TALLAHASSEE-LEON COUNTY 2030 COMPREHENSIVE PLAN

The Tallahassee-Leon County Comprehensive Plan was adopted on July 16, 1990. The plan horizon for the Tallahassee-Leon County Comprehensive Plan is 2030. The Comprehensive Plan is a dynamic document, amended annually. This volume contains amendments effective through November 22, 2025. As other amendments come into effect, this volume will be updated accordingly. For information concerning the amendment process, please contact the Tallahassee-Leon County Planning Department.

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INTRODUCTION

The Tallahassee-Leon County Comprehensive Plan was adopted on July 16, 1990. The Comprehensive Plan contains three volumes. Volumes II and III contain the data and analysis on which the Goals, Objectives, and Policies within Volume I are based. Volume I provides guidance in evaluating individual development proposals within a defined growth management strategy. The Goals, Objectives and Policies within Volume I also provide the basis for the individual development regulation formulated to implement this Plan.

The plan horizon for the Tallahassee-Leon County Comprehensive Plan is 2030. The Comprehensive Plan is a dynamic document, amended annually. This volume contains effective amendments through November 22, 2025. As other amendments come into effect, this volume will be updated accordingly. Information concerning the amendment process is available at the Tallahassee-Leon County Planning Department. The Tallahassee-Leon County Planning Department is located at the Renaissance Center, 435 N. Macomb Street or can be reached by telephone at (850) 891-6400.

VISION STATEMENT AND IMPLEMENTATION

(REV. EFF. 7/26/06; REV. EFF. 1/7/10; REV. EFF. 8/5/23)

In the early 1820s, Florida government alternated business between St. Augustine and Pensacola. At that time, travel between the cities was hazardous and the journey long. In 1823, the site of Tallahassee was chosen as the seat of government for the Territory of Florida because of its central location and abundance of natural resources. It was noted then, "A more beautiful country can scarcely be imagined; it is high, rolling, and well watered." In the new capital, commerce expanded and a new school of higher learning was founded. From these historic roots, Tallahassee and Leon County is now the center of Florida's government and respected worldwide for its schools of higher education.

We are fortunate to have retained the natural beauty that inspired the sitting of Florida's state capital. The community relies upon the comprehensive plan to protect the natural resources and scenic beauty while encouraging the responsible, healthy growth of Tallahassee and Leon County. The comprehensive plan seeks to balance the management of growth with environmental protection but gives precedence to environmental protection.

Evolving land use patterns within the County have exhibited sprawl characteristics. Sprawl is, perhaps, the most inefficient pattern of land use. Costs associated with the provision of both capital and social infrastructure are higher than more compact patterns. This must be taken into consideration when local government is faced with limited fiscal resources and increasing demand for services.

Sprawl encourages degradation of the County's natural resources by prematurely committing vast areas to the impact of urbanization. Phased, orderly growth mitigates this situation by comprehensively addressing development impacts to our natural systems. Leap frog development associated with sprawl is piecemeal in nature and is detrimental to any type of comprehensive framework.

Another aspect of urban sprawl is the tendency toward strip commercial development, i.e., the commercialization along major streets which occurs as infill between sprawled developments. This strip development negatively affects traffic safety and flow, as well as creating aesthetic problems associated

with advertising signs. While many of the negative effects of strip development can be controlled to some extent by regulatory means, a more positive approach is to prevent its spread by means of land use policies.

The purpose of the comprehensive plan is to preserve, protect and enhance the quality of life for all citizens. The plan encourages and supports economically sound residential, educational, employment, cultural, recreational, commercial and industrial opportunities for the citizens. This is facilitated by systematically planning for growth, development and redevelopment.

The natural environment is one of the many criteria which, when combined, form the community's perceived quality of life. The natural environment is a major component in the quality of life equation for Leon County. As such, it must be protected. Development and the ancillary activities associated with it must be channeled into locations that protect the natural and aesthetic environment. Unwise land use decisions which ultimately require expensive environmental retrofitting, paid for by the general populace, must be eliminated. In order to achieve this, it is the intent of this Plan to include strong environmental objectives and policies within the Land Use Element and other applicable portions of the Plan.

The residential environment is also one of many criteria which form the community's perceived quality of life and must be protected. An economic base of stable public employment has fostered development of stable residential neighborhoods. Citizens identify with and value their neighborhoods in all parts of the community and at all income levels. Containing sprawl will necessarily increase density and intensity in the existing urban area. Unwise land use decisions and premature non-residential development in established residential areas can seriously and permanently alter the character of a neighborhood. Not only actual changes, but also the perception of a constant assault on a neighborhood undermines an otherwise desirable residential environment. Development and its ancillary activities should be channeled into locations that offer the greater opportunity for the higher density and mixture of uses that a policy of urban containment encourages. It is the intent of the plan to maintain the integrity of existing neighborhoods while encouraging new residential developments to incorporate a wider range of non-residential uses.

Essential for planning are objectives and policies that protect and enhance the natural environment, water resources, the canopy roads, and residential neighborhoods. To this end, regulatory tools such as concurrency management, urban service area designation, planned unit developments and special protection zones are used to foster the community's vision. An underlying premise is the linkage between land use and infrastructure. The plan is based on the principle that development should pay for itself and this vision is implemented, in part, through the accomplishment of several strategies described below.

Traditional values within Leon County prohibit the strict implementation of an urban containment strategy. Urban service area demarcations must be located to allow for some degree of large lot, single family subdivisions. In addition, some urban areas located away from the core, such as Chaires, Fort Braden, and Miccosukee, must be provided for. Overall, however, it is the intent of this comprehensive plan to concentrate development in the Tallahassee urban area plus provide for a minimum number of designated areas of urban development.

It is the responsibility of every citizen of Leon County to pay his or her fair share first to achieve and then to maintain the community wide adopted levels of service (LOS) for capital infrastructure and urban services. However, it is not a current resident's responsibility to pay for new developments' fair share

costs through subsidization. Thus, in a sense, future development must be self-sufficient.

Existing and new residents should not be bound by minimum level of service standards adopted community wide. The ability to enhance these minimums should be provided for as long as the end user pays for the incurred costs. User fees, special assessments or MSTUs are instruments, which can be used to accomplish this. Furthermore, it should be recognized that congestion can actually be a sign of a healthy urban area, and that automobile congestion can lead to individuals making a modal switch to transit, provided the transit system provides access to common destinations with convenient frequency.

The plan encourages projects and activities that provide significant additional value to the community. This includes supporting development in strategic areas such as the Downtown Overlay, Multimodal Transportation District and Southside Action Plan Areas.

The Downtown Overlay consists primarily of the urban core of the City of Tallahassee and is intended to clearly distinguish the City's Downtown Boundary. This overlay district primarily comprises the Capital Center area, Gaines Street Corridor, and parts of the Southside Action Plan area. The intent of this overlay district is to encourage high density and quality redevelopment as well as remove barriers to achieving the allowable densities within this area.

In order to ensure the long-term viability of our entire community as well as the efficiency of our public and private investments, it is important to protect the housing resources, neighborhoods, and business and commercial districts that make up the Multimodal Transportation District and the Downtown Overlay by adopting strategies which promote neighborhood revitalization, urban infill, homeownership, and redevelopment.

The plan also supports diversification of our local economy, utilizing our highly educated workforce, our two local universities, community college and various technical schools and state government. With approximately 38% of all employment in Tallahassee-Leon County based in the government sector, this community is a reflection of its role as the State Capital and as a center for higher education. This employment structure has long provided a stable and predictable economic base.

This plan recognizes the likely continuation of growth in the State government and university segments of the local economy. A major strength of this aspect of our community is the opportunity that it provides for selective diversification. With a strong economic base, the focus for the future can be to actively seek desirable industries that will have a synergy with existing economic resources, such as job training and research and development activities associated with the universities and other educational entities.

This Plan is based on maintaining the historical growth rate of Leon County. Specifically, 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. The universities and state government, which have been our traditional economic strengths, should be built upon and encouraged to expand. Thus, selected recruitment and continued expansion of the universities and state government should form the nucleus for the continued growth of Leon County.

Our comprehensive plan is a living document, used every day in decisions made by local governments. It is regularly reviewed and amended to ensure that it remains current and consistent with our community vision.

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

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

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.

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.

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

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.

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

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 predicable 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

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.

(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

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.

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.

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.

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;

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

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.

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.

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

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.

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
Primary: (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
Secondary: (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 1st 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
Tertiary: (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 / develop-ment	20,000 SQ FT/AC

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

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.

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.

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)[1]	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 [2]	No minimum
Village Mixed Use	20 DU/AC [2]	No minimum
Suburban	20 DU/AC [2]	No minimum
Planned Development	20 DU/AC [2]	No minimum
Bradfordville Mixed Use [2]	20 DU/AC	No minimum
Central Urban [2, 3]	45 DU/AC	No minimum
Activity Center [2, 3]	45 DU/AC	No minimum
University Transition [2, 3]	50 DU/AC	No minimum
Central Core [2, 3] (EFF.1/7/10)	150 DU/AC (EFF. 1/19/02)	No minimum
Rural Community	4 DU/AC	No minimum
Residential Preservation [2]	6 DU/AC	No minimum
Lake Talquin Recreation/Urban Fringe [4]	1 DU/3 AC (standard)	No minimum
Lake Protection [4]	1 DU/2 AC (standard)	No minimum

Notes:

[1] 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).

[2] 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].

[3] 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)

[4] 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

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

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.

Map 2: Future Land Use Map, Tallahassee Urban Area

Map 3: Future Land Use Map, Leon County

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.

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

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.

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

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

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:

Existing land use character of the subdivision	Gross residential density
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 townhomes and duplexes)	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.

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)	Resi-dential 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 1st 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;

(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.

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 (4)	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ ACRE (4)	10,000 SQ FT/ACRE (5)	
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 1st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ ACRE	20,000 SQ FT/ACRE(6)	
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 (7)	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ ACRE (3)	Up to 20,000 SQ FT/ACRE (3)	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ ACRE	Up to 25,000 SQ FT/ACRE (8)	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ ACRE (1)	80,000 SQ FT/ACRE (2)	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ ACRE	20,000 SQ FT/ ACRE	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

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.

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

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

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.

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

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

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

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.[1] 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.

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:

[1] (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 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.

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.

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;

(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.

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,

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,

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.

Map 4: Mahan Drive Corridor Study Area

MAHAN DRIVE CORRIDOR STUDY AREA

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

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 permittable 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.

(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

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

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.

Table 5: Land Use Development Matrix, Tallahassee

TALLAHASSEE *

LAND USE DEVELOPMENT MATRIX

PROPOSED LAND USE	TYPE	FUTURE LAND USES											
		NEIGHBORHOOD BOUNDARY	RURAL/AGRICULTURAL	URBAN FRINGE	ACTIVITY CENTER	RURAL COMMUNITY	LAKE PROTECTION	RESIDENTIAL PRESERVATION	LAKE TALQUIN	GOV. OPERATIONAL	REC./OPEN SPACE	EDUCATIONAL	HEAVY INDUSTRIAL	URBAN RESIDENTIAL
COMMERCIAL	MINOR	X	X	X	X	X	19	0	X	0	0	0	X	0
	NEIGHBORHOOD	0	0	0	X	X	0	0	X	0	0	0	0	0
	COMMUNITY	0	0	0	X	0	0	0	0	0	0	0	0	0
	REGIONAL	0	0	0	X	0	0	0	0	0	0	0	0	0
	HIGHWAY	0	0	0	X	0	0	0	X	0	0	0	0	0
OFFICE	MINOR	X	0	0	X	0	19	0	X	0	0	0	0	0
	MAJOR	0	0	0	X	0	0	0	0	0	0	0	0	0
	PARK	0	0	0	X	0	0	0	0	0	0	0	0	0
RESIDENTIAL	LOW	X	X	X	0	X	X	X	X	0	0	0	12	X
	MEDIUM	X	0	0	X	0	0	0	0	0	0	0	0	25
	HIGH	0	0	0	X	0	0	0	0	0	0	0	0	0
RECREATIONAL	PASSIVE	0	X	X	X	X	X	X	X	X	X	0	0	X
	ACTIVE	0	X	X	X	X	X	X	X	X	X	X	0	0
COMMUNITY FACILITIES	COMMUNITY SERVICES	X	X	X	X	X	X	X	X	X	X	X	0	X
	LIGHT INFRASTRUCTURE	0	0	X	X	X	X	X	X	X	X	X	X	0
	HEAVY INFRASTRUCTURE	0	X	X	0	0	0	0	X	X	0	0	X	0
	POST-SECONDARY	0	X	0	X	X	0	0	X	0	0	X	0	0
LIGHT INDUSTRIAL	MINOR	0	10	10	X	10	0	0	0	0	0	0	X	0
	PARK	0	0	0	1	0	0	0	0	0	0	0	X	0
HEAVY INDUSTRIAL	HEAVY INDUSTRIAL	0	10	0	0	0	0	0	0	0	0	0	X	0

