plan(s) under this policy and the incentives to be provided.

### *Residential zoning district(s)*

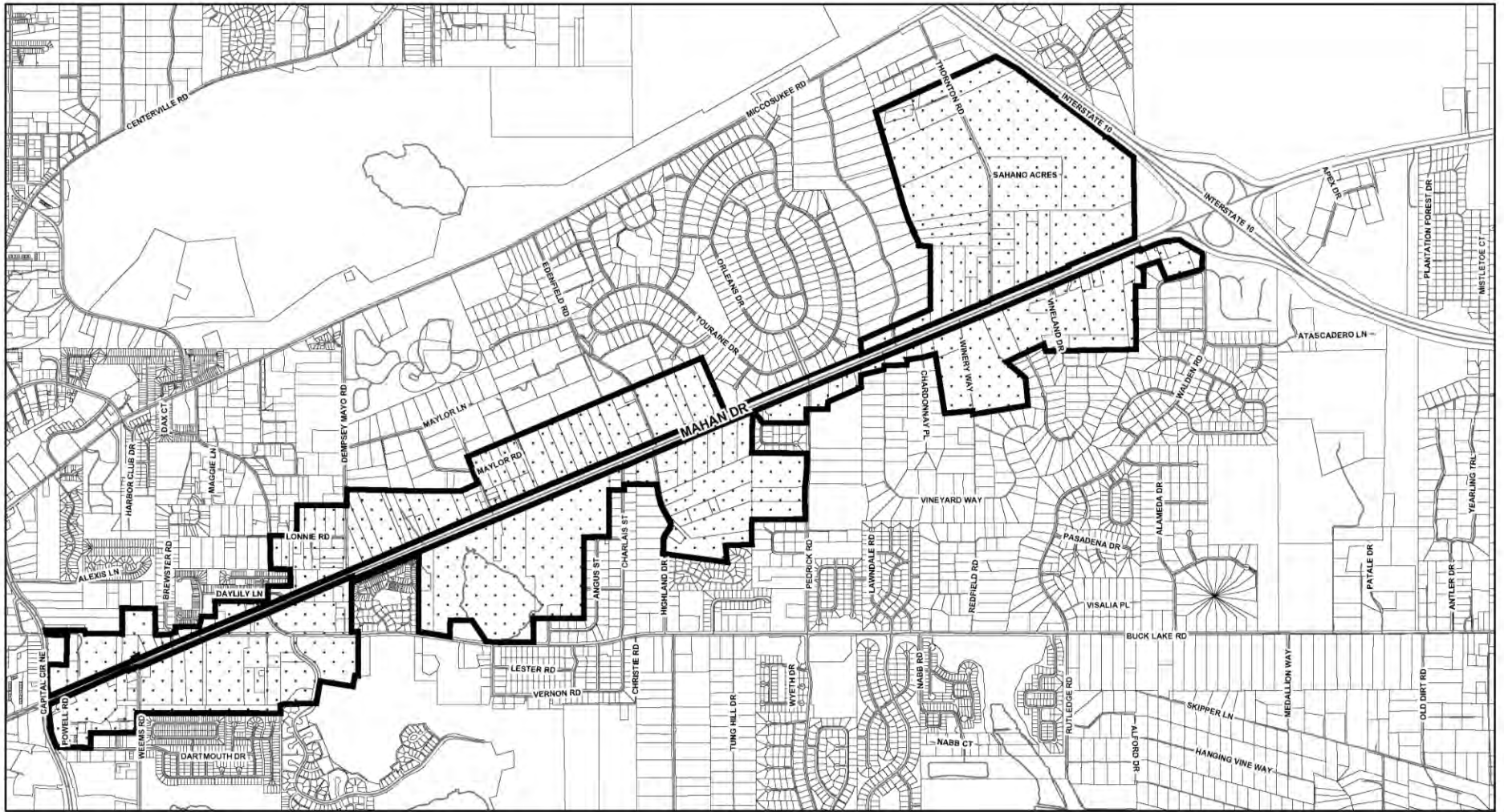
At least one residential zoning district shall be created and shall include all properties within the Mahan Gateway Node that are not designated mixed-use zoning district. The residential zoning district(s) shall develop primarily with residential uses and shall function as a transition area between the higher intensity/density uses allowed in the mixed-use zoning district(s) and the surrounding Residential Preservation areas. The residential zoning district(s) can also provide for community facilities and other neighborhood related uses as allowed by other policies in the comprehensive plan.

### IMPLEMENTING LAND DEVELOPMENT REGULATIONS

The land development regulations may create density ranges to ensure compatibility with existing residential developments and other gateway development criteria. Standards addressing design elements to regulate development within the Mahan Gateway Node may include but are not limited to requirements addressing roofs, building scale, exterior building materials, building setbacks and height, fenestration, buffering, landscaping, solid waste disposal, parking lighting, transit oriented development, and signs. Such standards shall be included in the adopted land development regulations.

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Map 4: Mahan Drive Corridor Study Area



MAHAN DRIVE CORRIDOR STUDY AREA



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### *Policy 2.2.23: [L]*

#### **URBAN RESIDENTIAL** (EFF. 7/20/05; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 1/22/16)

The primary intent of the Urban Residential land use category, which is to be applied only within the Urban Services Area, is to encourage medium density (4-10 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing neighborhood, unless to correct, legal non-conforming uses and/or densities. The maximum residential density within the Urban Residential is 10 DU/AC and the minimum is 4 DU/AC.

### *Policy 2.2.24: [L]*

#### **URBAN RESIDENTIAL 2** (REV. EFF. 7/26/06; REV. EFF. 3/14/07; REV. EFF. 1/22/16)

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (20 dwelling units per acre) housing,

thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district(s) shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential 2 category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential 2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing designated residential preservation area, unless to correct, legal non-conforming uses and/or densities. The maximum residential density within the Urban Residential 2 category is 20 units per acre.

### *Policy 2.2.25: [L]*

#### **PLANNED USE OVERLAY DISTRICT** (EFF. 7/25/03; REV. EFF. 7/26/06; RENUMBERED 3/14/07)

Planned Use Overlay District is an overlay district that may be applied on any specific property inside the Urban Service Area, except for those properties currently within the Lake Protection land use category. The regulatory conditions pertaining to this overlay district shall be adopted by ordinance as an amendment to the Future Land Use Map of this Comprehensive Plan.

The Planned Use Overlay District is created to allow the consideration of unique, innovative or narrowly defined land use proposals that, because of the specificity of the applied regulatory

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conditions, can be found compatible with the character of the surrounding land uses and the environmental conditions of the subject land. This district may allow residential and non-residential uses that might otherwise not be allowed in the underlying land use category, subject to unique design features or other regulatory conditions adopted to promote compatibility with adjacent areas. Such features include but are not limited to recreational areas, mixed use development, buffering, and landscaping. Development within this overlay shall result in an integrated plan of development- and each adopted Planned Use Overlay District designation shall address the following: the intent of the specific overlay district designation, density and intensity; permitted uses; access and interconnectivity by car, foot, bicycle, and transit; trip generation and trip capture; identification and protection of environmental features; open space; buffering of adjacent uses when necessary; and unique design features.

Applicants seeking amendment of the Future Land Use map in order to apply this overlay district to (a) specified parcel(s) shall be required to meet with those registered neighborhood association(s), if any, within ¼ mile circumference of the amendment site prior to the first scheduled public hearing regarding the specific development proposal. This meeting shall be in addition to the normal Comprehensive Plan amendment notice procedures and requirements. Due to the requirements above, applicants shall be required to request the application of the Planned Use Overlay District prior to the relevant Comprehensive Plan amendment application deadline. Planned Unit Development zoning shall be required to implement each Planned Use Overlay District and the entitlements granted through the application of the Planned Use Overlay District may be further limited by the Planned Unit Development zoning requirements. However, the minimum size requirement for Planned Unit Development shall not apply.

In the event that the Future Land Use Map overlay district has been applied to a site and no Planned Unit Development zoning has received approval by action of the City or County within 18 months of land use designation effective date, the Planned Use Overlay District shall be deemed null and void and shall be removed from the Future Land Use Map, leaving the original and underlying land use category in place. If, subsequent to the amendment to the Planned Unit Development (PUD) zoning district, the applicant seeks to rezone the property from PUD to another zoning district, the rezoning must be consistent with the underlying and existing Future Land Use Map category unless an amendment to the Future Land Use Map is also sought and approved. In instances where rezonings to zoning districts other than the required PUD zoning district and amendments to the Future Land Use Map, if necessary, are approved the Planned Unit Overlay District shall be deemed null and void.

*Policy 2.2.26: [L]*

### LAND USE DEVELOPMENT MATRIX (REV. EFF. 7/26/06; REV. EFF. 3/14/07; REV. EFF. 6/6/08)

The land use development matrix depicts set performance criteria from which an individual can measure the development potential of any parcel of property. In effect the matrix provides guidance as to where a parcel would fall on the permissible development ranges outlined within the future land use categories. As mentioned earlier, the relationships within the matrix are based upon the policies included within the individual elements of the plan. The matrix measures a parcel's development potential based on the following land use principles:

- (1) **The parcel's** designation on the future land use map.
- (2) Its potential compatibility with surrounding existing land use.

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- (3) The degree of accessibility to the parcel (commercial uses only).
- (4) Potential land use in relation to the function of the road which will carry traffic resulting from any subsequent development of the parcel.
- (5) Environmental constraints on site.
- (6) Availability of sewer and water.

The review standards outlined above are listed across the top of the matrix. Potential land uses beginning with minor commercial and ending with heavy industrial are listed vertically and are measured in relation to the review standards listed across the top. Each cell of the matrix contains an inherent policy based on the relationship between the proposed land use for that parcel (vertical axis) and a performance standard (horizontal axis). An “X” in that cell indicates the proposed use would be allowed. Conversely, an “O” indicates that the proposed use is not allowed. All cell blocks which are applicable to a proposed land use must contain an “x” in order for the proposal to be allowed. Thus an individual would locate the proposed land use along the vertical axis and review along the row of cells next to it in a left to right direction to determine which conditions would allow or prohibit the proposed use. As stated under the performance concept, each site is individually measured for suitability in relation to performance standards. As a result, growth management guidance is provided.

(Note: The Land Use Development Matrix does not apply to Bradfordville Mixed Use, Suburban, Research and Innovation, Industry and Mining, Urban Residential 2, Village Mixed Use, Planned Development, Central Core, Central Urban, University Transition, and Woodville Rural Community.) (REV. EFF. 6/28/02; REV. EFF. 3/14/07; REV. EFF. 6/6/08; REV. EFF. 1/7/10; REV. EFF. 5/31/18)

*Policy 2.2.27: [L]*

(EFF. 5/31/18)

### RESEARCH AND INNOVATION LAND USE

#### INTENT

Districts that support research and innovation are key components of an economic development strategy for the City of Tallahassee and Leon County. Maintaining lands used for research and innovation and expanding these uses in appropriate areas are necessary for job creation, flexibility to adapt to changing economic trends, and economic diversification **essential for the community’s future.**

The intent of the Research and Innovation Land Use category is to recognize the variety of uses that occur in these districts and to facilitate the location of jobs relative to the homes of people who can provide critical talent in skilled trades.

Research and Innovation uses should be encouraged in areas with access to transit, bicycle, and pedestrian facilities. Because of the need for infrastructure and public services, the Research and Innovation Land Use shall only apply to areas located within the Urban Services Area.

#### ALLOWABLE LAND USES, DENSITIES, AND INTENSITIES

The Research and Innovation Land Use category accommodates a variety of uses that may have similar demands on public infrastructure. Research and Development and Innovation District uses are allowable in the Research and Innovation Land Use.

1. Research and Development – Research and Development uses shall be permitted at a maximum intensity of 45,000 square feet of gross building floor area per acre. Mixed use Research and Development projects may include commercial, office (other than the research and development uses), and

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residential uses. These ancillary uses may not exceed 40% of the total gross square footage of a Research and Development project.

2. Innovation District – Innovation Districts may include up to 45,000 square feet of gross building floor area per acre. The mixture of uses shall emphasize the technological and collaborative nature of these districts by including in the buildable square footage up to 80% in Innovation District, Research and Development, or compatible Light Industrial uses, up to 40% residential uses, and up to 40% in other non-residential support uses. Design standards detailed in the land development code shall provide for the protection of adjacent non-research and innovation properties by arranging the residential uses and non-research and innovation uses as a buffer or transition to adjacent properties.

### SPECIAL CONDITIONS

The following special conditions shall apply to the Research and Innovation Future Land Use category:

1. Administrative offices that support and are functionally related to onsite activities are allowed in any of the implementing zoning districts for the Research and Innovation Land Use.
2. Site plans must demonstrate the protection of adjacent non-research and innovation properties through development standards outlined in the land development codes.
3. A plan for vehicular access to and from the site addressing delivery trucks and specialized equipment must be submitted with site plans and must demonstrate compatibility with adjacent land uses.

*Policy 2.2.28: [L]*

(EFF. 5/31/18)

## INDUSTRY AND MINING LAND USE

### INTENT

Advanced manufacturing, industrial uses, and mining are important parts of the economy in the City of Tallahassee and Leon County. Dramatic shifts in the technologies used by these sectors are resulting in operations that are often cleaner, quieter, and less noxious to neighboring uses than traditional industrial uses. Industry and mining uses in appropriate locations provide necessary jobs and the raw materials needed to support growth and development in the community.

Industry and mining uses intended for the distribution of manufactured goods should be encouraged in areas with access to the Tallahassee International Airport or the Florida **Department of Transportation's (FDOT)** Strategic Intermodal System (SIS) facilities. Because of the need for infrastructure and public services, the Industry and Mining Land Use shall only apply to areas located within the Urban Services Area.

Because industrial uses vary in their operations and potential for offsite impacts, performance and locational criteria shall be established in the City and County land development codes for the implementing zoning districts. Whenever possible, noise, vibrations, smoke, dust and particulate matter, odor, and lighting resulting from industry and mining uses shall be prevented. In cases where the impacts cannot be prevented, they shall be mitigated to avoid negative impacts on properties in the vicinity of these uses.

### ALLOWABLE LAND USES, DENSITIES, AND INTENSITIES

The Industry and Mining Land Use category accommodates a variety of uses that may have similar demands on public

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infrastructure. Light industrial, mining, and heavy industrial uses are allowable in the Industry and Mining Land Use.

1. Light Industrial – Light Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. Ancillary residential uses (intended for caretaking, maintenance, the temporary lodging of employees, or security) may not exceed two units per acre.
2. Mining – Mining uses shall be permitted subject to applicable landscaping and natural area requirements and the dimensional standards included in land development regulations. A land reclamation plan shall be submitted demonstrating that upon termination of the activity, the land shall be returned to a condition that will allow an effective reuse compatible with surrounding properties. All mining uses are subject to fencing requirements as identified in the land development regulations. Mining uses may be subject to an Environmental Resource Permit (ERP) pursuant to Chapter 373, F.S., and Rule 62-330, Florida Administrative Code (F.A.C.) and mandatory reclamation requirements pursuant to Chapter 378, F.S., and Rule 62C-39, F.A.C.
3. Heavy Industrial – Heavy Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. All applicable development must comply with Title 14 Code of Federal Regulations Part 77.9 Construction or alteration requiring notice. Those industries that have the potential to result in any other pollution of the air or ground shall adhere to existing local, state and federal

operational or industry standards, and avoid or mitigate these potential impacts. These areas shall have stringent locational criteria and require extensive buffering and/or relative distance from other land uses. These uses may require employment of techniques to prevent substantial impacts off-site or require mitigation and/or minimization techniques for impacts. Ancillary commercial uses designed to serve adjacent workers may be permitted.

### SPECIAL CONDITIONS

The following special conditions shall apply to the Industry and Mining Land Use category:

1. Administrative offices that support and are functionally related to onsite activities are allowed in any of the implementing zoning districts for the Industry and Mining Land Use.
2. Site plans must demonstrate the protection of adjacent non-industry and mining properties through development standards outlined in the land development codes.
3. A plan for vehicular access to and from the site addressing heavy trucks and equipment must be submitted with site plans and must demonstrate compatibility with adjacent land uses.
4. Hydraulic fracturing, commonly referred to as fracking, is not a permitted use in the Industry and Mining Land Use.







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### CONSERVATION SUBDIVISIONS

Objective 2.3: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06;  
REV. EFF. 8/1/07)

Conservation Subdivision land development regulations in the County shall continue to provide design options and guidelines for the development of Conservation Subdivisions that advance environmental resource protection or restoration or promote infill and redevelopment. The City may adopt similar provisions.

*Policy 2.3.1: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06)*

To minimize the threat of premature conversion of rural land, including properties supporting bona fide agriculture and silviculture, the Conservation Subdivision option shall not be allowed within the Rural Future Land Use category, with the exception of those areas designated as Rural Residential within the Bradfordville Sector Plan.

*Policy 2.3.2: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06;  
REV. EFF. 12/15/11)*

Within the land development regulations, local government shall define for various Future Land Use categories in which Conservation Subdivisions are allowed, any applicable density bonus incentives, and the minimum percentages of parent tract(s) to be protected as contiguous open space within Conservation Subdivisions. It shall be the intent to establish higher open space percentages for the less dense Future Land Use Map categories.

*Policy 2.3.3: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06)*

To better judge the impacts of Conservation Subdivisions on the demands for services and the effects of coordinating protected open space, local government may phase the implementation of Conservation Subdivisions within Future Land Use Categories more dense than Urban Fringe via the adoption of land development regulation provisions, beginning with Urban Fringe Future Land Use category and those areas designated as Rural Residential within the Bradfordville Sector Plan.

*Policy 2.3.4: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06)*

Conservation Subdivisions may be zoned as Planned Unit Developments (PUDs) or the land development regulations shall be otherwise crafted in order to provide the necessary-flexibility with respect to setbacks, minimum lot sizes, street widths, and parking requirements etc. to increase the likelihood of employing this site design option and foster the long-term viability and usefulness of the open space subject to the required conservation easement.

*Policy 2.3.5: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06)*

Preservation features defined in Policies 1.3.4 [C] and 1.3.5 [C] shall be incorporated into the open space of any Conservation Subdivision. Conservation features defined in Policy 1.3.1 [C], archaeological sites, bona fide agriculture and silviculture, viewsheds of canopy roads and of other open space shall be incorporated into the open space of a Conservation Subdivision to the greatest extent practicable.

The Planning and respective Growth Management departments shall encourage the use of Conservation Subdivisions wherever

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parent tracts have been demonstrated to contain bona fide agriculture and silviculture, environmentally significant features, historically or archaeologically significant resources, or direct connections with existing or planned greenway corridors identified in either the Tallahassee-Leon County Greenway Master Plan or the Blueprint 2000 Project Definitions Report.

### *Policy 2.3.6: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06)*

In the implementation of Conservation Subdivisions, all critical on-site resources that are to be preserved shall be of adequate size and buffered to ensure protection of the resource.

### *Policy 2.3.7: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06)*

Where possible, local government shall require protected open space(s) within conservation subdivisions to be established adjacent or contiguous with existing or planned greenspace, whether public or private.

### *Policy 2.3.8: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06)*

In the implementation of Conservation Subdivisions, local government shall require open space and related resources to be placed under a permanent easement that runs with the land. Said easement may be assigned to (1) local government or (2) a local or national land trust that is a 501(c)(3) organization for which conservation of resources is a principal goal and which can provide reasonable assurance it has financial and staff resources to monitor and manage the easement in accordance with the intent of the Objective 2.2 [L] and its supporting policies.

### *Policy 2.3.9: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06)*

Local Government shall require all applications for Conservation Subdivisions to prepare a management plan for all protected open space and a dedicated source of revenues to ensure that all appropriate management activities are undertaken on a regular basis and that all terms of the conservation easement are monitored and enforced.

### *Policy 2.3.10: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06)*

Local and State Government shall be encouraged to enter into agreements with the managers of protected open space within Conservation Subdivisions where it would be mutually advantageous to consolidate management activities between the subdivision and any adjoining public lands.

### *Policy 2.3.11: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06)*

It shall be the policy of the Property **Appraiser's office to assess at** the minimum rate or charge the applicable fee to all land preserved within a Conservation Subdivision, including property in bona fide agricultural and silvicultural use. However, the appraised value of associated developed land shall reflect any added value provided by proximity to protected open space.

### *Policy 2.3.12: [L] (EFF. 7/1/04; RENUMBERED EFF. 7/26/06)*

Conservation Subdivisions shall be encouraged to include a range of housing types and sizes, and shall not be exempt from any adopted applicable affordable housing provisions.

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### **Goal 3: [L]** (EFF. 7/16/90; REV. EFF. 7/26/06)

Tallahassee-Leon County should continue to grow with an emphasis on selected growth that pays for itself through the provision of well-paid jobs and economic leverage factors which enhance the quality of life of the community.

#### COMMERCIAL LAND USE

### **Objective 3.1: [L]** (REV. EFF. 7/20/05)

Provide for convenient, aesthetically pleasing and environmentally sound commercial opportunities which are easily accessible through planned integration into the existing transportation network. In furtherance of this objective, maintain a system of land development regulations and/or ordinances which facilitate the implementation of the policies adopted in relation to commercial land use.

### *Policy 3.1.1: [L]* (EFF. 7/16/90; REV. EFF. 7/26/06)

Commercial development shall occur only in locations that are appropriate to its service and trade area and that are compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. Commercial sites are determined through the use of site location standards contained within policy 3.1.2 below. The intensity of the commercial use is dependent upon the land use category which the potential site is in and the functional roadway classification of the immediate adjacent roads. Individual road classifications are depicted on the functional roadway classification map found within the Transportation Element.

### *Policy 3.1.2: [L]* (REV. EFF. 12/23/96; REV. EFF. 6/28/02; REV. EFF. 7/26/06)

Allowed commercial development in the Mixed Use Category shall be determined in accordance with Objective 1.7 and the development pattern policies. Allowed commercial development in the Woodville Rural Community Category shall be determined in accordance with Objective 3.4 and subsequent implementing policies. In other Future Land Use Categories, development type and location standards for minor, neighborhood, community, regional, and highway commercial sites shall be as outlined below. These requirements are intended to group commercial land use toward intersections to provide access and prevent strip commercialization. Stringent access criteria which may include increased design considerations or the construction of frontage or service roads for development approval may be applied for commercial sites not located according to the commercial site location standards.

#### **A. COMMERCIAL CLASSIFICATIONS**

1. MINOR COMMERCIAL
  - a. Major Function  
Provide for sale of convenience goods and services to immediate residential area.
  - b. Location
    - 1) On or near the intersection (access within 330 feet of the centerline of the intersection) of local and arterial, collector and arterial, collector and collector; or
    - 2) May be located within Planned Development provided it is located and designed to meet commercial needs of the majority of the residents of the development.

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- 3) If on a local street, only one quadrant of the intersection shall be used for commercial purposes.
  - c. Trade Area  
Generally within one mile and not considered as an attractor.
  - d. Site Area  
Two acres or less. One-half acre if located on a local street.
  - e. Range of Gross Floor Area  
Less than 20,000 square feet. Maximum 10,000 sq. ft. if located on a local street.
  - f. Design Standards
    - 1) Aesthetically compatible with adjacent uses.
    - 2) Adequate buffering, screening, landscaping and architectural treatment if integrated into neighborhood.
    - 3) Sufficient parking; properly designed and safe internal traffic circulation.
2. NEIGHBORHOOD COMMERCIAL
- a. Major Function  
Provide for the sale of convenience goods and personal services such as food, drugs, sundries and hardware items to one or more neighborhoods.
  - b. Leading Tenants (examples)  
Supermarket, drugstore and postal substation.
  - c. Location\*  
At the intersection\* of major collector and arterial or arterial and arterial or major collector and major collector. Only one neighborhood commercial development will be allowed at the intersection of a major collector and arterial road. Commercial development at the intersections of major collectors shall be restricted to 50,000 sq. ft. Planned integrated access to the transportation system is required.  
\* See definition of *Intersection* in Glossary.
3. COMMUNITY COMMERCIAL
- a. Major Function  
Same functions of neighborhood commercial but on a large scale. Provide for sale of retail goods such as clothing, variety items, appliances and furniture, hardware and home improvement items.
  - b. Leading Tenants (examples)  
Supermarket, drug store, minor department stores, home improvement center, variety or discount center.
  - c. Location  
At the intersection of arterials. Prohibited on designated canopy roads. Planned integrated access to the transportation system required.
  - d. Radius of Trade Area  
Five miles or 15 to 20 minutes driving time. Service distinct geographical quadrants or three or more combinations of neighborhoods within community.
  - e. Site Area  
Minimum ten acres.
- d. Radius of Primary Trade Area  
One to three miles.
  - e. Site Area  
Minimum two acres.
  - f. Range of Gross Floor Area  
20,000 to 100,000 square feet.

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- f. Range of Gross Floor Area  
20,000 to 100,000 square feet.
- 4. REGIONAL COMMERCIAL
  - a. Major Function  
Same functions of community center, provide full range and variety of shopping goods for comparative shopping such as general merchandise apparel, furniture and home furnishings.
  - b. Leading Tenants (examples)  
One or more full line department stores.
  - c. Location  
Integrated into local transportation system and accessible by combination of arterials, major collectors, expressways and interstate highways. Potential on-site and off-site transportation improvements which may include additional turn lanes, intersection improvements, and frontage roads, may be required to provide adequate ingress and egress. Prohibited on designated canopy roads. Restricted to high intensity urban activity center land use category.
  - d. Radius of Primary Trade Area  
Regional
  - e. Site Area  
Minimum thirty-five acres.
  - f. Range of Gross Floor Area  
200,000 to 1 million square feet.
- 5. HIGHWAY COMMERCIAL
  - a. Major Function  
Provide for consumer oriented retail services designed for drive-in convenience.
  - b. Leading Tenants (examples)  
Fast food franchise, liquor store, automotive service (i.e. oil change), convenience stores.
  - c. Location  
At the intersection of arterial or collector streets in accordance with the Land Development Matrix, with driveway access to those streets, or integrated into the transportation network through a system of shared access or an access road system.  
  
Unless the proposed development is at an intersection, it must be accessed from a frontage or service road with parking in the rear, or screened from the road by substantial existing or landscape vegetation if located in the front or side of the commercial establishment. Shared access may be authorized by local government only if prior or existing development precludes the use of a frontage or service road.  
  
Structural setbacks from the road in these situations must be sufficient to accommodate the access road, and any front parking and landscaping. If the site has existing commercial use on both sides, and has road frontage of no more than 150 feet, the access requirement does not apply.
  - d. Radius of Trade Area  
May serve immediate area but relies heavily on passerby traffic.
  - e. Site Area  
One-half to two acres.
  - f. Range of Gross Floor Area  
1,000 to 10,000 square feet

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- g. Design Standards
  - 1) Adequate setback
  - 2) Aesthetic landscaping
  - 3) Rear parking or substantial screening if located in front or side

### *Policy 3.1.3: [L]* (EFF. 7/16/90)

Commercial development shall provide adequate and appropriate landscaping, open space and buffering and be architecturally designed so as to discourage criminal activity and to enhance the appearance of structures and parking areas.

### *Policy 3.1.4: [L]* (REV. EFF. 7/1/94; REV. EFF. 12/24/10)

Commercial development shall be designed to protect the design volume of the roads and streets which it impacts. Design requirements may include but not be limited to:

- 1) Shared access
- 2) Acceleration and deceleration lanes
- 3) Right in and right out limited access and,
- 4) Access via frontage and/or service roads

During development of the Long Range Transportation Plan, the City of Tallahassee and Leon County will adopt ordinances incorporating specific criteria for the following policy provisions. The arterial and collector roadways which will incorporate front or rear service roads will be delineated.

#### Level One - Short Range Service Road Implementation:

Roadways designated for short range service road implementation will incorporate service roads as part of the development or coordinate, design and schedule

implementation of the service road in conjunction with adjacent development.

#### Level Two - Long Range Service Road Implementation:

Roadways designated for long range service road implementation will provide development setbacks for future service roads but will in the interim incorporate ingress and egress access controls to minimize traffic friction entering and leaving the roadway system. Immediate implementation of frontage roads may be required on parcels with frontage exceeding 275 feet.

### *Policy 3.1.5: [L]* (REV. EFF. 8/17/92)

Commercial site location access standards may be waived except in low density residential areas if:

- a) Access to the proposed non-residential development from either an arterial or major collector shall be by way of a frontage road, rear service road or existing local road which serves as a frontage or service road, unless the site has existing commercial uses on both sides: and the proposed site has no more than 150 feet of frontage on the major collector or arterial; and,
- b) Parking for the proposed site is in the rear or screened from the road by existing or landscape vegetation if located in front of the commercial establishment or,
- c) The planned unit development process is utilized and the adjoining properties are commercially developed.

### *Policy 3.1.6: [L]* (EFF. 9/19/91)

Development along federal and state highways will be limited so as to control the adverse effects of strip commercial land uses. The commercial location standards of Land Use Policy 3.1.2. and

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the design options of Land Use Policy 3.1.4. shall specifically apply, along with other plan policies that have the effect of protecting the design capacity of federal and state highways.

### Objective 3.2: [L] (EFF. 6/28/95)

Provide for the convenient, aesthetically pleasing and compatible location of office uses to provide business and professional services and employment opportunities that are easily accessible through planned integration into the existing transportation network.

### Policy 3.2.1: [L] (EFF. 6/28/95)

Unless otherwise provided for by specific policies for the future land use categories in this Plan, site location standards for the location of minor and major office development shall be consistent with the following minimum criteria:

Minor offices shall include converted residences at the existing size or newly constructed building less than 10,000 square feet and .25 floor area ratio or less. Maximum size shall be 2,500 square feet if located on a local street. Minor offices may access a local street in the unincorporated area. Within the City, minor offices may access a local street if it is a designated nonresidential street.

Major offices shall include office buildings that exceed one or more of the minor office thresholds and unless specifically permitted by other Plan policies, shall be limited to having access to a major collector or arterial road.