PROPOSED LAND USE	TYPE	EXISTING ADJOINING LAND USES (A)(D)(G)																							
		COMMERCIAL				OFFICE			RES.			REC.		EDUC.			COMMUNITY FACILITIES			LGT. IND.		HVY. IND.
		MINOR	NEIGHBORHOOD	COMMUNITY	REGIONAL	HIGHWAY	MINOR	MAJOR	PARK	LOW	MEDIUM	HIGH	PASSIVE	ACTIVE	ELEMENTARY	MIDDLE	HIGH	COMMUNITY SERVICE	LIGHT INFRASTRUCTURE	HEAVY INFRASTRUCTURE	POST SECONDARY	MINOR	PARK	
COMMERCIAL	MINOR	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X	X
	NEIGHBORHOOD	X	X	X	X	X	X	X	0	X	X	X	X	X	0	X	X	X	X	0	X	X	X	0
	COMMUNITY	X	X	X	X	X	X	X	0	X	X	0	X	X	0	X	X	X	X	X	X	X	X	0
	REGIONAL	X	X	X	X	X	X	X	0	0	X	0	0	X	0	0	X	X	X	X	X	X	X	0
	HIGHWAY	X	X	X	X	X	X	X	0	X	X	X	X	X	0	X	X	X	X	X	X	X	X	X
OFFICE	MINOR	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X	13
	MAJOR	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	1
	PARK	X	X	X	X	X	X	X	0	X	X	X	X	0	X	X	X	X	X	1	X	X	X	X	1
RESIDENTIAL	LOW	X	0	0	0	0	X	0	X	X	X	X	X	X	X	X	X	X	X	0	X	0	0	0	0
	MEDIUM	X	X	X	9	X	X	X	14	X	X	X	X	X	X	X	X	X	X	0	X	0	0	0	0
	HIGH	X	X	X	X	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	0
RECREATIONAL	PASSIVE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	ACTIVE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
COMMUNITY FACILITIES	COMMUNITY SERVICES	X	X	X	X	X	X	X	2	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	LIGHT INFRASTRUCTURE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	HEAVY INFRASTRUCTURE		X	X	X	X	0	1	1	0	0	0	0	X	0	0	0	1	X	X	0	X	X	X	X
	POST-SECONDARY	X	X	X	X	X	X	X	X	0	X	X	X	X	1	X	X	X	X	X	X	X	X	X	0
LIGHT INDUSTRIAL	MINOR	X	X	X	X	X	X	X	X	0	0	X	X	X	0	0	0	X	X	X	X	X	X	X	X
	PARK	X	X	X	X	X	X	X	0	0	X	0	X	X	0	0	0	X	X	X	X	X	X	X	X
HEAVY INDUSTRIAL	HEAVY INDUSTRIAL	X	0	0	0	X	0	0	0	0	0	0	X	0	0	0	0	X	X	X	0	X	X	X	X

PROPOSED LAND USE	TYPE	TRANSPORTATION ACCESS (B)(J)																							
		INTERSECTION LOCATION (E)															STREET ACCESS (F)				
		PRIN. ART./PRIN. ART.	PRIN. ART./MIN. ART.	PRIN. ART./MAJ. COL.	PRIN. ART./MIN. COL.	PRIN. ART./LOCAL	MIN. ART./MIN. ART.	MIN. ART./MAJ. COL.	MIN. ART./MIN. COL.	MIN. ART./LOCAL	MAJ. COL./MAJ. COL.	MAJ. COL./MIN. COL.	MAJ. COL./LOCAL	MIN. COL./MIN. COL.	MIN. COL./LOCAL	LOCAL/LOCAL	PRINCIPAL ARTERIAL	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL
COMMERCIAL	MINOR	0	0	X	23	0	X	X	23	X	X	0	X	0	0	X	X	X	X	X	0
	NEIGHBORHOOD	X	X	23	0	0	X	23	0	0	18	0	0	0	0	0	X	X	X	15	0
	COMMUNITY	X	X	0	0	0	X	0	0	0	0	0	0	0	0	0	X	X	0	0	0
	REGIONAL	X	X	X	0	0	X	X	0	0	0	0	0	0	0	0	X	X	15	0	0
	HIGHWAY	6	6	X	0	0	6	X	0	0	0	0	0	0	0	0	X	X	X	O	0
OFFICE	MINOR	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	0
	MAJOR	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0
	PARK	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0
RESIDENTIAL	LOW	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	16	16	16	X	X
	MEDIUM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	0
	HIGH	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0
RECREATIONAL	PASSIVE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	X
	ACTIVE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	0
COMMUNITY FACILITIES	COMMUNITY SERVICES	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	0
	LIGHT INFRASTRUCTURE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	X
	HEAVY INFRASTRUCTURE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0
	POST-SECONDARY	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0
LIGHT INDUSTRIAL	MINOR	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0
	PARK	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0
HEAVY INDUSTRIAL	HEAVY INDUSTRIAL	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0

PROPOSED LAND USE	TYPE	ENVIRONMENTAL CONSTRAINTS (C)									INFRA-STRUCTURE			
		FLOODWAY/FLOODPLAIN UNDEVELOPED	SEVERE GRADES	SIGNIFICANT GRADES 10 - 20%	WETLAND	REGULATED CLOSED BASIN	HIGH QUALITY SUCCESSIONAL FOREST	NATIVE FOREST	GROUNDWATER RESOURCE PROTECTION	CANOPY ROAD	SEWER SYSTEM	SEPTIC TANK	WATER SYSTEM	WATER WELL
COMMERCIAL	MINOR	0	0	1	0	3	1	0	X	17	X	5	X	5
	NEIGHBORHOOD	0	0	0	0	3	1	0	4	11	X	0	X	0
	COMMUNITY	0	0	0	0	3	1	0	0	0	X	0	X	0
	REGIONAL	0	0	0	0	3	0	0	0	0	X	0	X	0
	HIGHWAY	0	0	1	0	3	1	0	4	0	X	0	X	0
OFFICE	MINOR	0	X	X	0	3	X	0	X	X	X	0	X	0
	MAJOR	0	0	1	0	3	1	0	X	17	X	0	X	0
	PARK	0	0	0	0	3	1	0	4	17	X	0	X	0
RESIDENTIAL	LOW	1	X	X	0	3	X	8	X	17	X	20	X	20
	MEDIUM	0	0	8	0	3	1	0	4	17	X	0	X	0
	HIGH	0	0	0	0	3	1	0	0	17	X	0	X	0
RECREATIONAL	PASSIVE	X	X	X	X	X	X	X	X	X	X	X	X	X
	ACTIVE	X	0	1	0	3	1	0	X	X	X	5	X	5
COMMUNITY FACILITIES	COMMUNITY SERVICES	0	0	X	0	3	X	0	X	X	X	19	X	5
	LIGHT INFRASTRUCTURE	0	0	X	0	X	1	0	X	X	X	5	X	5
	HEAVY INFRASTRUCTURE	0	0	0	0	3	1	0	4	17	X	21	X	21
	POST-SECONDARY	0	0	1	0	3	1	0	X	X	X	0	X	0
LIGHT INDUSTRIAL	MINOR	0	0	1	0	3	1	0	4	0	X	10	X	10
	PARK	0	0	0	0	3	1	0	4	0	X	0	X	0
HEAVY INDUSTRIAL	HEAVY INDUSTRIAL	0	0	0	0	3	1	0	0	0	X	22	X	22

X – Land use is compatible/allowable
0 – Land use incompatible/not allowable
1 – PUD or site plan review
2 – Planned unit development required, except for cemeteries or for religious facilities to be used solely for religious functions. P.U.D. requirement will apply if ancillary facilities are proposed in in conjunction with religious facilities
3 – Permitted where sufficient stormwater management capacity exists within the basin
4 – Consistent with aquifer recharge policies contained within the Conservation Element
5 – Permitted outside of Urban Service Boundary
6 – Permitted only at those intersection quadrants which previously have been developed
7 – Permitted in conjunction with mixed use project (footnote deleted)
8 – Cluster development required
9 – Intended for upper level of density range
10 – Agricultural related only
11 – No access to canopy road
12 – Residence for security or caretaker personnel allowed
13 – Office use permitted if ancillary to industrial use
14 – Intended for lower level of density range
15 – Secondary access only approved in conjunction with site plan, PUD or DRI
16 – Direct access allowed outside urban service area or on previously platted lot
17 – Primary access to canopy road permitted only when alternate access to non-canopy roads is unavailable
Primary access shall be restricted to one driveway designed to mitigate impacts. Planned development required for approval.
18 – Commercial restricted to 50,000 sq ft
19 – Where sewer is not available, permitted for community services with less than 5000 sq ft or a 500 gal septic tank.
20 – Permitted on lots greater than 2 acres inside the Urban Service Area, permitted outside Urban Service Area
(Sewer Policy 2.1.3)
21 – Permitted for appropriate facilities located outside of Urban Service Area (Sewer Policy 1.3.7)
22 – May be permitted for sandmines or borrow pits (Conservation Policy 3.2.2)
23 – Commercial limited to one quadrant of the intersection
25–Density limited to 10 Dwelling units per acre

NA Not applicable

* – To be used in conjunction with Future Land Use Map and applicable goals, objectives and policies contained within the Comprehensive Plan

(A) – An incompatible land use may be permitted with an adequate buffer when its incompatibility with an adjoining land use is along rear property lines. This does not apply to heavy industrial adjoining residential.
(B) – Non-residentail uses permitted on all streets and intersections designated as non-residential streets
(C) – Applies to the specific environmentally significant area on site and the plan requires site specific assessment of development impact on endangered, threatened and species of special concern (plants and animals)
(D) – This portion of the matrix does not apply when existing land use is nonconforming
(E) – May be waived pursuant to land use policy 3.1.5 or if commercial contained within Mixed Use FUD or DRI development
(F) – See Transportation Policy 1.6.4
(G) – Existing adjoining land uses, access, intersection restrictions are not a factor in Activity Center as per conditions of land Use policy 1.4.22

Effective 11-13-20
Cycle 20-01 ESR

Note:
Matrix is intended to be a pictorial representation of existing policies in the Comprehensive Plan.

DOES NOT APPLY TO BRADFORDVILLE MIXED USE, SUBURBAN, URBAN RESIDENTIAL 2, VILLAGE MIXED USE, PLANNED DEVELOPMENT, UNIVERSITY TRANSITION, DOWNTOWN, WOODVILLE RURAL COMMUNITY, CENTRAL URBAN, RESEARCH AND INNOVATION, OR INDUSTRY AND MINING.

Table 6: Land Use Development Matrix, Leon County

LEON COUNTY*

LAND USE DEVELOPMENT MATRIX

| PROPOSED LAND USE | TYPE | FUTURE LAND USES | | | | | | | | | | | | EXISTING ADJOINING LAND USES (A)(D)(G) | | | | | | | | | | | | | | | | | | | | | | | | TRANSPORTATION ACCESS (B)(J) | | | | | | | | | | | | | | | | | | |

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

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.

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.

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.

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.

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.

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

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

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

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;

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.

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.

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

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.

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;

- 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

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-

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.

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.

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)

BRADFORDVILLE STUDY AREA

Goal 8: [L] (DEL. EFF. 8/4/03)

Reserved

Objective 8.1: [L] (DEL. EFF. 8/4/03)

Reserved

Policy 8.1.1: [L] (DEL. EFF. 8/4/03)

Reserved

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

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

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

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

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)

	Maximum Residential Units	Minimum Residential Densities	Maximum Non-Residential	Hotel	Hospital
Phase I					
Colin English Phase I (603 acres)	6,030	As required by Policy 10.1.2 [L]	3,606,000 GSF		
Phase II					
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.

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

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

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.

- 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:

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

(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:

- 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.

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

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/greenway~~s~~ areas:

(1) Passive recreation - Improvements that are natural resource-oriented, such as hiking and biking trails,

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

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.

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,

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

Map 8: Southeast Sector Plan, Capital Circle Access Points

Map 9: Southeast Sector Plan, Planned Development

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.

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.

Objective 11.4: [L] Southside Action Plan Evaluation and Update; Relation to Other Goals, Objectives & Policies (EFF. 8/5/23)

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.

Map 10: Southern Strategy Area Boundary

CENTRAL CORE AREA

Goal 12: [L] (DEL. EFF. 4/10/09)

Reserved

CENTRAL CORE AREA (DEL. EFF. 4/10/09)

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,

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.l.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

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

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

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,

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.

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

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,

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

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

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

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.

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:

(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

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

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

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

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.

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)
(2) LU 13.1.1(8)
(3) LU 13.1.1(9)
(4) LU 13.1.2(1)
(5) LU 13.1.3(1)(H)
(6) LU 13.1.4(1)(F)
(7) LU 13.1.4(1)(J)
(8) LU 13.1.4(3)(A)
(9) LU 13.1.4(3)(B)
(10) LU 13.1.4(3)(C)
(11) LU 13.1.4(3)(D)
(12) LU 13.1.5(1)
(13) LU 13.1.5(6)
(14) LU 13.1.5(10) as modified
(15) LU 13.1.6(8)
(16) LU 13.1.6(10)
(17) LU 13.1.6(11)
(18) LU 13.1.8

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

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.

LAND USE

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

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

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 Killearn 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

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-

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 ¼ to ½ 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 Killearn 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

that serves residents of Welaunee, Killearn, 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 ¼ to ½ 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 Killearn 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

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

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 view-shed 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 ¼ to ½ 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 not exceed10,000 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

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.

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[1]	n/a[1]
	Residential	30-100 acres	n/a	2-6 DU/acre	n/a
	Open Space	Min. 20% of gross area in Phase 1			
West Arch District (Phase 1)	Town Center[2]	20-120 acres	4,000–30,000 SF/acre	8-20 DU/acre	10-55% residential 45-90% nonresidential
	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 in Phase 1			
North Arch District (Phase 1)	Village Center[2]	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			

		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[3,4]	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[5]	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.

(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.

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.

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

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

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.

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.

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 (Figures13-5 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.

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

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.

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.

(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.

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

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.

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.

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

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

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

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.

Map 11: 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 approximiate and subject to final delineation in PUD Concept Plans.
(Rev. Eff. 8/27/17) 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).

Map 12: Welaunee Heel Generalized Site Plan

Map 13: 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: Glatting Jackson

March 4, 2002

Map 14: Heel Generalized Transportation Plan

Figure 13-5: Land Use Districts

Figure 13-6: Preliminary Environmental Features

Figure 13-7: Transportation

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[1]	DUs/GSF	Acres[1]	DUs/GSF	Acres[1]	DUs/GSF
Residential[2]	170	1,291 DUs	207	816 DUs	377	2,107 DUs
Town and Neighborhood Centers[3]	21	190,608 GSF	9	51,744 GSF	30	242,352 GSF
Employment Centers[4]	50	495,616 GSF	40	405,504 GSF	90	901,120 GSF
Educational/Institutional[5]	24				24	
Primary Open Space and Recreation	200		60		260	
Miccosukee Road Greenway[6]	189				189	
Other[7]	61		61		122	
TOTALS	715	1,291 DUs 686,224 GSF	377	816 DUs 457,248 GSF	1,092	2,107 DUs 1,143,472 GSF

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)

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.