### BRADFORDVILLE MIXED USE AND SUBURBAN FUTURE LAND USE CATEGORY NONRESIDENTIAL DEVELOPMENT CATEGORY Objective 3.3: [L] (EFF. 12/23/96; REV. EFF. 3/14/07)

Commercial and nonresidential development in the Bradfordville Mixed Use and Suburban Future Land Use Categories will be located consistent with the intended functions of the categories. The negative effects of commercial and nonresidential development on adjacent development and on roadway capacity will be mitigated through site design and locational standards in the land development regulations. Comprehensive Plan goals and objectives regarding the promotion of transit, bicycling and walking, and the preservation of roadway capacity will be incorporated into the design of commercial and nonresidential development.

### Policy 3.3.1: [L] (EFF. 12/23/96; REV. EFF. 3/14/07)

Zoning for commercial development in the Suburban and Bradfordville Mixed Use Future Land Use Category shall occur only in locations that are compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

#### a. Regulation of Impacts

The Land Development Regulations shall establish zoning districts and development standards that mitigate the impacts of the allowed commercial uses. The impacts of commercial development that may require additional regulation include, but are not limited to, hours of operation, outdoor sales lots, night lighting, traffic volume and flow, noise, odor, signage, or other such impacts.

#### b. Location of Commercial and Nonresidential Zoning Districts



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The Land Development Regulations shall establish zoning districts within Bradfordville Mixed Use and Suburban Future Land Use Categories that insure that the location of commercial and nonresidential zoning districts will provide for the appropriate integration of uses and the protection of residential areas consistent with Plan policies. Commercial zoning districts shall be geographically compact and located at or near the intersections of major roads or in a manner that reflects the existing linear development pattern.

### *Policy 3.3.2: [L]*

(EFF. 12/23/96)

The zoning districts which allow commercial and nonresidential development shall require adequate and appropriate landscaping, open space and buffering and be designed so as to discourage criminal activity and to enhance the appearance of structures and parking areas. In order to minimize the negative visual and off-site impacts of commercial development, the Land Development Regulations shall provide for development standards regulating commercial and nonresidential development as follows:

- 1) The Land Development Regulations shall provide for the following development standards for commercial and nonresidential development, which include, but are not limited to:
  - a) Mass and height compatible with adjacent uses.
  - b) Adequate buffering, screening, landscaping and architectural treatment if adjoining a residential area.
  - c) Sufficient parking designed to minimize noise and visual impacts to adjoining residential areas, and safe internal vehicular and pedestrian circulation.
  - d) Interconnections for vehicular and pedestrian traffic between adjacent nonresidential development

- e) Vehicular access to and from the site shall be designed to discourage traffic through adjoining residential areas.
- f) Provide for easy and safe pedestrian access to adjoining residential areas.

- 2) A commercial or nonresidential development accessing a minor collector, local street, or located adjoining a residential area shall be compatible with residential development in terms of its off-site impacts as defined in Land Use Policy 3.3.1.a. The Land Development Regulations shall define as allowed uses the specific uses and provide for development standards which further the intent of this policy.

### *Policy 3.3.3: [L]*

(EFF. 12/23/96)

The Land Development Regulations shall regulate commercial development access to protect the safe and efficient operating characteristics of roads and streets. Commercial development shall meet access management criteria as set forth in the Land Development Regulations. In order to reduce the negative impact of commercial development to the volume of the road, the Land Development Regulations shall contain provisions which encourage the reduction in the number of commercial access points by requiring the sharing of access by two or more commercial developments for those uses that result in a large number of vehicular trips. Access management design requirements provided for in the Land Development Regulations may include but not be limited to:

- a) Shared access;
- b) Acceleration and deceleration lanes;
- c) Right in and right out limited access and,
- d) Access via frontage and/or service roads;
- e) Minimum uninterrupted throat lengths for access drives;

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- f) Minimum lot width and depth requirements for allowing the full range of commercial uses;
- g) Access provisions for transit and safe pedestrian movement both internal to the site and to adjacent properties.

### COMMERCIAL (RETAIL, SERVICES, AND OFFICE) DEVELOPMENT IN THE WOODVILLE RURAL COMMUNITY FUTURE LAND USE CATEGORY

#### Objective 3.4: [L] (EFF. 6/28/02)

Commercial (retail, service, and office) development in the Woodville Rural Community Future Land Use Category will be consistent with the intended function of the Rural Community Future Land Use Category. The scale and intensity of commercial land use will reflect the location and size of the Rural Community in which it is situated; commercial and other non-residential development will be located, oriented, and designed in a manner that promotes compatibility with adjacent land uses and facilitates safe and efficient access for both vehicular and pedestrian traffic; and utilizes access management to protect the safe and efficient operation of the public highway and street system. Non-residential land use intensity is limited to 10,000 square feet per acre, not to exceed a maximum of 50,000 square feet per building and 50,000 square feet per parcel, except that principle structures for warehousing, storage, and mini-warehousing principal uses may have a gross floor area of no greater than 20,000 square feet per acre.

#### Policy 3.4.1: [L] (EFF. 6/28/02)

Objective 3.4 will be met through the enactment and implementation of land development regulations, including zoning district regulations, which address commercial

development in the Woodville Rural Community Future Land Use Category.

#### Policy 3.4.2: [L] (EFF. 6/28/02)

Zoning Districts allowing commercial development in the Woodville Rural Community Land Use Category shall only be located where ensuing development can occur in a manner that would be compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities, in accordance with the following criteria:

- a) Regulation of Impacts  
The Land Development Regulations shall establish zoning districts and development standards that mitigate the impacts of the allowed commercial uses. The impacts of commercial development that may require additional regulation include, but are not limited to: outdoor sales lots, night lighting, traffic access, noise, signage, or other such impacts.
- b) Location of Commercial Zoning Districts  
The zoning districts that allow commercial land uses within the Woodville Rural Community Future Land Use Category shall ensure that commercial uses are located in a manner that minimizes the incompatible land use impacts. Commercial zoning districts shall be geographically compact and located at or near the intersections of major roads, with the sole exception of those zoning districts located in a manner that recognizes established linear commercially-developed areas along limited portions of State Highway frontage.

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### c) Access

The zoning districts that allow commercial land uses within the Woodville Rural Community Future Land Use Category shall establish access management standards that promote safe, convenient, and efficient movement of vehicular traffic within the public street system. These access management standards shall ensure the viability and safety of other modes of travel are not compromised for the purpose of limiting or controlling access. The zoning districts may allow access to a local street provided such access does not adversely impact residential areas or neighborhoods. The zoning districts shall prohibit commercial and non-residential access to a canopy road except as provided for by Conservation Policy 3.4.10.

#### *Policy 3.4.3: [L]* (EFF. 6/28/02)

In order to minimize the negative visual and off-site impacts of commercial development, the Land Development Regulations shall provide for development standards regulating commercial development. The Land Development Regulations shall establish specific regulations, standards, and/or limitations for commercial development and design aspects including, but not limited to:

- Mass and height compatible with adjacent uses.
- Adequate buffering, screening, landscaping and treatment of other design details as may be appropriate to further compatibility with adjoining residential areas.
- Location of parking facilities to minimize noise and visual impacts to adjoining residential areas, and facilitate safe internal vehicular and pedestrian circulation.

- Interconnections for vehicular and pedestrian traffic between adjacent non-residential development.
- Limitations on vehicular access to and from the site to discourage traffic through adjoining residential areas.

#### *Policy 3.4.4: [L]* (EFF. 6/28/02)

The Land Development Regulations shall regulate commercial development access. Commercial development shall meet access management criteria as set forth in the Land Development Regulations. The Land Development Regulations shall contain provisions which encourage the reduction in the number of commercial access points. Access management design requirements provided in the Land Development Regulations may include, but not be limited to:

- a) Shared access;
- b) Access provisions for safe pedestrian movement both internal to the site and to adjacent properties;
- c) Limited direct access to commercial parking from residential streets.

## INDUSTRIAL LAND USE

### *Objective 4.1: [L]* (REV. EFF. 7/20/05)

Provide opportunities for the location of industrial land uses in accessible areas with applicable available infrastructure while promoting protection from encroaching non-compatible land uses. To accomplish this, local government will maintain a system of land development regulations and/or ordinances which facilitate the implementation of the policies adopted in relation to industrial land use.

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### *Policy 4.1.1: [L]* (EFF. 7/16/90)

Industrial land shall be located in areas appropriate to its special needs and constraints including but not limited to consideration of: topography; choice and flexibility in site selection; access by truck, air or rail; commuter access for home-to-work trips; utilities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses.

### *Policy 4.1.2: [L]* (EFF. 7/16/90)

The timing and location of industrial development shall be permitted only with the availability and adequacy of existing or planned services and facilities.

### *Policy 4.1.3: [L]* (REV. EFF. 12/23/96; REV. EFF. 3/14/07; REV. EFF. 5/31/18)

Industrial development shall be located in such a manner as to prohibit industrial traffic through predominantly residential areas. Land Development Regulations shall address access standards for Industry and Mining uses to protect predominantly residential areas from traffic impacts traffic generated by industrial development.

### *Policy 4.1.4: [L]* (EFF. 7/16/90; REV. EFF. 5/31/18)

Environmental impacts, infrastructure availability, transportation and land use compatibility criteria, as pictorially depicted on the matrix, shall be major factors in reviewing and approving Industry and Mining Land Uses.

## PUBLIC FACILITIES LAND USE

### Objective 5.1: [L] (EFF. 7/16/90)

Coordinate the future plans of State government, School Board, the institutions of higher learning, and other applicable entities with this Comprehensive Plan.

### *Policy 5.1.1: [L]* (DEL. EFF. 8/16/07)

*Reserved*

### *Policy 5.1.2: [L]* (REV. EFF. 7/20/05)

All proposals to site public schools, including post-secondary schools, shall be reviewed for consistency with the entire Comprehensive Plan. Such reviews shall be made in conjunction with the School Board to promote to the greatest extent possible, opportunities for residential, shopping, employment, education and recreation within walking distance of each other, and to encourage development patterns which reduce trip length and/or the need for private automobile trips.

### Objective 5.2: [L] (EFF. 7/16/90)

By 1992, establish standards and regulations for the location of public facilities.

### *Policy 5.2.1: [L]* (EFF. 7/16/90; REV. EFF. 4/10/09)

Develop regulations that will apply to the siting of public facilities and buildings. By 2014, local government shall also develop regulations that ensure the siting of critical facilities from within

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hazard areas and include provisions for the mitigation of existing critical facilities located in hazard areas.

*Policy 5.2.2: [L]* (EFF. 12/7/99; REV. EFF. 5/31/18)

Land development regulations shall establish the maximum allowable dimension of water distribution pipelines necessary to support urban intensity development. Water distribution pipelines that do not exceed this dimension shall be considered public facilities, necessary to support urban development, and allowed within all land use categories. New water distribution pipelines in excess of the established dimension limit for public facilities shall be considered as industrial uses and shall be required to be located within the Government Operational or Industry and Mining land use category.

*Objective 5.3: [L]* (REV. EFF. 7/20/05)

All decisions regarding land requirements for future utility facilities shall be consistent with the goals, objectives, and policies of the plan so as to ensure the availability of suitable land for those facilities.

*Policy 5.3.1: [L]* (EFF. 7/16/90)

Based on population projections, master plans for future utility facilities shall include an assessment of land needs for those facilities, and the Capital Improvements Element shall be amended, in conjunction with the annual budget processes of the City and the County, to include costs and sources of revenues for those facilities.

*Policy 5.3.2: [L]* (EFF. 7/16/90)

By 1991, land development regulations shall include regulatory standards for the provision of public facilities.

*Policy 5.3.3: [L]* (EFF. 8/17/92)

All land uses permitted within the Educational Facilities, Recreation/Open Space, and Government Operational future land use categories shall, upon the transfer of land designated Institutional to an individual or private entity, require a future land use map amendment before any use other than existing, may occur.

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### PLAN IMPLEMENTATION AND PROCEDURES CRITICAL AREAS STUDY

#### Goal 6: [L] (EFF. 6/28/95)

The City and County will identify existing undeveloped areas within the Urban Service Area that are expected to undergo rapid development on a large scale. Planning guidelines will be developed for these areas on a systematic basis, with the planning implementation mechanism being dependent upon the size of the undeveloped area. By planning for undeveloped areas in a comprehensive manner, a mixture of integrated uses may be provided that are predominantly self-supporting, rather than predominantly dependent on public funding for additional infrastructure, and place a greater emphasis on pedestrian mobility and transportation alternatives. Nothing in this section shall negate the requirement for developments of regional impact to comply with Chapter 380 F.S.

#### PLANNED DEVELOPMENT

##### Objective 6.1: [L] (REV. EFF. 12/23/96; REV. EFF. 11/26/21)

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 objective—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.

The mix of uses shall be established at the time of development through the 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](REV. EFF. 12/23/96; REV. EFF. 3/14/07; REV. EFF. 11/26/21)*

Undeveloped areas within the Urban Service Area that, as of January 1, 2007, are predominantly in the same ownership, including contiguous parcels under the same ownership or control, and encompassing more than 200 acres shall be defined as Planned Development Areas. These Planned Development Areas shall require, prior to subdivision or development:

- Allocation of future land uses and intensities through the Comprehensive Plan amendment process in conjunction with approval of the Planned Development Master Plan;
- Approval of a Planned Development Master Plan for development of all contiguous land holdings as an area plan that is consistent with, but not formally adopted as part of the Comprehensive Plan. The Planned Development Master Plan shall show the location, intensity and mix of proposed land uses, as well as the transportation network necessary to serve the proposed development;

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- 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.
- To provide for a more self-supporting development pattern that is less oriented to the use of automobiles, the Planned Development Master Plan area shall include at least four different land uses (e.g., residential, office, commercial, recreation, light industrial, open space, and/or public that are integrated with each other, as well as with the unique characteristics of the Planned Development Area.

*Policy 6.1.2: [L](REV. EFF. 6/28/95; REV. EFF. 3/14/07; EFF. 11/26/21)*

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;
- e) Total square footage of non-residential development;
- f) How natural resources on-site will be protected;
- 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, 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;
- i) A facilities plan which identifies the type, demand, and general location of needed utilities (including a master

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stormwater plan) in relation to existing and scheduled utilities in the areas of the development, as well as the location and adequacy of proposed schools, parks and open space;

- j) How the development will reduce transportation demand by allowing for internal trip capture of at least 20% at project build-out through a mixture of uses that includes at least four of the following: residential; commercial; office; recreational, public, open space and light industrial;
- k) How the development will comply with applicable affordable and inclusionary housing ordinances;
- l) How the development will provide for the recreational needs of the community;
- m) How the unique characteristics of the area, including cultural and historic resources, preservation and conservation features, and greenways, will be addressed;
- n) A phasing plan showing the phasing of future land uses for the area and the minimum and maximum allowable densities and intensities, total dwelling units, and total square footage; and
- 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, 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.

### *Policy 6.1.3: [L] (REV. EFF. 12/7/99; REV. EFF. 3/14/07)*

a) A portion of a Planned Development Area not exceeding either 20% of the Planned Development Area or 200 acres, whichever is less, may be developed through the PUD process as established in the LDRs prior to the submittal of a Planned Development Master Plan for the remainder of the Planned Development. This advanced portion must include at least two different land uses (excluding public and recreation) unless the applicant can justify that the parcel size would not support that amount of uses. In this case, the applicant is still required to develop a mixed use project for the advanced portion. As part of the PUD approval, the applicant shall submit a map of all contiguous land holdings. Easements, right-of-way and other improvements located throughout and needed to serve the larger development may be required to be dedicated in conjunction with this development in advance of the Master Plan. This option shall not be used to reduce the overall area below the Planned Development threshold and any development authorized in advance of Master Plan approval must be included in the Master Plan. This option shall not be utilized by subsequent property owners resulting from the use of this option;

b) It is the intent of local government to allow timely installation of facilities and infrastructure recognized by the City and/or County Commission as being important for the orderly growth of the community. Subdivision of a portion of a Planned Development for sale or donation to a public or quasi-public entity for the purpose of conservation, preservation, or passive resource based recreation use shall not be contingent upon the adoption of a Master Plan and PUD-Districts, but the applicant shall be required to submit a management plan to be approved by the local government in lieu of a PUD or site plan. Subdivision and development of a portion of a Planned Development for sale or donation for the purpose of providing schools (pre-



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kindergarten through twelfth grade) and/or infrastructure to serve primarily offsite needs shall not, likewise, be contingent upon the adoption of a Master Plan and PUD-Districts, but shall be required to follow the review procedures for a PUD. Onsite infrastructure needed primarily for the future development of the Planned Development shall not be included as part of the advance development option provided in this paragraph. The educational facilities and types of infrastructure that are intended to be accessible by the public shall be designed for integrated auto, pedestrian and bicycle access, and shared access. The school facilities and infrastructure shall include adequate buffering for the remainder of the Planned Development. If any of these public acquisitions reduces the remaining acreage of the Planned Development below 200 acres, the Planned Development provisions of this Plan shall apply to all remaining acreage.

*Policy 6.1.4: [L]* (EFF. 12/7/99; REV. EFF. 3/14/07)

For Planned Developments that are split by an interstate highway that limits integration across the entire development, separate Master Plans and implementing PUDs may be adopted for each side. Subdivision or development of an area on one side of the interstate shall be dependent upon the prior adoption of a Master Plan for that side of the interstate only.

*Policy 6.1.5: [L]* (EFF. 6/28/95; REV. EFF. 3/14/07)

Local governments are authorized to adopt Land Development Regulations necessary to implement the Planned Development provisions as set forth in this objective and related policies. Planned Development Master Plans (including major modifications and minor amendments) shall be approved by the governmental entity having legal jurisdiction. The implementing

PUDs shall also be approved by that governmental entity having legal jurisdiction for the lands included in the PUD.

*Policy 6.1.6: [L]* (EFF. 3/14/07)

The City of Tallahassee and Leon County shall establish a process in their respective land development codes, which provides for review and comment of Planned Development Master Plans by adjacent local governments and the Leon County School Board. The process shall establish for review and comment by state and regional agencies, if appropriate, and a pre-application meeting for City, County, and School Board staff to discuss proposed development impacts; and shall contain time frames for processing a Planned Development Master Plan approval.

*Policy 6.1.7: [L]* (EFF. 6/28/95; REV. EFF. 3/14/07)

Planned Developments which are to be developed at urban densities and provided with urban services shall be considered appropriate for annexation.

*Policy 6.1.8: [L]* (EFF. 3/14/07)

Those lands included in the Southeast Sector Plan and the Welaunee Critical Area Plan, which were approved consistent with the Critical Area Plan provisions of the Comprehensive Plan, are not subject to this section and are entitled to all uses, densities and intensities set forth in those plans. Any major modifications or increases in overall density/intensities would require these projects to conform to the Planned Development requirements.

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### FUTURE PLANNED DEVELOPMENT AREAS

Objective 6.2: [L] (EFF. 6/28/95; REV. EFF. 3/14/07)

As demands from a rapidly increasing population may require the expansion of the Urban Service Area in the future, additional areas will be identified as Planned Development Areas upon their inclusion within the Urban Service Area.

*Policy 6.2.1: [L]* (EFF. 12/23/96; REV. EFF. 3/14/07)

Upon expansion of the Urban Service Area, properties that meet the definitions for Planned Development Areas shall be designated such as part of the adopted Future Land Use Map and Zoning Map.

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**SOUTHSIDE SECTOR PLAN**

**Goal 7: [L]** (DEL. EFF. 7/20/05)  
*Reserved*

Objective 7.1: [L] (DEL. EFF. 7/20/05)  
*Reserved*

Policy 7.1.1: [L] (DEL. EFF. 7/20/05)  
*Reserved*

Southside Study Area Map (DEL. EFF. 7/20/05)

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**BRADFORDVILLE STUDY AREA**

**Goal 8: [L]**

*Reserved*

(DEL. EFF. 8/4/03)

**Objective 8.1: [L]**

*Reserved*

(DEL. EFF. 8/4/03)

**Policy 8.1.1: [L]**

*Reserved*

(DEL. EFF. 8/4/03)

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DOWNTOWN OVERLAY DISTRICT (EFF. 7/1/94;  
Objective 9.1: [L] REV. EFF. 1/7/10; REV. EFF. 7/6/15)

Promote revitalization, reinvestment and redevelopment characterized by site design which is pedestrian friendly and contains a mix of land uses which are designed to achieve compatibility.

*Policy 9.1.1: [L]* (EFF. 7/1/94; REV. EFF. 1/7/10;  
RENUMBERED 7/6/15)

Within those areas of the overlay that have a Residential Preservation land use designation, the Downtown Overlay designation is not intended to allow the development of nonresidential, or higher density than the Residential Preservation designation.

*Policy 9.1.2: [L]* (REV. EFF. 1/7/10; RENUMBERED 7/6/15)

Those parcels within the Downtown Overlay (except Gaines Street Corridor Study Area) are eligible to be added to the Central Core FLUM when

- The proposed parcels are contiguous to existing Central Core FLUM area;
- The proposed parcel has all the infrastructure available;
- The proposed parcel has to exhibit a need for the expansion (e.g.: parcel of sufficient size not available in the current Central Core FLUM for the proposed development).

*Policy 9.1.3: [L]* (REV. EFF. 1/7/10; RENUMBERED 7/6/15)

The City shall establish special design standards in this overlay district in order to encourage more urban development. These regulations include but are not limited to:

- Pedestrian oriented design standards;
- Reduced parking requirements;
- Flexibility in landscape, and buffer standards;
- Increased sidewalk and streetscape requirements.

*Policy 9.1.4: [L]* (REV. EFF. 1/7/10; RENUMBERED 7/6/15)

The City shall adopt Land Development Regulations to establish eligibility criteria (Such as minimum density) for developments in order to receive the incentives allowed under the Downtown Overlay goal.

### REDEVELOPMENT

Objective 9.2: [L] (FORMERLY OBJ. 1.6; REV. EFF. 1/7/10)

Provide a strategic framework to encourage redevelopment within the City of Tallahassee. The strategies should be implemented in such a manner as to convey an economic advantage for redevelopment without compromising the urban design and environmental quality of the community.

*Policy 9.2.1: [L]* (EFF. 6/28/95; REV. EFF. 1/7/10)

As part of the Redevelopment Strategy, the Gaines Street Corridor Study Area is designated as an Urban Infill and Redevelopment Area for the purpose of targeting economic development, housing, transportation, community revitalization and preservation, and land use incentives to encourage urban

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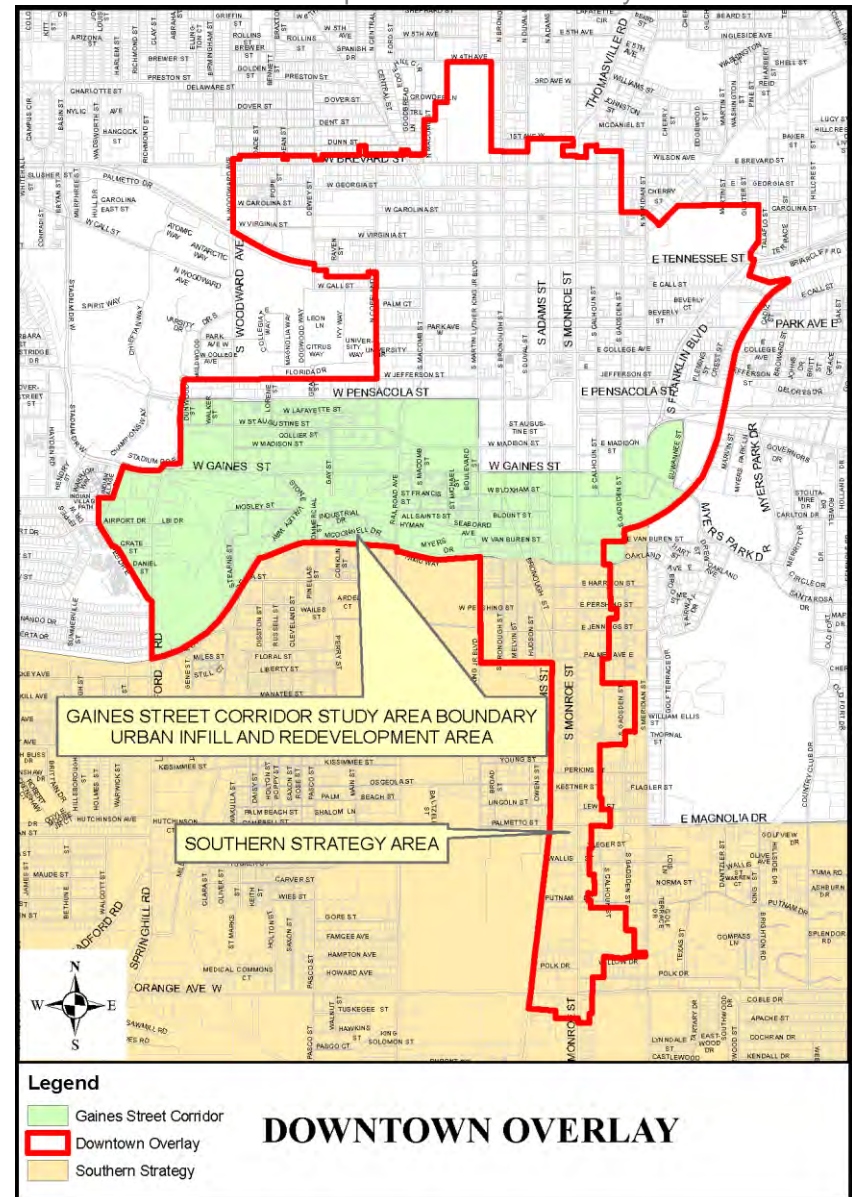
infill and redevelopment within the urban core of the community. This area is depicted on the Downtown Overlay map as “Gaines Street Corridor Study Area Urban Infill and Redevelopment Area.”

Policy 9.2.2: [L]  
Reserved

Policy 9.2.3: [L] (EFF. 12/8/00; FORMERLY POL. 1.6.4;  
REV. EFF. 1/7/10)

For the Gaines Street Corridor Study Area the maximum density permitted is 100 dwelling units per acre. Densities within specific districts may be further restricted based on the Gaines Street Revitalization plan.

Map 5: Downtown Overlay



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### DRI THRESHOLDS FOR A REGIONAL ACTIVITY CENTER

#### Objective 9.3: [L] (EFF. 1/7/10)

To encourage functional mixed use development, and to encourage revitalization and redevelopment, the Commissions may choose to designate **specific land as a statutory “Regional Activity Center” (RAC), pursuant to Chapter 380.06(2)(e), F.S. and Rule 28-24.014(10)(a), F.A.C.**, to allow development of the specified land at greater density and intensity without necessarily obligating the developer to proceed through the Development of Regional Impact (DRI) process.

#### Policy 9.3.1: [L] (EFF. 1/7/10)

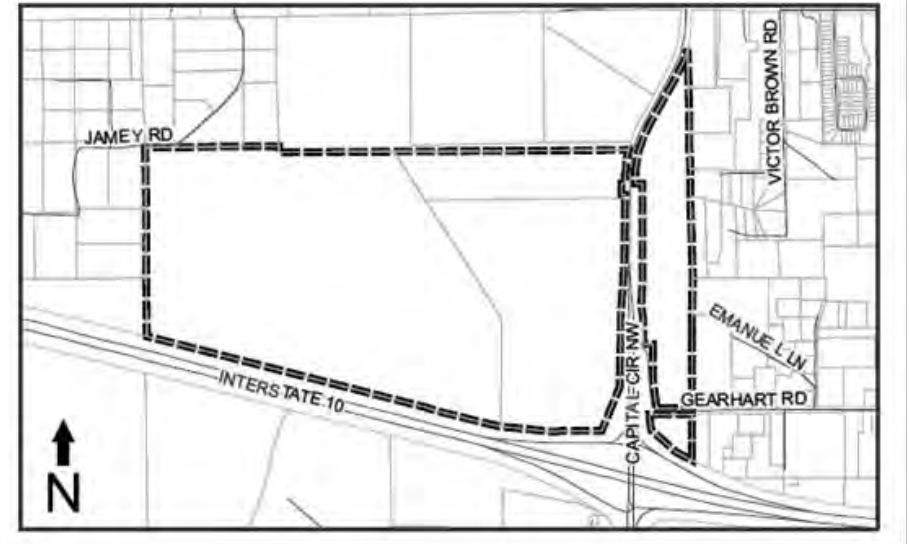
After the City of Tallahassee or Leon County designates a statutory Regional Activity Center (RAC, pursuant to Chapter 380.06(2)(e), F.S. and Rule 28-24.014(10)(a), F.A.C.), subsequent development approvals will include requirements for developers to provide necessary transportation system, drainage, protection of environmentally sensitive areas as defined in the Conservation Element, and utility infrastructure to support the RAC densities and intensities.

#### Policy 9.3.2: [L] (EFF. 8/9/12)

It is the intent of the local government to designate Park Place as a Regional Activity Center pursuant to Objective 9.3 [L] to use the increased Development of Regional Impact guidelines and standards consistent with Rule 28-24.014(10)(a), Florida Administrative Code. Park Place meets the parameters for a Regional Activity Center as defined in Section 380.06(2)(e), Florida Statutes, and in Rule 28-24.014(10)(c)2, Florida

Administrative Code, and is depicted on the following map. Multi-use land uses for a Regional Activity Center can be accommodated by the currently designated Planned Development future land use category and development shall occur consistent with the guiding land use policies within the local comprehensive plan.

Map 6: Park Place Activity Center



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### SOUTHEAST SECTOR PLAN

#### Objective 10.1: [L] - Southeast Sector Plan (EFF.5/20/96; REV. EFF. 8/25/08)

In keeping with the City's and County's commitment to promote the Southern Strategy, and to satisfy the Comprehensive Plan requirements for a comprehensive development plan for the Southwood property within the urban service area, the local governments hereby adopt the Southeast Sector Planned Development, known as the Southeast Sector Plan, that is consistent with Objective 6.1 [L] and its associated policies and **with the Comprehensive Plan's Urban Service Area** policies, that promotes innovative planning, promotes compact development strategies and protects the natural resources of the area. This plan shall contain design standards that promote compact commercial development, walk to shopping, higher density housing in close proximity to offices, commercial uses and employment centers. The same attention will be given to alternate modes of transportation and pedestrian mobility as is given to automobile transportation. Innovative ways may be developed to protect natural resources, the major focus being on the continued protection of conservation and preservation areas within the Southeast Sector Planning Area (Figure 10.A).

#### *Policy 10.1.1: [L] - Southeast Sector Plan Overview* (REV. EFF. 7/7/99; REV. EFF. 8/25/08; REV. EFF. 11/26/21)

The Southeast Sector Plan is hereby developed for an area in southeast Tallahassee and Leon County (see the Southeast Sector Planning Area map, Figure 10.A). For the Southwood, 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 densities, intensities and development standards are hereby established for the Southeast Sector Planning Area:

#### A. Percent Mix of Land Uses Required:

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.

- (1) 40-60% of the land area in residential development
- (2) 10-30% of the land area in commercial, office and/or industrial development
- (3) 10-15% of the land area in community facilities/services and utility easements and recreational facilities.
- (4) 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 development within the Southeast Sector Planning Area are established in Policy 10.1.2.

#### C. Phasing:

- (1) The Southeast Sector Planning Area will be permitted to develop in phases.
- (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



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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.

- (3) Additional development beyond Phase I of the English lands shall require a comprehensive plan amendment supported by adequate data and analysis if the Phase I lands (approximately 601 acres) have not been built consistent with the mix of uses established herein.
- (4) No particular percent mix of uses within Phase I for the English properties will be required to meet or exceed the percent requirements for the total Southeast Sector Plan acreage and percentage of mix amounts.

**TABLE A: ENGLISH PROPERTY DENSITIES, INTENSITIES AND PHASING (REV. EFF. 8/25/08; REV. EFF. 11/26/21)**

	<b>Maximum Residential Units</b>	<b>Minimum Residential Densities</b>	<b>Maximum Non-Residential</b>	<b>Hotel</b>	<b>Hospital</b>
<b>Phase I</b>					
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.
- (2) Office development, and commercial (retail/possible hotel) uses to be located primarily in the northwest quadrant of the Southeast Sector Planning Area (English property, primarily utilizing Blair Stone Road) and surrounding the Capital Circle Office Center.
- (3) Medium Density Residential to be located primarily, but not solely limited to areas 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.
- (4) Low Density Residential to develop primarily in the northeast quadrant of the Southeast Sector Planning Area (Old St. Augustine Road vicinity), and secondarily in the northwest and southeast quadrants (perhaps as golf course communities).
- (5) Large Lot Single Family Residential development to develop primarily in, but not limited to, the southeast quadrant of the Southeast Sector Planning Area;
- (6) Community Facilities and Services to be located within each quadrant of the Southeast Sector Planning Area;

E. Affordable Housing:

Development must comply with applicable affordable and inclusionary housing ordinances.

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### F. Additional Requirements:

- (1) A school site parcel for an elementary school at thirty (30) acres 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 pre-kindergarten through grade 8 facility with the agreement of the Leon County School Board. The school site shall be located proximate to residential areas and shall be collocated with other compatible public facilities to the extent possible.
- (2) In accordance with community wide requirements of the Comprehensive Plan, the Capital Improvements Element shall be amended to reflect the 5 year plan for the provision of urban services in accordance with this sector plan.
- (3) Parcel # 31-03-20-602-000-0 and that portion of parcel # 31-11-20-001-000-0 which is directly south of parcel #602 shall be designated as low density residential and be limited to no more than three units per acre.
- (4) No additional acreage within the Urban Service Area may be added to the Southeast Sector Planning Area except by a Comprehensive Plan Amendment. Any addition to the Southeast Sector Planning Area must be in conformance with the guidelines and standards of the Southeast Sector Plan Objective 10.1 and implementing policies 10.1.1 through 10.1.7.

### *Policy 10.1.2: [L] SESP Implementing Land Use Districts (REV. EFF. 7/7/99; REV. EFF. 8/25/08; REV. EFF. 11/26/21)*

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) 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.

Development in the VCs may obtain a waiver from the requirements in the Environmental Management Ordinance/Environmental Management Act (EMO/EMA) for

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natural area, landscaping and buffers as long as a landscape plan is prepared that meets established minimum requirements provided it is consistent with the requirements in the Comprehensive Plan. Stormwater detention and treatment facilities for TNDs and VCs shall be designed in accordance with applicable standards and shall be located outside of a TND or a VC in order to promote a compact pedestrian-oriented arrangement of land uses, except in situations where alternative sites for stormwater facilities are available that are consistent with the intent of the VC district. Local government shall conduct an environmental assessment at the time of an application for development or prior to rezoning consistent with Conservation Policy 1.1.1, in a TND or VC district prior to designating the boundaries of conservation and preservation areas, if present, within a TND or VC to determine the extent and location of conservation and preservation features. TNDs and VCs shall be located so as to minimize the impact on conservation and preservation features consistent with Conservation Policy 1.3.11 [C].

### Allowed Uses:

- Community facilities: Community Services and Light Infrastructure
- Office uses
- Commercial land uses
- Residential uses in conformance with the Medium Density standards
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8
- Assisted Living Facilities

### Residential Densities:

Minimum Density 4 DU/AC

Maximum Density 16 DU/AC  
Maximum Floor Area Ratio:

1.0 for parcels larger than 20,000 sq. ft.  
2.0 for parcels 20,000 sq. ft. or smaller

Minimum Floor Area Ratio:  
0.5 F.A.R.

Clustering may be permitted provided maximum densities are not exceeded.

### (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 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.

TNDs will locate close to Village Centers, parks and recreation, employment; allow for a variety of housing types which promote increased density; use energy-saving concepts in block and building designs; be located within close proximity to Village Centers, High Intensity Urban Centers

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and Mixed Use Office Parks; and be designed for bicycle and pedestrian accessibility.

Allowed Uses:

- Community facilities: light infrastructure.
- Restricted to mid-rise, multi-unit townhouses and row houses, attached residential units and single-unit townhouses and row houses.
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.
- Accessory commercial use which is subordinate to the principal residential use.
- Specific densities and intensities, ratio of uses and implementation criteria shall be contained in the zoning code.

Residential Densities:

Minimum Density 4 DU/AC

Maximum Density 16 DU/AC

Clustering may be permitted provided maximum densities are not exceeded.

Development in the TNDs may obtain a waiver from the requirements in the EMO and EMA for natural area, landscaping and buffers as long as a landscape plan is prepared that meets established minimum requirements, provided it is consistent with the requirements in the Comprehensive Plan. Stormwater detention and treatment facilities for TNDs and VCs shall be designed in accordance with applicable standards and shall be located outside of a TND or VC in order to promote a compact pedestrian oriented arrangement of land uses except in situations where alternative sites for stormwater are available consistent with

the intent of the TND district. Local government shall conduct at the time of an application for development or prior to rezoning, consistent with Conservation Policy 1.1.1 in a TND or VC district, an environmental assessment prior to designating the boundaries of conservation and preservation areas, if present, within a TND to determine the extent and location of conservation and preservation features. TNDs shall be located so as to minimize the impact on conservation and preservation features consistent with Conservation Policy 1.3.11 [C].

### (C) MEDIUM DENSITY RESIDENTIAL - MDR

Provides moderate-density housing located within walking and biking distance of civic facilities, retail, schools and employment.

- Design of MDR shall use energy saving concepts and maximize roadway connections.
- Elementary schools shall be provided within close proximity and land will be reserved.
- All collectors and arterials shall have bike and pedestrian paths.
- It is the intent to have bike and pedestrian facilities as important as automobiles in regard to mobility when designing MDR areas.

Allowed Uses:

- Multi-family residential.
- Single-family attached and detached residential.
- Golf courses and recreation facilities.
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

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- Community facilities: community services and light infrastructure.
- Community parks and recreation areas shall be located within close proximity to the residential uses.
- Neighborhood-scale commercial uses are allowed on corner lots to promote walk-to shopping. This use is intended to be the same scale, design and materials as the surrounding neighborhood. It is intended for the convenience of the surrounding neighborhood and the design, parking, and signage should reflect this intent.
- Assisted Living Facilities

### Residential Densities:

Minimum Density 4 DU/AC  
Maximum Density 20 DU/AC

Clustering may be permitted provided the maximum density is not exceeded.

Specific densities and intensities, ratio of uses and implementation criteria will be contained in the zoning code.

### (D) LOW DENSITY RESIDENTIAL - LDR

Provides for low-density residential units which are not necessarily convenient to shopping and employment areas. Density shall be between 2 to 8 units per acre.

#### Allowed Uses:

- Detached and attached single-family residential
- Parks, golf courses, recreational facilities
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

- Community facilities: community services and light infrastructure
- Neighborhood-scale commercial uses are allowed on corner lots to promote walk-to shopping. This use is intended to be the same scale, design and materials as the surrounding neighborhood. It is intended for the convenience of the surrounding neighborhood, and the design, parking and signage should reflect this intent.

### Residential Densities:

Minimum Density 2 DU/AC  
Maximum Density 8 DU/AC

Clustering may be permitted provided the maximum densities are not exceeded.

Specific densities and intensities, ratio of uses and implementation criteria will be contained in the zoning code.

### (E) LARGE LOT SINGLE FAMILY RESIDENTIAL - LSF

Provide single-family residential uses in keeping with the rural character of outlying areas. This category is most likely not located conveniently to shopping and employment. Minimum size of lots will be 1/3 acre; maximum size of lots shall be 5 acres.

#### Allowed Uses:

- Detached single-family residential
- Golf courses and recreational facilities
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.
- Community facilities: community services and light infrastructure.

### Residential Densities:

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Minimum Density 1 DU/5 AC

Maximum Density 3 DU/AC

Clustering may be permitted provided maximum densities are not exceeded.

### (F) MIXED USE OFFICE/COMMERCIAL - MUOC

Provides for higher-intensity commercial uses that are more intense than uses located in Village Centers. Intended as activity centers and shall include public plazas and other amenities.

- Uses and intensities shall be designed for maximum internal capture of shopping and business trips.
- Maximum pedestrian accessibility internal to the office/commercial centers.
- Centers shall be designed to blend with TND/MDR districts.
- Provide mass transit accessibility if transit is available, and
- May have regional stormwater facilities.

Allowed Uses:

- Community facilities: community services, light infrastructure and post-secondary\_educational facilities
- Community Commercial uses (100,000 to 200,000 square feet)
- Regional Commercial (200,000 to 1 million square feet)
- Office- Allows office uses 10,000 square feet or greater. The intent is to allow commercial and service-oriented uses as an accessory use within an office building.
- Medium Density Residential in association with nonresidential uses.
- Hotels
- Medical facilities and institutional uses, including assisted living facilities. Hospitals may be permitted if

based on design criteria such as access and building scale in relation to adjacent uses, as described in the LDRs.

- Golf Courses
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

Maximum Floor Area Ratios:  
2.0 F.A.R.

### (G) MIXED USE INDUSTRIAL - MUI

Provides for the location of manufacturing, warehouses, distribution centers, and research and development uses, with some commercial uses allowed that are designed to accommodate the needs of the industrial park work force.

- Commercial uses shall be provided within walking distance of work place.
- Equal access for mass transit, automotive, bicycle and pedestrian modes of transportation shall be provided.

Allowed Uses:

- Community facilities
- Light and heavy industrial
- Research and development
- Showroom warehouses
- Office associated with industrial and distribution uses
- Retail designed to serve the work force of the industrial park
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

Maximum Floor Area Ratios:  
1.0 for nonresidential uses

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### (H) OFFICE/RESIDENTIAL

The Office/Residential district shall contain a variety of office and residential uses that range from duplexes to townhouses to multi-family. The residential uses will be integrated with the office development. The Office/Residential district shall be located in areas where there is access to collector and arterial roadways, and where the emerging development pattern is not predominantly low-density residential. In order to provide for a more pedestrian-friendly environment that efficiently utilizes land area and provides for interaction between the uses, large expanses of surface parking will be discouraged in favor of shared parking, mid-block parking, and parking garages. Provision will be made to serve this district with mass transit. Commercial uses may be permitted as ancillary uses to the office uses and located within office buildings.

Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

#### Allowed Uses:

- Community facilities: community services, light infrastructure, and post-secondary
- Office uses- not to exceed 300,000 sq. ft.
- Commercial uses- not to exceed 10,000 sq. ft., contained within office building.
- Hotels- May be permitted based on design criteria such as access and scale of the building in relation to adjacent uses, as described in the LDRs.

#### Residential Densities:

Minimum Density 4 DU/AC

Maximum Density 16 DU/AC

#### Floor Area Ratio (F.A.R.):

Maximum F.A.R. of .25 for parcels greater than 20,000 sq. ft.

Minimum F.A.R. of 1.0 for parcels smaller than 20,000 sq. ft.

### (I) SOUTHWOOD TOWN CENTER - TC

Designed to serve as the pedestrian-oriented urban center of Southwood, containing a wide range of commercial, entertainment, residential, office and community services at urban intensities.

Development in the TC district may obtain a waiver from the requirements in the Environmental Management Ordinance/Environmental Management Act (EMO/EMA) for natural area, landscaping and buffers as long as a landscape plan is prepared that meets established minimum requirements provided it is consistent with the requirements in the Comprehensive Plan. Stormwater detention and treatment facilities for the TC district shall be designed in accordance with applicable standards and shall be located outside of the TC district in order to promote a compact pedestrian-oriented arrangement of land uses, except in situations where alternative sites for stormwater facilities are available that are consistent with the intent of the TC district. Local government shall conduct an environmental assessment at the time of an application for development or prior to rezoning consistent with Conservation Policy 1.1.1, in the TC district prior to designation of the boundaries of conservation and preservation areas, if present, within the TC district, to determine the extent and location of conservation and preservation features. The TC district shall be located so as to minimize the impact on conservation and preservation features consistent with Conservation Policy 1.3.11 [C].

#### Allowed Uses:

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- Commercial, including retail, entertainment and hotel uses.
- Residential, including assisted living, at the full range of densities in LDR and MDR. Residential uses may be collocated with compatible nonresidential uses in the same buildings.
- Office.
- Institutional.
- Community Facilities, such as police/fire stations and churches.
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

### Mixture of Uses:

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

- 60,000 square feet of commercial
- 200 residential units

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:

Minimum Density 2 DU/AC (no minimum density for residential uses second story and above for commercial or office uses)

Maximum Density 20 DU/AC

Specific densities and intensities, ratio of uses and implementation criteria, including standards to promote pedestrian-scale mixed-use development, will be included in the zoning code.

Maximum Floor Area Ratio:  
2.0 F.A.R.

Minimum Floor Area Ratio:  
0.25 F.A.R.

### (J) MIXED USE EDUCATIONAL/INSTITUTIONAL - MUEI

Provides for educational, institutional and civic uses, and related activities including residential, which includes assisted living, office, sports and recreation, and related commercial uses, which include inns and hotels.

### Allowed Uses:

- Schools, colleges and universities, museums, and civic facilities.
- Residential, including assisted living at the full range of densities in LDR and MDR.
- Sports and recreation facilities.
- Related supporting commercial facilities, including office, retail, inns and hotels.
- Agriculture and silviculture uses are allowable interim uses until development approval is granted for a subject parcel, consistent with SESP Policy 10.1.8.

### Residential Densities:

Minimum Density 2 DU/AC

Maximum Density 20 DU/AC

Maximum Floor Area Ratio:  
1.0 F.A.R.



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Minimum Floor Area Ratio:  
0.25 F.A.R.

### (K) HISTORIC HOUSE OVERLAY (HHO)

The existing main house on the Southwood property is a historical resource within the Southeast Sector Planning Area. In order to preserve the character of the house and its grounds while providing for its future use as a component of the development in the Southeast Sector Planning Area, the Southwood PUD shall establish an overlay zoning district on the house and surrounding grounds. The allowable uses within the overlay district shall be those uses allowed within the LSF district. The following additional uses shall also be allowed within the HHO district so long as the design is compatible with the surrounding LSF uses and the historic nature of the house:

- Bed and Breakfast Inn
- Restaurant
- Conference Center

### *Policy 10.1.3: [L]-Transportation* (REV. EFF. 7/7/99; REV. EFF. 11/26/21)

Transportation guidelines for the Southeast Sector Plan shall be as follows:

Transportation systems shall be designed to promote alternatives to single-occupancy vehicle travel and to capture internal trips. Emphasis will be placed on designing commercial, office, employment and higher-density residential areas to be pedestrian and bicycle friendly. Emphasis will also be placed on alternative transportation modes.

- (a) Right of way shall be planned and dedicated for the ultimate laneage needed based on total build-out of the plan.
- (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.
- (c) All land development shall provide for bicycle and pedestrian modes of transport.
- (d) Traffic-calming devices will be utilized along roadways in areas with high pedestrian activity.
- (e) Access to canopy roads can only be permitted for uses other than medium or high density residential uses, commercial, office uses, and then only if there is no access to an alternative roadway and one cannot be secured. New access points must be configured to share access.
- (f) Access management standards will be developed and implemented for all roadways.
- (g) Use of roundabouts will be encouraged at intersections.
- (h) A 100 foot tract on both sides of the centerline of Old St. Augustine Road shall be dedicated to the City of Tallahassee along the entire length of the property in excess of 200 acres in common ownership adjoining Old St. Augustine Road between Capital Circle and the Urban Service Area boundary. For properties in common ownership in excess of 200 acres, access to Old St. Augustine Road within the Southeast Sector Study Area will be limited to the following: 1) the tract of land referred to in Section I of Policy 10.1.2; 2) a new north-south roadway up to 1/2 mile west of Southwood Plantation Road. This intersection with

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Old St. Augustine Road will be a four-way stop unless a more efficient design can be developed that provides the maximum protection for the canopy on Old St. Augustine Road; 3) Southwood Plantation Road.

- (i) The recommendations that are produced by the Scenic Vista and Conservation Easement Acquisition Plan will be taken under advisement by the developer when designing development adjacent to Old St. Augustine Road.
- (j) The Transportation Element will be amended to reflect the transportation network needed to serve development within the Southeast Sector Planning Area.
- (k) Any alignment of a limited-access roadway/parkway shall be required to follow the Comprehensive Plan amendment process and be consistent with the Long Range Transportation Plan.
- (l) In order to protect the traffic capacity of Capital Circle within the Southeast Sector Planning Area, the Capital Circle Access Points plan is established and shall be implemented by LDRs. Subdivisions adjoining Capital Circle shall not allow creation of parcels with sole access to Capital Circle (see Figure 10.B).

### *Policy 10.1.4: [L] - Open Space/Greenways*

**(REV. EFF. 7/7/99)**

The Southeast Sector Plan shall contain a pooled open space/greenway concept that will contain the majority of the open space requirements within a connected corridor. The

following guidelines will be used in mapping the open space/greenway corridor:

- (a) All conservation and preservation areas within the Southeast Sector Planning Area shall be mapped and protected consistent with Conservation Objective 1.3 and its implementing policies. In addition, the mapping of the open space/greenway corridor shall consider the location of conservation and preservation areas, except significant grades. Interconnected areas that best protect the conservation and preservation features of the area and provide open space will be included in the open space/greenway corridor. Consistent with the supporting data and analysis, such corridors shall constitute at least twenty-two percent of the Southeast Sector Planning Area. The City and the County will make all efforts to connect open space and greenways outside the Southeast Sector Planning Area to the open space/greenway system within the Southeast Sector Planning Area.
- (b) Conservation and preservation areas shall be protected as required by the Comprehensive Plan.
- (c) The mapped open space/greenway area will be generally mapped for the sector plan. Field verification of the exact delineation shall be conducted by a qualified biologist and approved by the Growth Management Department that has jurisdiction at the time development permits are sought.
- (d) The following uses will be allowed and designated in the mapped open space/greenways areas:
  - (1) Passive recreation - Improvements that are natural resource-oriented, such as hiking and biking trails,

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boat landings and passive parks, may be constructed in passive recreation areas. Public access will be assured in designated passive recreation areas.

- (2) Stormwater management facilities may be located in designated open space areas. This does not preclude the possible locating of stormwater facilities in preservation or conservation areas. Each facility and site must be evaluated individually in terms of impacts. The beneficial functioning of each preservation or conservation area is to be preserved. All stormwater facilities must meet the requirements of the EMA and EMO and must be consistent with the comprehensive plan.
- (3) Wildlife management areas.
- (4) Public roadways and utilities may cross through these areas if no alternative route can be secured.
- (5) Golf courses (active recreation) are not permitted in conservation/preservation areas or in open space/greenways, but they may abut open space/greenways and conservation and preservation areas. Golf courses may cross these areas so long as the crossing does not adversely affect such areas and is consistent with the comprehensive plan.

All open space/greenway corridors shall have a management plan approved by the local government with jurisdiction that maintains these open space/greenway areas to protect the values for which these areas were designated. This may include but not be limited to: aesthetic open space, wildlife habitat, interconnection, preservation of floodplains and protection of conservation and preservation areas.

- (e) Open space/greenway corridors may be privately owned or dedicated to the public by conveyance to a general or special purpose local governmental entity, or be designated as part of the statewide system of greenways and trails pursuant to State law. Privately owned, open space/greenway corridor areas shall, at a minimum, guarantee designated public trail access in perpetuity at the time of development.

It is also the intent to assure the long-term viability of open space areas and conservation and preservation areas through the proper management of these areas. Open space, conservation and preservation areas are valuable amenities to developing areas. It is intended that agriculture and silviculture uses will continue in the Southeast Sector Planning Area up to the point that individual tracts are converted to urban land uses. It is expected that agriculture and silviculture uses will be compatible with the long-term viability of planned open space, conservation, and preservation areas with proper management. It is also expected that the amenity value of those natural resources for urban development will be far greater than their agriculture or silviculture values.

### *Policy 10.1.5: [L] – Interrelationships* (REV. EFF. 7/7/99; REV. EFF. 8/25/08)

The interrelationship between the sector plan, the Comprehensive Plan, and the implementing PUDs is defined as follows:

- The Southeast Sector Plan shall focus on land use decisions that avoid the promotion of strip commercial development along arterial roadways. The implementing PUDs for this sector plan shall be designed to avoid strip commercialization of arterial roadways. The sector plan

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- shall reflect land uses along arterials, which do not promote strip commercial development.
- An objective and policies setting the guidelines for the development of the Southeast Sector Planning Area shall be adopted into the Comprehensive Plan.
  - Within the implementing PUDs the Southeast Sector Planning Area may contain architectural controls, densities, intensities and criteria specific to each implementing PUD district provided for in Policy 10.1.2 [L].
  - Specific criteria related to development districts, transportation, access management, architectural controls and specific development standards will be contained within the applicable LDRs implementing PUDs.
  - The mapped open space requirements will count as the open space required in the EMO/EMA. Any open space dedicated outside the mapped area must meet all EMO/EMA requirements. The 10% site design alternative of the EMO/EMA will not be allowed in the Southeast Sector Planning Area
  - Parcels that contain significant grades may be developed as long as best management practices are used, such as off-grade construction, minimum-grade changes and structures designed to accommodate the slopes.
  - All land uses that border the study area shall be consistent with the adjacency requirements in the Comprehensive Plan.
  - Access to canopy roads can only be permitted for low-density or large-lot single-family residential uses and only if there is no access to an alternative roadway and one cannot be secured. Roadways within the Southeast Sector Plan will be designed so that access to canopy roads will not be necessary.
- With the approval of the regulating authority, individual small closed basins within the DRI boundary may be aggregated into larger closed basin perimeters. The closed basin requirements of the Environmental Management Ordinance/Environmental Management Act (EMO/EMA) will apply within these larger closed basin areas, however, the Developer will have the flexibility to convey water between the smaller depressions within the boundary of the individual aggregated closed basin perimeters. Inter basin transfers out of any aggregated closed basin perimeter will not be allowed without a variance from the inter basin transfer restrictions in the EMO/EMA. Such a variance may be approved only if condition (c) of (3) of subsection 4.2.(3)(c) of the EMO/condition (c) of Article VII Section 10-188 of the EMA is met. If the receiving basin is itself a closed basin, pre/post volume control and all other closed basin requirements of the EMO/EMA will apply to the receiving basin.
  - The applicant may request approval for a minor amount of development that may proceed prior to the issuance of the final development order. This development will consist of a sales office, limited commercial/office development and a limited number of model homes. This area will not exceed 25 acres (exclusive of right of way) and will meet access, environmental and Comprehensive Plan policy requirements. The specific amount of development that can occur pursuant to this policy shall be identified in the DRI Development Order.

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### *Policy 10.1.6: [L] – Implementation* (EFF. 5/20/96; REV. EFF. 8/25/08)

A framework for detailed implementation of the development standards and requirements will be contained in the implementing PUDs. They shall include but not be limited to:

- Detailed definition of each district area in the zoning code. Also included will be design, development, transportation and density requirements for each district in sufficient detail to accomplish the intent of each district.
- Detailed criteria developed in order to adequately implement all the bicycle, pedestrian, access management and roadway design guidelines listed in the transportation guidelines policy (10.1.3).
- Access management criteria developed and implemented through the zoning code. It shall address access for all modes of transportation and shall include but not be limited to pedestrian, bicycle, mass transit, emergency vehicle, disabled, and car/van pooling.
- Unless otherwise specified in the Southeast Sector Plan amendment, the procedures and requirements in the Comprehensive Plan will be applicable to this area.

### *Policy 10.1.7: [L] - Specific Southeast Sector Land Development Regulations* (EFF. 5/20/96)

The LDRs related to specific requirements will be amended to reflect any criteria or requirements related to environmental constraints specific to the Southeast Sector Plan guidelines, as adopted in the Comprehensive Plan.

### *Policy 10.1.8: [L] - Agriculture and Silviculture Uses* (REV. EFF. 7/7/99)

It is the intent of the requirements in this amendment to ensure that land identified for urban development within the time frame of the Comprehensive Plan is available for development and will not be encroached upon by incompatible land uses. It is also the intent to assure the long-term viability of open space areas and conservation and preservation areas through the proper management of these areas. Open space, conservation and preservation areas are valuable amenities to developing areas. It is intended that agriculture and silviculture uses will continue in the Southeast Sector Planning Area up to the point that individual tracts are converted to urban land uses. It is expected that agriculture and silviculture uses will be compatible with the long-term viability of planned open space, conservation, and preservation areas through proper management. It is also expected that the amenity value of those natural resources for urban development will be far greater than their agriculture or silviculture values.

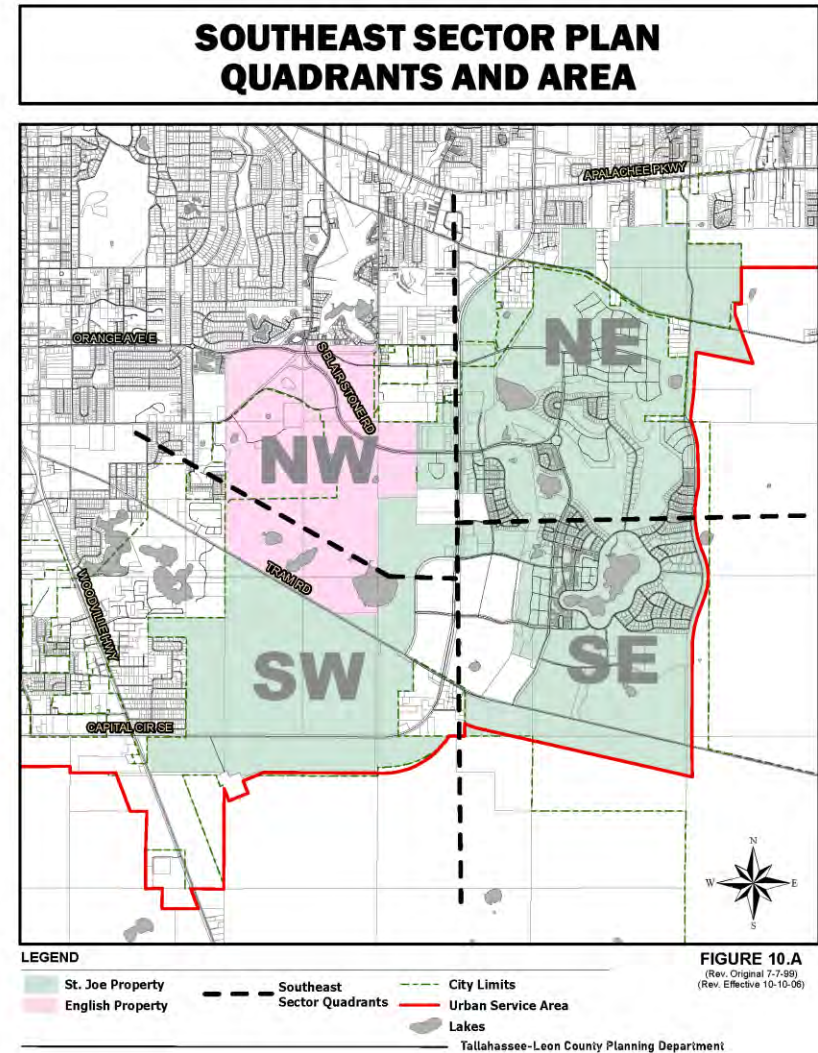
- (1) Agriculture and silviculture will be recognized as an allowable interim use in all land use categories within the Southeast Sector Planning Area.
- (2) As soon as local government site plan or subdivision approval is granted for any portion of property within the Southeast Sector Planning Area, agriculture and silviculture activities shall cease to be allowable activities on the land for which local government approval has been granted and shall be phased out as set forth in the development order approving the site plan or subdivision plat. This elimination of agriculture and silviculture uses is intended to apply to parcels of land identified within the subdivision or site plan and to all land included in these parcels,

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such as land proposed to serve as buffer or open space.

- (3) Prior to subdivision or site plan approval, agriculture and silviculture uses shall be allowed to continue within the Southeast Sector Planning Area in accordance with “1993 Silviculture Best Management Practices,” Florida Department of Agriculture and Consumer Services, or its successor, and existing local government ordinances.
- (4) Timber harvesting activities shall not be conducted until such time as the landowner has obtained a timber harvesting permit in accordance with the environmental and stormwater management ordinances of the appropriate local government.