Map 15: Major Surface Features

Table 8: Major Surface Water Features

Major Surface Water Features

1. Lake Iamonia
2. Lake Talquin
3. Lake Jackson
4. Foshalee Lake
5. Carr Lake
6. Lake Miccosukee
7. Ochlockonee River
8. Lake Lafayette
9. Lake Jackson
10. Strickland Arm
11. Lake Munson
12. Lake Lafayette
13. Cromartie Arm
14. Orchard Pond
15. Lake Mcbride
16. Lake Hall
17. Lake Bradford
18. Lake Miccosukee
19. Black Swamp
20. Cascade Lake
21. Lake Overstreet
22. Moore Lake
23. Lake Elizabeth
24. Lake Diane
25. Lake Kanturk
26. Grassy Lake
27. Lake Killarney
28. Lake Mcbride
29. Huggle Pond
30. Carr Arm
31. Pickle Pond
32. Lake Tom John
33. Alford Arm
34. Ring Oak Plantation
35. Little Sir Echo
36. Monkey Business Pond
37. Gum Pond
38. Big Lake
39. Lake Hiawatha
40. Albert Lake
41. Goose Pond
42. Pine Hill Lake
43. Cascade Lake
44. Aenon Creek
45. Lake Lafayette (Piney Z)
46. Boat Pond
47. Lake Erie
48. Lake Kilkee
49. Buck Lake
50. Lake Minnehaha
51. Shakey Pond
52. Silver Lake
53. Lake Ella
54. Eight Mile Pond
55. Lake Weeks
56. Lake Belmont
57. Lake Neeley
58. Bradford Pond
59. Arrowhead Lake
60. Lake Cassie
61. Lake Kinsale
62. Lake Sheelin
63. Eagle Lake
64. Lake Mary
65. Lake Mattie
66. Lake Fae
67. Grassy Lake
68. Waverly Pond
69. Lake Nina
70. Lake Homer

Map 16: City of Tallahassee Water Wells

Map 17: Wetlands

Map 18: General Soils Map

Map 19: Leon County Aquifer Vulnerability Assessment Map

MOBILITY

GOALS, OBJECTIVES AND POLICIES

Overall Goal (EFF. 12/15/11)

Establish a safe, energy efficient multi-modal transportation system that provides mobility for pedestrians, bicyclists, transit users, motorized vehicle users, users of rail and aviation facilities, supports public health through active living, and is sensitive to the cultural and environmental amenities of Tallahassee and Leon County.

Goal 1: [M] (EFF. 12/15/11)

MOTORIZED, BICYCLE, AND PEDESTRIAN CIRCULATION

Establish and maintain a safe, convenient, energy efficient, and environmentally sound automobile, transit, bicycle and pedestrian transportation system, capable of moving people of all ages and abilities as well as goods.

Objective 1.1: [M] (EFF. 12/15/11)

LAND USE AND TRANSPORTATION COORDINATION

Coordinate transportation and land use systems that foster vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce vehicle miles traveled and greenhouse gases, and to enhance pedestrian and bicycle mobility and transit accessibility.

Policy 1.1.1: [M] (EFF. 12/15/11)

Identification and programming of new road projects or substantial improvements to existing roads shall be consistent with the Future Land Use Element of the Comprehensive Plan and specifically the Urban Service Area strategy to promote urban infill and discourage urban sprawl.

Policy 1.1.2: [M] (EFF. 12/15/11)

Designate energy efficiency districts in areas that are intended for greater densities and intensities to support frequent transit service and where primary priority is to be placed on providing a safe, comfortable and attractive environment for pedestrians and cyclists. For each district:

1. evaluate and modify, if necessary, the zoning and land development regulations to ensure standards that will support compact, walkable, mixed-use development; and
2. adopt and maintain a connectivity plan identifying needed bicycle, pedestrian, roadway, and transit projects to increase connectivity and safety, minimize travel distances for pedestrians and cyclists, and provide connections to other parts of the City, County, and Capital Region;
3. Coordinate with the Capital Region Transportation Planning Agency to include the Mobility District Plan priorities in Long Range Transportation Plan updates.

Policy 1.1.3: [M] (EFF. 12/15/11)

Promote the Downtown as an 18-hour activity center by supporting development of housing, restaurants, and cultural activities to encourage use beyond working hours.

Policy 1.1.4: [M] (EFF. 12/15/11)

Promote neighborhood parks to reduce the need for long distance trips for recreation.

Policy 1.1.5: [M] (EFF. 12/15/11)

Maintain a Greenways Master Plan that integrates pedestrian and bicycle mobility into a linear park and open space system that connects local, regional, and state facilities, with specific emphasis on connections within Downtown and energy efficiency districts.

Policy 1.1.6: [M] (EFF. 12/15/11)

A functional transportation network shall be coordinated and maintained with the Florida State University, Florida A&M University, and Tallahassee Community College master plans to link those educational institutions and provide access to transit and surrounding supporting land uses.

Policy 1.1.7: [M] (EFF. 12/15/11)

The City of Tallahassee and Leon County shall adopt and maintain ordinances providing for safe and convenient on-site traffic flow, considering motorized and non-motorized vehicle parking.

Policy 1.1.8: [M] (EFF. 12/15/11)

Development projects shall contribute to providing a safe, convenient, comfortable and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use. Appropriate improvements or enhancements to the multimodal network shall be required as a condition of development approval, such as, but not limited to, the following:

a) Full accommodations for pedestrian access and movement, including shaded sidewalks, benches and enhanced crossings;
b) Full accommodations for bicycles, including lockers, showers, and racks;
c) Direct connections to the regional bicycle/pedestrian network;
d) Installation of shared use paths in accordance with FDOT recognized standards;
e) Well-designed accommodations for transfer of passengers at designated transit facilities;
f) Preferential parking for rideshare participants;
g) Well-designed access for motor vehicle passenger drop-offs and pick-ups at designated transit facilities and at commercial and office development sites;
h) Full accommodation for the mobility impaired, including parking spaces, sidewalks and ramps for handicapped access;
i) Weather protection at transit stops.

Policy 1.1.9: [M] (EFF. 12/15/11)

*Designation of Multimodal Transportation District (MMTD)***.** In accordance with the provisions of Florida Statute 163.3180(15), the City of Tallahassee and Leon County hereby establish a

Multimodal Transportation District, as shown in the Multimodal District Boundaries Map, for the purpose of promoting walking, bicycling and transit use in order to reduce dependence on the automobile. Those roadways and associated rights-of-way shown as boundaries for the MMTD shall be considered part of the MMTD.

Policy 1.1.10: [M] (EFF. 12/15/11; REV. EFF. 7/19/13)

MMTD Residential Density Bonus. In order to increase redevelopment and infill development, residential densities within the MMTD may be increased up to 35% above the maximum allowed in the Residential Densities Range Table. This bonus shall not apply to lands designated Residential Preservation. Further bonuses may be applied to the Downtown. Eligibility criteria for these bonuses will be established within the land development regulations and shall include design standards facilitating pedestrian oriented site and building design with enhanced pedestrian access and amenities, urban scale development, innovative parking strategies, integrated mix of land uses, and other urban design features.

Policy 1.1.11: [M] (EFF. 12/15/11)

Land Use Within the MMTD. The City of Tallahassee and Leon County shall periodically review the Future Land Use Map and land development regulations within the district boundary(ies) and modify them as necessary to provide for appropriate densities, intensities and mixture of land uses to support 18-hour activity and multimodal transportation, based on the following targets:

a) A center(s) consisting of employment and services, relatively high density residential, and public spaces all oriented around convenient access to mass transit facilities;
b) Ratio of uses:
   i. Residential = 20%-60%
   ii. Nonresidential (office, commercial, light industrial, etc.) = 30%-70%
   iii. Public spaces (open space, parks, recreational, squares, etc.) = 5%-15%;
c) Specifically to facilitate walking and bicycling as an alternative to driving, areas designated primarily for residential uses should be no more than ½ mile from areas designated for shopping, services, and employment uses;
d) In order to support redevelopment in the urban center of Tallahassee that could support ten minute transit headways and/or light rail, an areawide (excluding open space) residential density of at least 20 units per acre, recognizing that some areas, such as Central Core, may have densities in excess of 150 units per acre and others in established neighborhoods and areas designated Residential Preservation may have significantly less.

Policy 1.1.12: [M] (EFF. 12/15/11)

MMTD and Energy Efficiency District Urban Design and Land Development Regulations. Adopt and maintain land development regulations that ensure new construction and infill or redevelopment will contribute positively to the character and livability of the MMTD and energy efficiency districts, based on the following:

1. Buildings and blocks oriented to provide pedestrians and bicyclists easy access and a visually interesting environment;
2. Maximum block (length or perimeter);
3. Easy access to/from transit stops and surrounding land uses;

4. Recognition of more intense densities & intensities around center(s);
5. Special design considerations to support compatibility between uses, particularly between residential and non-residential uses;
6. Creating active sidewalks with buildings opening onto streets;
7. Transparency (i.e., windows) and active uses at ground levels;
8. Parking generally located to the sides and rear, internal to blocks, and/or in structured of off-site facilities;
9. Maximum parking standards that discourage single-occupant vehicle commuting and reinforce non-auto modes, but not so limited as to adversely impact the viability and vitality of the MMTD;
10. The use of shared parking;
11. For multifamily developments, pricing of parking separately from the units;
12. Recognizing that parking demand may change over time as more multimodal infrastructure and mixed uses are developed, building parking facilities such that they may be readapted for more active uses in the future.

Policy 1.1.13: [M] (EFF. 12/15/11)

Transit in the MMTD and Energy Efficiency Districts. The MMTD and energy efficiency districts shall be well-connected via transit to major trip generators and attractors both inside and outside of these areas, transit stops and waiting areas shall be safe and comfortable, and intermodal connections shall be made where feasible.

1. Priority should be given to funding of improvements that increase the availability, speed, frequency, duration and reliability of transit serving these areas.
2. StarMetro shall coordinate with the Capital Region Transportation Planning Agency regarding the provision of transit centers, super stops, and other facilities for the transfer of passengers to and from these areas through potential regional connections.
3. Benches, signage, lights, and covered or enclosed waiting areas shall be used to create safe, comfortable transit stops.
4. Bicycle parking at transit stops and bicycle racks on buses shall be provided as a means to interface bicycle travel with public transit.

Policy 1.1.14: [M] (EFF. 7/17/21)

The City of Tallahassee and Leon County will support the implementation of the Capital Region Transportation Planning Agency's (CRTPA's) Tallahassee-Leon County Bicycle and Pedestrian Master Plan, adopted by the CRTPA in 2020, to the extent that it does not conflict with goals, objectives, and policies in this Comprehensive Plan.

Objective 1.2: [M] (EFF. 12/15/11)
COMPLETE STREETS

The transportation system shall be designed and operated to provide safe, convenient and context-sensitive access for pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities.

Policy 1.2.1: [M] (EFF. 12/15/11)

Recognizing that urban, suburban, and rural areas have different needs, develop and maintain context sensitive design standards for transportation facilities to protect and enhance community character and enhance the safety and desirability of walking, cycling, and transit.

Policy 1.2.2: [M] (EFF. 12/15/11)

Safe and convenient facilities for pedestrians, cyclists and transit users shall be evaluated for all new road and road widening projects. Specifically, all road projects, including resurfacing projects, shall be evaluated for the addition of bicycle lanes or paved shoulders, and transit shelters where they did not previously exist.

Policy 1.2.3: [M] (EFF. 12/15/11)

Establish and maintain a safe and effective system of bicycle lanes, sidewalks, and shared-use paths in conjunction with existing and planned roadways and the Greenways Master Plan. Where design criteria allow and safe operation will occur, separate bicycle and pedestrian traffic from vehicular traffic. Provide adequate and secure bicycle parking facilities at major destinations.

Policy 1.2.4: [M] (EFF. 12/15/11)

In coordination with the Capital Region Transportation Planning Agency, maintain a bicycle and pedestrian master plan and pursue implementation funding.

Policy 1.2.5: [M] (EFF. 12/15/11)

Designate preferred entrance corridors into and connecting Tallahassee and Leon County, and adopt and maintain land development regulations to convert them into shaded pedestrian ways over time.

Policy 1.2.6: [M] (EFF. 12/15/11)

Require a scenic roadway assessment, environmental assessment, and landscape component in the planning and construction of new roads, and in the improvement of existing roads.

Policy 1.2.7: [M] (EFF. 12/15/11)

Require that all new or rebuilt multi-lane (four or six-lane) arterial and major collector streets be constructed with grassed and/or landscaped medians where sufficient right-of-way can be obtained, unless limited by environmental constraints.

Policy 1.2.8: [M] (EFF. 12/15/11)

Provide a safe, accessible environment and support active living for students by: developing and maintaining programs to increase biking and walking to schools; prioritizing sidewalk and bicycle infrastructure within a two mile radius of primary schools; and continuing to identify, fund and build Safe Routes to Schools projects.

Policy 1.2.9: [M] (EFF. 12/15/11)

Special consideration shall be given to areas with concentrations of students, seniors, low-income families or others that are more dependent on modes other than the automobile to provide a safe, accessible environment.

Policy 1.2.10: [M] (EFF. 12/15/11)

Educate the population on the health benefits of non-motorized modes of transportation. Increase safety to those who choose to walk or ride a bicycle by educating the public on existing laws related to motor vehicle, bicycle and pedestrian operation and interaction.

Policy 1.2.11: [M] (EFF. 12/15/11)

Enforce vehicle, bicycle and pedestrian regulations concerning obedience of traffic control signals and devices, use of pedestrian crosswalks, walking along the roadway, etc. Provide proper pavement markings and signage to enhance recognition of bicycle lanes and pedestrian crossings.

Policy 1.2.12: [M] (EFF. 12/15/11)

Adopt and maintain a City and County sign ordinance to control sign and billboard placement and limit lighted and motion activated sign usage.

Policy 1.2.13: [M] (EFF. 12/15/11)

Wherever feasible, bury utility lines. Priority should be given to areas where underground utilities can be incorporated into roadway construction and reconstruction projects.