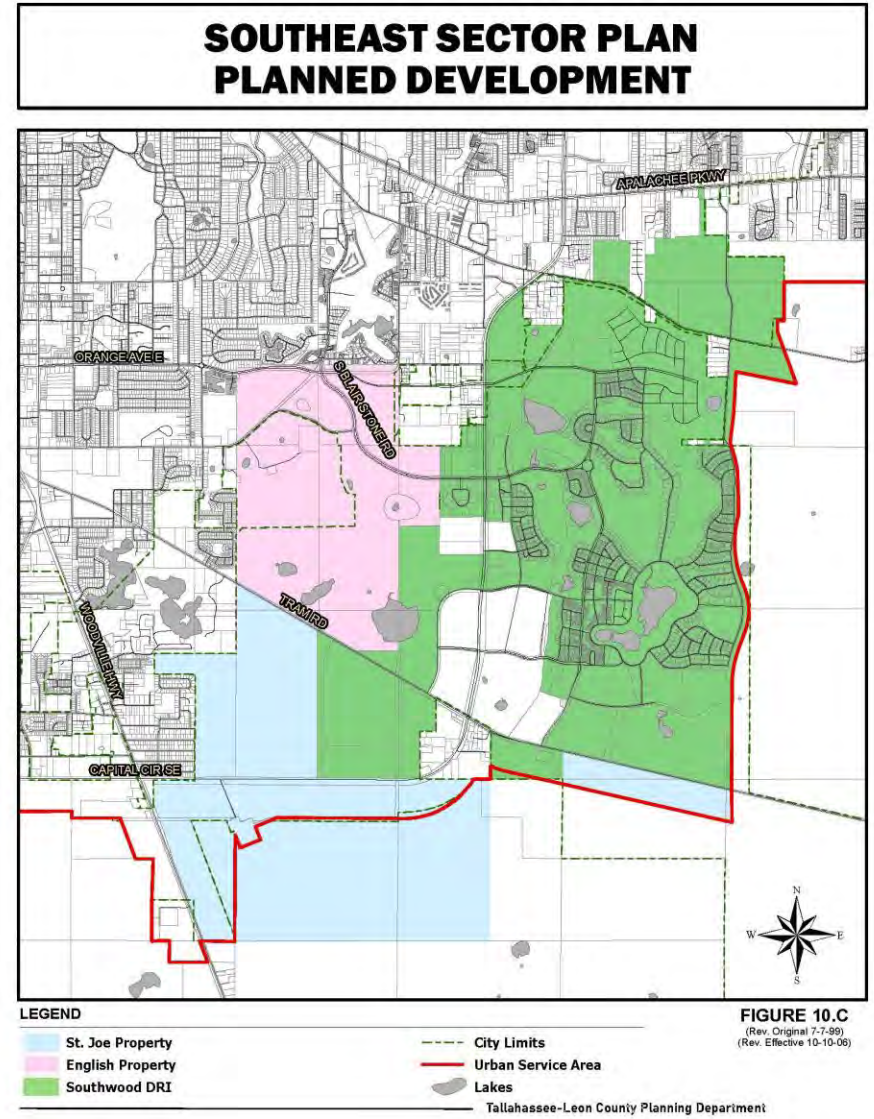
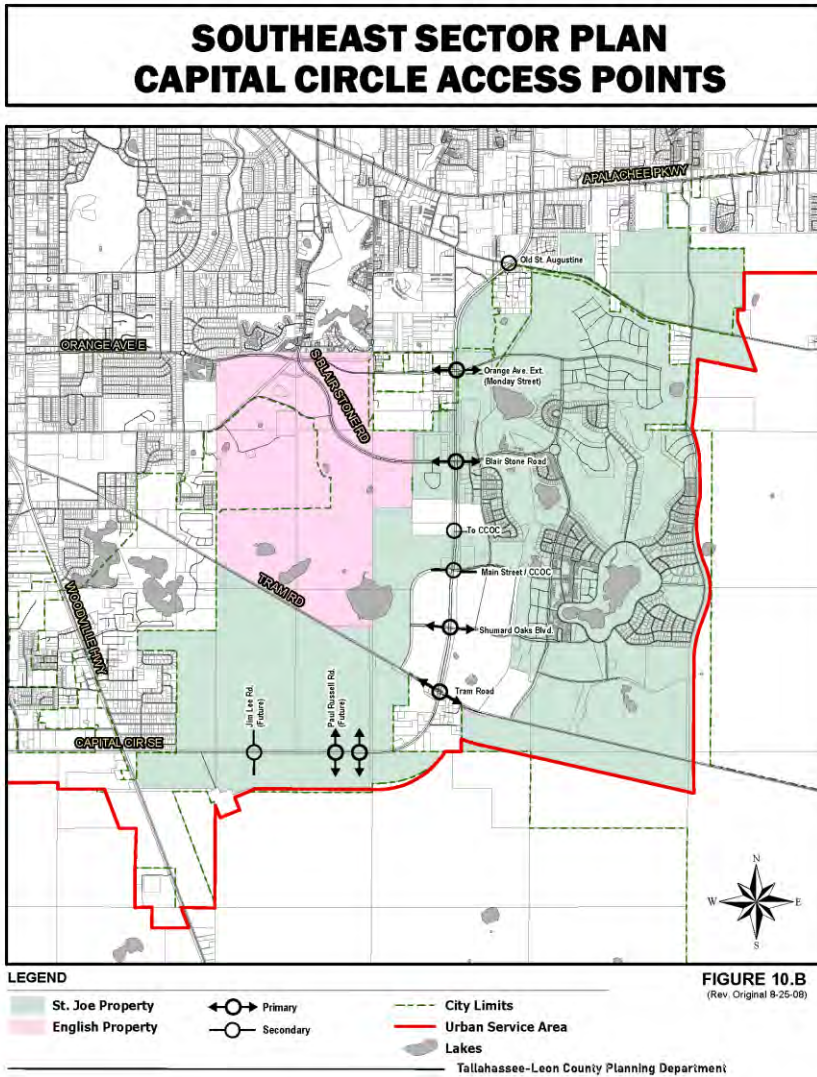
Map 7: Southeast Sector Plan, Quadrants and Area



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Map 8: Southeast Sector Plan, Capital Circle Access Points

Map 9: Southeast Sector Plan, Planned Development



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### SOUTHSIDE ACTION PLAN

#### Goal 11: [L] – Southside Action Plan (EFF. 8/5/23)

A plan shall be developed and monitored to align with the **community’s desire for a framework of action in the** southern part of the Tallahassee urban area. To achieve this goal, the local governments shall develop a Southside Action Plan that complements long term public and private investment with small scale visible improvements that are relatable and community driven. This approach recognizes that the vision of Southside citizens is essential to guiding the development, redevelopment, and rehabilitation of the Southside; and that the **community’s** vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens.

#### Objective 11.1 [L] – Beautification (EFF. 8/5/23)

Beautify and enhance both public and private spaces across the Southside Action Plan area by improving maintenance and increasing investment.

#### *Policy 11.1.1: [L]* (EFF. 8/5/23)

Focus local government beautification efforts in shared public spaces by frequently maintaining and enhancing existing public areas. Support citizen and business investment on private property and shared spaces.

#### Objective 11.2: [L] Investment (EFF. 8/5/23)

Direct collaborative efforts of both the public and private sectors towards an increase of homeownership, diverse development and redevelopment types, business variety, and infrastructure in the Southside Community.

#### *Policy 11.2.1: [L]* (EFF. 8/5/23)

Identify projects that initiate further investment opportunities in the Southside Community. Support partnerships across federal, state, city and county governments with non-profits and private organizations to identify resources for housing, homeownership, business, and infrastructure for the public.

#### *Policy 11.2.2: [L]* (EFF. 8/5/23)

Investment within the Southside Action Plan area shall not occur at the expense of the natural environment or water quality in a manner which is found to be inconsistent with local government initiatives, policies, rules or regulations.

#### Objective 11.3: [L] Engaged and Activated Citizens (EFF. 8/5/23)

Foster community involvement and celebration of the Southside.



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*Policy 11.3.1: [L]*

(EFF. 8/5/23)

Encourage citizens, neighborhoods, and businesses in the Southside to be engaged and actively involved in community-led projects. Promote projects, empower residents, and connect efforts with resources.

*Policy 11.4.1: [L]*

(EFF. 8/5/23)

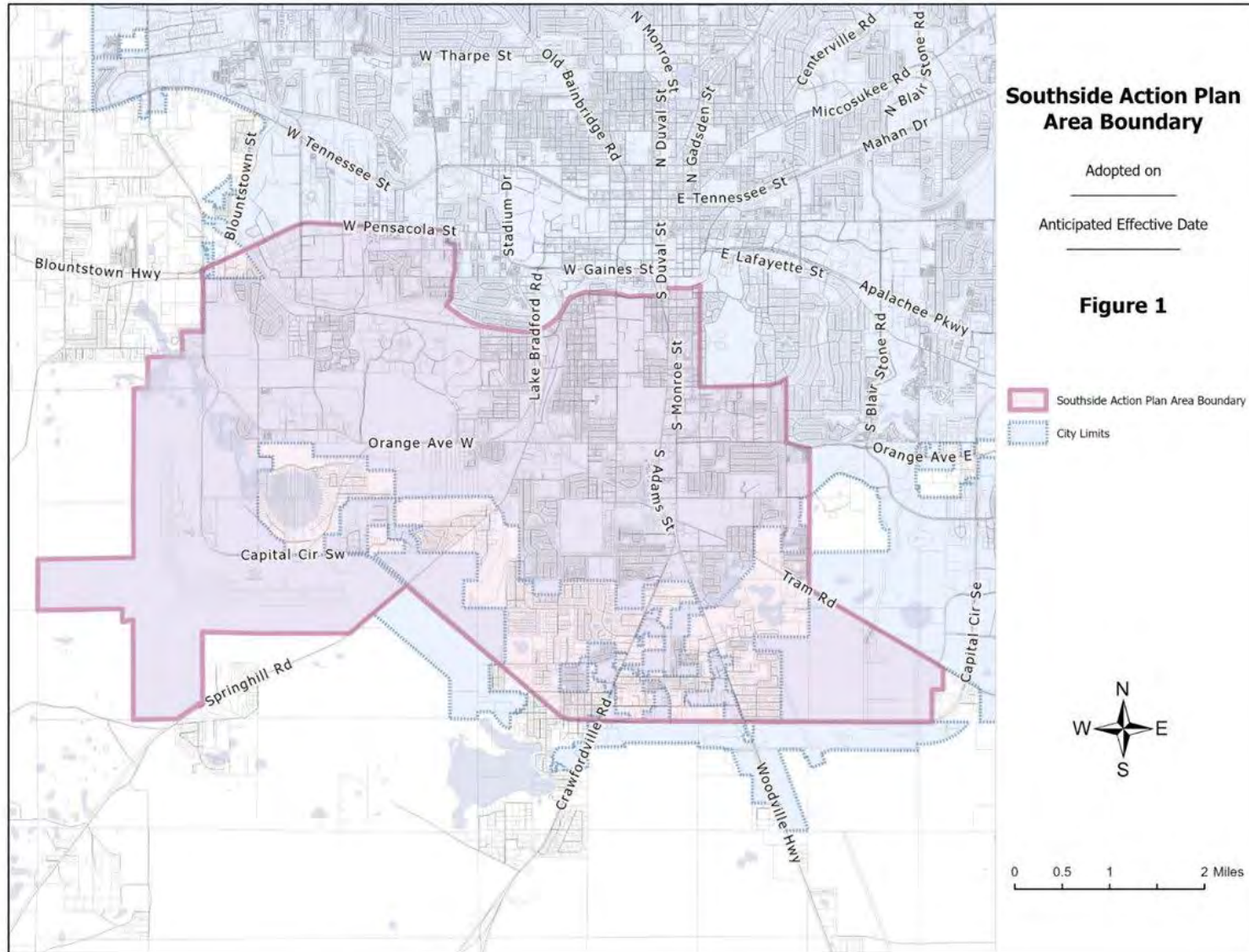
The Tallahassee-Leon County Planning Department will monitor project implementation of the Southside Action Plan by reporting annually on Objective 11.1, 11.2, and 11.3; in coordination with the Leon County and the City of Tallahassee strategic plans.

Objective 11.4: [L] Southside Action Plan Evaluation and Update; Relation to Other Goals, Objectives & Policies

(EFF. 8/5/23)

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## Map 10: Southern Strategy Area Boundary



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**CENTRAL CORE AREA**

**Goal 12: [L]**

(DEL. EFF. 4/10/09)

*Reserved*

**CENTRAL CORE AREA**

(DEL. EFF. 4/10/09)

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### WELAUNEE CRITICAL AREA PLAN

#### Goal 13: [L] (EFF. 12/10/02)

Guide planned development within the Welaunee Critical Planning Area through implementation of a critical area plan which includes a mixture of integrated land uses that are predominantly self-supporting rather than dependent upon public funding, places a greater emphasis on pedestrian mobility and transportation alternatives, provides new employment opportunities near major transportation arteries and protects natural systems in an urbanized setting.

#### Objective 13.1: Planned Development through 2020

(EFF. 12/10/02)

By 2020, the Welaunee Critical Planning Area may develop in the portions which are south of Interstate 10 (“Toe”) and south of Miccosukee Road and north of U.S. 90 (“Heel”) with a development pattern that includes predominantly walkable neighborhoods, mixed-use centers, a major employment center, diversity of housing choices, protection of conservation and preservation areas, and a transportation system which accommodates both vehicular and non-vehicular transportation.

#### *Policy 13.1.1: Plan Overview for Toe and Heel*

(EFF. 12/10/02; REV. EFF. 7/20/05; REV. EFF. 8/27/17)

The Toe and Heel shall develop as new mixed-use communities that provide employment opportunities, protect natural resources in an urbanized setting and emphasize pedestrian mobility and transportation alternatives. The intent of this policy is to locate employment and shopping in close proximity to residential land uses, provide activities that serve area residents as well as shoppers and employees from outside the area, offer

housing to diverse socio-economic groups, establish recreation, educational, and cultural activities nearby, reduce automobile dependency of residents and employers, place public transportation facilities in population and employment centers, and protect natural systems within the context of a mixed-use built environment. The intent of this policy will be achieved through phased development consistent with these guidelines:

- (1) A buildout population of approximately 5,950 for the Toe and 4,600 for the Heel.
- (2) A buildout employment of approximately 1,240 jobs in the Toe and 3,560 jobs in the Heel.
- (3) Development which reflects the following general allocation of land uses on an acreage basis:
  - (A) Residential uses on 35 percent to 45 percent of the Toe and 30 percent to 40 percent of the Heel.
  - (B) Retail and office uses on 3 percent to 8 percent of the Toe and retail, office and light industrial uses on 15 percent to 25 percent of the Heel.
  - (C) Primary open space and recreation uses (excluding the Miccosukee Canopy Road Greenway) on 15 percent to 25 percent of the Toe and 20 percent to 30 percent of the Heel.
  - (D) Community facilities and institutional, educational, civic and similar uses on 15 percent to 25 percent of the Toe and 10 percent to 20 percent of the Heel.
- (4) The Toe and Heel may develop in phases consistent with necessary infrastructure and services and, for the Heel, consistent with the phasing schedules on Table 13-2,

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which is based on projections of densities and intensities of use derived from the corresponding acreage. Sub phases or stages of each phase may be developed in separate PUDs. The Toe and the Heel may be developed concurrently. Table 13-2 is attached as part of this Objective.

- (5) A comprehensive plan amendment shall be required in order to exceed the projected total number of residential units or the projected total nonresidential square footage for the Heel, as set forth in Table 13-2. Such an amendment shall be consistent with the requirements of Objective LU 6.2 and its supporting policies.
- (6) Development will comply with any ordinances in effect at the time of development that address the need for affordable housing. In addition, development shall comply with any other applicable requirements at the time of development.
- (7) Specific guidelines and requirements for land use categories, transportation, access management, and other specific design standards shall be included in one or more PUD Concept Plans applicable to the Toe or Heel, respectively. Each PUD Concept Plan shall be adopted by the local government with jurisdiction before any development may take place on the parcel or tract included in the PUD Concept Plan, except as otherwise allowed pursuant to Policy LU 6.2.4. Each PUD Concept Plan shall be consistent with development guidelines and general design standards herein.
- (8) Land Use Goal 13, its supporting objectives, policies and data and analysis, and all activities undertaken leading to and including adoption, is not intended to be considered

evidence of a unified plan of development for purposes of §380.0651(4), F.S.

- (9) The Toe and Heel will be developed with the infrastructure required to serve permitted development, including but not limited to water, sewer, stormwater management and on-site and off-site transportation mitigation, consistent with this Comprehensive Plan and all applicable regulations.
- (10) Development within the Toe and Heel shall be aggregated **under the City's concurrency** regulations, as currently interpreted and applied by the City; unless, at some time in the future, the concurrency regulations are revised so that aggregation is not required for such development.

NOTE: Notwithstanding the above, the Heel may be developed under Policy LU 13.1.9, in which case the guidelines stated above will be adjusted to reflect the requirements of Policy LU 13.1.9.

### *Policy 13.1.2: Primary Open Space Systems and Greenways* (EFF. 12/10/02; REV. EFF. 7/20/05)

The primary open space systems for the Toe and Heel are defined as connected, continuous networks of open space. They constitute fundamental building blocks of these planned communities and are intended to serve multiple purposes in an urbanized setting, including but not limited to protection of conservation and preservation areas. Primary open space systems may include but are not limited to conservation and preservation areas, buffers for environmentally sensitive areas, pathways to facilitate pedestrian and bicycle mobility, aesthetic open space, passive recreation opportunities and community gathering places. Primary open space systems, together with

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other green spaces set aside to meet the Urban Forest and landscape requirement shall also meet the requirements of the comprehensive plan, Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. The intent of this policy will be achieved through implementation of the following guidelines:

- (1) Prior to approval of the first PUD Concept Plan on the Toe or the Heel, except as allowed by policy LU 6.2.4, a Natural Features Inventory consistent with the requirements of Chapter 5, Environmental Management, Tallahassee Land Development Code and the Leon County EMA, whichever is applicable, shall be submitted for the entire Toe or the entire Heel respectively.
- (2) Credits for open space, wetland mitigation, slope mitigation, stormwater management or urban forest requirements may be requested outside of individual parcels or tracts under review but elsewhere within the Toe, or Heel, respectively.
- (3) Areas with severe and significant slopes that are not located in the primary open space systems shall be protected in site-specific plans in accordance with the Comprehensive Plan, Chapter 5, Environmental Management, Tallahassee Land Development Code and the Leon County EMA, whichever is applicable.
- (4) Wetlands, watercourses and water bodies, except Dove Pond, shall be protected by a 50-foot natural buffer from the jurisdictional wetland line where adjacent to developable land. If Dove Pond is not included as part of a regional stormwater management system to provide flood protection for downstream off-site properties as provided by Policy LU 13.1.5 and Policy LU 13.1.7, then Dove Pond shall be protected by a 50 foot natural buffer from jurisdictional wetlands where adjacent to developable land.
- (5) The primary open space systems shall be open to the general public and be designed to provide connections with the Miccosukee Canopy Road Greenway at multiple locations, and to integrate internal recreational multi-use **paths with the greenway's trails**. Connections to future regional greenways shall be considered in the design of the primary open space systems.
- (6) The primary open space systems shall be designed to provide additional buffering as established in PUD Concept Plans for designated canopy road protection zones, in addition to the required 100-foot setback, where feasible.
- (7) The primary open space system in the Heel may include a portion of the existing Miles Johnson Road with the consent of the local government with jurisdiction and construction of new roads adjacent to and on each side of the Miles Johnson Road roadbed and canopy.
- (8) Primary open space may be privately owned, or be dedicated to the public by conveyance to a general- or special-purpose local governmental entity; or be designated as part of the statewide system of greenways and trails pursuant to state law. Privately owned open space/greenways shall, at a minimum, guarantee designated public trail access in perpetuity at the time of development. All required conservation easements will be placed over the conservation and preservation areas in accordance with local government regulations.
- (9) The primary open space systems shall each have a management plan approved by the local government with

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jurisdiction in order to protect the values for which they were designated. The management plans may be adopted in phases so long as they are consistent with one another. Protection of the primary open space systems, including any preservation or conservation areas located within them, shall be provided by conservation easements and other measures consistent with Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable, except as otherwise provided by Policy LU 13.1.5 and Policy LU 13.1.7. Conservation easements within the City will be required consistent with City Growth Management Department's **written policy**. Conservation and preservation areas placed in conservation easements may be used toward satisfying the urban forest/ landscaping requirements of Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.

- (10) Acreage in the primary open space systems shall be counted toward satisfying the open space requirement established in PUD Concept Plans as provided by Policy LU 13.1.7.
- (11) The following guidelines shall apply to uses within the primary open space systems as established in PUD Concept Plans:
  - (A) Passive recreation improvements that are natural resource-oriented, such as hiking, biking and riding trails and passive parks, may be constructed in the primary open space systems. Also allowable are community facilities such as bandshells, amphitheaters, gazebos and other improved gathering places if designed for non-vehicular and pedestrian access only, provided these activities are reviewed and

approved as part of the management plan required for the conservation easement, when these activities are located such that impact to the conservation and preservation area is minimized and at the same time the overall purpose of the conservation easement is protected.

- (B) Wildlife management areas may be included in the primary open space systems with protective measures addressed in the management plans, in accordance with Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.
- (C) Public roads and utilities may cross through the primary open space systems if no alternative route can be secured and impacts are minimized. Except for existing roads and specifically located existing road access easements, subject to the requirements of Policy LU 13.1.4 (2)(B) (related to an additional access to Miccosukee Road), the location of the roads shown on Figures 13-3, Toe Generalized Transportation Plan and Figure 13-4, Heel Generalized Transportation Plan, are approximate.
- (D) Stormwater management facilities may be located in the primary open space systems subject to design criteria in the PUD Concept Plans and consistent with protection of conservation and preservation features pursuant to the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. Dove Pond may be utilized as part of a regional stormwater management system to provide flood protection for downstream off-site property owners in the Tri-Basin Study Area as

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provided the criteria in Policy LU 13.1.5 (4) and Policy LU 13.1.7 are met. Each other stormwater management facility must be evaluated in terms of impacts and meet the requirements of the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. If stormwater facilities are contained within the primary open space, then the public or private agency responsible for maintenance shall be allowed to perform necessary maintenance of **these facilities consistent with each facility's level of service**. Conservation and preservation areas are not to be used as conveyances for increased stormwater rates from development. The Stormwater Facilities Master Plan shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within conservation and/or preservation areas.

- (E) Access facilities for canoes and other watercraft without internal combustion engines may be located in the primary open space system. Fueling facilities shall not be allowed. If access facilities are located in conservation or preservation areas these activities shall be reviewed and approved as part of the management plan required for the conservation easement, when these activities are located such that impact to the conservation and preservation area is minimized and at the same time the overall purpose of the conservation easement is protected.
- (12) The cemetery in the Toe shall be protected as provided by state law. The churches owning the cemetery should fence the cemetery and prohibit disturbance.

### *Policy 13.1.3: Land Use (EFF. 12/10/02; REV. EFF. 7/20/05; REV. EFF. 8/27/17)*

The Toe and Heel shall contain an integrated mixture of uses that allows a broad range of residential, commercial, office, employment, recreation and civic, institutional and community uses with varying densities and intensities of use. The intent of this policy is to create a community pattern of multiple neighborhoods that are compact and walkable, with a mixture of uses, diversity of housing types and prices, and interconnected fine-grained street systems. A mix of uses should be encouraged throughout each phase of development and at buildout. Neighborhood densities and development intensities generally should be arranged in a hierarchical continuum radiating from center to edge. Pedestrian accessibility should be given precedence over automobile convenience as established in PUD Concept Plans.

- (1) Land uses in the Toe and Heel shall be assigned on the basis of the following categories as established in PUD Concept Plans:
  - (A) EMPLOYMENT CENTER  
Employment centers shall be located proximate to major transportation arteries in order to provide jobs for residents as well as regional employment opportunities. Employment centers are intended to contain a mix of uses and not be a single-use environment. They shall be designed with shared parking opportunities for nonresidential uses that have peak parking demands other than during normal office hours. An employment center shall range in size between 15 acres and 150 acres. Allowable uses include office, hotels and inns, light industrial, warehousing and distribution, laboratories, research, printing,



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banks, retail, restaurants and cafes, infrastructure including stormwater management facilities, civic, religious and institutional uses and educational uses. Residential uses shall not be allowed except when located above the ground floor in mixed-use office buildings.

Development intensities shall range from 8,000 square feet per acre to 15,000 square feet per acre. Ground-floor, pedestrian-friendly uses should be included to provide walk-to shopping opportunities. A minimum five percent on-site open space requirement shall be required for each preliminary plat in an employment center.

### (B) TOWN CENTER

Town centers shall be planned as compact, efficient nodes. Traffic calming measures such as onstreet parking, buildings close to the road with parking in back, streetscape, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center. A town center shall range in size between 10 to 30 acres and contain uses that serve surrounding neighborhoods as well as those traveling through the area. Uses shall be mixed horizontally and vertically to the maximum extent feasible. It is the design intent to plan for multiple storefronts and multiple retailers in town centers so all of the available retail space is not **aggregated into one or two “big-box” stores**. Allowable uses include office, retail, restaurants, bed and breakfasts, hotels and inns, theaters and other entertainment venues, specialty retail, grocery stores, residential, home occupational uses, and civic, religious and institutional uses (including day care services for children and adults).

Development intensities in town centers shall range from 8,000 square feet per acre up to 20,000 square feet per acre. Residential densities shall be allowed up to 16 dwelling units per acre with no minimum density required. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Town centers shall be planned on a block system with a gridded road network and on-street parking.

Stormwater management facilities shall be located outside of town centers to promote a compact, pedestrian-oriented development pattern except where alternative sites for stormwater facilities are not reasonably available. Community open space in the form of public squares and greens shall be planned as a focal point for a town center. No minimum on-site open space shall be required on each preliminary plat.

### (C) NEIGHBORHOOD CENTER

Neighborhood centers shall allow small retail, specialty retail, office, restaurants, services, residential and other uses (including day care services for children and adults) that support residential uses within a neighborhood. These centers are also intended to function as a neighborhood focal point and are envisioned to have churches, town squares, and other civic, religious, and institutional uses. The neighborhood centers shall range in size from 5 to 8 acres and shall be designed to create a pedestrian-friendly environment. Traffic calming measures, such as on-street parking, buildings up close to the road with parking in back, streetscape, and other such solutions, shall be utilized to create a pedestrian-friendly, walkable center.

**I. Land Use**

Development intensities in the neighborhood center shall range from 4,000 square feet per acre to 12,500 square feet per acre. The maximum residential density in the neighborhood center shall be 16 units per acre. No minimum density shall be required. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Community open space in the form of village squares and village greens shall be planned as the focal point of a neighborhood center. No minimum on-site open space shall be required for each preliminary plat.

(D) MULTI-FAMILY RESIDENTIAL

Multi-family residential areas shall include residential units with a maximum density of 16 units per acre and a minimum density of 8 units per acre. Allowable uses include town homes, apartments, condominiums and other multi-family uses, single-family attached and detached residential units, office as a ground-floor use with residential uses above or in a live-work unit, civic, religious and institutional uses, infrastructure including stormwater management facilities, parks and recreation. A minimum 10 percent on-site open space shall be required on each preliminary plat.

(E) RESIDENTIAL HIGH DENSITY

Residential high-density areas should be within easy walking distance of town and neighborhood centers and/or arranged along either side of some of the internal roads. The maximum allowable density shall be 10 units per acre and the minimum density should be 4 units per acre. Allowable uses include residential, civic, religious and institutional uses, parks and recreation, and infrastructure including stormwater

facilities. A minimum of 10 percent on-site open space shall be required on each preliminary plat.

(F) RESIDENTIAL MEDIUM DENSITY

Residential medium density areas shall include single-family residential uses up to a maximum density of 4 units per acre with a minimum density of 2 units per acre. Allowable uses include residential, parks, open space and other recreational uses, civic, religious and institutional uses and infrastructure including stormwater facilities. These areas shall have an interconnected local road system with a range of lot sizes. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

(H) RESIDENTIAL LOW DENSITY

Residential low-density areas shall include single-family residential uses with a maximum density of 2.5 units per acre and a minimum of 1 unit per acre. Allowable uses include residential, parks, open space and other recreational uses, civic, religious and institutional uses and infrastructure including stormwater facilities. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

(I) RESIDENTIAL ESTATE

Residential estate areas shall include single-family residential uses up to a density of up to 1 unit per acre. Allowable uses include residential, parks, open space and other recreational uses, civic, religious and institutional uses and infrastructure including stormwater facilities. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

(J) SCHOOLS AND COMMUNITY USES

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The school and community uses category is intended for public and private schools, as well as a broad range of community, civic, religious and institutional uses, including but not limited, to libraries, fire stations, police stations, civic educational centers, places of worship and supporting uses, community centers and clubhouses. School support facilities are also allowable, and include but are not limited to, play fields, gymnasiums, and other education-related uses. A minimum of 15 percent on-site open space shall be required on each preliminary plat.

- (2) Land uses should develop on the Toe, shown in Figure 13-1, consistent with the following locational criteria as established in PUD Concept Plans:
- (A) One or more town centers should be located at strategic points along Welaunee Boulevard with no more than one each in the eastern and western sections.
  - (B) One or more neighborhood centers should be located at strategic points along Welaunee Boulevard with no more than one each in the eastern and western sections.
  - (C) Town and neighborhood centers shall be located within a one-quarter mile walking radius from the majority of the denser residential areas.
  - (D) Town and neighborhood centers, higher-density residential areas and the primary open space system shall be located proximate to school and community uses when feasible.
  - (E) School and community uses shall be located proximate to town or neighborhood centers, higher density

residential areas and the primary open space systems when feasible.

- (F) Residential medium density areas generally shall be located within one-quarter mile walking distance from town and neighborhood centers.
  - (G) Residential low density and residential estate areas shall be located outside the one-quarter mile walking radius from town and neighborhood centers. Residential areas adjacent to the Miccosukee Canopy Road Greenway or along currently designated canopy roads shall be either residential low density or residential estate.
  - (H) Institutional uses (including but not limited to an **elementary school, senior citizens' activity center, assisted living facility, adult living facility, rehabilitation center, and adult care/memory unit**) may be located in any land use district in the Toe.
- (3) Unless developed pursuant to Policy LU 13.1.9, land uses should develop on the Heel, shown on Figure 13-2, consistent with the following locational criteria as established in PUD Concept Plans:
- (A) Employment centers should be located as follows:
    - (i) An employment center should be proximate to the interchange of Interstate 10 and U.S. 90 and be compatible with nearby residential and mixed-use development. This employment center shall have direct access to an arterial, which will traverse the Heel.
    - (ii) An employment center should be located in the southern section of the Heel with direct access to U.S. 90. To minimize traffic loadings on U.S. 90,

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this employment center shall be connected to the Heel by internal roadways.

- (B) No more than one town center may be located in the central section of the Heel proximate to residential areas. Employment centers should be located preferably within a one-quarter mile walking radius of the town center to provide restaurants, services, retail and other uses for employees.
- (C) No more than two neighborhood centers may be located in the northern section of the Heel within a one-quarter mile walking radius of nearby residential development. No more than one neighborhood center may be located in the central section of the Heel.
- (D) Town or neighborhood centers shall be located at the center of a one-quarter mile walking radius from the majority of the denser residential areas.
- (E) School and community uses shall be located proximate to town or neighborhood centers, higher density residential areas and the primary open space system when feasible.
- (F) Residential areas adjacent to the Miccosukee Canopy Road Greenway or along currently designated canopy roads shall be either single-family residential low density or single-family residential estate.
- (G) Residential estate areas should be located in the northeastern section of the Heel adjacent to existing estate-type rural residential areas on adjacent lands.

### *Policy 13.1.4: Transportation* (EFF.12/10/02; REV.EFF.7/20/05; REV. EFF. 8/27/17)

The transportation systems on the Toe and Heel, in addition to the arrangement of land uses, shall be designed to capture internal trips, promote alternatives to single-occupancy vehicle travel and support a mixed-use development pattern. The transportation network for the Toe and Heel shall support and enhance livable community concepts while meeting level of service standards. It is the intent of this policy to create communities and supporting transportation systems that encourage walkability and pedestrian accessibility, provide a road network with connectivity on-site and to surrounding areas, relieve pressure on canopy roads, minimize environmental impacts and encourage transit and other modes of transportation. Except for existing roads and specifically located existing access easements, subject to the requirements of Policy LU 13.1.4 (2)(B) (related to an additional access to Miccosukee Road), the location of the roads shown on Figures 13-3 Toe Generalized Transportation Plan and Figure 13-4 Heel Generalized Transportation Plan are approximate.

- (1) These general transportation guidelines shall apply on the Toe and Heel as established in PUD Concept Plans and shown in Figure 13-3 and Figure 13-4, respectively:
  - (A) A fine-grained network of internal roads shall provide alternative travel routes and ensure that all roadways operate at acceptable levels of service at buildout.
  - (B) All land uses shall provide for alternative modes of transportation, with connections to the transit hub and bus shelters. The nature of and extent of any

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- required accommodations shall vary based upon business size.
- (C) Recreational and alternative transportation multi-use paths shall be planned internally for bicycle and pedestrian travel and shall be incorporated into the primary open space systems when feasible. The paths shall accommodate bicyclists, pedestrians and other forms of recreational use and connect to the Miccosukee Canopy Road Greenway at multiple locations consistent with the Miccosukee Canopy Road Greenway Management Plan.
  - (D) Multi-modal facilities (for motorists, cyclists, and pedestrians) shall be provided on all collector and arterial roads.
  - (E) Traffic-calming measures shall be utilized on local roads where significant pedestrian activity is expected.
  - (F) All access roads through a designated canopy road protection zone shall minimize disturbance to the canopy and understory in consultation with the **City's Urban Forester. Utilities shall be collocated** in these access roads when feasible.
  - (G) Transit shall be encouraged through planning and design by focusing density in areas where transit can serve the largest number of potential passengers. Bus shelters shall be provided by the developer at locations designated by Taltran.
  - (H) The road network in the Toe shall:
    - (i) Promote and enhance a livable community pattern, including mixed use and a pedestrian environment;
    - (ii) Protect the adjacent canopy roads by relieving traffic pressure on them;
    - (iii) Enhance the scale and pedestrian accessibility of town and neighborhood centers along Welaunee Boulevard, and
    - (iv) Provide for adequate road capacity to serve the development.
  - (I) Whenever possible, neighborhoods need to be interconnected and not solely dependent upon Welaunee Boulevard for ingress and egress. The street pattern should be planned to accommodate the highest frequency of street crossings in the town and neighborhood centers with decreasing frequency through residential areas and the least number of crossings in low density **or "country"** areas.
  - (J) No residential driveways shall connect directly to Welaunee Boulevard or the Shamrock South extension on the Heel. Direct access to canopy roads shall not be permitted for any residential or non-residential uses. Roadways within the Toe and the Heel will be designed so road access through designated canopy road protection zones will not be necessary except as otherwise expressly allowed in Policy 13.1.4.
- (2) The following transportation guidelines shall apply in the Toe as established in PUD Concept Plans and shown in Figure 13-3:
- (A) A transit hub for the transfer of passengers between bus routes shall be provided in a town or neighborhood center. The transit hub shall include facilities to

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accommodate up to four buses on a site not to exceed two acres and which is adjacent to available parking that can accommodate park and ride vehicles.

- (B) Road access to the Toe from Miccosukee Road shall occur only within the existing road access easements across the Miccosukee Canopy Road Greenway at Arendell Way and Edenfield Road. In addition, road access to the Toe from Miccosukee Road at Dempsey Mayo within the existing road access easement may be approved in a PUD Concept Plan if it is determined by the local government with jurisdiction, based on analysis, that such a connection would have a desirable impact on the Miccosukee Canopy Road. All impacts to the canopy road protection zone from such access roads shall be minimized.
- (C) Road access to the Toe from Fleischmann Road shall be provided in accordance with City standards and subject to City approval.
- (D) Road access to the Toe from Centerville Road shall be provided at one location.
- (E) Welaunee Boulevard shall be designed consistent with a mixed-use development pattern and a pedestrian-friendly environment.
  - (i) It is the intent to promote the Welaunee Boulevard **corridor as a “livable” roadway that** supports and enhances a pedestrian-friendly environment. The character of this roadway, and the land uses along it, should be protected to ensure that strip development and auto-dependent land uses do not occur. Welaunee Boulevard should be designed to minimize changes to the natural contours of the landscape

and vegetated areas along its length. Welaunee Boulevard should be designed so that the character of the roadway changes along its corridor.

- (ii) **In the “town” sections, Welaunee Boulevard** should have a narrower right-of-way with roadway sections to be determined at the time of the PUD Concept Plans which may include on-street parking. Buildings should be placed close to the right-of-way with parking located behind. Pedestrians should have priority in the town and neighborhood centers. The highest number of road connections from the adjacent street network should occur in the town sections. Higher density residential uses and non-residential uses should be planned in the town sections.
  - (iii) **In the “country” sections, land** uses along the roadway should be lower density residential or open space. In these country sections, the design of the road shall minimize environmental impacts by utilizing split profile sections and wide medians to respond to topography and preserve vegetation. Right-of-way width shall vary consistent with the character of the area it is traversing while meeting level of service demands. Right- -of-way in these areas shall accommodate medians with landscaping and may **provide for an “eyebrow” road or, if necessary,** accommodate a split-section profile for the purpose of minimizing environmental impacts.
- (F) Welaunee Boulevard shall connect to an interchange with Interstate 10 subject to approval by Federal

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Highway Administration and Florida Department of Transportation. The interchange of Welaunee Boulevard and Interstate 10 shall be designed consistent with a federally approved Interchange Justification Report. It is the intent to allow for the design of an interchange, which supports a gridded street system and city blocks on the south side of I-10. The gridded street system should serve to divert traffic onto a network of town center streets and should support a pedestrian environment. Until an interchange is approved and constructed, Welaunee Boulevard may pass over Interstate 10.

- (G) Construction of Welaunee Boulevard shall be phased to accommodate transportation impacts from approved development of the Toe. The roadway phases shall be consistent with the Urban Services-Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990 as may be amended from time to time (referred to as the Urban Services Agreement) and shall be established in PUD Concept Plans in a manner that complies with the adequate public facilities requirements of this comprehensive plan and the land development code.
- (3) The following transportation guidelines shall apply in the Heel as established in PUD Concept Plans and shown in Figure 13-4:
  - (A) Road access to the Heel from U.S. 90 shall occur in compliance with Florida Department of Transportation rules including the Shamrock South extension, which will traverse the Heel.
  - (B) Contingent upon approval by the Tallahassee-Leon County M.P.O., the Shamrock South extension

between Miccosukee Road and U.S. 90 will be shown on the 2025 updated long-range transportation plan as a component of the cost-feasible plan, consistent with the Urban Services-Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990 as may be amended from time to time (referred to as the Urban Service Agreement).

- (C) Road access to the Heel from Miccosukee Road shall occur only at the existing Miles Johnson Road intersection and the Shamrock South extension, which will traverse the Heel, including the Miccosukee Canopy Road Greenway.
- (D) Two roads may be constructed adjacent to the Miles Johnson Road roadbed and canopy if the local government with jurisdiction approves of incorporation of the existing Miles Johnson Road into the primary open space system.
- (4) In PUD Concept Plans, the local government with jurisdiction shall require development on the Toe and Heel, respectively, to implement Transportation Demand Management (TDM) strategies, as appropriate, to reduce single-occupancy vehicle trips. Such strategies may include, but are not limited to, alternative work schedules, transportation allowances (carpool and vanpool programs), guaranteed ride home programs, telecommuting, transit supportive facilities (bus stops, shelters, etc.), and additional bicycle and pedestrian facilities and equipment.

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### *Policy 13.1.5: Public Facilities* (EFF. 12/10/02; REV. EFF. 7/20/05)

Public facilities shall be provided to serve residential and non-residential uses on a phased basis consistent with the level-of-service and availability standards of this comprehensive plan. The intent of this policy is to provide infrastructure needed to serve development that is predominantly self-supporting rather than predominantly dependent upon public funding consistent with the Urban Services Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990 as may be amended from time to time (referred to as the Urban Services Agreement). The intent of this policy will be achieved through implementation of the following guidelines:

- (1) Potable water, sanitary sewer, electricity and natural gas service shall be provided to development on the Toe and Heel pursuant to the existing Urban Services-Development Agreement.
- (2) All stormwater management facilities shall be designed to meet treatment standards for Outstanding Florida Waters (OFW) (i.e. the first .75 inches of rainfall) or the applicable local standard, whichever is greater. Maintenance responsibility for all stormwater management facilities shall be provided as established in the Stormwater Facilities Master Plan and the Urban Services Agreement. Facilities which are dedicated to the City must be constructed to City standards.
- (3) Dove Pond may be incorporated into a regional stormwater management system and be utilized for the storage of treated stormwater to provide flood protection for downstream off-site property owners provided:
  - (A) It can be shown through the completion of an Environmental Impact Analysis (EIA) incorporated

into a Stormwater Facilities Master Plan (SFMP) that, with any increase in flood volume or flood stage, the wetlands and associated conservation and preservation areas are minimally impacted.

- (B) Such use **may be undertaken only with the landowner's** express approval.
  - (C) Public agencies shall pay a pro rata share of capital costs based on the off-site stormwater runoff to be stored in Dove Pond during flood events, provided the landowner makes available the necessary land or rights of use at no cost to the public contemporaneous with issuance of a final local development order which establishes and allocates buildout stormwater capacity for the Toe.
  - (D) Local government funding shall not be utilized for the portion of any stormwater management facilities necessary to accommodate on-site development.
  - (E) Criteria in Policy 13.1.7 are also achieved.
- (4) To provide flood protection for downstream off-site property owners in the Tri-Basin Study Area, inter-basin transfers of stormwater may be permitted between sub-basins of the Welaunee Closed Basin and from the Welaunee Closed Basin to the Lafayette Oaks and Pedrick Closed Basins through a public conveyance system. Such transfers may occur only from Dove Pond as provided by this policy and Policy LU 13.1.7 and shall be deemed consistent with Policy 1.1.5 [SM], Policy 2.2.5 [C] and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable, when they comply with these criteria:



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- (A) Approval by the local government with jurisdiction of a regional stormwater management plan for the Tri-Basin Study Area, based on a detailed assessment indicating minimal negative impacts to water quality, quantity and rate of discharge due to inter-basin transfers to the receiving watershed.
  - (B) Approval of public funding, in an adopted local government budget, for off-site stormwater management facilities required by the regional plan.
- (5) Facilities which discharge to or from an isolated or aggregated closed basin shall provide storage for the post-development increase in runoff volume for the 100-year, 24-hour critical storm.
  - (6) Facilities which discharge to Lake Lafayette shall provide both treatment and attenuation for storms consistent with the requirements of Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.
  - (7) The landowner shall reserve for future dedication, to the City of Tallahassee, a site for fire protection and emergency services, not to exceed two acres.
  - (8) Unless developed pursuant to Policy LU 13.1.9, a 24-acre site for a 500-pupil elementary school for Leon County Schools shall be reserved for future dedication to the Leon County School Board in the Heel proximate to residential areas, a town or neighborhood center and the primary open space system, with off-site stormwater management provided through a regional system. Impacts to existing public schools shall be addressed during the development review process as required by this comprehensive plan, provided that the fair market value of the school site, any off-site stormwater treatment and storage capacity and any other land or improvement to support a public school shall be a credit, on a dollar-for-dollar basis, against any fee or exaction for public school impacts.
  - (9) Public facilities and improvements necessary to serve development on the Toe and Heel may be financed, planned, established, acquired, constructed, reconstructed, enlarged, extended, equipped, operated or maintained by one or more community development districts subject to the requirements of Chapter 190, Florida Statutes.
  - (10) Prior to approval of the first PUD Concept Plan on the Toe or the Heel, except as allowed by Policy LU 6.2.4, a Stormwater Facilities Master Plan (SFMP) shall be prepared by the applicant and approved by the local government for the entire Toe and the entire Heel. The SFMP shall accommodate stormwater flows from full build out conditions from any upstream offsite property and the entire Toe or the entire Heel, as applicable. The SFMP shall, at a minimum, identify regional impacts to flood extents and stormwater conveyance, establish infrastructure requirements necessary to manage stormwater in compliance with local, state and federal regulations, document the phasing, implementation and easement reservations necessary to serve full build-out and facilitate environmental and stormwater permitting. To accomplish these goals, the SFMP shall provide analysis and design of the primary stormwater system based on detailed hydrologic and hydraulic modeling of existing and post-development conditions. The analysis shall incorporate existing land use, soils and topographic data, the conceptual land use plan, stage and water quality monitoring data and the applicable results and findings of the Natural Features Inventory and Environmental

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Impact Assessment. The design shall provide general parameters associated with the primary stormwater management facilities, drainage easements and conservation easements necessary to serve the development under full build-out conditions. Flood extents delineated by the SFMP shall allow identification of the 100-year flood exclusion area. No habitable structures shall be constructed within the post-development (full build-out) 100-year floodplain. The SFMP's scope of work shall be approved by local government prior to development of the SFMP.

NOTE: Notwithstanding the above, the Heel may be developed under Policy LU 13.1.9, in which case the guidelines stated above will be adjusted to reflect the requirements of Policy LU 13.1.9.

### *Policy LU 13.1.6: General Design Standards* (EFF. 12/10/02; REV. EFF. 7/20/05)

PUD Concept Plans shall incorporate design standards that will insure and guide mixed-use, integrated development that is pedestrian-friendly. In addition to the general design standards set forth in other policies, which support Land Use Objective 13.1, PUD Concept Plans shall be consistent with these general design standards:

- (1) Sidewalks shall be provided throughout the Toe and Heel as follows:
  - (A) On both sides of Welaunee Boulevard. Sidewalks shall also be provided on both sides of collector roads and arterial roads in the Toe.
  - (B) On both sides of the Shamrock South extension which will traverse the Heel and on all other arterial and collector roadways in the Heel.
- (C) On both sides of all streets in employment centers, town centers, and neighborhood centers.
- (D) On one side in residential low-density and residential estate areas.
- (E) On one side (fronting residences) of the two roads running parallel to Miles Johnson Road if it is closed to through traffic and incorporated into the primary open space system.
- (F) Sidewalks shall be provided on both sides of streets in residential medium-density and residential high-density areas.
- (2) On-street parking shall be accommodated where feasible in neighborhood and town centers and shall be credited toward parking requirements as specified in PUD Concept Plans.
- (3) In town and neighborhood centers, parking shall be provided in the rear of buildings to the maximum extent feasible. Buildings shall be oriented to the street and designed with minimal setbacks from the road to promote a pedestrian-friendly environment. Criteria for a variance from build-to and setback lines may be established in PUD Concept Plans.
- (4) PUD Concept Plans shall include integrated parking management strategies designed to achieve more efficient utilization of parking resources, mitigate peak travel demand and optimize the return on investments in public right-of-way. Integrated parking management strategies may include shared parking plans, short-term parking **plans, parking areas “unbundled” from specific buildings**, parking spillover prevention measures and time-limit strategies for on-street parking. Reductions from generally

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applicable parking space standards shall be granted in PUD Concept Plans when justified on the basis of integrated parking management strategies, the mixed-use character of various portions of the development or other professionally accepted methodology.

- (5) Town centers shall be designed as a marketplace for a variety of retailers to ensure that not all retail space is **aggregated into one or two single “big-box” retail buildings.**
- (6) Building heights in town centers and neighborhood centers shall not exceed 65 feet from grade. Building heights in other land use categories shall be established in PUD Concept Plans at heights compatible with development in mixed-use centers and other land uses.
- (7) Property signage in non-residential areas shall be provided in a coordinated manner that is compatible with the architectural vernacular and scale of development. It shall be consistent with a master signage plan established in PUD Concept Plans.
- (8) Landscaping in common areas, residential areas, along roadways and in town, neighborhood and employment centers shall utilize only drought-resistant native plant species in an approved plant list established in PUD Concept Plans.
- (9) Landscaping in town centers, neighborhood centers, employment centers and residential areas located within a one-quarter mile walking distance of those centers shall include street trees identified in an approved plant list established in PUD Concept Plans.
- (10) Stormwater management facilities shall be designed **consistent with the “Stormwater and Erosion and**

Sediment Control Best Management Practices for **Developing Areas” as described in Chapter 6 of the FDEP Florida Development Manual, Appendix F of the Concurrency Manual and subject to local government approvals. During construction, sediment and erosion control shall be required as specified in Chapter 8 of the “Erosion and Sediment Control Handbook” (Goldman, Jackson, Bursztynsky).**

- (11) Constructed stormwater management facilities may be utilized to satisfy the open space requirements established in the PUD Concept Plans if the following general design standards are met:
  - (A) Stormwater management facilities shall be designed and constructed using predominantly non-angular, freeform, curvilinear contouring that visually integrates the facility into the overall landscape design.
  - (B) Retaining walls may be incorporated to maximize storage volume and to minimize excessive grade changes or tree removal, but may not exceed 50 percent of the limits of the facilities perimeter and may not exceed six feet in height. Terraced side slopes utilizing multiple retaining walls may be used when augmented with landscaping between retaining walls.
  - (C) Stabilized side slopes exceeding 4:1 slopes shall be planted with either artificial, erosion-resistant materials or with appropriate vegetative cover.
  - (D) Perimeter landscaping is a part of the design of the stormwater facility for dry retention/detention facilities as well as wet detention/treatment facilities.
- (12) Integrated mixtures of land uses shall be located and designed to be consistent with comprehensive crime

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prevention strategies of natural surveillance, territorial reinforcement and natural access control.

### *Policy 13.1.7: Allowances*

(EFF. 12/10/02;  
REV. EFF. 7/20/05)

Development shall be designed on the Toe and the Heel to be consistent with the thresholds for impacts established in the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. Notwithstanding any other provisions of this Comprehensive Plan, development of the Toe and Heel may be subject to the following provisions as established in PUD Concept Plans:

- (1) To reduce downstream flooding of off-site property owners in the Tri-Basin Study Area, Dove Pond may be utilized for the storage of treated stormwater as provided by this policy and Policy LU 13.1.5. If after the completion of the Environmental Impact Analysis (EIA) and Stormwater Facilities Master Plan (SFMP) it can be shown that impact to the wetlands and associated conservation and preservation areas have been minimized and that the impact to conservation and preservation areas is determined to be greater than 5 percent as allowed in Comprehensive Plan Policy 1.3.11[C], the Public Linear Infrastructure Variance process may be utilized to authorize the public regional stormwater management facility subject to the following:
  - (A) Local government approval of a regional stormwater plan for the Tri-Basin Study Area, based on a detailed assessment indicating minimal negative impacts to wetlands, water quality, quantity and rate of discharge both on-site and off-site due to inter-basin transfers to the receiving watershed.
  - (B) Approval of public funding, in an adopted local government budget, for off-site stormwater management facilities required by the regional plan.
  - (C) Impacts shall be permitted only when demonstrated to be the minimal impacts reasonably necessary to implement the regional plan.
- (2) If Dove Pond is not utilized as a public regional stormwater management facility, then use of Dove Pond as a stormwater management facility must be evaluated in terms of impacts and meet the requirements of the Comprehensive Plan and Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable.
- (3) To promote creation of the primary open space systems and their integration into the planned mixed-use communities with appropriate credit, the PUD Concept Plans shall establish an open space requirement which includes credit for the primary open space system, protected preservation and conservation areas, areas of constructed landscape and the minimum on-site landscaping required for individual sites set forth in Policy LU 13.1.2. Specific landscape standards and requirements shall be established in PUD Concept Plans. Such standards and requirements shall be designed to meet or exceed, on a cumulative basis, the Landscape and Urban Forest requirements in Chapter 5, Environmental Management, Tallahassee Land Development Code or the Leon County EMA, whichever is applicable. These landscape standards shall include, but not be limited to, standards for provision of street trees in town centers and

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along public roadways, canopy trees and landscaped islands within parking lots, and special consideration of patriarch tree preservation. These standards will be developed to reflect the intent that town and neighborhood centers will be developed in an urban character with minimized setbacks and an emphasis on dense, mixed-use development. Various land uses in the Toe and the Heel shall satisfy the Urban Forest/Landscaping requirements based on thresholds established in the PUD Concept Plans. Such requirements shall be designed to meet or exceed, on a cumulative basis, the landscaping and urban forest requirements in Chapter 5, Environmental Management, Tallahassee and Development Code or the Leon County EMA, whichever is applicable.

### *Policy 13.1.8: Agricultural and Silvicultural Activities* (EFF. 12/10/02; REV. EFF. 7/20/05)

It is the intent of this Policy to ensure that land identified for urban development within the time frame of the Comprehensive Plan is available for development and will not be encroached upon by incompatible land uses. It is also the intent to insure the long-term viability of open space areas and conservation and preservation areas through the proper management of these areas. Open space, conservation and preservation areas are valuable amenities to developing areas. It is intended that agriculture and silviculture uses will continue in the Toe and the Heel up to the point that individual tracts are converted to urban land uses. It is expected that agriculture and silviculture uses will be compatible with the long-term viability of planned open space, conservation, and preservation areas through proper management. It is also expected that the amenity value of those

natural resources for urban development will be far greater than their agriculture or silviculture values.

- (1) Agriculture and silviculture will be recognized as an allowable interim use in all land use categories within the Toe and Heel.
- (2) As soon as local government site plan or subdivision approval is granted for any portion of property within the Toe and Heel, agriculture and silviculture activities shall cease to be allowable activities on the land for which local government approval has been granted and shall be phased out as set forth in the development order approving the site plan or sub-division plat. This elimination of agriculture and silviculture uses is intended to apply to parcels of land identified within the site plan or subdivision and to all land included in these parcels, such as land proposed to serve as buffer or open space.
- (3) Prior to subdivision or site plan approval, agriculture and silviculture uses shall be allowed to continue within the **Toe and Heel in accordance with the “2000 Silviculture Best Management Practices”** as may be amended from time to time, Florida Department of Agriculture and Consumer Services, and existing local government ordinances.
- (4) Timber harvesting activities shall not be conducted until such time as the landowner has obtained a timber-harvesting permit in accordance with the environmental and stormwater management ordinances of the appropriate local government.

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### *Policy LU 13.1.9 Alternative Heel Program*

(EFF. 7/20/05)

Notwithstanding any other provision of this comprehensive plan, at the election of the landowner or an authorized developer as much as 800 acres in the Heel as depicted on Figure 13-5 may be developed as a separate project, without regard to other development in the Welaunee Critical Planning Area, with a land use designation of “Residential Estate” and a zoning designation of “Residential Acre.” Such development shall be reviewed by the City as a residential subdivision and shall be required to meet all normal and customary requirements for such a development under the City’s land development regulations, including but not limited to the EMO. Any portion of the Heel developed under this alternative program shall be exempt from the Critical Area Plan except for the following provisions:

- |                      |                                |
|----------------------|--------------------------------|
| (1) LU 13.1.1(6)     | (11) LU 13.1.4(3)(D)           |
| (2) LU 13.1.1(8)     | (12) LU 13.1.5(1)              |
| (3) LU 13.1.1(9)     | (13) LU 13.1.5(6)              |
| (4) LU 13.1.2(1)     | (14) LU 13.1.5(10) as modified |
| (5) LU 13.1.3(1)(H)  | (15) LU 13.1.6(8)              |
| (6) LU 13.1.4(1)(F)  | (16) LU 13.1.6(10)             |
| (7) LU 13.1.4(1)(J)  | (17) LU 13.1.6(11)             |
| (8) LU 13.1.4(3)(A)  | (18) LU 13.1.8                 |
| (9) LU 13.1.4(3)(B)  |                                |
| (10) LU 13.1.4(3)(C) |                                |

Any portion of the Heel depicted in Figure 13-5 not developed under this alternative program shall be subject to the Critical Area Plan as it otherwise would apply. Uses and maximum densities and intensities of use for such portion shall be allocated pro rata based on the uses and maximum densities and intensities of use on Table 5-2 of the data and analysis report for the “Welaunee Critical Area Plan – Toe and Heel” (Jan. 17, 2002).

### *Objective 13.2: Development Concept for the Welaunee Arch*

(EFF. 12/10/02; REV. EFF. 1/11/21)

The intent of the Welaunee Arch Master Plan is to provide an area-wide plan for the portion of the Welaunee Critical Planning Area located north of Interstate-10 and west of Miccosukee Road (i.e. the “Arch”). This master plan sets the standards and guidelines to coordinate one or more implementing development plans such that the development of the Arch results in a new, integrated community with a variety of land uses, diverse neighborhoods and mixed-use centers, a region-serving activity center, active and passive recreational options, and abundant open space. The development of the Arch consistent with this master plan shall be implemented in phases, connected by a multi-modal transportation system, served by regional, master planned stormwater facilities, and designed in ways that protect natural resources.

#### *Policy 13.2.1: Concept.*

(EFF. 1/11/21)

This Welaunee Arch Master Plan satisfies the requirements of the Tallahassee-Leon County Comprehensive Plan for a planned development master plan in order to foster development on the Welaunee Arch with a region-serving, mixed-use activity center; residential areas with a strong sense of place and a range of diverse housing choices; transportation choices with linkage to commercial services and jobs; and planned recreation and open space.

#### *Policy 13.2.2: Discourage Urban Sprawl.*

(EFF. 1/11/21)

The Welaunee Arch is located wholly within the Urban Services Area. Development within the Arch will discourage urban sprawl by, among other things, directing growth to a next-in-line area identified for future urban development since 1990; promoting

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walkable, connected neighborhoods that support a range of housing choices; implementing a multimodal transportation system that supports the internal capture of transportation trips; creating a balance of residential and nonresidential land uses through integrated, mixed-use centers and diverse housing types in close proximity to nonresidential uses; promoting the efficient and cost-effective provision or extension of public facilities and services; protecting and preserving natural resources; protecting environmentally sensitive lands; and providing public recreation and open space.

### Policy 13.2.3: Implementation. (EFF. 1/11/21)

The Welaunee Arch Master Plan shall be implemented by one or more Planned Unit Development (PUD) Concept Plans, Regulating Plans with Form-based Codes, or other implementing plan as allowed by the Comprehensive Plan at the time of development. All such plans are referred to herein as Planned Development Concept Plans or PUD Concept Plans. Such PUD Concept Plans shall be consistent with this master plan and contain guidelines and requirements for land use categories, transportation facilities, access management, and other specific design standards. All PUD Concept Plans shall be consistent with the stormwater facility master plan and with transportation plans for the Phase of the Arch in which they are located, as developed and approved prior to or concurrent with the initial PUD Concept Plan for that Phase. The phasing of development in the Arch shall be consistent with necessary infrastructure and supporting services and the phasing requirements of Policy 13.2.5. Development Phases and PUD Concept Plans shall consider previously approved PUD Concept Plans within the Arch and anticipated development based on Figures 13-5 through 13-7 such that open space, stormwater, and transportation systems are planned and implemented consistent with the Policies in this

Welaunee Arch Master Plan portion of the Welaunee Critical Area Plan.

A PUD Concept Plan may address only a portion of a Phase or may address more than one Phase. The minimum size for the initial PUD Concept Plan for any Phase of the Arch shall be 350 acres. Subsequent PUD Concept Plans shall be implemented consistent with this Master Plan and the applicable implementing plan standards allowed by the Comprehensive Plan at the time of development.