Policy 1.2.14: [M] (EFF. 12/15/11)

Coordinate the transportation systems in Tallahassee and Leon County with one another and with the programs of the Capital Region Transportation Planning Agency and the Florida Department of Transportation to implement land use, transportation, and parking policies that promote transportation choice and to overcome identified deficiencies in the multimodal transportation network.

Objective 1.3: [M] (EFF. 12/15/11)

ENVIRONMENTAL AND NEIGHBORHOOD PROTECTION

Evaluate and minimize impacts of transportation projects on the natural environment and neighborhood integrity by using transportation demand reduction strategies to maximize existing roadway capacity, reduce the need for new roadway construction or expansion, reduce peak time traffic, reduce vehicle miles traveled, and reduce greenhouse gas emissions and other environmentally damaging pollutants.

Policy 1.3.1: [M] (EFF. 12/15/11)

Evaluate the natural features of Leon County, as delineated in the future land use and conservation elements, to avoid fragmenting and degrading regionally significant natural resources, wildlife

corridors, greenways, and aquifers when planning new or expanding existing transportation facilities.

Policy 1.3.2: [M] (EFF. 12/15/11)

Reduce demand for more and wider roads by evaluating traffic operations to maximize efficiency of the existing street system capacity and support modal shifts to public transit, bicycling and walking.

Policy 1.3.3: [M] (EFF. 12/15/11)

Coordinate with Commuter Services of North Florida and state agencies regarding transportation demand reduction strategies such as staggered work hours for major employers, ridesharing, and parking fees.

Policy 1.3.4: [M] (EFF. 12/15/11)

Design, construct, and maintain transportation facilities to prevent flooding, minimize pollution, and maintain natural stormwater quantity, timing, rate, and direction of flow characteristics consistent with the adopted Stormwater Level of Service Standard.

Policy 1.3.5: [M] (EFF. 12/15/11)

Require an analysis that measures environmental and neighborhood impact prior to funding any new roadway alignments, construction, or changes to the traffic circulation system. The level and type of review may vary with the anticipated impact, and shall include community involvement.

Policy 1.3.6: [M] (EFF. 12/15/11)

Require tree plantings, where practical, for both new and old roads to increase screening, beauty, runoff control and reduction of summer heat. Existing trees shall be protected during transportation system development and maintenance.

Policy 1.3.7: [M] (EFF. 12/15/11)

Aesthetically enhance and provide added environmental protection to existing and new transportation corridors by the following methods which include but are not limited to:

a) Incorporating for new, or increasing for existing corridors, the number of green spaces/open spaces and pedestrian oriented areas.
b) Recognizing plantations as a significant part of the natural landscape when roads are being designed in areas of the County where they are present.
c) Encouraging the use of native vegetation and natural systems such as swales to control runoff.
d) Maintaining natural ground cover, canopy and understory where new roads are built.
e) Design public infrastructure improvements to minimize development impacts to protect designated canopy roads consistent with the Conservation Element.
f) Applying access management strategies that enhance the character of transportation corridors and gateways to the community by promoting shared access and consolidated signage and preserving green space for landscaping.

Objective 1.4: [M] (EFF. 12/15/11)
CONNECTIVITY & ACCESS MANAGEMENT

Reduce vehicle trip demand, increase access and safety for cyclists and pedestrians, and preserve the integrity of the transportation system with effective connectivity and access management programs.

Policy 1.4.1: [M] (EFF. 12/15/11)

Require vehicular, pedestrian, and bicycle interconnections between adjacent, compatible development; and require these interconnections between adjacent, incompatible developments if it has the potential to reduce the vehicular traffic on the external street system without negatively impacting either development.

Policy 1.4.2: [M] (EFF. 12/15/11)

Utilize context sensitive roadway design and traffic calming to allow connectivity while mitigating the effects of through traffic on neighborhoods.

Policy 1.4.3: [M] (EFF. 12/15/11)

Within the Urban Service Area, require private developers to include bikeways and pathways or sidewalks within proposed developments and connecting to surrounding land uses.

Policy 1.4.4: [M] (EFF. 12/15/11)

All development plans shall contribute to developing a local and collector street and unified circulation system that will allow multimodal access to and from the proposed development, as well as access to surrounding developments.

Policy 1.4.5: [M] (EFF. 12/15/11)

All development plans shall incorporate and continue all sub-arterial streets stubbed to the boundary of the development plan by previously approved development plans or existing development.

Policy 1.4.6: [M] (EFF. 12/15/11)

Connections to and from energy efficiency districts. The transit, bike, and pedestrian networks within energy efficiency districts shall recognize the districts as activity nodes and thus logically interconnect with and service the surrounding areas.

Policy 1.4.7: [M] (EFF. 12/15/11)

Energy Efficiency District Network and Connectivity. Energy efficiency districts shall have a dense, interconnected network of local and collector streets, sidewalks, bikelanes, and shared-use paths in accordance with the following:

1. The street, bicycle, and pedestrian network shall be comprised of a system of interconnected and direct routes with a connectivity index of 50 or more polygons per square mile;
2. For areas with a connectivity index below 50, the missing links in the network shall be identified and eliminated where feasible through the development and capital improvement process;

3. Prioritization of connectivity projects shall recognize the importance of areas with high concentrations of pedestrian activity and of areas where connections are needed to ensure easy access between transportation modes, with particular attention to bicycle and pedestrian access to schools, transit stops and regional greenway or trail systems.
4. Direct bicycle and pedestrian connections shall be provided within and between residential areas and supporting community facilities and services, such as shopping areas, employment centers, transit stops, neighborhood parks, and schools.
5. The local street circulation pattern shall maximize access to individual lots and activity center destinations (e.g. schools, commercial areas, parks).

Policy 1.4.8: [M] (EFF. 12/15/11)

The City of Tallahassee and Leon County shall adopt and maintain access management ordinances and supporting design standards to control the location, spacing, operation and design of access connections and median openings. Development access shall be designed to protect the maximum service volume, safety, and operating characteristics of transportation facilities that it impacts, considering impacts to all modes and users.

Policy 1.4.9: [M] (EFF. 12/15/11)

No new lot or parcel shall be platted or created along arterial or collector roadways that would result in connection spacing that does not comply with the applicable local or FDOT connection spacing standard.

Policy 1.4.10: [M] (EFF. 12/15/11)

Properties under the same ownership, consolidated for development, or part of phased development plans shall be considered one property for the purposes of access management. Access points to such developments shall be the minimum necessary to provide reasonable access, rather than the maximum available for that property frontage.

Policy 1.4.11: [M] (EFF. 12/15/11)

Service roads shall be used for access to development in the area surrounding new freeway interchanges and shall be separated from interchange ramps at a distance that conforms with the applicable FDOT or local access spacing standards, in order to preserve safe and efficient traffic operations in the interchange area. Circulation systems for interchange area development shall be continuous and designed to support both vehicular and pedestrian mobility.

Policy 1.4.12: [M] (EFF. 12/15/11)

Flexibility shall be provided in administration of access spacing standards to accommodate minor deviations, where appropriate, and to ensure that no property is denied reasonable access to the transportation system. Major deviations from access spacing standards shall not be granted until every feasible option for meeting access management standards has been explored and deemed impractical.

Policy 1.4.13: [M] (EFF. 12/15/11)

As Capital Circle is converted to a high capacity, multi-lane arterial, future access-points shall be limited so that the improved roadway will function more efficiently and safely for its intended purpose. In order to protect traffic capacity of the improved roadway and to assure public safety, the following policies will apply:

1) No new parcel shall be platted nor created through subdivision that results in a parcel with sole access to Capital Circle. Consolidation of two or more parcels that currently have access to Capital Circle into a parcel with a single access to Capital Circle shall be permitted;
2) New development abutting Capital Circle shall contribute to the development of a supporting system of local or collector roads, service roads, and/or shared access systems (e.g. joint use driveways), as an alternative to individual driveway access.
3) Where individual driveways must be provided to preserve reasonable access to a development site, applicants shall enter an agreement to cooperate in any future project to consolidate access points or to share access with abutting properties as opportunities arise.

Objective 1.5: [M] (EFF. 12/15/11)

LEVELS OF SERVICE

Establish transportation level of service (LOS) standards in order to measure the impacts of new development on, and to prioritize improvements to, the transportation system.

Policy 1.5.1: [M] (EFF. 12/15/11)

The peak hour roadway level of service for Tallahassee and Leon County is established as follows:

Table 9: Peak hour roadway level of service

Functional Classification	Inside the USA	Outside the USA
Interstate, Intrastate, Limited Access Parkways	C	B
Principal Arterials	D	C
Minor Arterials	D / E*	C
Major and Minor Collectors	D / E*	C
Local Streets	D	D

*For Minor Arterials, and Major and Minor Collectors located inside the Urban Service Area and south of U.S. 90, the Level of Service shall be "D" for purposes of establishing priorities for programming transportation improvements, and "E" for meeting concurrency requirements, to support the Southern Strategy. Roads north of U.S. 90 shall be LOS D for both programming improvement and concurrency purposes.

Policy 1.5.2: [M] (EFF. 12/15/11)

The level of service on all roadway facilities on the state highway system operating at the state recommended adopted minimum level of service standard or better at the time of adoption of the Comprehensive Plan will be maintained at the state adopted minimum level of service standard or a more strict local standard for the facility (if required adopted as part of the Plan). Level of service will be based on revised peak hour data compiled after Plan adoption.

Policy 1.5.3: [M] (EFF. 12/15/11, REV. EFF. 8/9/2012)

The Roadway Level of Service Standards established under Goal 1.5, and as may be duplicated in the Capital Improvements Element, may be waived if a mobility fee program is adopted into the local concurrency management manuals by the City and/or County Commissions. If implemented, the mobility fee program shall:

1) account for the fact that development further from activity nodes creates greater fiscal and environmental costs to the community;
2) support compact, mixed use development and redevelopment within adopted energy efficiency districts.

Policy 1.5.4: [M] (EFF. 12/15/11)

The City of Tallahassee and Leon County Concurrency Management systems will accumulate all development impacts, both below and above threshold standards, to determine cumulative impact of individual development orders. Cumulative impacts of all development will be monitored in order to maintain adopted level of service standards.

Policy 1.5.5: [M] (EFF. 12/15/11)

MMTD Areawide Multimodal Level of Service Standards and Performance Targets. In order to create community design that supports mobility, the following performance standards are established for the Multimodal Transportation District.

Table 10: MMTD Areawide Multimodal Level of Service Standards

Areawide Multimodal Level of Service Standards (Pursuant to F.S. 163.3180(15)(c))			
Pedestrian	**Transit**	**Bicycle**	**Automobile**
C	C	D	E+50%

In addition, because areawide level of service measures based on computer models do not recognize the full breadth of conditions affecting pedestrian, cycling, and transit comfort, safety and convenience, the following performance targets are also established. It is recognized these targets may take more than the 20-year planning period of this document to achieve, but are provided as continuing guidance for plan updates and capital investments.

Table 11: MMTD Areawide Multimodal Performance Targets

a) Areawide modal split:		
	Trips that both originate & end within the district	Trips originating or ending outside the district (not including pass through trips)
Transit	40%	25%
Bike/pedestrian	30%	10%
Automobile	30%	65%

b) Bicycle and Pedestrian Mobility	
i)	Formally designated north/south & east/west bicycle routes functioning at LOS C or better are provided at 1½ mile intervals
ii)	All buses are equipped with bicycle racks
iii)	All sidewalk and bicycle facilities within ½ mile of StarMetro transfer points function at LOS C or better;
iv)	All superstops are equipped with bicycle parking
v)	All intersections within ½ mile of StarMetro transfer points incorporate features to support safe and comfortable crossing for pedestrians and cyclists
c) Transit Mobility	
i)	All employees and dwelling units are within ¼ mile of a transit stop
ii)	80% of transit routes operate with 20 minute headways or less
iii)	80% of employees and dwelling units are served by routes operating at least 16 hours a day
iv)	40% of transit stops include benches, signage, lights, and covered or enclosed waiting areas
v)	80% of employees and dwelling units are within 1 mile of a StarMetro transfer point.
d) In Relation to Educational Uses	
i)	All pedestrian and bicycle facilities within 2 miles of primary schools function at LOS C or better
ii)	50% of students at Florida State University (FSU), Florida A&M University (FAMU), and Tallahassee Community College (TCC) commute to campus via non-auto modes
iii)	At least three satellite parking facilities for students are located outside of the MMTD but within a 20 minute transit ride of FSU, FAMU, or TCC

Policy 1.5.6: [M] (EFF. 12/15/11)

Transportation Concurrency within the MMTD. Pursuant to F.S. 163.3180(15)(c), development permits may be issued in reliance upon all planned community design capital improvements that are financially feasible over the development or redevelopment timeframe for the MMTD, without regard to the period of time between development or redevelopment and the scheduled construction of the capital improvements. Reflecting the purpose of a MMTD to promote higher density infill and to create a safe, desirable environment for pedestrians, the capital improvements plan will reflect primary emphasis on bicycle, pedestrian, and transit projects.

Policy 1.5.7: [M] (EFF. 8/9/12)

Changes to roadway segment capacity that result from the reduction or restriction of automobile laneage from existing conditions in order to implement multimodal or other non-automobile-oriented comprehensive planning goals will not require transportation concurrency mitigation. An analysis shall be conducted of transportation and land use impacts on parallel roadways that would result from the lane changes.

Objective 1.6: [M] (EFF. 12/15/11)
CORRIDOR PRESERVATION

Identify right-of-way needed for planned future transportation improvements and protect it from building encroachment as development occurs to preserve the corridor for transportation use, to maintain transportation level of service for concurrency, to improve coordination between land use and transportation, and to minimize the adverse social, economic, and environmental impacts of transportation facilities on the community.

Policy 1.6.1: [M] (EFF. 12/15/11)

The City and County shall adopt and maintain corridor management ordinances, in accordance with subsection 337.273(6), F.S., which are designed to protect future transportation corridors designated in the Tallahassee-Leon County Comprehensive Plan from development encroachment, to provide for right-of-way acquisition, and to mitigate potential adverse impacts on affected property owners.