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### Policy 13.2.4: Land Use Districts. (EFF. 1/11/21)

The Master Plan forms the basis upon which organizing elements are oriented to convey the overall urban form. Lands within the Welaunee Arch shall be planned for the generalized land uses described in this Policy and Table 1. As depicted on Figure 13-5, the Welaunee Arch shall be designed with the following land use districts:

(1) Northeast Gateway District – The intent of the Northeast Gateway District is to provide an area that capitalizes on the location of a potential future interchange with Interstate-10 and Welaunee Boulevard by including well-designed, region-serving commercial and employment uses. The Northeast Gateway District as identified on Figure 13-5 shall be comprised of:

- a. Activity Center. An activity center zone shall be a mixed-use zone including between 75 and 280

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acres. The activity center zone shall be located east of the residential zone, as generally depicted on Figure 13-5, and no closer than 1,000 feet from the Buckhead subdivision. This zone shall contain a diverse mixture of region-serving commercial, office, hotel, and other non-residential uses with a trade area extending beyond the Welaunee Arch. This zone may also contain higher-density residential and public and civic uses that can **contribute to the center's vitality and sustainability**. Residential densities in this zone shall have a minimum of 10 dwelling units per acre and a maximum of 20 dwelling units per acre for residential development not in vertically mixed-use buildings. Non-residential intensities shall range from 4,000 square feet per acre to 30,000 square feet per acre. The mixture of uses shall be 10% to 55% residential and community services uses and 45% to 90% non-residential uses. The activity center shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center.

b. **Employment Center.** An employment center zone shall be a mixed-use zone located proximate to major transportation arteries in order to provide jobs for residents as well as regional employment opportunities and shall contain 75 to 280 acres. Employment centers are intended to contain a mix of uses and not be a single-use environment. Allowable uses include office, hotels and inns, light industrial, warehousing and distribution, laboratories, research, printing, banks, retail, restaurants and cafes, infrastructure including stormwater management facilities, civic, religious and institutional uses and educational uses. Residential uses shall not be allowed in Employment Center zones except when located above the ground floor in mixed-use buildings. Development intensities of non-residential uses in the employment center zone shall range from 8,000 square feet per acre to 40,000 square feet per acre. This zone shall be designed with shared parking opportunities for nonresidential uses that have peak parking demands other than during normal office hours. The development of a PUD Concept Plan that includes this zone shall include coordination with Star Metro to include preliminary plans for transit connectivity between this zone and other mixed-use zones in the Arch. The employment center shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they



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include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center.

- c. Residential. A residential zone shall be located between the Buckhead subdivision and the mixed-use zones as generally depicted on Figure 13-5. This residential zone shall include between 30 and 100 acres. Residential development density shall be no less than 2 dwelling units per acre and not exceed 6 dwelling units per acre. Accessory dwelling units shall not count towards the residential density in this zone.
- d. Open Space/Greenway. The Open Space and Greenway area within the Northeast Gateway District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with the development standards of Policy 13.2.37. Specifically, an open space zone shall be located along the border with the established Buckhead Neighborhood serving as a buffer between the existing Buckhead Neighborhood and new development in the Arch. This zone shall be no less than 250 feet wide and will include the Welaunee Greenway and existing utility easements. In total, a minimum of 20% of

the gross area in Phase 1 shall be designated as Open Space.

- (2) West Arch District – The intent of the West Arch District is to provide an area with a mixed-use center that serves residents of both Welaunee via Welaunee Boulevard and Killlearn Neighborhoods via Shamrock South. It is the intent of this District to allow the highest density and intensity development within the mixed-use center, gradually transitioning to lower densities and intensities as distance from the mixed-use center increases. The West Arch District as identified on Figure 13-5 shall be comprised of:
  - a. Mixed-Use Center. Development of the West Arch District shall include a single mixed-use center designated as either a Town Center zone or Village Center zone.
  - b. Town Center. A town center zone shall be a mixed-use development planned as a compact, efficient node between 20 and 120 acres in size. A town center shall contain uses that serve surrounding neighborhoods as well as those traveling through the area. Allowable uses include office, retail, restaurants, bed and breakfasts, hotels and inns, theaters and other entertainment venues, specialty retail, grocery stores, residential, home occupational uses, open space, and civic, religious and institutional uses (including day care services for children and adults). The Town Center shall

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include uses mixed horizontally and vertically. It is the design intent to plan for multiple storefronts and multiple retailers in the town center, so all of the available retail space is not aggregated into one or two “big-box” stores.

Development intensities in the town center shall range from 4,000 square feet per acre up to 30,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 50,000 gross square feet. Residential densities shall be no less than 8 dwelling units per acre up to a maximum of 20 dwelling units per acre for residential development not in vertically mixed-use buildings. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. The mixture of uses shall be 10% to 55% residential and community services and 45% to 90% non-residential uses. Town centers shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center. Community open space in the form of public squares and greens or urban forest canopy areas

shall be planned as a focal point for a town center. No minimum on-site open space shall be required on each preliminary plat; however, exceptional specimen **trees, patriarch trees, and trees of significant size for its species that are in very good health shall be protected.**

- c. Village Center. A village center zone shall allow small retail, specialty retail, office, restaurants, services, open space, residential and other uses (including day care services for children and adults) that support residential uses within the District. This zone is also intended to function as a neighborhood focal point and is envisioned to have churches, town squares, and other civic, religious, and institutional uses. The village center zone shall range in size from 5 to 50 acres and shall be designed to create a pedestrian-friendly environment. Traffic calming measures, such as on-street parking, buildings up close to the road with parking in back, streetscape with street trees and landscaping, and other such solutions, shall be utilized to create a pedestrian-friendly, walkable center. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages.

The mixture of uses shall be 0% to 50% residential and community services and 50% to 100% non-

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residential uses. Development intensities in the village center zone shall range from 4,000 square feet per acre to 20,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 30,000 gross square feet. Residential development in the Village Center shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre for residential development not in vertically mixed-use buildings. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Community open space in the form of village squares and village greens or urban forest canopy areas shall be planned as the focal point of a village center. No minimum on-site open space shall be required for each preliminary plat; however, exceptional specimen **trees, patriarch trees, and trees of significant size for its species that are in very good health shall be protected.**

d. Neighborhood. The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within  $\frac{1}{4}$  to  $\frac{1}{2}$  mile from the edge of the mixed-use center zone. In the neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is

20,000 square feet per acre. Building footprints for non-residential uses shall not exceed 10,000 gross square feet.

e. Residential. The Residential zone is intended to provide the opportunity for a range of housing choices in proximity to mixed-use land use zones that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone is intended to provide a transition from the mixed-use center and neighborhood zones to existing development in the Killlearn neighborhoods. Residential development shall be limited to a minimum of 2 dwelling units per acre with a maximum density of 10 dwelling units per acre, comparable to the maximum density of the Urban Residential land use category, mixed with open spaces and compatible with protected areas such as the Welaunee Greenway.

f. Open Space/ Greenway. The Open Space and Greenway area within the West Arch District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37. In total, a minimum of 20% of the gross area in Phase 1 shall be designated as Open Space.

(3) North Arch District – The intent of the North Arch District is to provide an area with a mixed-use center

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that serves residents of Welaunee, Killlearn, and the residents along Roberts Road and Crump Road. The North Arch District as identified on Figure 13-5 shall be comprised of:

- a. **Mixed-Use Center.** Development of the North Arch District shall include a single mixed-use center designated as either a Town Center zone or Village Center zone as defined in the West Arch District policy.
- b. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within  $\frac{1}{4}$  to  $\frac{1}{2}$  mile from the edge of the mixed-use center zone. In this neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall be not exceed 10,000 gross square feet.
- c. **Residential.** The Residential zone is intended to provide the opportunity for a range of housing choices in proximity to mixed-use land use districts

that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. Residential development shall be a minimum of 2 dwelling units per acre and shall not exceed a density of 10 dwelling units per acre, comparable to the maximum density of the Urban Residential land use category, mixed with open spaces and compatible with protected areas such as the Welaunee Greenway. This zone is intended to provide a transition from the mixed-use center and neighborhood zones to existing development in the Killlearn neighborhoods.

- d. **Open Space/ Greenway.** The Open Space and Greenway area within the North Arch District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37. In total, a minimum of 20% of the gross area in Phase 1 shall be designated Open Space.

Additionally, high quality native forests in the North Arch District shall be protected, preserved, and included in the open space area. Trails shall be planned around the high-quality successional forests/native forest areas to serve as both recreational facilities and as fire breaks when these areas are managed with prescribed fires. Potential locations of high-quality successional forests/native forests are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a

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Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

- e. Regional Park. A regional park with active recreation may be located in the North Arch District. If a regional park is designated within this District, it shall be designed to include connectivity with the trail system around any high-quality successional forests/native forests as described in the open space zone for this District.

(4) Conservation Design District - The intent of the Conservation Design District is to provide an area that is primarily residential in nature with a small village center. The residential development is intended to be arranged as cluster subdivisions in order to maximize the efficiency of infrastructure and to preserve environmental features and open spaces. The village center is intended to include non-residential uses in a location that minimizes the number of miles residents drive to meet their daily needs and promote the internal capture of vehicular trips. The Conservation Design District as identified on Figure 13-5 shall be comprised of:

- a. Clustered Residential. The cluster residential zone shall be comprised of clustered development that sets aside a minimum of 50% open space as a reserve area, comprised of such things as special development zones, preservation and conservation features, undeveloped uplands, oak-hickory forest,

significant trees, passive recreation areas, and stormwater facilities designed as a community amenity. Adjacent open space as designated on Figure 13-5 and consistent with Policy 13.2.37 may be included in the Conservation Design District reserve area calculations for cluster development. The development area shall be the area not set aside as reserve area and shall comprise no more than 50% of the total conservation design district. Within this district, development area shall be located on the least environmentally sensitive areas; be contiguous to the greatest extent practicable; and allow maximum open space to be easily maintained in the reserve area. The development area shall be developed at a minimum of two dwelling units per acre and a maximum of 12 dwelling units per acre. Planned Unit Developments may provide for a density bonus up to 20 dwelling units per acre where more area is set aside than required or where greenways, trails, or other passive recreational opportunities are provided in the reserve area.

The conservation design district shall contain a mixture of housing types. Allowable housing types include single family detached homes, single family attached homes, duplexes, triplexes, fourplexes, courtyard buildings (a 1 to 3.5 story detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards), and cottage courts (a group 1 to 1.5-story detached structures arranged around a shared court visible from the street). The conservation design district shall not contain

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greater than 80% of any one housing type. Accessory dwelling units are allowable per City of Tallahassee land development code. Accessory dwelling units do not count towards the overall density and do not count as a different housing type for the purpose of requiring a mixture of housing types. Design standards for this District shall include Dark Sky principles to prevent and reduce light pollution.

The acreage of the reserve area shall be preserved as open space consistent with Policy 13.2.37, shall incorporate existing or planned public or private open space and greenspace to the greatest extent practicable, and shall be of sufficient size and buffered to ensure the protection of all critical on-site resources that are to be preserved and to accommodate authorized uses which includes natural open space, passive recreation uses (e.g., greenways, picnic areas or open fields), stormwater facilities, or other environmental conservation purposes.

All preservation areas, special development zones, conservation areas, archaeological sites and viewshed areas within designated protection zones for canopy roads shall be incorporated into the reserve area to the greatest extent practicable.

Stormwater management facilities which are otherwise permissible are allowed in the reserve area provided that the facilities are located outside of preservation areas, canopy road zones, naturally forested areas, special development zones, and

meet either of the applicable following two standards:

- i. Stormwater management facilities shall have side slopes of flatter than 4:1, and/or
- ii. Stormwater management facilities shall have appropriate tree and plant species that visually integrates the stormwater facility into the overall reserve area.

All such facilities shall be designed as community amenities, with trails, observation decks, or platforms where appropriate.

- b. Village Center. The Conservation Design District shall include a Village Center Zone subject to the design standards for a Village Center zone in the West Arch District Policy.
- c. Neighborhood. The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within  $\frac{1}{4}$  to  $\frac{1}{2}$  mile from the edge of the mixed-use center zone. In this neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity

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allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall not exceed 10,000 gross square feet.

- d. Open Space/ Greenway. The Open Space and Greenway area within the Conservation Design District includes all open space and reserve area within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37 and shall be included in the reserve area calculations for cluster development. At a minimum 50% of this District shall be designated as Open Space.

High quality successional forests and native forests as defined in the Tallahassee-Leon County Comprehensive Plan Glossary in the Conservation Design District shall be protected and preserved and included in the open space area. Trails shall be planned around the high-quality successional forests/native forest areas to serve as both recreational facilities and as fire breaks when these areas are managed with prescribed fires. Potential locations of high-quality successional forests/native forests are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

Core canopy or core forests, as defined in the City of Tallahassee's Urban Forest Master Plan, that is part of the fragmentation class of Core Canopy (>500 acres) and shown on the Preliminary Environmental Map (Figure 13-6), shall be protected, included in the open space area, and shall be connected to greenways and open space that function as wildlife corridors. These areas may be included in the reserve area calculations for cluster development. Potential locations of core forest areas that are part of the fragmentation class of Core Canopy (>500 acres) are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

- (5) Residential Reserve District - The Residential Reserve District as identified on Figure 13-5 is intended to be residential in nature, arranged as cluster subdivisions in order to maximize the efficiency of infrastructure and to preserve environmental features and open spaces. This District is also intended to maintain compatibility with established residential development along Roberts Road and Crump Road. The Residential Reserve District shall be subject to the Clustered Residential policy of the Conservation Design District with a maximum density of 6 dwelling units per acre and a minimum reserve area requirement of 60%. The Residential Reserve District shall include open space buffers of a minimum width of 250 feet to Roberts Road and Crump Road that may include the Welaunee Greenway system, open space, and

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reserve area from cluster subdivision development. The Residential Reserve District may alternatively be established as Open Space through an optional Alternative Development Program as established in Policy 13.2.44.

- (6) Open Space – Open Space area shall be incorporated into each District. Districts shown in Figure 13-5 include the adjacent open space. The Primary Open Space System shall be designed as a connected network of open space as generally depicted on Welaunee Arch Map, Figure 13-5, which shall include Conservation and Preservation areas as generally depicted on the Preliminary Environmental Features Map, Figure 13-6, aesthetic open space, Greenways, and the Perpetual Drainage Easement held by the City and County. A minimum of 20% of Phase 1, 50% of Phase 2, 60% of Phase 3, and 40% of the total gross area of the Arch shall be designated Open Space unless offset through the Alternative Development Program in Policy 13.2.44. Conservation and Preservation Areas as defined in Policy 1.3.1 and 1.3.4 of the Conservation Element account for approximately 19% of the overall gross area of the Welaunee Arch. The remainder of the designated open space, which will include approximately 21% of the overall gross area, shall consist of open space incorporated into the development plan for each District or part of the Primary Open Space System. The Open Space Area shall be subject to the design and development criteria in Policy 13.2.37. The Conservation and Preservation Areas shall be subject to the design and development criteria of Policy 13.2.38.

### *Policy 13.2.5: Phasing.*

(EFF. 1/11/21)

Development of the Arch shall be implemented in phases consistent with this plan and necessary infrastructure (including water and sewer) and supporting services (including adequate schools, police and fire service). Phase 1 shall include the Gateway District, West Arch District, and the North Arch District. Phase 2 shall include the Conservation Design District. Phase 3 shall include the Residential Reserve District. A PUD Concept Plan may address only a portion of a phase or may address more than one phase. Phase 1 of the Welaunee Arch must include one Town Center Zone and one Village Center Zone, either of which can be located in the West Arch District or North Arch District.

Phase 2 shall not be developed until 1,500 dwelling units and 150,000 square feet of non-residential uses have been constructed in Phase 1.

Phase 3 shall not be developed until at least 70% of the gross acreage of Phase 2 is included in an adopted PUD Concept Plan. Sub phases or stages of each phase may be developed in separate PUD Concept Plans.

It is the intent that infrastructure improvements occur contemporaneous with development. This timing of infrastructure with development prevents stranded or early investment in infrastructure.



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Table 1. Land Uses in the Welaunee Arch

District	Zone	Size	Nonresidential Intensity	Residential Density	Mixture
Northeast Gateway District (Phase 1)	Activity Center	75-280 acres	4,000–30,000 SF/acre	10-20 DU/acre	10-55% residential 45-90% nonresidential
	Employment Center	75-280 acres	8,000-40,000 SF/acre	n/a <sup>1</sup>	n/a <sup>1</sup>
	Residential	30-100 acres	n/a	2-6 DU/acre	n/a
	Open Space	Min. 20% of gross area in Phase 1			
	Town Center <sup>2</sup>	20-120 acres	4,000–30,000 SF/acre	8-20 DU/acre	10-55% residential 45-90% nonresidential
West Arch District (Phase 1)	Neighborhood	¼-½ mile from Town Center	Max 20,000 SF/acre	4-14 DU/acre	n/a
	Residential		n/a	2-10 DU/acre	n/a
	Open Space	Min. 20% of gross area			

		area in Phase 1			
North Arch District (Phase 1)	Village Center <sup>2</sup>	5-50 acres	4,000–20,000 SF/acre	4-14 DU/acre	0-50% residential 50-100% nonresidential
	Neighborhood	¼-½ mile from Village Center	Max 20,000 SF/acre	4-14 DU/acre	n/a
	Residential		n/a	2-10 DU/acre	
	Open Space	Min. 20% of gross area in Phase 1			
Conservation Design District (Phase 2)	Village Center	5-50 acres	4,000–20,000 SF/acre	4-14 DU/acre	
	Neighborhood	¼-½ mile from Village Center	Max 20,000 SF/acre	4-14 DU/acre	n/a
	Conservation Design Clustered Residential	Maximum 50% of Conservation Design District	n/a	2-12 DU/acre	
	Open Space	Min. 50% gross area as Reserve			

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		Area in Phase 2.			
Residential Reserve (Phase 3)	Residential Reserve Clustered Residential	40% of Residential Reserve District	n/a	0-6 DU/acre	
	Open Space	60% gross area as Reserve Area in Phase 3.			
Open Space <sup>3,4</sup>	Open Space	Minimum of 20% of Phase 1; 50% of Phase 2; no less than 60% of Phase 3; and no less than 40% of total area in Welaunee Arch. Open Space includes Conservation and Preservation Areas, Reserve Area, and Primary Open Space Areas.			
	Conservation/ Preservation <sup>5</sup>	Approximately 900 acres (19% of the Arch)			
	Other Open Space	Approximately 1000 acres (21% of the Arch)			

1. Residential uses permitted only above ground floor in mixed-use buildings

2. Town Center Zone and Village Center Zone are permitted in West Arch District and North Arch District, provided one of each zone is located in Phase 1.

3. Open Space, including Conservation and Preservation Areas and Greenways shall be incorporated into all development Phases.

4. Open Space requirements apply unless offset through the Alternative Development Program in Policy 13.2.44.

5. Precise size and location of Conservation and Preservation Areas to be determined through a Natural Features Inventory.

*Policy 13.2.6: Development Totals. (EFF. 1/11/21)*

Densities and intensities for development of the Arch shall be consistent with Policy 13.2.4 and other policies of this master plan. The maximum development for the Arch shall not exceed 12,500 residential units and 3,000,000 square feet of non-residential development.

*Policy 13.2.7: Development Standards for Mixed-Use Zones. (EFF. 1/11/21)*

The Activity Center, Employment Center, Town Center, and **Village Centers (collectively “Mixed-Use Zones”)** shall be subject to the following development standards in addition to the requirements of Policy 13.2.4:

- (1) PUD Concept Plans that include mixed-use zones shall include specific design standards, public facility standards, and building standards, such that the district develops as a compact, walkable urban district. At a minimum, the form-based code or design standards shall address relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Design standards shall also minimize driveway cuts along sidewalks facilities by requiring alleys, shared access points, and/or structured parking facilities.

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- (2) Development in the Mixed-Use Zones may request a waiver from the requirements in the Environmental Management Ordinance for natural area, landscaping and buffers for the purpose of maximizing intensity and density within the mixed-use zone.
- (3) Stormwater detention and treatment facilities for Mixed-Use Zones shall be designed in accordance with applicable standards and should be located outside of a Mixed-Use Zones in order to promote a compact pedestrian-oriented arrangement of land uses. Stormwater facilities may be located within mixed-use zones if alternative sites are not reasonably available outside of mixed-use zones or where stormwater facilities can be integrated with pedestrian friendly environments. PUD Concept Plans shall include design standards for stormwater facilities that are consistent with the intent of the zone.
- (4) Building heights in mixed-use centers shall not exceed 65 feet from grade.

### *Policy 13.2.8: Inclusionary housing. (EFF. 1/11/21)*

Development within the Welaunee Arch shall comply with any ordinances in effect at the time of development that address the need for affordable or inclusionary housing. Each PUD Concept Plan shall include a Housing Plan designed to achieve compliance **with the City's Inclusionary Housing Ordinance, or other** affordable and inclusionary housing ordinances in effect, by buildout of the area governed by that Concept Plan.

### *Policy 13.2.9: Housing affordability. (EFF. 1/11/21)*

In addition to complying with ordinances in effect at the time of development that address the need for affordable or inclusionary

housing, a range of housing choices shall be provided to accommodate diverse income levels, age groups, people with a range of abilities, and housing needs. Granny flats, garage apartments, and other accessory dwelling units will not be included in unit or density calculations or transportation impact analyses. The range of housing options provided shall be based on the land use districts and zones within each District. No land use district or zone within a district that allows residential development shall limit housing types to only single-family detached homes.

In order to promote a range of housing types and choices, the City of Tallahassee shall incentivize the development of workforce housing within ¼-mile of mixed-use zones or transit hubs. The City shall also incentivize the provision of housing for low-income and very-low income families, seniors, and/or people with disabilities. Incentives shall be incorporated into PUD Concept Plans and may include increases in building height, waiver or reduction of mobility and impact fees, reduction of parking and setback requirements, reservation of infrastructure capacity without cost, expedited processing of applications for Concept Plans and site development plans, and similar measures such as **the incentives allowed in the City's Inclusionary Housing Ordinance.**

### *Policy 13.2.10: Community Facilities. (EFF. 1/11/21)*

Community Services, Light Infrastructure, Community Parks, and Neighborhood Parks shall be allowed uses in any land use district or zone consistent with the intent of each district and zone.

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### *Policy 13.2.11: Essential Services. (EFF. 1/11/21)*

Mixed-use centers and residential neighborhoods shall be designed to facilitate essential services, such as fire, police, and emergency medical services consistent with generally accepted response times. PUD Concept Plans shall include the locations of essential services upon request by and through coordination and formal agreement with the City of Tallahassee and/or the Leon County School Board.

### *Policy 13.2.12: Landscaping. (EFF. 1/11/21)*

All landscaped areas, except athletic playing fields and golf course fairways and greens, shall utilize drought-resistant native plant **materials from the “Florida Friendly Landscaping™ Guide to Plant Selection and Landscape Design” or other regionally** appropriate plant material guide approved by the City. Landscaping may not include invasive species listed by the Florida Exotic Pest Plan Council. Landscaping in mixed-use and neighborhood zones shall include shade trees planted as street trees. PUD concept plans may include incentives, such as reduced tree mitigation, for shade trees planted as street trees outside of mixed use and neighborhood zones.

### *Policy 13.2.13: Crime Prevention through Design. (EFF. 1/11/21)*

Integrated mixtures of uses shall be located and designed consistent with comprehensive crime prevention strategies of natural surveillance, territorial reinforcement, and natural access control.

### *Policy 13.2.14: General Compatibility. (EFF. 1/11/21)*

Development in the Welaunee Arch shall be compatible with adjoining land uses through measures including but not limited to density and height limitations, setbacks, and vegetative and open space buffers. Unless otherwise specified in this master plan, buffers are not required between or within land use districts in the Welaunee Arch.

### *Policy 13.2.15: Compatibility with Existing Residential Development. (EFF. 1/11/21)*

To facilitate compatibility with the existing residential developments located east of Centerville Road and west of Miccosukee Road that are designated as Residential Preservation or Urban Residential-2 on the Future Land Use Map, land in the Welaunee Arch that is within 1,000 feet of such neighborhoods as measured from the boundary of the neighborhood shall be limited to open space, greenways, and residential uses with a maximum density of 6 dwelling units per acre comparable to the Residential Preservation Land Use Category. Mixed Use Land Use districts shall extend no closer than 1,000 feet from these existing residential developments. The location and size of each specific use category shall be depicted on a Planned Unit Development (PUD) Concept Plan.

### *Policy 13.2.16: Interim Uses. (EFF. 1/11/21)*

Agricultural and silvicultural uses, whether existing or new, shall be an allowed interim use in any area of the Welaunee Arch on which development is planned to occur, up to and until the start of actual construction on the applicable land.

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### TRANSPORTATION

#### *Policy 13.2.17: Transportation System. (EFF. 1/11/21)*

The Welaunee Arch shall be served by a transportation system designed to optimize mobility. Major thoroughfares shall be generally located as depicted on Welaunee Arch Transportation Map, Figure 13-7, with the final location and design to be based upon site-specific environmental, engineering, and related considerations. Thoroughfares connecting through the Arch to areas beyond the Arch shall be arterials designed as boulevards for high vehicular capacity and moderate speeds not to exceed a design speed of 45 miles per hour with sidewalks on both sides of the roadway and bicycle facilities. Thoroughfares connecting mixed use areas within the Arch shall be collectors designed as avenues with high vehicular capacity and low to moderate speeds not to exceed a design speed of 30 miles per hour with sidewalks on both side of the roadway and bicycle facilities. On thoroughfares, a shared use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for the sidewalk on one side of the road and the bike lanes for that facility. Within mixed-use centers and neighborhoods, where feasible based on engineering design criteria and the protection of environmental features, a grid of interconnected streets will provide alternative travel paths. Energy efficiency shall be accomplished in areas that are intended for greater densities and intensities through support of frequent transit service and providing a safe, comfortable and attractive environment for pedestrians and cyclists. Transportation facility needs, including planned future corridors and projected deficiencies on existing facilities surrounding the Arch, resulting from projected development in the Arch as identified through traffic models completed as part of the I-10 Interchange PD&E and/or updates to MPO Long Range Transportation Plans shall be adopted into

the applicable Mobility Element policies and/or figures and updates to the Capital Improvements Element when applicable.

#### *Policy 13.2.18: Internal Trip Capture. (EFF. 1/11/21)*

The transportation system, along with the mixture of uses, shall be designed to achieve an internal capture of at least 20% of the vehicular trips generated on-site at buildout. To achieve this minimum internal capture rate, mixed-use and neighborhood zones shall be developed with a mixture of uses and higher density residential development located adjacent to non-residential uses. Residential zones shall be connected to mixed use zones by a network of sidewalks, shared use paths, and bicycle facilities designed to provide safe, comfortable transportation options. Transit facilities shall be coordinated with Star Metro to ensure infrastructure that supports connectivity to various transit routes.

#### *Policy 13.2.19: Northeast Gateway/Welaunee Boulevard. (EFF. 1/11/21)*

The Northeast Gateway, which is a major infrastructure project for the entire Welaunee Critical Planning Area, consists of region-serving roads to distribute traffic north, south, east and west from a potential I-10 interchange at Welaunee Boulevard, which was recommended in the Florida Department of Transportation (FDOT) Master Plan Update on February 28, 2013. North of I-10, the roadways that make up the Northeast Gateway include the extension of Welaunee Boulevard from south of I-10 north through the Arch, and the extension of Shamrock South from Centerville Road to U.S. 90 (Mahan Drive). Welaunee Boulevard and Shamrock South Extension are programmed to be constructed by the Blueprint Intergovernmental Agency

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consistent with the voter-approved Northeast Gateway project and may be phased based upon trip demand. Within the Arch, both Welaunee Boulevard and Shamrock South Extension shall be designed to function as a complete street to promote mobility for multiple users—pedestrians, bicyclists, motorists, and transit riders of all ages. No residential driveways shall connect directly to Welaunee Boulevard or Shamrock South Extension.

### *Policy 13.2.20: I-10 Flyover or Interchange. (EFF. 1/11/21)*

Welaunee Boulevard shall connect to a flyover across I-10 or a potential interchange, if approved by the Federal Highway Administration, in order to facilitate vehicular movement to Welaunee Boulevard south of I-10. Any flyover or potential interchange shall meet federal requirements to ensure the safe and efficient use of I-10.

Welaunee Boulevard shall connect to a potential interchange with Interstate-10, subject to approval by the Federal Highway Administration and the Florida Department of Transportation. The potential interchange of Welaunee Boulevard and Interstate-10 shall be designed consistent with a federally approved Interchange Justification Report. It is the intent to allow for the design of an interchange that supports a gridded street network and city blocks on the north side of Interstate-10. The gridded street system shall serve to divert traffic onto a network of town center streets and shall support an environment that prioritizes pedestrian mobility. Welaunee Boulevard may pass over Interstate-10 unless and until such time that a potential interchange is approved and constructed.

### *Policy 13.2.21: Right-of-Way Reservation. (EFF. 1/11/21)*

The landowner shall reserve for future conveyance the right-of-way for Welaunee Boulevard, the Shamrock South Extension, and the I-10 Flyover or Interchange as generally depicted on Welaunee Arch Transportation Map, Figure 13-7. The terms of such reservation shall be consistent with the Urban Services-Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990, as restated and amended. Rights-of-way shall be restricted to transportation facilities and compatible infrastructure.

### *Policy 13.2.22: Complete Streets. (EFF. 1/11/21)*

The transportation system shall be designed with complete streets in accordance with Objective 1.2 [M] and associated policies in the Mobility Element. A PUD Concept Plan shall provide in mixed-use centers for complete streets that include safe and convenient pedestrian facilities reasonably free from hazards and adequately separated from streets that carry high volumes of vehicular traffic and create a reasonable and direct route between destinations. Sidewalks shall be provided on both sides of local streets in mixed-use zones. Sidewalks shall be provided on at least one side of local streets in zones that allow only residential development.

### *Policy 13.2.23: Bicycle Facilities. (EFF. 1/11/21)*

A PUD Concept Plan shall include a network of bicycle facilities, including on-street and off-street facilities, which should be coordinated with the open space areas of the Arch. The intent is to provide safe and convenient movement for bicycles reasonably free from hazard and providing a reasonable and direct route

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between destinations. Bicycle facilities shall be designed where practical to connect to similar facilities in other PUD Concept Plans. Where feasible, a shared-use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for sidewalks and bike lanes. Protected bicycle lanes may be incorporated where feasible. Where bicycle, pedestrian, and/or shared use path facilities intersect the Welaunee Greenway, opportunities shall be provided to access the Greenway.

### *Policy 13.2.24: Parking in Mixed-Use Centers. (EFF. 1/11/21)*

In mixed-use centers, vehicular parking shall be located on the street, in parking structures, or off-street at the street level. Off-street parking shall be provided in the rear of buildings where feasible based on engineering design standards and the protection of environmental features, or on the side of buildings and shall be limited in size and scale through such measures as shared parking, parking credits, and maximum parking limits. PUD Concept Plans may include incentives, such as reduced parking or setback requirements, for the use of building-mounted solar systems on parking structures.