Policy 1.6.1(a): [M] (EFF. 12/15/11)

Development orders may require conveyance of transportation rights-of-way consistent with a Future ROW Needs Map and Future Right-of-Way Needs and Access Classifications Table, as a condition of plat or development approval, provided that any required dedication shall not exceed the amount of land that is roughly proportionate to the impacts of the development on the transportation network.

Policy 1.6.2: [M] (EFF. 12/15/11)

Acquire and maintain sufficient right-of-way when building new roads or widening old facilities in order to protect waterbodies, wetlands, and flood plains. Plan corridor alignments to avoid environmentally sensitive areas and where this is not possible, acquire wide roadside buffers and prohibit driveways by purchase of access rights, as necessary, to prevent development from occurring within the environmentally sensitive area, as a result of the roadway availability.

Policy 1.6.3: [M] (EFF. 12/15/11)

Future right-of-way needs for selected transportation corridors designated for improvement in the Tallahassee-Leon County Comprehensive Plan are generally depicted in the table below and in the Future Right-of-Way Needs Map and the Long Range Transportation Plan.

Table 12: Future Right-of-Way Needs Without an Existing Corridor Alignment

Future Right-of-Way Needs WITHOUT an Existing Corridor Alignment	
Functional Classification	**ROW (ft.)[1-3]**
Blueprint Principal Arterial[4]	230
Principal Arterial	200
Minor Arterial	176
Major Collector	146
Minor Collector	100

Notes:

1) Widths represent maximum anticipated ROW needs for generalized corridors; not precise alignments. Where a specific alignment is established through alignment studies, engineering studies or design, such alignment shall apply for the purpose of development review. Actual road location and design will be determined by specific corridor and design studies.
2) Alternative widths may be established by the local government, in consultation with other affected agencies, pursuant to an adopted Critical Area Plan or based upon an analysis of existing constraints, community planning objectives, and other considerations unique to the roadway or surrounding land development.
3) In addition to the number of travel lanes, the following are important considerations in the determination of right-of-way needs for future corridors:
    a. Space for sidewalks to provide safe and convenient movement of pedestrians.
    b. The provision of bike lanes or separate bike paths.
    c. Space for current or future location of utilities so that, when necessary, they can be safely maintained without undue interference with traffic. The utility strip needs to be of sufficient width to allow placement of a water main so that in the case of rupture, neither the roadway pavement nor adjacent property will be damaged.
    d. Accommodation of stormwater at the surface or in storm drains.
    e. Accommodation of auxiliary lanes at intersections.
    f. Placement of trees to improve the aesthetic qualities of the roadway, to shade pedestrians, and improve community appearance. The space needs to be adequate to accommodate tree growth without damaging sidewalks, abutting development, or curb and gutter.
    g. Allowing for changes in the paved section, utilities, or other modifications, that may be necessary in order to meet unseen changes in vehicular, pedestrian, bicycle, or other transportation needs as a result of changes in land use and activity patterns.
2) Planned ROW needs for Capital Circle from Centerview to W. Tennessee, as accepted by the Blueprint Intergovernmental Agency on November 19, 2001.

Policy 1.6.4: [M] (EFF. 12/15/11)

All proposed development plans on designated future transportation corridors shall be reviewed for consistency with the Future Right-of-Way Needs Map, the Long Range Transportation Plan, and any specific alignment or engineering studies and shall be consistent with identified right-of-way needs

for designated future transportation corridors as a condition of development approval.

Policy 1.6.5: [M] (EFF. 12/15/11)

The Future Right-of-Way Needs Map shall be reviewed, and updated if necessary, every five years concurrent with the Long Range Transportation Plan update, or more frequently as necessary to address the growth and mobility needs of the local government.

Policy 1.6.6: [M] (EFF. 12/15/11)

City and County Staff shall consult with the Florida Department of Transportation in determining conceptual alignments, acquiring future right-of-way, and reviewing proposed development that substantially impacts state highways designated for improvement in the Tallahassee-Leon County Comprehensive Plan to ensure that local decisions are consistent with state and federal policy, and to ensure that development activity does not substantially impair the viability of the future state transportation corridor.

Policy 1.6.7: [M] (EFF. 12/15/11)

Explore land banking policies, procedures and funding options to facilitate early acquisition of right-of-way for designated future transportation corridors.

Policy 1.6.8: [M] (EFF. 12/15/11)

Right-of-way acquisition shall be facilitated by the establishment of a program to identify, prioritize, and acquire needed right-of-way consistent with the Right-of-Way Needs Map and Capital Improvements Element.

Policy 1.6.9: [M] (EFF. 12/15/11)

Where needed right-of-way is identified in the energy efficiency district connectivity plans, such projects shall also be included on the Right-of-Way Needs Map and/or in the Long Range Transportation Plan.

Goal 2: [M] (EFF. 12/15/11)

TRANSIT

Capture a five to ten percent mode share through the development and improvement of the mass transit system so that transit is seen as a viable alternative to the automobile as a means of transportation.

Objective 2.1: [M] (EFF. 12/15/11)

IMPLEMENTATION STRATEGIES

In coordination with the Metropolitan Planning Organization, City of Tallahassee, Leon County and the Florida Department of Transportation, expand the integration of mass transit planning into the overall transportation delivery system by coordination of the short-range transit operations plan, Transit Development Plan, Bicycle and Pedestrian Master Plan and Long Range Transportation Plan development.

Policy 2.1.1: [M] (EFF. 12/15/11)

Land use regulations shall be developed which emphasize pedestrian movement and the use of transit.

Policy 2.1.2: [M] (EFF. 12/15/11)

Systematically extend and/or modify transit routes within the urban area to provide access to major employment, shopping, and business, recreational and other activity centers.

Policy 2.1.3: [M] (EFF. 12/15/11)

Coordinate the location and design of office parks to foster ride sharing and transit use.

Policy 2.1.4: [M] (EFF. 12/15/11)

Discourage single occupancy vehicle use through design criteria for new development and innovative programs such an employee pass program.

Policy 2.1.5: [M] (EFF. 12/15/11)

Encourage the elimination of the subsidy of public employee parking to encourage ride sharing and transit use.

Policy 2.1.6: [M] (EFF. 12/15/11)

Develop and maintain a marketing strategy and campaign to inform the public on mass transit and to increase ridership.

Policy 2.1.7: [M] (EFF. 12/15/11)

The potential impacts upon transit shall be determined and utilized in evaluating highway projects when planning new roads or capacity expansions to existing roads.

Policy 2.1.8: [M] (EFF. 12/15/11)

For purposes of evaluating transit level of service over the Plan Horizon and to implement the Regional Mobility Plan goal of a 10% modal split, the local government should expand coverage to serve 80 to 89 percent of the residential population within the

Urban Service Area by a transit route along an arterial or collector roadway within approximately 1/2 mile.

Policy 2.1.9: [M] (EFF. 12/15/11)

Revisions to and expansion of transit service will be based on existing and major trip generators and densities to provide efficient mass transit services.

Policy 2.1.10: [M] (EFF. 12/15/11)

Future transit planning for Tallahassee and Leon County will include provisions for determining the location of transit regional transfer facilities and/or superstops.

Policy 2.1.11: [M] (EFF. 12/15/11)

To provide efficient transit for Tallahassee and Leon County, future transit planning will address provisions for efficient and frequent service based on trip generations and density of land uses, safe and convenient transit facilities and adaptation for the special needs of the transportation disadvantaged.

Objective 2.2: [M] (EFF. 12/15/11)
TRANSIT ALTERNATIVES

Adopt and maintain a plan for expanding the transit system beyond buses.

Policy 2.2.1: [M] (EFF. 12/15/11)

Initiate a study to evaluate the alternative types of transit in relation to their potential use in the City.

Policy 2.2.2: [M] (EFF. 12/15/11)

Develop a long-range master plan for building the transit system type determined to be most feasible in Policy 2.2.1.

Objective 2.3: [M] (EFF. 12/15/11)
PROTECTION OF FUTURE TRANSIT CORRIDORS

Develop and maintain a plan that identifies future transit rights-of-way and corridors and provides means of protecting and acquiring such areas.

Policy 2.3.1: [M] (EFF. 12/15/11)

Existing and future transit rights-of-way and corridors shall be identified as a part of the comprehensive plan for integrating transit into the existing transportation system.

Policy 2.3.2: [M] (EFF. 12/15/11)

Incentives to encourage the donation of transit rights-of-way and corridors shall be developed.

Policy 2.3.3: [M] (EFF. 12/15/11)

Development agreements and land use regulations shall be utilized to preserve future transit corridors.

Objective 2.4: [M] (Eff. 12/15/11)
Funding of Transit

By 2012, alternative and innovative funding sources shall be developed to support an effective transit system.

Policy 2.4.1: [M] (Eff. 12/15/11)

Transit shall be regarded as a vital public service with increased funding to allow it to compete with the private automobile on an equal basis.

Policy 2.4.2: [M] (Eff. 12/15/11)

Funding for transit operating expenses should include and should not be limited to the following sources: sales tax, property tax, future charter county surtax, gas tax, impact fees, and the significant benefits program.

Objective 2.5: [M] (Eff. 12/15/11)
Transportation for Disadvantaged

Provide for full implementation of the requirements of Chapter 427, Florida Statutes and Section 3046(a)(9) of the SAFETEA-LU Act regarding planning and coordination of human services transportation in meeting the needs of the transportation disadvantaged.

Policy 2.5.1: [M] (Eff. 12/15/11)

A needs assessment of the transportation disadvantaged shall be undertaken.

Policy 2.5.2: [M] (Eff. 12/15/11)

An assessment of existing public and private transit programs shall be undertaken with an analysis to determine unmet needs.

Policy 2.5.3: [M] (Eff. 12/15/11)

A strategy to meet identified unmet needs shall be developed with emphasis being given to meeting the needs of the transportation disadvantaged (i.e., those individuals who because of physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation).

Goal 3: [M] (Eff. 12/15/11)

Aviation

Provide for adequate capacity and safe, appropriate airport facilities to meet the demand for Commercial Service, cargo, military, and General Aviation services and to enhance aviation and airport development opportunities, with sensitivity to protecting existing residential and natural resources adjacent to the airport.

Objective 3.1: [M] (Eff. 12/15/11)

Long Term Implementation Guidelines

Expand and improve on a phased, incremental basis, the aviation facilities at and the access to Tallahassee Regional Airport to meet the transportation needs of the Capital Region while maintaining consistency with all elements of the comprehensive plan. The Tallahassee Regional Airport Master Plan will be maintained and monitored on an ongoing basis to ensure that implementation of the plan meets the aviation needs of the area.

Policy 3.1.1: [M] (Eff. 12/15/11)

Implement the Tallahassee Regional airport Master Plan for the Year 2005 and implement the recommendations of the Tallahassee Regional Airport Noise Compatibility Plan.

Objective 3.2: [M] (Eff. 12/15/11)

Access to Airport

Access routes to the Tallahassee Regional Airport will be integrated with the street and highway planning process of the City, County, MPO, and Florida DOT. Alternative modal choices will be studied as part of the mass transportation planning process.

Policy 3.2.1: [M] (Eff. 12/15/11)

An appropriate gateway from the airport to Downtown/Capitol Center/University destinations shall be designated and improved. Such improvements shall consider roadway capacity, adjacent land uses, landscaping, and incorporation of future mass transportation facilities.

Policy 3.2.2: [M] (Eff. 12/15/11)

Conduct a feasibility study to determine the need for, type of, and proposed location of mass transportation services between the airport and priority destinations within the urban area.

Policy 3.2.3: [M] (Eff. 12/15/11)

The interface between the roadway network and the airport vehicle circulation system shall be designed, constructed, and signalized (when warranted) to provide efficient on-site and off-site traffic flow.

Policy 3.2.4: [M] (Eff. 12/15/11)

The City of Tallahassee will coordinate any aviation facilities plan with U.S. Army Corps of Engineers, the Federal Aviation Administration, the MPO, military service, the FDOT 5 Year Transportation Plan and the Continuing Florida Aviation System Planning Process.

Policy 3.2.5: [M] (Eff. 12/15/11)

The Traffic Circulation and Mass Transit sub-elements shall consider future airport access needs.

Objective 3.3: [M] (Eff. 12/15/11)
Criteria for Operation and Modification to Airport

Operation of and modification to Tallahassee Regional Airport shall take into account impacts to adjacent land uses, the natural resources, and the community in general.

Policy 3.3.1: [M] (Eff. 12/15/11)

Future modifications to airport facilities shall take into account the potential for noise and safety hazards to surrounding land uses.

Policy 3.3.2: [M] (Eff. 12/15/11)

Future modifications to airport facilities shall be accomplished so as to be compatible with nearby natural resources.

Policy 3.3.3: [M] (Eff. 12/15/11)

Aviation and related facilities development and expansion shall be consistent with the conservation element.

Policy 3.3.4: [M] (Eff. 12/15/11)

Aviation and related facilities development and expansion shall mitigate structural and non-structural impact on adjacent natural resources.

Policy 3.3.5: [M] (Eff. 12/15/11)

Additional parking shall be provided in ways that minimize impervious surfaces and that maintain the appearance of the airport terminal.

Policy 3.3.6: [M] (Eff. 12/15/11)

Aesthetics shall be considered in any future airport facility design.

Objective 3.4: [M] (Eff. 12/15/11)
Land Use in Adjacent Areas

Development near the airport shall occur in ways and at locations compatible with the airport's operation and expansion and with sensitivity to protecting existing residential and natural resources adjacent to the airport.

Policy 3.4.1: [M] (Eff. 12/15/11)

Land use decisions in the vicinity of the Tallahassee Regional Airport shall only be permitted if compatible with the current and future operation of the airport facility and the future land use element.

Policy 3.4.2: [M] (EFF. 12/15/11)

Residential development or other noise-sensitive land uses shall not be permitted within the predicted 65 Ldn noise contours without the use of mitigative noise control measures. Incompatible land uses in airport approach zones shall not be permitted. The high noise contours associated with the airport shall be publicized.

Policy 3.4.3: [M] (EFF. 12/15/11)

Additional land uses shall not be permitted in airport zones if, due to structural height, they hinder airport operation or reduce navigable airspace.

Map 20: Multimodal District Boundaries

Map 21: Roadway Functional Classification, Leon County

Map 22: Roadway Functional Classification, Downtown

Map 23: Roadway Functional Classification, Northeast

Map 24: Roadway Functional Classification, Northwest

Map 25: Roadway Functional Classification, Southeast

Map 26: Roadway Functional Classification, Southwest

Map 27: Future Right-of-Way Needs Map

UTILITIES: SOLID WASTE
GOALS, OBJECTIVES AND POLICIES

Goal 1: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Provide an environmentally sound, sustainable, and cost effective integrated solid waste materials management system to serve the needs of Tallahassee-Leon County residents, businesses, and institutions. The management principles shall include the following in order: Prevention, Reduction, Re-use, Recycling, and Disposal.

SOLID WASTE PREVENTION AND REDUCTION
Objective 1.1: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Reduce and minimize the amount of per capita solid waste generated in Leon County and the City of Tallahassee where feasible and consistent with existing State laws and regulations.

Policy 1.1.1: [SW] (REV. EFF. 8/17/92; REV. EFF. 12/24/10)

Develop and maintain solid waste prevention and reduction programs for residents, businesses, and governmental and other institutions.

Policy 1.1.2: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Provide a public education program addressing all aspects of non-hazardous waste materials generation and management.

SOLID WASTE RE-USE AND RECYCLING
Objective 1.2: [SW] (REV. EFF. 8/17/92; REV. EFF. 12/24/10)

Reduce the amount of solid waste by meeting or exceeding established state-mandated recycling goals=through the use of recycling, resource recovery, and source reduction programs.

Policy 1.2.1: [SW] (EFF. 12/24/10)

Local government shall maintain and improve the residential recycling program and shall provide recycling opportunities to all residents.

Policy 1.2.2: [SW] (EFF. 12/24/10)

Local government should maintain and expand the recycling program to include apartments and multi-family dwellings, and shall encourage recycling programs and regulatory standards addressing recycling requirements to be applied during development review for commercial, institutional and industrial solid waste generators by the Plan Horizon.

Policy 1.2.3: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

The local government shall pursue available Federal or State grants and funding to maintain and promote expansion of recycling, resource recovery, and source reduction programs.

Policy 1.2.4: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

The local government shall encourage citizens and private industry to utilize recyclable materials, and encourage the public to conserve resources by using source reduction and re-usable, recyclable, and recycled materials when possible.

Policy 1.2.5: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

The local government shall continue to investigate alternatives to landfill disposal of solid waste, including source reduction and prevention and waste recovery.

Policy 1.2.6: [SW] (EFF. 12/24/10)

The local government shall maintain a yard debris management program.

Policy 1.2.7: [SW] (EFF. 12/24/10)

The County shall monitor the progress of recycling programs. If monitoring indicates this standard may not be met, the County will expand or improve its recycling activities to ensure that established standards will be met.

WASTE COLLECTION SERVICES

Objective 1.3: [SW] (EFF. 12/24/10)

Ensure that collection and transportation of all solid waste is handled safely and efficiently to protect human health and the environment. The collection and transportation of all solid waste shall be conducted in an economically feasible manner to minimize costs to the citizens and the local government.

Policy 1.3.1: [SW] (EFF. 12/24/10)

The County shall continue to coordinate with the City of Tallahassee through interlocal agreements to ensure safe, efficient, and cost-feasible collection and management of solid waste collected within their jurisdictions.

Policy 1.3.2: [SW] (EFF. 12/24/10)

The County shall maintain and utilize sites for the management of household and commercial non-hazardous waste materials for the planning horizon.

SOLID WASTE DISPOSAL

Objective 1.4: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Public solid waste disposal facilities will be provided as needed in a manner which is feasible, cost-effective, and protects investments in existing facilities while meeting established Levels of Service, and protecting the environment and public health.

Policy 1.4.1: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Established procedures will be maintained to ensure that at the time a development permit is issued, adequate facility capacity is

available or will be available when needed to serve the development.

Policy 1.4.2: [SW] (EFF. 12/24/10)

Consistent with Chapter 403.706 F.S., the Leon County Board of County Commissioners will be responsible for determining needed solid waste disposal facilities unless otherwise established by interlocal agreement with the City of Tallahassee.

Policy 1.4.3: [SW] (EFF. 12/24/10)

The Apalachee Solid Waste Management Facility will serve as a contingency disposal site. Additional contingency disposal arrangements shall be made with other existing landfills in case of emergency.

Policy 1.4.4: [SW] (EFF. 12/24/10)

The County shall maintain contractual arrangements for the disposal of non-hazardous household and commercial solid waste materials through the planning horizon.

Objective 1.5: [SW] (EFF. 12/24/10)

Establish solid waste disposal level of service standards to coordinate capital improvements and land use planning and to ensure adequate solid waste disposal capacity for development concurrent with the impacts of development.

Policy 1.5.1: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

The level of service (LOS) for solid waste shall be measured in pounds/ capita/ day and be the following:

Table 13: Solid waste level of service

Year	LOS	Year	LOS	Year	LOS	Year	LOS
2011	7.20	2016	7.40	2021	7.40	2026	7.40
2012	7.20	2017	7.40	2022	7.40	2027	7.40
2013	7.30	2018	7.40	2023	7.40	2028	7.40
2014	7.35	2019	7.40	2024	7.40	2029	7.40
2015	7.40	2020	7.40	2025	7.40	2030	7.40

This level of service shall be used as the basis for determining the availability of facility capacity and the demand generated by a development. Facility demand and available capacity shall be periodically monitored as development orders or permits are issued.

Policy 1.5.2: [SW] (EFF. 9/19/91; REV. EFF. 12/24/10)

User fees shall be set at levels sufficient to finance municipal solid waste management infrastructure projects in the CIE and to encourage reduction and recycling.

Policy 1.5.3: [SW] (EFF. 12/24/10)

As the Leon County Solid Waste Management Facility reaches capacity, recreational facilities shall be allowed on this site.

Hazardous Waste

Goal 2: [SW] (Eff. 7/16/90; Rev. Eff. 12/24/10)

Properly manage waste materials that have hazardous characteristics to protect public health and the environment.

Objective 2.1: [SW] (Eff. 7/16/90; Rev. Eff. 12/24/10)

Maintain and improve existing hazardous waste materials management programs.

Policy 2.1.1: [SW] (Rev. Eff. 12/10/91)

The hazardous waste management program shall include:

a) Identify and require small quantity generators to annually report the amount of hazardous waste generated and its disposal method;
b) Establishment of a hazardous waste collection center;
c) Educational programs;
d) Technical assistance;
e) Working with the Regional Planning Council in coordinating information and activities related to hazardous waste disposal facilities, collection centers and incineration sites.

Policy 2.1.2: [SW] (Eff. 7/16/90; Rev. Eff. 12/24/10)

Maintain and promote the use of the County's hazardous waste collection programs.

Policy 2.1.3: [SW] (Eff. 7/16/90; Rev. Eff. 12/24/10)

Continue to comply with state laws and programs to annually notify small quantity generators of hazardous wastes of their legal responsibilities; penalties for non-compliance; recycling alternatives; and other waste reduction opportunities.

Policy 2.1.4: [SW] (Eff. 7/16/90; Rev. Eff. 12/24/10)

Consider user fees to help support public education programs for residents and small businesses addressing proper hazardous materials management, recycling and disposal.

Policy 2.1.5: [SW] (Eff. 7/16/90; Rev. Eff. 12/24/10)

Prohibit the burial of non-degradable and potentially hazardous household garbage such as plastics, paint, batteries and tires by individual landowners or businesses in unapproved sites.

Policy 2.1.6: [SW] (Eff. 12/24/10)

Provide proper reuse and recycling of used electronic devices. Ensure that final disposition of used electronics is environmentally sound.

Policy 2.1.7: [SW] (Eff. 7/16/90; Rev. Eff. 12/24/10)

Local government shall continue to identify, assess, and mitigate all public abandoned and active dump sites, underground storage tanks, and publicly-owned brownfield sites where necessary and appropriate.

UTILITIES: AQUIFER RECHARGE
GOALS, OBJECTIVES AND POLICIES

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

Protect aquifer water quality and quantity.

GROUNDWATER PROTECTION
Objective 1.1: [AR] (EFF. 7/16/90; REV. EFF. 1/7/09)

Maintain regulations and programs to protect the function of natural groundwater recharge areas and natural drainage features, including areas of high aquifer vulnerability.

Policy 1.1.1: [AR] (EFF. 7/16/90; REV. EFF. 4/10/09)

Maintain maps of relative aquifer vulnerability based on indicators such as soil permeability, thickness of overburden, and distance to karst features.

Policy 1.1.2: [AR] (EFF. 12/10/91)

Local government shall protect groundwater recharge throughout the county by requiring properly functioning stormwater management systems and a minimum percentage of open space for all development projects.

Policy 1.1.3: [AR] (EFF. 7/16/90; DEL. EFF. 4/10/09)

Reserved

Policy 1.1.4: [AR] (EFF. 7/16/90; REV. EFF. 4/10/09)

In areas identified as having high aquifer vulnerability, regulations will be developed by local government that:

a) Regulate the placement of underground storage tanks;
b) Restrict land uses which use, produce or generate as a waste any listed RCRA (Resource Conservation and Recovery Act) material or EPA priority pollutant.

NOTE: Additional policies related to high aquifer vulnerability and spring protection are included in policy 4.2.5: [C].

Policy 1.1.5: [AR] (EFF. 7/16/90)

Establish a program which meets DER requirements and will enable the County to assume responsibility for the enforcement of state regulations concerning underground storage tanks in Leon County.

Policy 1.1.6: [AR] (EFF. 7/16/90)

Establish a program regulating heat exchange recharge wells which requires:

a) Monitoring of these wells;
b) Clean-up of the aquifer in cases of contamination resulting from their use;
c) Financial responsibility for the clean-up to be assigned to the well owner.

Policy 1.1.7: [AR] (EFF. 7/16/90)

Enact regulations which prevent contamination of the aquifer via sinkholes and sinkhole lakes.

Policy 1.1.8: [AR] (EFF. 7/16/90)

All groundwater protection ordinances shall be strictly enforced.

UTILITIES: POTABLE WATER
GOALS, OBJECTIVES AND POLICIES

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

Protect the quality and quantity of our potable water supplies and systems.

POTABLE WATER PROTECTION
Objective 1.1: [PW] (EFF. 7/16/90)

By 1993, have regulations in place that protect potable water supplies from contamination as defined by DER Rule 17-550, F.A.C.

Policy 1.1.1: [PW] (EFF. 9/19/91)

By 1991 the County shall adopt an interim comprehensive countywide wellhead protection ordinance that protects existing and future public water supply wells from potential contamination. The wellhead protection ordinance shall require groundwater monitoring and regulate land uses within the USA which use, produce, or generate any material on the Resource Conservation and Recovery Act list or the Environmental Protection Agency priority pollutant list.

Policy 1.1.2: [PW] (EFF. 7/16/90)

Implement regulations which require installation inspection and periodic monitoring of water supply wells not regulated by Chapter 430, F.S.

Policy 1.1.3: [PW] (EFF. 7/16/90)

Establish a program which addresses contaminated potable water resources by:

a) Identifying and monitoring sites with contaminated potable water resources;
b) Developing remedial strategies for such identified sites;
c) Implementing corrective measures.

Policy 1.1.4: [PW] (EFF. 7/16/90)

Until the Floridian Aquifer study is completed, adopt interim land development regulations by February 1, 1991 which will protect water wellheads.

Policy 1.1.5: [PW] (EFF. 9/19/91)

By 1991, adopt by ordinance a groundwater protection program which requires all businesses which use, generate or produce any material on the Resource Conservation and Recovery Act (RCRA) list or the Environmental Protection Agency (EPA) priority pollutant list to:

1) Register with the County;
2) Allow on-site inspections for proper handling, storage and disposal of RCRA and EPA-listed materials.

This program will include user fees to contribute to the cost of the inspection program.

POTABLE WATER LOS
Objective 1.2: [PW] (EFF. 7/16/90)

Needed potable water facilities will be provided in a manner which promotes orderly compact urban growth and maximizes the use of existing facilities.

Policy 1.2.1: [PW] (EFF. 7/16/90; REV. EFF. 12/29/05)

Regulations shall be maintained to ensure that a:) at the time a development order permit is issued, adequate facility capacity at the adopted level of service is available or will be available when needed to serve the development; or b) at the time a development order is issued , the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Florida Statutes, or an agreement or development order is issued pursuant to chapter 380, Florida Statutes to be in place and available to serve new development at the time of the issuance of a certificate of occupancy.

Policy 1.2.2: [PW] (LOS Inside Urban Service Area) (EFF. 7/16/90)

The level of service for potable water systems in the Urban Service Area shall be:

160 gallons per capita per day (GPCD) for average daily demand. This level of service includes residential, commercial, institutional, and industrial demands, and also unaccounted for water. This level of service is derived by dividing the total production by the service population.

In the design of water production, storage, and distribution facilities, appropriate peak and fire flow factors shall be utilized.

This is the adopted level and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Policy 1.2.3: [PW] (LOS Outside Urban Service Area) (EFF. 7/16/90)

The level of service for potable water systems outside of the Urban Service Area shall be 100 gallons per capita per day (GPCD).

In the design of new water production, storage, and distribution facilities, appropriate peak and fire flow factors shall be utilized.

This is the adopted level and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development outside of the Urban Service Area.

Policy 1.2.4: [PW] (EFF. 7/16/90)

Procedures will be developed by 1991, to periodically update and project facility demand and capacity information as development orders or permits are issued.

Policy 1.2.5: [PW] (City of Tallahassee) (REV. EFF. 9/19/91)

New potable water service, within the urban service area, shall be provided in a manner which promotes orderly, compact urban growth, prevents “leapfrog” development, and maximizes the use of existing facilities.