### *Policy 13.2.25: Canopy Roads. (EFF. 1/11/21)*

Direct access to Canopy Roads shall not be permitted for any residential or nonresidential uses except parks or open space. Road access to the Welaunee Arch shall be provided from Miccosukee Road at no more than three locations. Road access to the Arch shall be provided from Centerville Road in no more than two locations. Canopy Road Zones shall be provided along Miccosukee Road and Centerville Road in addition to the Welaunee Greenway. PUD Concept Plans may include incentives,

such as reduced tree mitigation, in return for new roadways being designed and planted with shade trees consistent with the requirements for future canopy road designation.

### *Policy 13.2.26: Transit. (EFF. 1/11/21)*

Mixed use centers are intended to be designed with transit as a component of the multimodal transportation system in the Welaunee Arch. As PUDs are developed, coordination with Star Metro shall occur to ensure the plan accommodates necessary infrastructure to support anticipated transit service. PUDs shall address connectivity between mixed use zones and the transit hub identified in Policy 13.1.4.

### *Policy 13.2.27: Electric, Connected and Automated Vehicles. (EFF. 1/11/21)*

As PUDs are developed, coordination with the **Planning Department and the City's Public Infrastructure departments** shall occur to ensure the plan accommodates necessary infrastructure to support charging infrastructure for electric vehicles and infrastructure to support Connected and Automated Vehicles (CAV). PUDs may include incentives, such as reduced parking and setback requirements, for development that is electric vehicle capable or electric vehicle ready by providing for the future installation and use of Electric Vehicle Supply Equipment (EVSE) in accordance with the National Electrical Code. Incentives will be greater for electric vehicle-ready than for electric vehicle-capable developments.

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### *Policy 13.2.28: Transportation Concurrency. (EFF. 1/11/21)*

Prior to approval, PUD Concept Plans shall be required to demonstrate sufficient capacity of concurrency facilities to meet the standards for level of service for the existing population, previously permitted development and for the proposed development plan in accordance with the City of Tallahassee Concurrency requirements. This demonstration shall include a transportation analysis for limited access, arterial, and collector roads, including the Northeast Gateway/Welaunee Boulevard, in accordance with the City Concurrency Management System Policy and Procedures Manual. **If the City's transportation concurrency system is replaced with a Mobility Fee or another alternative mobility funding system, PUD Concept Plans shall comply with the mobility funding system in place at the time.**

## PUBLIC FACILITIES AND SERVICES

### *Policy 13.2.29: Adequate Public Facilities and Services. (EFF. 1/11/21)*

The supply and delivery of safe and adequate public facilities shall accommodate existing and future development consistent with the Comprehensive Plan. Development in the Welaunee Arch shall be served by adequate public facilities and services as required by law and consistent with the Welaunee Urban Services-Development Agreement, as restated and amended. Public facilities and services may be phased and financed, constructed, owned, operated, or maintained by any entity allowed by law, including but not limited to independent or dependent special districts, property owner associations, homeowner associations, or any combination of such entities.

Any such entity may finance public facilities through any means allowed by law.

### *Policy 13.2.30: Utilities. (EFF. 1/11/21)*

Potable water, sanitary sewer, and electricity service shall be provided by the City pursuant to the Welaunee Urban Services-Development Agreement, as restated and amended. Private providers shall provide telecommunications services. The installation of utilities may be phased consistent with the level-of-service and availability standards of the Tallahassee-Leon County Comprehensive Plan. Utility infrastructure improvements shall occur consistent with the general timing of development, instead of the infrastructure being provided well before development occurs. This timing of infrastructure with development is intended to ensure that there is no stranded or early investment in infrastructure waiting for future development to occur.

### *Policy 13.2.31: Clean Energy. (EFF. 1/11/21)*

PUD Concept Plans may incorporate strategies and standards **that are consistent with the City of Tallahassee's Clean Energy Resolution** or any clean energy plan adopted by the City subsequent to the resolution. PUD Concept Plans shall comply with applicable clean energy and renewable energy ordinances in effect at the time of development. PUDs may include additional incentives to encourage energy efficiency.



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### *Policy 13.2.32: Energy Efficient Environmental Design. (EFF. 1/11/21)*

Planned Unit Development Concept Plans may provide for incentives such as increases in building height, waiver or reduction of mobility and impact fees, reduction of parking and setback requirements, reservation of infrastructure capacity without cost, expedited processing of applications for Concept Plans and site development plans, and similar measures in each District where developments incorporate Leadership in Energy and Environmental Design (LEED) standards or similar industry-recognized green certifications and/or provide building-mounted solar systems that generate threshold MW levels of electricity. Alternatively, PUD Concept Plans may provide for utility fee or other similar exaction offsets commensurate to estimated energy efficiency gains from incorporating Leadership in Energy and Environmental Design (LEED) standards or similar industry-recognized green certifications and/or provide building-mounted solar systems that generate threshold MW levels of electricity. This policy does not apply to the Residential Reserve Zone.

### *Policy 13.2.33: Stormwater Management. (EFF. 1/11/21)*

Prior to approval of the first PUD Concept Plan, a Stormwater Facilities Master Plan (SFMP) shall be prepared for the entirety of the Welaunee Arch. The Stormwater Facilities Master Plan must be reviewed and approved by the City before PUD Concept Plans can be approved. For areas not included in a PUD, the stormwater plan may be conceptual and generalized based upon the projected development allowed by this master plan accounting for non-developable areas.

The SFMP shall take into consideration stormwater flows from full build out conditions from any upstream, off-site property. However, nothing herein shall relieve the upstream, off-site properties from complying with applicable environmental ordinances or standards. The SFMP shall, at a minimum, identify regional impacts to flood extents and stormwater conveyance; establish infrastructure requirements necessary to manage stormwater in compliance with local, state, and federal regulations; document the phasing, implementation, and easement reservations necessary to serve projected full build out; and facilitate environmental and stormwater permitting. To accomplish these goals, the SFMP shall provide analysis and design of the primary stormwater system based on detailed hydrologic and hydraulic modeling of existing and post-development conditions. The analysis shall incorporate existing land uses, soils and topographic data, and the conceptual land use plan (Figures 13-5 through 13-7). The design shall provide general parameters associated with the primary stormwater management facilities, drainage easements and conservation easements necessary to serve the development under projected full build-out conditions. Flood extents delineated by the SFMP shall identify the 100-year flood exclusion area under the full build-out condition. No habitable structures shall be constructed within the post-development, full build-out 100-year floodplains or 100-year flood exclusion areas. The SFMP shall incorporate low-impact design best management practices to encourage the disconnection of impervious surfaces and increase the removal of nutrients from stormwater discharges. The SFMP shall also evaluate the existing nutrient pollutant loading to Class III surface water resources and ensure net improvement in the post development condition. The SFMP scope of work must be approved by the City prior to development of the SFMP.

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The Stormwater Facilities Master Plan shall identify the feasibility and location of regional stormwater facilities and how they should be designed and constructed as amenities within parks or publicly accessible areas. Stormwater facilities shall be located outside wetlands and floodplains. Stormwater facilities may be located in Open Space that is not wetland or floodplain subject to design standards in a PUD Concept Plan and consistent with protection of conservation and preservation lands required by the comprehensive plan and the Environmental Management Ordinance.

### *Policy 13.2.34. Wetlands and Floodplains. (EFF. 1/11/21)*

Development shall minimize encroachment into wetland habitat areas by ensuring that public and private roads avoid crossing wetlands or require that such crossings are cited at the narrowest point of a wetland allowing for an efficient transportation design while maintaining the continuity of identified wildlife corridors. No net reduction in floodplain storage shall be permitted within the 100-year floodplain. Otherwise floodplains shall be managed consistent with the Comprehensive Plan Conservation Element.

Wetland acreage and function within the Welaunee Arch shall be protected through compliance with local, state, and federal environmental permitting requirements. For purposes of permanent protection of Conservation and Preservation lands designated on Figure 13-6 the delineation of wetlands shall be based upon the jurisdictional determination by the governing agency.

Wetlands depicted on Figure 13-6 utilized for mitigation within the Welaunee Arch shall be made subject to conservation easements consistent with the requirements of the authorizing regulatory agency. These easements will be defined in a manner that serves as permitted mitigation for wetland and other impacts or species relocation. To the extent authorized by federal, state, and local permitting agencies, Conservation and Preservation Lands association with the PUD Concept Plan under consideration may be utilized for achieving any mitigation requirements. The mitigation conservation easement area shall allow passive recreation facilities and shall be subject to a management plan.

### *Policy 13.2.35. Florida Springs and Aquifer Protection. (EFF. 1/11/21)*

Wakulla Spring is an impaired first magnitude Outstanding Florida Springs. Planned development for the Welaunee Arch is within the springshed boundaries of the Upper Wakulla River and Wakulla Spring Basin Management Action Plan. Development activities associated with the project have the potential to impact water quality; therefore, PUD Concept Plans shall mitigate potential nutrient loadings by implementing measures such as proper treatment and disposal of wastewater, stormwater, and the implementation of adequate sediment and erosion control practices to mitigate any surface water impacts.

### *Policy 13.2.36: Schools. (EFF. 1/11/21)*

Each PUD Concept Plan shall be analyzed for impacts on public schools based upon then-applicable pupil generation rates utilized by Leon County Schools. Schools shall be located in relation to neighborhoods in order to serve residents, provide a

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focal point for the neighborhoods, and be safely accessible by pedestrians and bicyclists. The co-location of schools, civic spaces, and active parks is encouraged. The City and County shall adhere to the Public School Concurrency and Facility Planning Interlocal Agreement, as required by Section 1013.33, F.S., which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation. Prior to site plan approval of the 500th residential dwelling unit in Phase 1, a 10-acre site shall be reserved for future dedication to the Leon County School Board proximate to residential areas, a Town or Village center and the primary open space system with off-site stormwater management provided through a regional system. Impacts to existing public schools shall be addressed during the development review process as required by this comprehensive plan, provided that the fair market value of the school site, any off-site stormwater treatment and storage capacity and any other land or improvement to support a public school shall be a credit, on a dollar-for-dollar basis, against any fee or exaction for public school impacts.

*Policy 13.2.37: Fire and Emergency Services. (EFF. 1/11/21)*

Upon request of the City, PUD Concept Plans shall include identified sites for fire and/or emergency services in coordination and formal agreement with the City.

### RECREATION, OPEN SPACE and CONSERVATION

*Policy 13.2.38: Primary Open Space System. (EFF. 1/11/21)*

The intent of the Open Space and Conservation strategy is to identify, conserve, manage, restore, and protect significant natural resources during and after development of the Welaunee Arch in accordance with the Conservation Element of the Tallahassee-Leon County Comprehensive Plan and consistent with this Master Plan. No less than 40% (no less than 37% if the Alternative Development Program is utilized per Policy 13.2.44) of the gross area in the Welaunee Arch shall be designated Open Space which shall include the Primary Open Space System, Conservation and Preservation Areas, Greenways, and other designated open space in each development District.

Open Space shall comprise no less than 40% (no less than 37% if the Alternative Development Program is utilized per Policy 13.2.44) of the total gross area within the Welaunee Arch, or approximately 1,900 acres. Of the Open Space, approximately 900 acres (19% of the total gross area of the Welaunee Arch) are designated Conservation or Preservation Areas as defined in policies 1.3.1 and 1.3.4 of the Conservation Element. The precise size and location of Conservation and Preservation Areas shall be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes such Conservation and Preservation area. The remainder of the Open Space, approximately 1,000 acres (21% of the total gross area of the Welaunee Arch), shall be open space incorporated into the development plan for each District or part of the Primary Open Space System.

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Open Space shall include Conservation Areas and Preservation Areas, Canopy Road Zones, Greenways, and aesthetic open space. Outside of these designated areas, the additional Open Space shall prioritize additional buffers around Conservation and Preservation Features, areas that provide continuous and contiguous connectivity of Open Space, additional buffers for Canopy Road Zones, additional areas around the Core canopy or core forests that are part of the fragmentation class of Core Canopy (>500 acres), additional areas that support the network of wildlife corridors, undeveloped uplands, oak-hickory forest, significant trees, passive recreation areas, priority planting areas identified in the Urban Forest Master Plan, and stormwater facilities designed as a community amenity.

The Welaunee Arch shall contain a primary open space system concept that will contain the majority of the open space requirements within a connected corridor as depicted on Figure 13-5. This connected, continuous network of open space constitutes a fundamental building block of the Arch and is intended to serve multiple purposes including but not limited to protection of conservation and preservation areas. The Primary Open Space System shall include Conservation and Preservation areas. Primary Open Space may also include buffers for residential areas and canopy roads, greenways, environmentally sensitive areas, including wildlife corridors, aesthetic open space, active and passive recreation areas, and community gathering spaces. The Primary Open Space may be incorporated into any PUD Concept Plan to satisfy requirements of the Environmental Management Ordinance. Constructed stormwater facilities consistent with Policy 13.2.33 may be utilized to satisfy open space requirements in a PUD Concept Plan.

Primary open space systems, together with other open space and green spaces set aside to meet the urban forest and landscape requirements shall also meet the requirements of the Tallahassee-Leon County Comprehensive Plan and Chapter 5 - Environmental Management, Tallahassee Land Development Code. The intent of this policy will be achieved through the following:

- (1) Credits for open space requirements, wetland mitigation, slope mitigation, stormwater management and/or urban forest requirements may be requested outside of individual parcels or tracts under review but elsewhere within the Arch.
- (2) Areas with severe and significant slopes that are not located in the open space systems shall be protected in site-specific plans in accordance with the Comprehensive Plan and Chapter 5 – Environmental Management, Tallahassee Land Development Code.
- (3) The Open Space systems shall be open to the general public and be designed to include and provide connections with the Miccosukee Canopy Road Greenway and Welaunee Greenway at multiple locations and to integrate internal recreational multi-use paths with the greenways trails. Connections to future regional greenways shall be considered in the design of open space.
- (4) The open space systems shall be designed to provide additional buffering for existing designated canopy road zones.

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- (5) Open space may be privately owned or dedicated to the public by conveyance to a general-purpose or special-purpose local government entity; or be designated a part of a statewide system of greenways and trails pursuant to state law. Privately owned open space/greenways shall, at a minimum, guarantee designated public trail access in perpetuity at the time of development. All required conservation easements will be placed over the Conservation and Preservation areas in accordance with local government regulations.
- (6) The open space systems shall be governed by one or more management plans approved by the City in order to protect the values for which they were designated. The management plans may be adopted in phases so long as they are consistent with one another. Protection of Conservation and Preservation areas shall be provided by conservation easements and other measures consistent with Chapter 5 – Environmental Management, Tallahassee Land Development Code. Conservation and Preservation areas placed in conservation easements may be used towards satisfying the urban forest and landscaping requirements of Chapter 5 – Environmental Management, Tallahassee Land Development Code. A single management plan may be adopted for all open space and conservation and preservation area lands.
- (7) Any Open Space area located within the geographic boundary of a PUD Concept Plan Shall be included in the lands to be designated as Open Space/Greenway as a result of approval of that PUD Concept Plan. If additional Open

Space area are required to meet the minimum Open Space area for that Phase set forth in Policy 13.2.4(6) then such additional land will be designated as such from the adjacent Primary Open Space system as shown in Figure 13-5. To the extent that a PUD Concept Plan provides Open Space acreage beyond the required minimum, subsequent PUD Concept Plans are entitled to a credit for the additional acreage provided in proceeding PUD Concept Plans.

- (8) Acreage in the primary open space system shall be counted towards satisfying the open space requirements established in PUD Concept Plans.
- (9) The following guidelines shall apply to uses within the open space system as established in PUD Concept Plans:
  - a. Passive recreation improvements that are natural resource-oriented, such as hiking, biking, and riding trails and passive parks, may be constructed in the primary open space systems. Also allowable are community facilities such as bandshells, amphitheaters, gazebos and other improved gathering places if designed for non-vehicular access only, provided these activities are located such that impacts to conservation and preservation areas are minimized and the overall purpose of the conservation easement is maintained.
  - b. Active Recreation uses may be constructed in the open space area within each development district and in the primary open space system outside of Conservation and Preservation areas.

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- c. Wildlife management areas may be included in the primary open space systems protective measures addressed in the management plans, including a wildlife habitat management plan, in accordance with Chapter 5 – Environmental Management, Tallahassee Land Development Code.
- d. Public roads and utilities may cross through the open space systems and buffers if the impacts are minimized. The location of the roads shown on Figure 13-5 are approximate.
- e. Stormwater Management facilities may be located in the open space systems subject to design criteria in the PUD Concept Plans and consistent with protection of conservation and preservation features pursuant to Chapter 5 – Environmental Management, Tallahassee Land Development Code. Each stormwater management facility must be evaluated in terms of impacts and meet the requirements of the Tallahassee-Leon County Comprehensive Plan and Chapter 5 – Environmental Management, Tallahassee Land Development Code. If stormwater facilities are contained in the open space system, the public and/or private entities responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each facilities level of service. The SFMPs shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within conservation or preservation areas.

(10) To promote creation of the open space systems and their integration into the planned mixed-use communities

with appropriate credit, PUD Concept Plans shall establish an open space requirement that includes credit for the open space system, protected preservation and conservation areas, areas of constructed landscape, and the minimum onsite landscaping required for individual sites set forth in Policy 13.2.12. Specific landscape standards and requirements shall be established in PUD Concept Plans. Such standards and requirements shall be designated to meet or exceed, on a cumulative basis, the Landscape and Urban Forest requirements in Chapter 5 – Environmental Management, Tallahassee Land Development Code. These landscape standards shall include, but not be limited to, standards for provision of street trees in mixed use zones, along public roadways, shade trees and landscaped islands within parking lots, and patriarch tree preservation. These standards will be developed to reflect the intent that town and neighborhood centers will be developed in an urban context with minimal setbacks and an emphasis on dense, mixed use development. Various land uses in the Arch shall satisfy the Urban Forest/Landscaping requirements based on thresholds established in the PUD Concept Plans. Such requirements shall be designed to meet or exceed, on a cumulative basis, the landscaping and urban forest requirements in Chapter 5 – Environmental Management, Tallahassee Land Development Code.

(11) The portion of the Arch bordering Miccosukee Road shall be designated as Open Space and shall include the Canopy Road Zone for Miccosukee Road. An additional area with a minimum width of 75 feet along the length of the Canopy Road Zone shall be designated as open space. The Canopy Road Zone and contiguous Open Space area

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shall serve as a wildlife corridor that terminates in the core forest area that is part of the fragmentation class of Core Canopy (>500 acres) in the Conservation Design District as shown on the Preliminary Environmental Map (Figure 13-6). This area may serve as a greenway as long as the greenway does not preclude the ability of the area to serve as a wildlife corridor.

### *Policy 13.2.39: Conservation and Preservation Lands. (EFF. 1/11/21)*

Lands identified for permanent preservation and conservation are shown generally on the Preliminary Environmental Map (Figure 13-6) as Designated Wetlands, 100-year Floodplains, and High-Quality Successional forests/Native Forest. These protected areas create a regionally significant environmental and open space framework that protects the natural flows of water and preserves wildlife habitat while allowing limited, low-impact human access to natural spaces, where appropriate.

These allocations are intended to protect significant environmental resources on the Welaunee Arch and account for approximately 900 acres or approximately 19% of the total gross area of the Welaunee Arch. The precise size and location of Conservation and Preservation Lands shall be determined through a Natural Features Inventory to be conducted prior to or concurrent with the initial PUD Concept Plan for each Phase of the Welaunee Arch in which the feature is located. Additional environmental resources will be designated as Open Space as addressed in this Master Plan.

Conservation and Preservation lands shall be subject to a management plan to be reviewed and approved concurrent with the PUD Concept Plan that includes the applicable Conservation and Preservation lands. Such management plan shall address wildlife preservation, maintenance of native species diversity, management of the natural environment, restoration of environmental resources where warranted, and responsibility for long term management. Such management plan shall include measures to protect the values for which such lands were designated, including wildlife habitat and corridors, and may include conservation easements and other measures consistent with the Environmental Management Ordinance. Conservation and Preservation lands may be utilized for public access, including trails, subject to the Environmental Management Ordinance. To the extent allowed by local, state, or federal law, Conservation or Preservation lands may be utilized to achieve mitigation required by permits. A single management plan may be adopted for all open space and conservation and preservation area lands.

Lands that are not otherwise identified as Conservation and Preservation Lands on Figure 13-6 and are identified as areas suitable for future development may contain areas of natural upland or wetland communities. These resources will be identified through the Natural Features Inventory process and **protected as required by the Comprehensive Plan's Conservation Element** and will be incorporated into the lands identified as Open Space and Greenways consistent with the overall conservation and development strategy for the Welaunee Arch planning area.

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Conservation easements for Conservation and Preservation lands shall be effective before or concurrent with the effective dates of the PUD Concept Plan for which they are granted. Protection of the lands identified in the Preliminary Environmental Features Map shall be phased or staged in coordination with the PUD Concept Plans. The required preservation of both Conservation and Preservation Lands within the Welaunee Arch will occur in conjunction with the PUD Concept Plan approvals and will be in place in advance of actual physical development within the PUD for which the Conservation and Preservation Lands are being protected. All identified Conservation and Preservation Lands within the Preliminary Environmental Features Map shall be subject to permanent preservation no later than the date of actual physical development commencing within the final PUD Concept Plan for the Welaunee Arch.

### *Policy 13.2.40: Recreation Areas. (EFF. 1/11/21)*

A PUD Concept Plan shall provide for reasonable public access to parks, recreation areas, natural areas, and open space. A multi-use trail system will be included that will link these areas where feasible to residential neighborhoods, mixed-use centers, schools, civic spaces, employment, recreation and open space, parks, and the Welaunee Greenway and Miccosukee Canopy Road Greenway.

### *Policy 13.2.41. Historic and Cultural Resources. (EFF. 1/11/21)*

Through the completion of Natural Features Inventories, Planned Unit Developments shall identify historic and cultural resources including archaeological sites, historic structures and

districts, and historic cemeteries. PUDs shall include standards sensitive to locating, assessing, and avoiding

potential adverse impacts to these resources. At a minimum, these standards shall comply with applicable state and local regulations. Where feasible based on the geographic location of the resource and appropriate given the historic and cultural context of resource, informational and interpretive signage may be considered for these resources.

### *Policy 13.2.42: Natural Area Resident Notifications. (EFF. 1/11/21)*

PUD Concept Plans will include notification requirements for informing residents, once development is completed, with information on how to avoid human-bear conflicts and notices of proximity to areas that are actively managed with prescribed fires.

### *Policy 13.2.43: Perpetual Drainage Easement. (EFF. 1/11/21)*

The Perpetual Drainage Easement across the Welaunee Arch shall be subject to the Order Clarifying Definition of Perpetual Drainage Easement, entered by Leon County Circuit Court on March 13, 1997. Lands within the Perpetual Drainage Easement shall be considered Open Space and may be utilized for active and passive recreation facilities and activities, including but not limited to, walking and bicycle trails, and playgrounds associated with development of lands owned by the landowner within the altered or undisturbed floodplains so long as the function of the easement is not impaired.



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### *Policy 13.2.44: Welaunee Greenway. (EFF. 1/11/21)*

The Welaunee Greenway shall consist at a minimum of an 8.4-mile-long shared-use trail corridor along the northeast, north, and west perimeter of the Arch, and shall be developed consistent with adopted local government plans, including the Greenways Master Plan. As defined in the Tallahassee-Leon County Greenways Master Plan, “**The Greenway will range from approximately 75’ to 150’ in width in much of the corridor with greater widths in select areas due to wetlands and stream flow ways. This corridor will be comprised of the existing edge canopy and understory and the Welaunee firebreak road which may provide a readymade trail alignment. The preserved canopy and understory along the other side of the firebreak road will be preserved to provide privacy from adjacent roadways and homes.**” The final design of the Welaunee Greenway shall be determined through the Blueprint **Intergovernmental Agency’s** Northeast Gateway project and may consider other, non-paved trail surface treatments consistent with the Greenways Master Plan. Trail crossings and trailheads may be located in the Canopy Road Zone and the design of such facilities shall strive to minimize impacts to the tree canopy. The Welaunee Greenway shall connect to the existing Miccosukee Canopy Road Greenway to create a 17-mile linear park loop and a pedestrian bridge across Interstate-10. Connections shall be provided to and from the Greenway from interior multi-use trails along roadways or from other open space areas. The Welaunee Greenway shall be subject to a management plan approved by the City that is consistent with the policies of this master plan. A single management plan may be adopted for all open space, conservation and preservation area lands, and the Welaunee Greenway. Public roadways and utilities may cross through the Welaunee Greenway at points specified as road crossings on the land use and transportation maps, or at additional points if necessary, provided the crossing includes restoration of the Greenway and open space area. PUD Concept

Plans that include or are adjacent to the Welaunee Greenway or Miccosukee Canopy Road Greenway shall provide access to those facilities. Development of the Arch should be incentivized through the PUD process to provide pedestrian and bicycle connectivity to the Greenway, particularly where it interfaces with Open Space areas and associated trail systems.

### *Policy 13.2.45: Alternative Development Program. (EFF. 1/11/21)*

Notwithstanding any other provision of this Master Plan, at the election of the PUD applicant, PUD Concept Plans in Phase 1 and Phase 2 may offset open space and urban forest mitigation requirements through an optional alternative development program that preserves additional open space area within the Residential Reserve District (Phase 3). The intent of this Alternative Development Program is to incentivize preservation of a large area of open space in the northeast area of the Welaunee Arch that may be designated as a wildlife habitat area. Participation in this alternative development program is optional and must be agreed to by the PUD Concept Plan applicant and the owner of the property that would be used for the offset. Participation in this alternative development program is subject to all of the following provisions:

- (1) Open Space Requirement Offset. PUD Concept Plans in any District of Phase 1 or Phase 2 may offset the open space requirements for that District by preserving lands in the Residential Reserve District (Phase 3) as open space.
  - a. The offset shall be calculated on a per acre basis with a 15% bonus, resulting in an exchange of a 1.15-acre reduction in the open space requirement of the receiving District for each 1-acre of preserved open

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space in the Residential Reserve District. This exchange shall reduce the overall open space requirement for the Welaunee Arch by the net bonus amount (0.15 acres for each 1 acre preserved).

- b. The reserve area requirements for cluster residential zones in Phase 2 shall be offset concurrently with the open space requirements for any PUD Concept Plan including a cluster subdivision.
- c. Under the Alternative Development Program, preservation or conservation areas in the Residential Reserve District may count towards the open space requirements in the Conservation Design District. Conservation and Preservation areas in the Residential Reserve District shall be integrated with the Welaunee Habitat Park.
- d. If this Alternative Development Program is exercised, total Open Space in Phase 1 shall not be less than 15%, the total Open Space in Phase 2 shall not be less than 25%, and the overall total Open Space in the Arch at buildout shall not be less than 37%.
- e. The open space offset shall not apply within the area 1,000 feet from the Buckhead Neighborhood as identified in Policy 13.2.15.

(2) Urban Forest Mitigation Offset. PUD Concept Plans in Phase 1 and Phase 2 may offset required urban forest mitigation requirements in any District by preserving lands in the Residential Reserve District (Phase 3) as open space.

- a. The urban forest mitigation requirement offset through this program is exchanged based on the urban forest mitigation value of the land being established as Open Space in the Residential Reserve District. The mitigation value of the preserved open space shall be calculated with an additional 10% mitigation credits which may offset urban forest impacts in Phase 1 and Phase 2.

(3) All lands located in the Residential Reserve District, designated as Phase 3 on the Land Use Districts Map (Figure 13-5), are eligible for preservation under this alternative development program. Priority for preservation under this program shall be in the following order: 1) lands in the Residential Reserve District (Phase 3) that do not meet the definition of a preservation area or conservation area 2) any designated conservation and preservation areas in Residential Reserve District (Phase 3) as generally depicted on the Preliminary Environmental Features Map or as determined through a subsequent natural feature inventory. Priority shall be given to property along the eastern boundary of the Residential Reserve District with subsequent lands preserved under this alternative development program being contiguous with this area.

(4) Protection of the open space area in the Residential Reserve District (Phase 3), including any preservation or conservation areas, shall be provided by conservation easements, covenants, or other measures consistent with City Growth Management Department's **adopted** regulations. The lands preserved as open space under this

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alternative development plan shall be subject to the criteria of Policy 13.2.38 regarding Conservation and Preservation Areas. Any conservation easements established under this alternative development program shall be issued to the City of Tallahassee as the sole grantee and beneficiary. While open space area in the Residential Reserve District remains in private ownership, any conservation easements, covenants, or other measures shall allow for continued use of the preserved open space for silviculture operations of planted pine stands which adhere to Florida Division of Forestry Best Management Practices. Lands preserved under this development program for urban forest mitigation offsets may not be utilized for silviculture operations.

- (5) Welaunee Habitat Park. Notwithstanding the phasing requirements in policy 13.2.5, at such time when all lands in in the Residential Reserve District have been preserved as open space under this alternative development program, or at such time when the final PUD Concept Plan for the Welaunee Arch is approved, the preserved Open Space in the Residential Reserve District, including the Conservation and Preservation lands, shall be designated as a Habitat Park. The Habitat Park shall be subject to the requirements of Policies 13.2.37 and 13.2.38. Prior to establishment of the Habitat Park, the existing uses of the property shall be permitted. Any previously established conservation easements shall remain in effect on lands in the Habitat Park. Passive recreation improvements that are natural resource-oriented, such as hiking, biking and riding trails and passive parks, may be constructed in the Welaunee Habitat Park. Active Recreation uses are not permitted in the Welaunee Habitat Park.
- (6) By adoption of a separate ordinance, the City may create and administer a Welaunee Habitat Park credit bank. The Welaunee Habitat Park credit bank would facilitate the purchase of lands in the Residential Reserve District (Phase 3) and the sale of open space and tree mitigation credits in accordance with this development program. The Welaunee Habitat Park credit bank may be established independent of and prior to the creation of the Welaunee Habitat Park. If the City creates a Welaunee Habitat Park credit bank, consideration may be given to utilizing the credit bank to offset open space requirements and urban forest mitigation requirements associated with the development of properties located in other growth priority areas inside the Urban Services Area.
- (7) If stormwater facilities are contained within the Residential Reserve District, then the public or private agency responsible for maintenance shall be allowed to perform necessary maintenance of these facilities **consistent with each facility's level of service**. The Stormwater Facilities Master Plan shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within preserved open space and conservation or preservation areas.
- (8) Any lands in the Residential Reserve District not preserved as open space in accordance with this alternative development plan may be included in a PUD Concept Plan and development under the Residential Reserve District development guidelines in Policy 13.2.4(4). Development

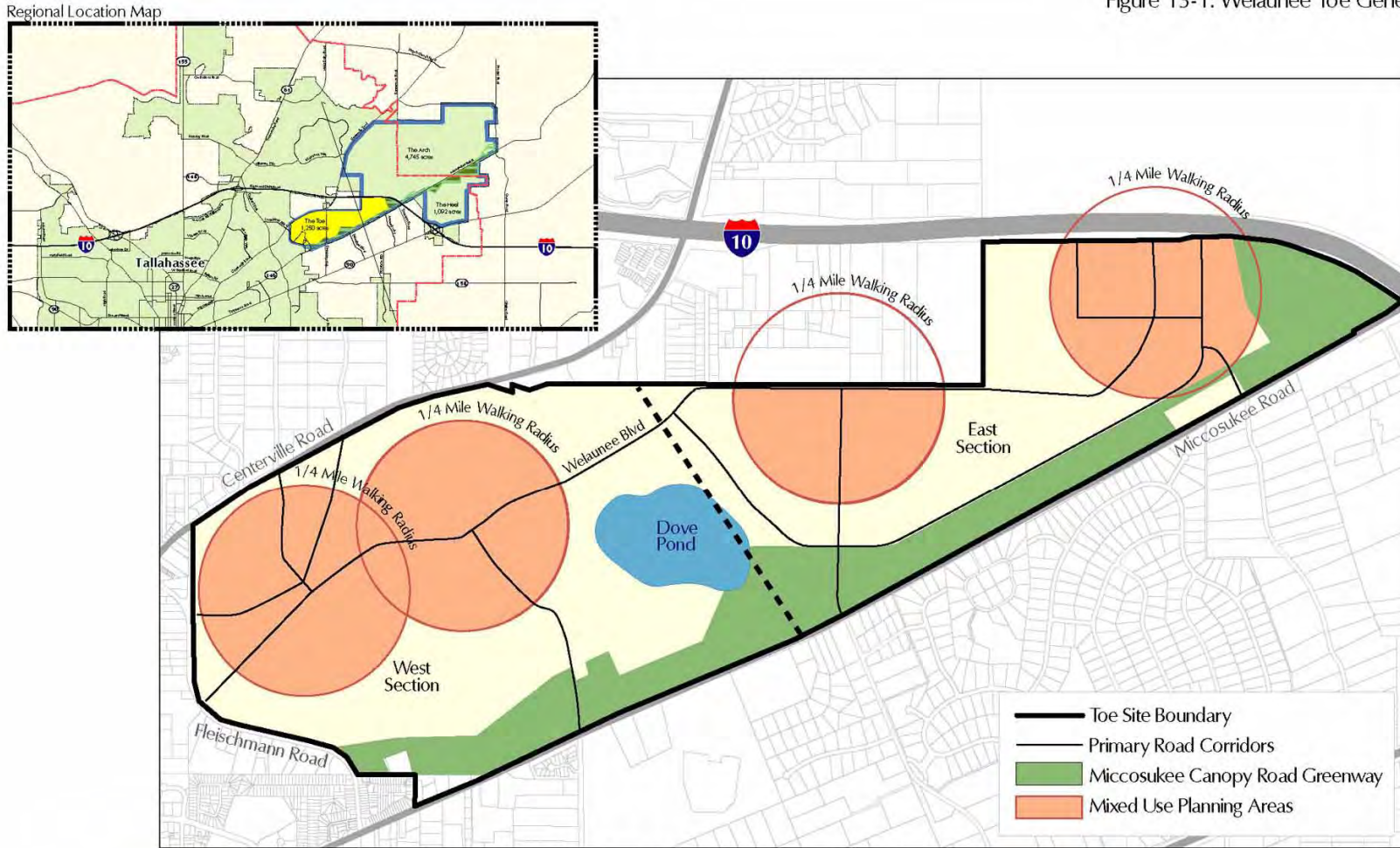
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of the Residential Reserve District on remaining lands shall be clustered in the portion of the site that will result in the least environmental impact. Lands preserved as open space offset under this Alternative Development Program shall not count towards the 60% reserve area requirements for development of any remaining developable land in the Residential Reserve District.

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Map 11: Welaunee Toe Generalized Site Plan

Figure 13-1: Welaunee Toe Generalized Site Plan



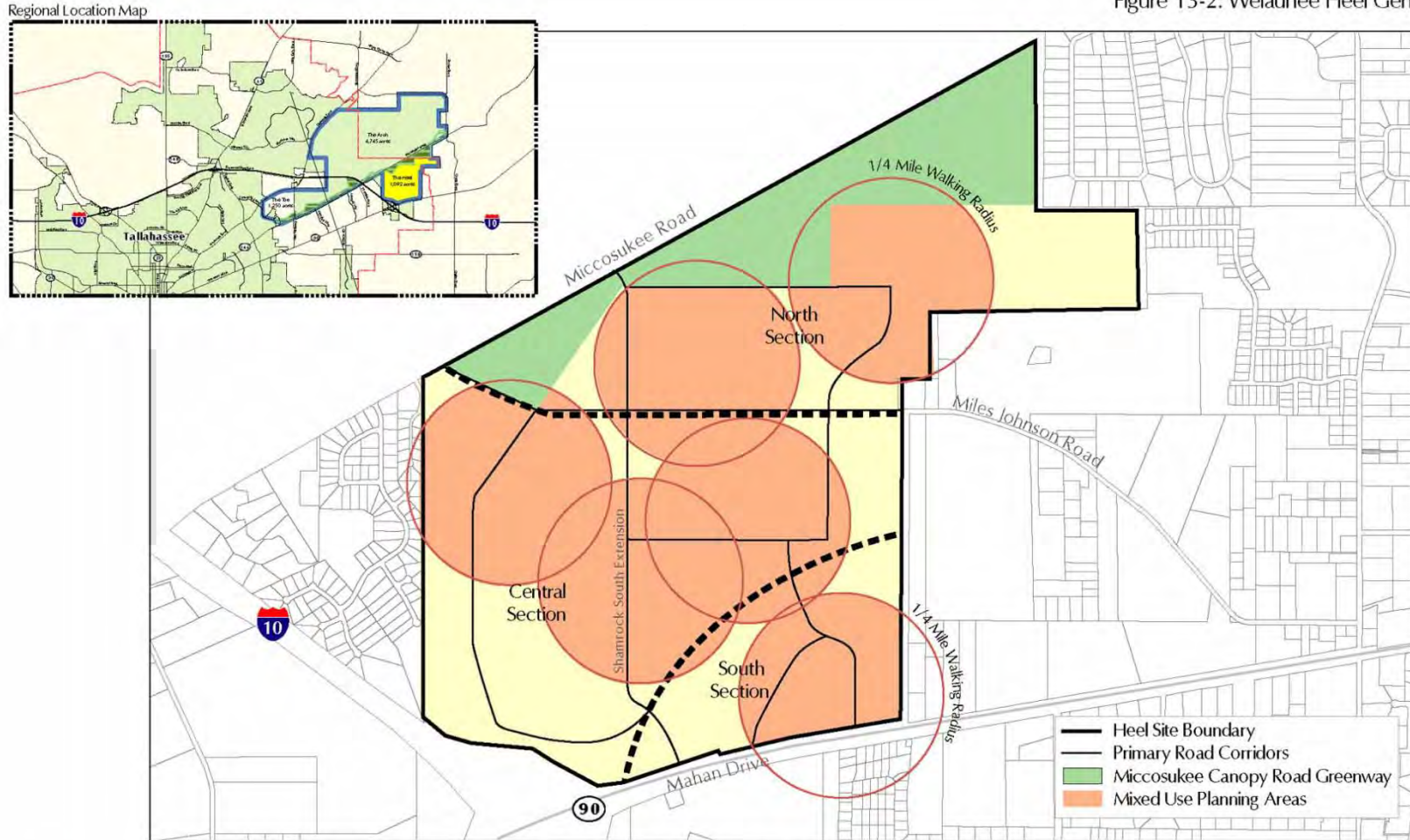
- Notes:
1. A road connection to Centerville Road is authorized at either of the points identified, but not both, to be determined in the PUD Concept Plan.
  2. Except for existing roads and road easements, the location of primary road corridors is approximate and subject to final delineation in PUD Concept Plans.
  3. Mixed Use Planning Areas may include town center, neighborhood center, employment center, residential, and school and community use categories. The location and number of Mixed Use Planning Areas is approximate and subject to final delineation in PUD Concept Plans based upon site-specific studies, on-site and off-site impacts, economic feasibility and other factors. In all cases, the arrangement of land uses in the Toe shall be consistent with the locational criteria in Policy LU 13.1.3(2).

Source: Claitor Jackson  
 March 2002  
 Scale in Feet  
 0 200 400

## I. Land Use

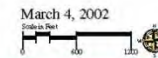
Map 12: Welaunee Heel Generalized Site Plan

Figure 13-2: Welaunee Heel Generalized Site Plan



Notes: 1. Except for existing roads, the location of all primary road corridors is approximate and subject to final delineation in PUD Concept Plans.  
 2. Mixed Use Planning Areas may include town center, neighborhood center, employment center, residential, and school and community use categories.  
 The location and number of Mixed Use Planning Areas is approximate and subject to final delineation in PUD Concept Plans based upon site-specific studies, on-site and off-site impacts, economic feasibility and other factors. In all cases, the arrangement of land uses in the Heel shall be consistent with the locational criteria in Policy LU 13.1.3(3).

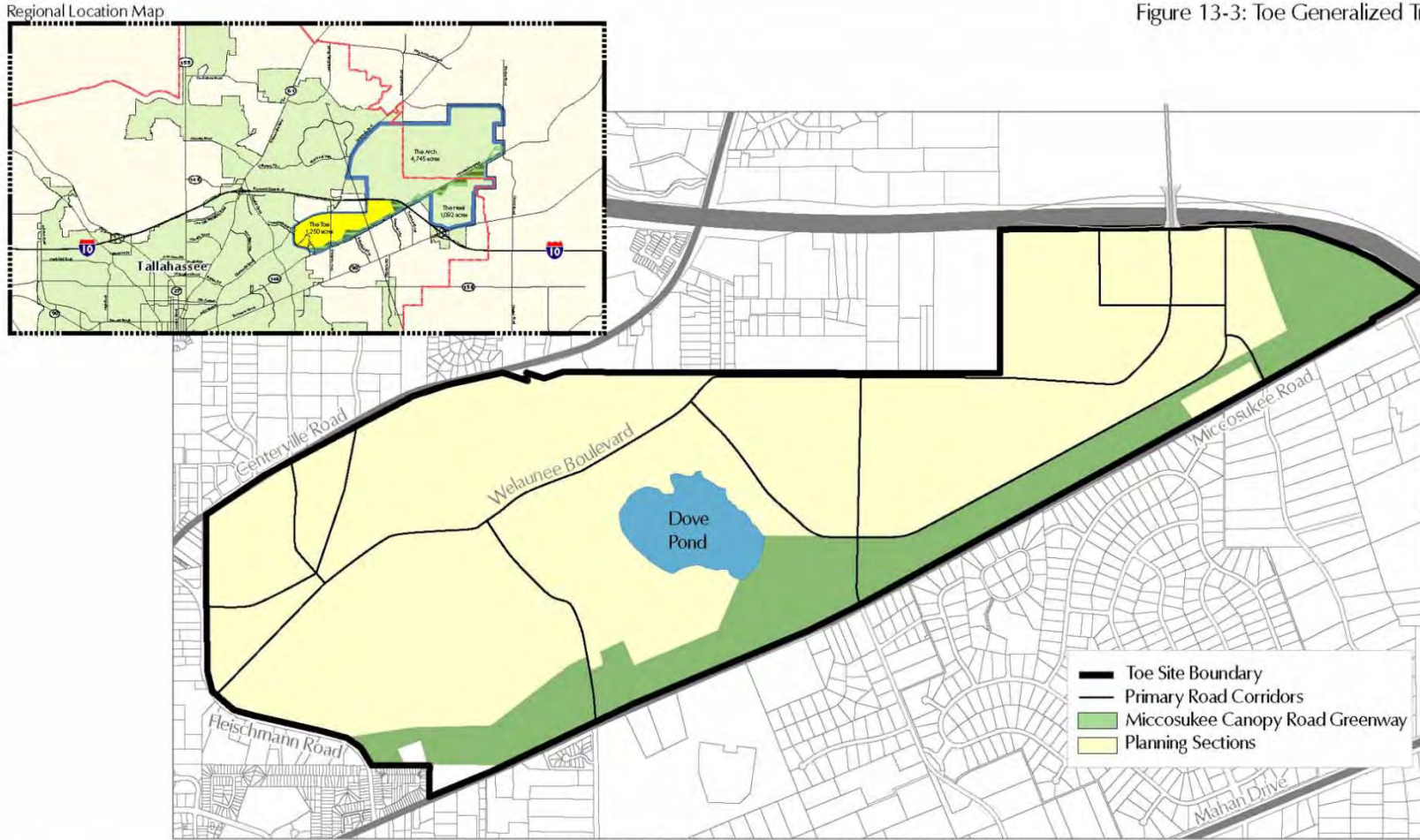
Source: Ollif King Architects



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Map 13: Toe Generalized Transportation Plan

Figure 13-3: Toe Generalized Transportation Plan



Note: A road connection to Centerville Road is authorized at either of the points identified, but not both, to be determined in the PUD Concept Plan.  
 Except for existing roads and road easements, the location of all primary road corridors is approximate and subject to final delineation in PUD Concept Plans.

Source: Claitor Jackson



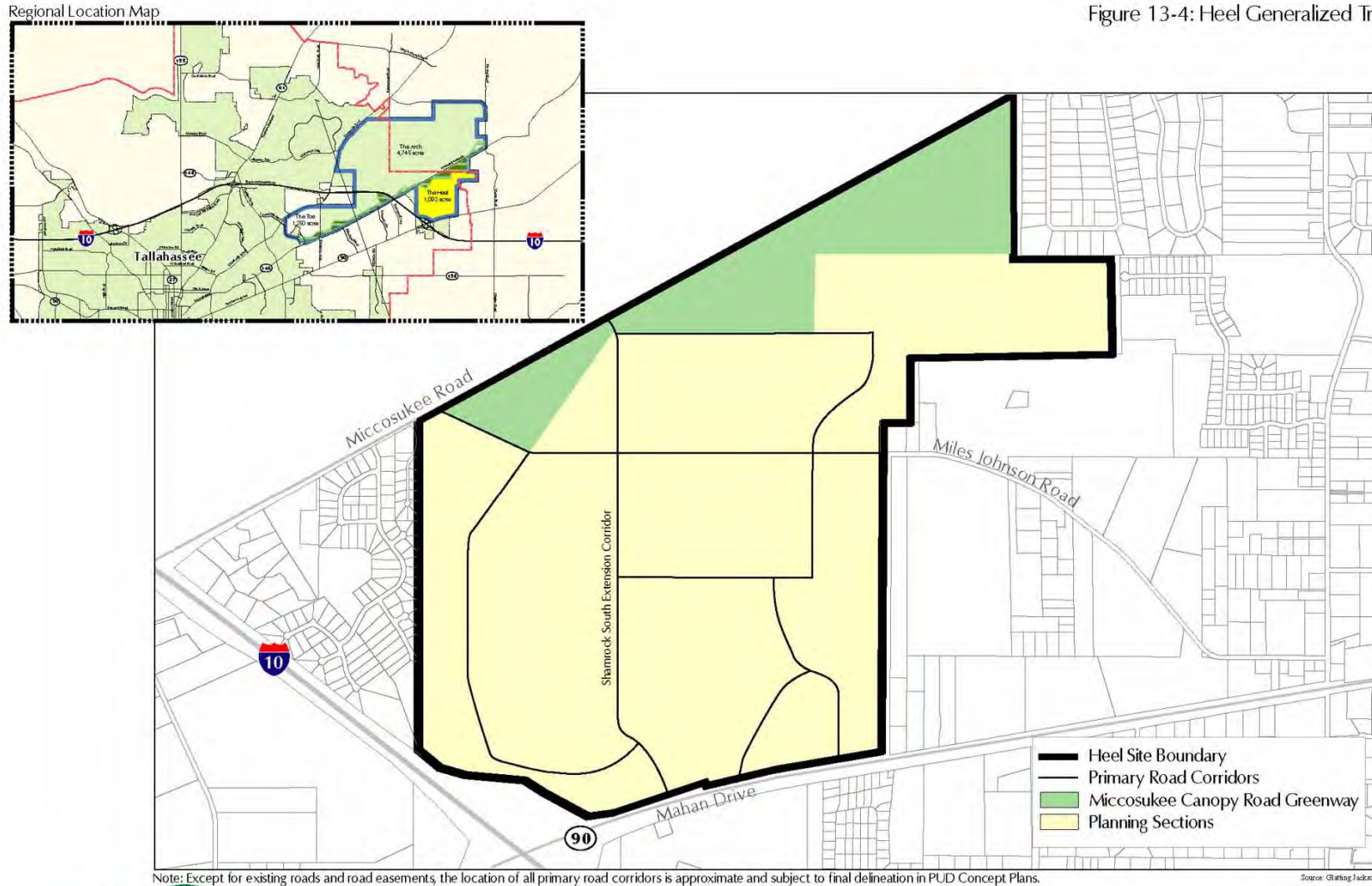
March 4, 2002  
 Scale in Feet  
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## Map 14: Heel Generalized Transportation Plan

## Figure 13-4: Heel Generalized Transportation Plan



March 4, 2002  
Scale in Feet  
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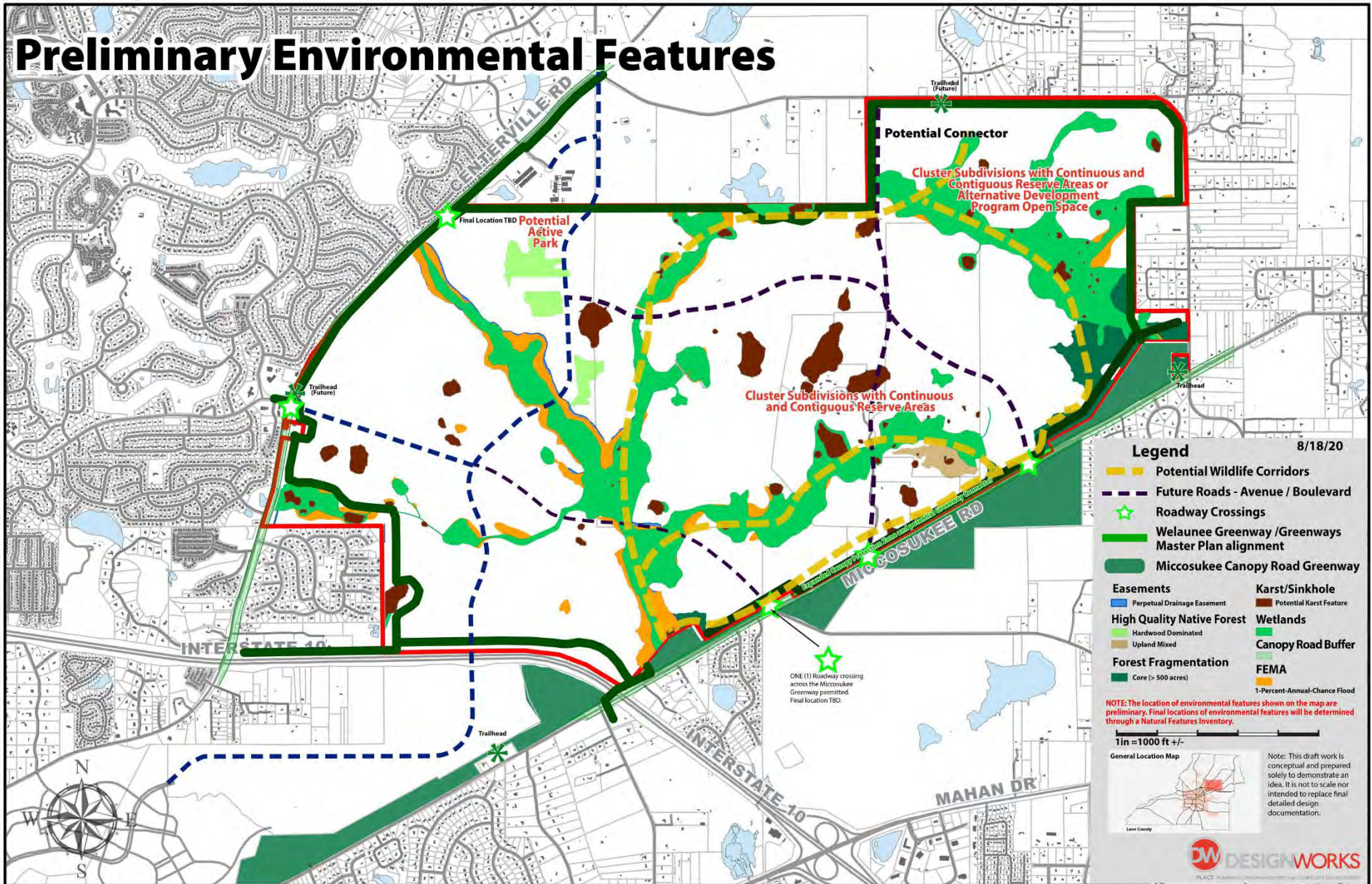






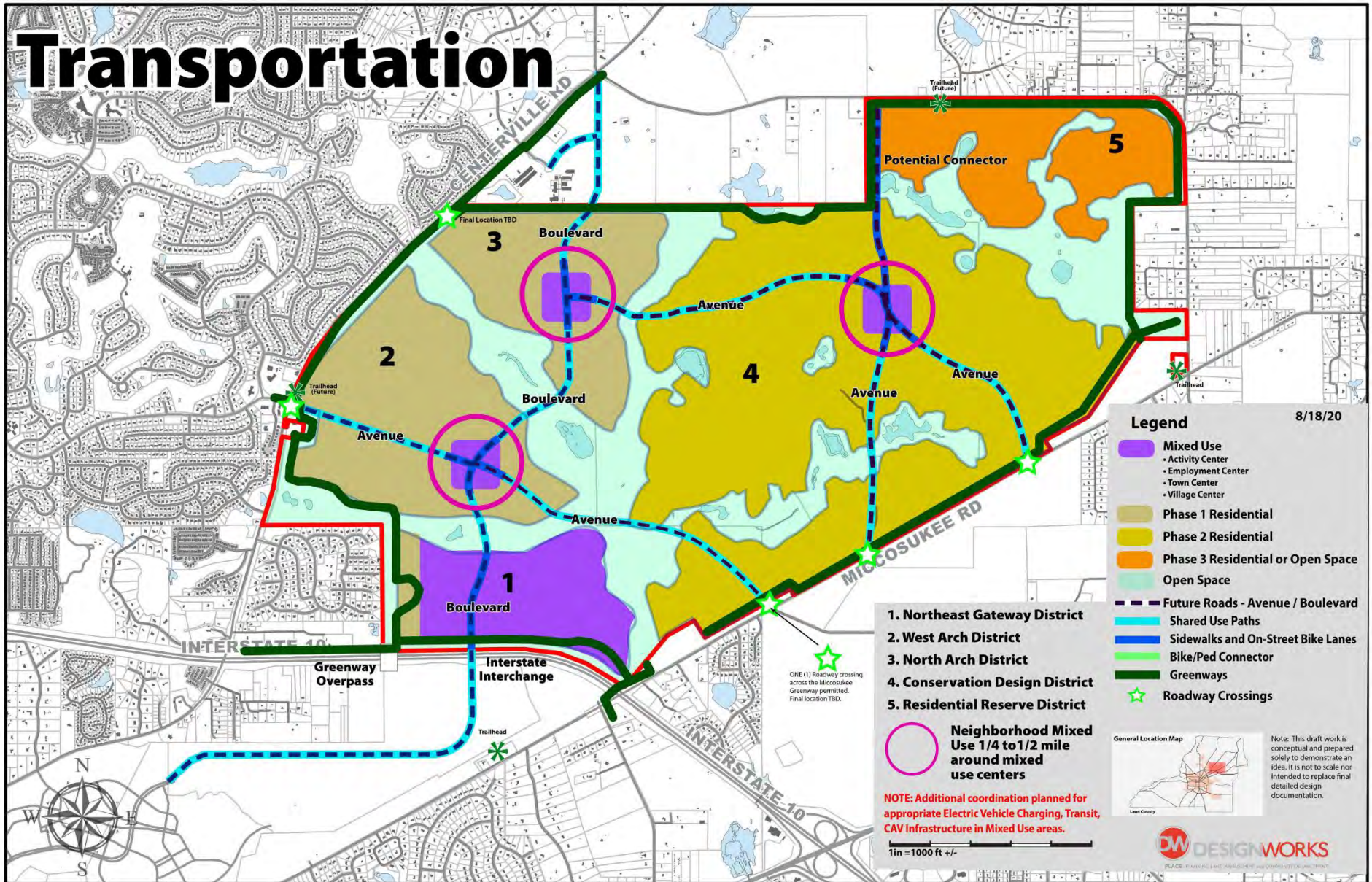
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Figure 13-6: Preliminary Environmental Features



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Figure 13-7: Transportation



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Table 7: Welaunee (Heel) Phasing Schedule by Land Use

**TABLE 13-2. WELAUNEE (HEEL) PHASING SCHEDULE BY LAND USE**

The density and intensity of development projected on Welaunee (Heel) is shown below:

(EFF. 12/10/02)

LAND USE	PHASE I (2002-2010)		PHASE II (2011-2020)		BUILDOUT	
	Acres <sup>1</sup>	DUs/GSF	Acres <sup>1</sup>	DUs/GSF	Acres <sup>1</sup>	DUs/GSF
Residential <sup>2</sup>	170	1,291 DUs	207	816 DUs	377	2,107 DUs
Town and Neighborhood Centers <sup>3</sup>	21	190,608 GSF	9	51,744 GSF	30	242,352 GSF
Employment Centers <sup>4</sup>	50	495,616 GSF	40	405,504 GSF	90	901,120 GSF
Educational/Institutional <sup>5</sup>	24				24	
Primary Open Space and Recreation	200		60		260	
Miccosukee Road Greenway <sup>6</sup>	189				189	
Other <sup>7</sup>	61		61		122	
<b>TOTALS</b>	<b>715</b>	<b>1,291 DUs 686,224 GSF</b>	<b>377</b>	<b>816 DUs 457,248 GSF</b>	<b>1,092</b>	<b>2,107 DUs 1,143,472 GSF</b>

**Notes:**

1. Acreage totals are based on conceptual planning and are only approximate. Acreage totals may change based on final development review.
2. Residential land use includes above-street units in town and neighborhood centers. No acreage has been allocated to these units because they will be located above nonresidential uses.
3. Retail uses shall comprise between 50% and 70% of total Phase 1 development in town and neighborhood centers with office uses to comprise between 30% and 50%. At buildout, the mix of uses in town and neighborhood centers shall be approximately 67% retail and 33% office.
4. Office and light industrial uses shall comprise between 75% and 95% of total Phase 1 development in employment centers with retail uses to comprise between 5% and 25%. At buildout, the mix of uses in employment centers shall be approximately 90% office and light industrial with approximately 10% retail.
5. Total includes 24-acre site for Leon County School Board for a 500-pupil elementary school with stormwater management facilities in off-site regional systems. Institutional uses in town, neighborhood and employment centers are included in square footage totals for those areas.
6. Although under State ownership, the Miccosukee Canopy Road Greenway shall be considered within the Welaunee Critical Planning Area for planning purposes.
7. Total includes stormwater management facilities, road rights-of-way and other community infrastructure.
8. These figures may be modified pro rata to represent buildout if Heel is developed under Policy 13.1.9. (REV. EFF. 7/20/05)

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### DRAINAGE BASIN STUDY AREAS

#### Goal 14 [L] (Leon County only) (EFF. 12/15/03)

Leon County and the City of Tallahassee will work cooperatively to further identify and address the special characteristics and needs of sub-areas of the City and County. This goal shall be implemented through the following objective and policy:

#### Objective 14.1 [L] (Leon County only) (EFF. 12/15/03)

By 2004, the City and County shall commence a process to evaluate the environmental conditions and issues relating to major drainage basin study areas of the county including but not limited to the following basins: Fred George, Lake Iamonia, Lake Jackson, Lake Lafayette, Lake Miccosukee, Lake Munson, Ochlockonee, St. Marks, and Woodville Recharge, to be used as one basis for sector plans and other major planning decisions of the local government. This evaluation shall address matters such as protection of conservation and preservation areas (as defined within this Plan), flooding, water quality, aquifer protection, and other issues as identified by the local governments. This evaluation shall be conducted cooperatively by the City and County, irrespective of jurisdictional boundaries, and the evaluation shall be based on technical and scientific information.

#### *Policy 14.1.1 [L] (Leon County only) (EFF. 12/15/03)*

Sector planning shall be implemented as determined appropriate by the City or County; however, sector planning involving a joint effort of both jurisdictions, shall be encouraged. These sector plans may address elements such as land use, transportation, housing, economic development, environmental protection, infrastructure phasing, development standards and any other matter as identified by the local government. These sector planning efforts shall take into consideration the data gathered through the implementation of Objective 14.1 and shall use this information as background environmental data necessary for the completion of sector planning efforts.

#### *Policy 14.1.2 [L] (Leon County only) (EFF. 12/15/03)*

The data collected or gathered through the implementation of Objective 14.1 shall be used as a basis for determining whether or not future amendment to the Comprehensive Plan or land development regulations is necessary. However, Goal 14 and its associated Objective 14.1 are not intended to replace existing Comprehensive Plan policies related to environmental protection or storm water management. Instead, this goal and its associated objective is intended to support and aid in the implementation of existing Comprehensive Plan policies and is to be considered additive in this regard.