Policy 1.2.5: [PW] (Leon County) (REV. EFF. 8/17/92)

New potable water service, within the urban service area, shall be provided in a manner which promotes orderly, compact urban and cost efficient growth, and prevents "leapfrog" development, while optimizing the use of existing facilities.

CONSERVATION OF POTABLE WATER

Objective 1.3: [PW] (EFF. 7/16/90)

Programs for the conservation of potable water resources will be established by 1992.

Policy 1.3.1: [PW] (EFF. 7/16/90)

Education programs such as inserts in newsletters and utility billings as well as media interaction that inform the public on the importance and value of water resource conservation will be initiated.

Policy 1.3.2: [PW] (EFF. 7/16/90)

Incentives programs that promote water resource conservation will be established.

Policy 1.3.3: [PW] (EFF. 10/21/92)

Incentives to encourage xeriscaping (low water use landscape design) will be incorporated into the landscaping code.

Policy 1.3.4: [PW] (City of Tallahassee) (REV. EFF. 9/19/91)

Connection fees and user fees shall be set at levels sufficient to finance the water infrastructure projects in the CIE.

Policy 1.3.4: [PW] (Leon County) (REV. EFF. 8/17/92; REV. EFF. 8/5/23)

Connection and user fees shall be set at levels sufficient to equitably finance the water infrastructure projects in the CIE. For the purposes of the Sanitary Sewer and Water Sub-Elements, equitably is defined as users paying for hook-up and system charges and their pro rata share of the costs of facility expansions to serve their development, but allowing for special practices to implement the Southside Action Plan . Pro rata amounts will be determined by the cost impacts of each development which is anticipated to hook-up to the facility expansion.

Goal 2: [PW] (EFF. 7/16/90)

Potable water facilities and service shall be provided to meet existing and projected demands identified in this Plan.

EXTENSION OF POTABLE WATER SERVICE

Objective 2.1: [PW] (EFF. 7/16/90; REV. EFF. 12/29/05)

Coordinate with utility providers in the extension of potable water services to ensure that potable water service is provided in a cost efficient manner to serve development within the adopted Urban Service Area boundary.

Policy 2.1.1: [PW] (EFF. 8/17/92)

Regulations shall be developed to provide for adequate fire flows.

Policy 2.1.2: [PW] (EFF. 12/29/05)

New developments which require site and development plan approval or issuance of a development order shall be required to connect to central water if such service is defined as available within the current Water and Sewer Agreement. The requirement to connect to central water and the definition of service availability found within the Water and Sewer Agreement are applicable to all service providers operating within the County.

Policy 2.1.3: [PW] (EFF. 12/29/05; REV. EFF. 12/24/10)

The City of Tallahassee shall prepare and maintain long range master plans with a 20-year planning horizon for major water infrastructure facilities and services from which subsequent five year capital improvement programs shall be derived. These long range master plans shall be based upon a needs plan to serve the Future Land Use Plan and its expected population within the Urban Service Area, and shall also contain a cost feasible plan. These long range master plans will be updated every five years, consistent with the provisions of the Water and Sewer Agreement. The County may propose new capital projects for inclusion in these documents. The draft plan shall be submitted to the County for review prior to finalization and the County shall provide comments, if any, prior to adoption by the City Commission. The timing and location of service expansion projects identified in these plans shall be based on the rational extension of such services from existing urbanized areas so as to encourage compact development.

Policy 2.1.4: [PW] (RENUMBERED EFF. 12/29/05; FORMERLY POLICY 2.2.1)

Projects shall be undertaken according to the schedule provided in the Capital Improvements Element of this Plan.

Policy 2.1.5: [PW] (REV. EFF. 12/29/05; DEL. EFF. 12/24/10)

Reserved

Policy 2.1.6: [PW] (EFF. 12/29/05)

All extensions and planning of central water systems shall be consistent with the adopted Water and Sewer Agreement.

Policy 2.1.7: [PW] (EFF. 12/29/05)

Standards for the construction of water systems by providers other than the City in the USA shall be at least equal to those of the City as regards to fire flow and water quality.

Policy 2.1.8: [PW] (EFF. 12/24/10)

Additional potable water service related policies are included in the Sanitary Sewer section of the Utilities Element (see Policies 1.2.1 [SS], 1.3.8 [SS], 2.1.1 [SS], 2.1.2 [SS], 2.1.9 [SS], and 2.1.12 [SS]).

CAPITAL PROJECTS PRIORITY

Objective 2.2: [PW] (EFF. 7/16/90; DEL. EFF. 12/29/05)

Objective 2.3: [PW] (EFF. 7/16/90; DEL. EFF. 12/29/05)

Policy 2.3.1: [PW] (DEL. EFF. 12/29/05)

Policy 2.3.2: [PW] (DEL EFF. 12/29/05)

UTILITIES: SANITARY SEWER
GOALS, OBJECTIVES AND POLICIES

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

Provide efficient wastewater treatment that meets the demands of the community while maintaining public health and environmental standards.

WASTEWATER TREATMENT
Objective 1.1: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05)

Treat and dispose of all wastewater in a manner that protects natural resources and public health.

Policy 1.1.1: [SS] (EFF. 7/16/90; RENUMBERING EFF. 12/29/05, FORMERLY POLICY 1.1.3; RENUMBERING EFF. 12/24/10, FORMERLY POLICY 1.1.2)

Establish a program to monitor and inspect all sanitary sewer systems for compliance with federal, state and local regulations.

SEPTIC TANK REGULATION
Objective 1.2: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05)

Maintain ordinances that regulate septic tanks in a manner that protects public health and groundwater quality.

Policy 1.2.1: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05; REV. EFF. 12/24/10)

The land use designations on the Future Land Use Map notwithstanding, the densities and intensities authorized by such land use designations shall not be allowed until such time as central water and sewer services are available, except as provided in Policy 1.2.3: [SS] and 1.2.4: [SS] below. The minimum lot size for a septic tank shall be one-half acre.

Policy 1.2.2: [SS] (EFF. 7/16/90)

Leon County shall establish a countywide program that:

a) Inspects and monitors existing septic tanks for compliance with state and local regulations;
b) Educates the public on the proper operation and maintenance of septic tanks.

Policy 1.2.3: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05; REV. EFF. 12/24/10)

With the exception of community facilities authorized by Policy 2.1.2 [SS], inside the Urban Service Area any non-residential development that is calculated to generate a wastewater flow in excess of 900 gallons per day must be connected to a central sanitary sewer service. For the purposes of administering this specific policy, Rule 64E-6.008 F.A.C. shall be used in calculating estimated sewage flows attributable to various types of non-residential development.

Policy 1.2.4: [SS] (EFF. 7/1/94; REV. EFF. 12/24/10)

As an interim measure until sanitary sewer service is available, the use of septic tanks strictly for the purpose of providing sanitary facilities for employee necessity may be permitted in portions of the Heavy Industrial future land use category without sanitary sewer service under the following conditions:

a) Central sewer is not presently in place or available within ¼ mile of the property line of the proposed development.
b) The site is located within the franchise area of a designated sanitary sewer provider.
c) The septic system is designed and maintained to meet all state and local regulations and ordinances.
d) The septic system is designed and sized solely for the use of the resultant work force.
e) The proposed industrial use for the building for which the septic tank is to be constructed does not result in any hazardous by-products,
f) Any use on a septic tank within the Heavy Industrial future land use category must hookup to central sewer when available and remove septic facilities and,
g) (In the City only) A capital improvement project that would make central sewer available to the proposed development appears in the 5-year Capital Improvement Program of the designated provider consistent with the CIE.

Policy 1.2.5: [SS] (EFF. 12/29/05)

Facilities other than traditional septic systems must be provided before development is allowed in areas where severe soil limitations exist for septic systems.

Policy 1.2.6: [SS] (EFF. 4/10/09; REV. EFF. 4/2/10)

Within the Primary Springs Protection Zone, as identified in Policy 4.2.5 [C], Performance Based On-Site Treatment Disposal Systems shall be required when connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards is not available. Performance Based on-Site Treatment Disposal Systems must be a design that is accepted by the Department of Health. Local government shall establish by ordinance a Nitrogen reduction treatment standard for new and replacement Performance Based On-Site Treatment Disposal Systems in the Primary Springs Protection Zone.

SANITARY SEWER LOS

Objective 1.3: [SS] (REV. EFF. 8/17/92; REV. EFF. 12/24/10; REV. EFF. 7/25/24)

Needed sanitary sewer facilities will be provided in a manner that promotes orderly, compact urban and cost efficient growth while optimizing the use of existing facilities and prioritizing advanced wastewater treatment where feasible and consistent with the goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 1.3.1: [SS] (REV. EFF. 9/19/91; REV. EFF. 7/26/06; REV. EFF. 12/24/10)

Central sanitary sewer service shall be provided only in the Urban Service Area, designated Rural Communities (as provided by Policy 1.1.4: [L]), and the Urban Fringe land use category (only under the circumstances provided in Policy 1.3.2: [SS]). Areas outside those areas indicated above shall obtain sewage treatment through the use of an on-site system or a package plant, if consistent with the criteria provided in Policy 1.3.3 [SS]. An on-

site system may serve more than one parcel but only to correct an existing environmental problem. The capacity of these facilities shall be limited to that necessary to serve development existing on or prior to February 1, 1990.

Policy 1.3.2: [SS] (REV. EFF. 12/24/10, PREVIOUSLY POLICY 1.3.1: [SS]; REV. EFF. 12/15/11; REV. EFF. 7/14/23)

For areas lying outside of the Urban Service Area boundary and within the Urban Fringe land use category, central sanitary sewer service may be extended and/or provided by an existing utility provider under the following circumstances:

a) To serve an existing residential subdivision in order to correct documented environmental or health problems associated with failing septic treatment systems; or
b) To serve a new Conservation subdivision or permitted non-residential use that is otherwise in compliance with the Comprehensive Plan and its implementing land development regulations; AND
c) 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].

All costs of sewer line extensions, any necessary lift stations and on-site sewer infrastructure shall be borne by the developer as specified within the adopted "Water and Sewer Agreement" and shall be constructed to the standards specified within the Agreement. In cases where the City of Tallahassee is the service provider, the City Manager and the County Administrator or their designees may agree that the connection of a development to central sewer is not economically feasible and may deny such requests to connect. Such cases may arise when considering lower density isolated developments, developments located in areas that are not environmentally sensitive, or developments that are not within a reasonable distance to existing infrastructure. The City of Tallahassee shall place a higher priority upon serving areas that are within the Southside Action Plan area and/or areas that may be determined to negatively impact the environmental quality of Wakulla Springs if developed with traditional septic tank systems. The City of Tallahassee reserves the right to develop agreements with property owners and developers to make service available within time frames and at locations that vary from those criteria for connection found within the "Water and Sewer Agreement." As part of such agreements, additional financial responsibility may be borne by the developer for connection to occur.

Policy 1.3.3: [SS] (REV. EFF. 8/17/92; REV. AND RENUMBERING EFF. 12/24/10)

Package plants shall be limited to the Rural Community, Urban Fringe and the Rural land use categories. In the Urban Fringe and Rural land use categories, package plants must meet the following criteria:

a) Serving existing environmental problem areas (Environmental problem is defined as the contamination of groundwater or surface water resulting from inadequate sanitary sewage treatment. The capacity of any facilities resulting from environmental problems shall be limited to that necessary to serve development existing on or prior to February 1, 1990); or
b) Urban fringe parcels which utilize the 25% cluster; or

c) Allowable industrial activities; or
d) Serving existing public schools.

Policy 1.3.4: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05; REV. AND RENUMBERING EFF. 12/24/10)

Regulations shall be maintained to ensure that: a) at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development; or b) at the time a development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Florida Statutes, or an agreement or development order is issued pursuant to Chapter 380, Florida Statutes to be in place and available to serve new development at the time of the issuance of a certificate of occupancy.

Policy 1.3.5: [SS] (EFF. 7/16/90; REV. EFF. 1/7/10; REV. AND RENUMBERING EFF. 12/24/10)

The LOS for sanitary sewer systems shall be as published in the Recommended Standard for Wastewater Facilities as referenced in 62-604.300 (5) (g) Florida Administrative Code.

In the design of sewer collection, pumping, treatment, and effluent disposal facilities, appropriate peak factors shall be utilized. This is the adopted level and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Policy 1.3.6: [SS] (EFF. 7/16/90; RENUMBERED 12/24/10)

Procedures will be developed to periodically update and project facility demand and capacity information as development orders or permits are issued.

Policy 1.3.7: [SS] (City of Tallahassee) (EFF. 7/16/90; RENUMBERED 12/24/10)

Connection fees and user fees shall be set at levels sufficient to finance the sewer infrastructure projects in the CIE.

Policy 1.3.7: [SS] (Leon County) (REV. EFF. 8/17/92; REV. AND RENUMBERING EFF. 12/24/10; REV. EFF. 8/5/23)

Connection fees and user fees shall be set at levels sufficient to equitably finance the sewer infrastructure projects in the CIE. For the purposes of the Sanitary Sewer and Water Sub-Elements, equitably is defined as users paying for hook-up and system charges and their pro rata share of the costs of facility expansions to serve their development, but allowing for special practices to implement the Southside Action Plan . Pro rata amounts will be determined by the cost impacts of each development which is anticipated to hook-up to the facility expansion.

Policy 1.3.8: [SS] (EFF. 8/17/92; REV. AND RENUMBERING EFF. 12/24/10)

Heavy infrastructure facilities which are located far from urban development because of their off-site impacts, and which therefore would be uneconomical to service with sanitary sewer service, shall not be required to have sanitary sewer service or potable water service. Examples of such uses are waste-to-energy

facilities, power generating plants, landfills, sanitary sewer spray fields, and material recovery facilities.

Goal 2: [SS] (EFF. 7/16/90)

Sanitary sewer facilities and service shall be provided to meet existing and projected demands identified in this plan.

EXTENSION OF SANITARY SEWER SERVICE
Objective 2.1: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05)

Coordinate with utility providers in the extension of sanitary sewer services to ensure that sanitary sewer service is provided in a cost efficient manner to serve development within the adopted Urban Service Area boundary.

Policy 2.1.1: [SS] (EFF. 9/19/91; RENUMBERING EFF. 12/29/05, FORMERLY POLICY 2.1.2)

Annexation shall not be required as a precondition of water or sewer service to a new area requested by the City and granted by Leon County.

Policy 2.1.2: [SS] (REV. EFF. 1/27/94; RENUMBERING EFF. 12/29/05, FORMERLY POLICY 2.1.3; REV. EFF. 12/24/10)

Potable water service and sanitary sewer service shall be extended to serve community service customers within the Urban Service Area. Until such time as utility services are available, community service land uses shall be allowed to connect to on-site facilities. Approval will be limited to community service users with less than 5,000 square feet of floor space, or a sewage flow estimated not to exceed 900 gallons per day as provided for in Policy 1.2.3: [SS].

Policy 2.1.3: [SS] (EFF. 12/29/05)

New developments, which require site and development plan approval or issuance of a development order shall be required to connect to central sewer if such service is defined as available within the current Water and Sewer Agreement. The requirement to connect to central sewer and the definition of service availability found with the Water and Sewer Agreement are applicable to all service providers within the County.

Policy 2.1.4: [SS] (EFF. 12/29/05; REV. EFF. 12/24/10)

Utility providers shall provide facilities within the Urban Service Area at a level of service adopted in the comprehensive plan. Areas with known limitations regarding soils, high septic tank concentrations or failures, or areas with known groundwater problems should receive priority regarding facility service.

Policy 2.1.5: [SS] (EFF. 12/29/05; REV. EFF. 12/24/10)

The City of Tallahassee shall prepare and maintain long range master plans with a 20-year planning horizon for major sewer infrastructure facilities and services from which subsequent five year capital improvement programs shall be derived. These long range master plans shall be based upon a needs plan to serve the Future Land Use Plan and its expected population within the Urban Service Area, and shall also contain a cost feasible plan. These long range master plans will be updated every five years, consistent with the provisions of the Water and Sewer

Agreement. The County may propose new capital projects for inclusion in these documents. The draft plan shall be submitted to the County for review prior to finalization and the County shall provide comments, if any, prior to adoption by the City Commission. The timing and location of service expansion projects identified in these plans shall be based on the rational extension of such services from existing urbanized areas so as to encourage compact development.

Policy 2.1.6: [SS] (EFF. 12/29/05; DEL. EFF. 1/7/09; REV. EFF. 7/25/24)

Pursuant to section 163.3177(6)(c), F.S., the City of Tallahassee and Leon County have considered the feasibility of providing sanitary sewer services to development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per acre within a 10-year planning horizon. The feasibility analysis was performed in accordance with Section 21-91 of the Code of General Ordinances of the City of Tallahassee and the Water and Sewer Agreement between the City of Tallahassee and Leon County, which addresses the provision of potable water and wastewater infrastructure. Additionally, pursuant to Policy 1.3.1: [SS], existing developments outside of the Urban Services Area or designated Rural Communities are not deemed feasible except where consistent with Policy 1.3.2: [SS]. Based on the foregoing, the City of Tallahassee and Leon County have deemed it infeasible to provide sanitary sewer services to the developments specified in section 163.3177(6)(c), F.S. This policy shall be amended as needed to account for future applicable developments.

Policy 2.1.7: [SS] (EFF. 7/16/90; RENUMBERED EFF. 12/29/05, FORMERLY POLICY 2.2.1; REV. EFF. 12/24/10)

Subject to financial feasibility, the long range master plan will be used as a guide in selecting projects to be included in the Capital Improvements Element of this plan.

Policy 2.1.8: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05; DEL. EFF. 12/24/10)

Reserved

Policy 2.1.9: [SS] (Leon County) (EFF. 8/17/92; RENUMBERED EFF. 12/29/05, FORMERLY POLICY 2.2.2; REV. EFF. 12/24/10)

Water and sewer system charges collected by the County for the benefit of County Franchisees shall be paid prior to the issuance of a building permit or tap, whichever is first. Water and sewer system charges shall not be made for development proposals that are served by existing on site well and/or septic systems which are determined to be functioning properly and do not require repair or substantial modification as determined by the County Public Health Unit.

Policy 2.1.10: [SS] (EFF. 12/29/05)

All extension and planning of sanitary sewer facilities and services shall be consistent with the adopted Water and Sewer Agreement.

Policy 2.1.7: [SS] (EFF. 12/29/05; REV. EFF. 12/24/10)

Standards for the construction of sewer systems by providers other than the City in the Urban Service Area shall be at least equal to those of the City.

Policy 2.1.12: [SS] (EFF. 12/29/05; REV. EFF. 12/24/10)

Any land proposed for development using septic tanks within the Urban Service Area, or within a designated Rural Community that is identified as a Target Area Rural Community in the adopted Water and Sewer Agreement, will be subject to:

a) Dedicating easements/right-of-ways for future installation of water and sewer lines.
b) Connecting to the City's water and sewer service, when it is available.
c) County assessment of the on-site water and sewer installation costs within the area at the time the City is ready to provide the water and or sewer service.
d) A requirement that the developer include a deed restriction requiring the property owner to connect to City water and sewer as well as a notice to the buyer of lots in the subdivision.
e) The County will not re-prioritize any projects proposed by the City to provide service based on the above criteria.

CAPITAL PROJECTS PRIORITY

Objective 2.2: [SS] (EFF. 7/16/90; DEL. EFF. 12/29/05)

Objective 2.3: [SS] (EFF. 7/16/90; DEL. EFF. 12/29/05)

Policy 2.3.1: [SS] (EFF. 7/16/90; DEL. EFF. 12/29/05)

Policy 2.3.2: [SS] (EFF. 7/16/90; DEL EFF. 12/29/05)

Objective 3.1: [SS] (EFF. 1/27/94; DEL EFF. 12/29/05)

RESPONSIBILITY FOR PROVISION OF SERVICE/STANDARDS FOR CONSTRUCTION & REVIEW (DEL. EFF. 12/29/05)

Policy 3.1.1: [SS] (REV. EFF. 4/18/02; DEL. EFF. 12/29/05)

Policy 3.1.2: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

Policy 3.1.3: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

CRITERIA FOR HOOKUP TO CENTRAL SYSTEMS (DEL. EFF. 12/29/05)

Policy 3.1.4: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

Policy 3.1.5: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

Policy 3.1.6: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

Policy 3.1.7: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

FEES FOR UNINCORPORATED AREAS OF USA (DEL. EFF. 12/29/05)

Policy 3.1.8: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

Policy 3.1.9: [SS] (EFF. 12/23/96; DEL. EFF. 12/29/05)

CAPITAL IMPROVEMENT PLANNING PROCEDURE FOR UNINCORPORATED USA (DEL. EFF. 12/29/05)

Policy 3.1.10: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

Policy 3.1.11: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

Policy 3.1.12: [SS] (EFF. 1/27/94; DEL. EFF. 12/29/05)

UTILITIES: STORMWATER MANAGEMENT

GOALS, OBJECTIVES AND POLICIES

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

Provide a stormwater management system which protects the health, welfare and safety of the general public by reducing damage and inconvenience from flooding and protects surface water and groundwater quality.

STORMWATER MANAGEMENT
Objective 1.1: [SM] (EFF. 7/16/90)

A system for a coordinated watershed approach to managing stormwater runoff so as to protect land and water resources will be in place by 1993.

Policy 1.1.1: [SM] (EFF. 7/16/90)

Regulations will be established by 1991 that retain wetlands, floodways, and floodplains in their natural state.

Policy 1.1.2: [SM] (EFF. 7/16/90)

A program for the acquisition of lands which naturally store and treat stormwater will be established by 1992.

Policy 1.1.3: [SM] (EFF. 7/16/90)

Areas with sensitive environmental features will be required to have an environmental analysis performed when applying for a change in land use or intensity.

Policy 1.1.4: [SM] (EFF. 7/16/90)

Measures will be enacted for controlling erosion and sedimentation. No clearing, grading, cutting and filling will be allowed unless required devices are in place to control erosion and sedimentation.

Policy 1.1.5: [SM] (EFF. 8/17/92)

Development in closed basins will be permitted only to the extent that there is sufficient stormwater capacity within the basin. Inter-basin transfer of stormwater run-off from closed basins shall not be allowed except where conditions a) and c), or b) and c) identified below are met:

a) The inter-basin transfer is necessary for a public sector project, or a private/public joint venture either of which must benefit a broad segment of the community;
b) The inter-basin transfer mitigates an existing stormwater problem;
c) A detailed assessment has been made indicating minimal negative impacts to the receiving water shed relative water quality, quantity and rate of discharge.

All stormwater treatment requirements regarding water quality must also be met.

Policy 1.1.6: [SM] (EFF. 7/16/90)

All stormwater management ordinances shall be strictly enforced.

STORMWATER MANAGEMENT FACILITIES

Objective 1.2: [SM] (EFF. 7/16/90)

By 1993, ordinances will be adopted which establish design, construction and monitoring standards for stormwater management facilities.

Policy 1.2.1: [SM] (EFF. 7/16/90)

A stormwater management ordinance shall establish minimum aesthetic standards for stormwater facility designs and shall provide incentives to encourage designs which exceed minimum standards.

Policy 1.2.2: [SM] (EFF. 7/16/90)

All permitted stormwater facilities shall be inspected periodically to ensure compliance with code.

STORMWATER MANAGEMENT UTILITY PROGRAM

Objective 1.3: [SM] (REV. EFF. 12/10/91)

By 1992, form a unified stormwater management program to provide regulatory, capital improvement, planning, operation, and maintenance functions to control stormwater quantity, rate and quality.

Policy 1.3.1: [SM] (EFF. 12/10/91)

The City and County shall have a coordinated stormwater program which may have individual territorial responsibility and administrative functions for the Stormwater Management Utility Program.

Policy 1.3.2: [SM] (EFF. 12/10/91)

Funding for the stormwater utility shall be generated by:

1) Equitable user charges;
2) Impact and system availability connection fees;
3) Grants;
4) Ad valorem taxes;
5) Other sources.

Policy 1.3.3: [SM] (EFF. 12/10/91)

Funding for the stormwater utility shall be generated by:

1) Equitable user charges to owners of property contributing runoff;
2) Impact and system availability connection fees;
3) Grants;
4) Special overlay district;
5) Other sources;
6) Any combination of the above

Policy 1.3.4: [SM] (EFF. 7/16/90)

By 1992, local government shall have adopted operating policies and procedures which shall clearly define local government's responsibility and procedures relating to the following matters:

--Scope of operation and maintenance activities and service areas
--Acceptance of dedicated facilities
--Methodology for computing user and other changes
--Engineering and pollution control design criteria
--Connection permit and enforcement procedures

--Master stormwater/drainage management system planning, funding and construction

STORMWATER MANAGEMENT PLAN
Objective 1.4: [SM] (REV. EFF. 12/10/91)

A comprehensive stormwater management plan for the entire county shall be adopted by 1994.

Policy 1.4.1: [SM] (EFF. 8/17/92)

Development of the stormwater management plan shall utilize and include:

1) The review of previous studies;
2) The inventorying of the existing stormwater system major components;
3) Detailed topographical mapping of the drainage basins;
4) Hydrological analysis to determine existing and future system capacities and loadings;
5) Delineation of floodways and floodplains;
6) Other planning and economical analysis as appropriate;
7) Necessary regulatory measures;
8) A plan for retrofitting of existing developments not in compliance with stormwater ordinance;
9) Water quality and flow monitoring necessary to measure the effectiveness of the plan;
10) Non-structural systems as much as possible. These measures shall include utilization of naturally occurring drainage features as well as land use regulations intended to preserve water quality and prevent flooding.

Policy 1.4.2: [SM] (City of Tallahassee) (REV. EFF. 12/14/04; DEL. EFF. 7/26/06)

Reserved

Policy 1.4.2: [SM] (Leon County) (EFF. 12/7/99)

Existing developed sites which do not achieve the level of stormwater treatment required by the comprehensive plan for new development shall be required to have a retrofit plan in accordance with the adopted retrofit portion of the stormwater management plan.

Policy 1.4.3: [SM] (EFF. 7/16/90)

The comprehensive stormwater management plan shall be a practical document which will function as a day-to-day reference providing guidance to both government and the public on short term and long term stormwater system requirements, capacities, and system implementation plans.

Policy 1.4.4: [SM] (EFF. 7/16/90)

A technical advisory group shall be created to monitor and evaluate the effectiveness of the comprehensive stormwater management plan and make recommendations to elected officials.

STORMWATER MANAGEMENT LOS
Objective 1.5: [SM] (EFF. 7/16/90)

Needed stormwater management facilities will be provided in a manner which:

1) protects investments in and maximizes the use of existing facilities;
2) protects presently developed or undeveloped downstream properties;
3) promotes orderly, compact urban growth.

Policy 1.5.1: [SM] (EFF. 7/16/90)

Regulations will be in place by 1991 to ensure that at the time a development permit is issued, adequate stormwater management capacity is available or will be available when needed to serve the development.

Policy 1.5.2: [SM] (EFF. 7/16/90)

The design and water quality standards set forth in Florida Administrative Code Chapters 17-3 and 17-25, as the same may be amended from time to time, are hereby adopted by reference as the level of service for stormwater quality.

Local government may set higher minimum levels of treatment in watersheds where investigation and analysis indicate more stringent levels of service are required.

Stormwater management facilities shall be adequate to provide the following levels of service with regard to flood control:

100 Year Critical Storm Event

--No flood water in new buildings or existing buildings.

--Overland flow capacity available for all flow in excess of capacity of underground and open channel conveyance systems.

25 Year or Less Critical Storm Event

--No flood water more than six inches deep in local roads, parking lots, or other non-street vehicular use areas.

--No flood water in one driving lane each direction of collector streets.

--No flood water in two driving lanes each direction on arterial streets.

--Open channel conveyance capacity available for all flow in excess of capacity of underground conveyance system, or for full twenty-five year storm flow if no underground system exists.

--The rate of off-site discharge shall not exceed the predevelopment rate of discharge.

10 Year or Less Critical Storm Event

--No flood water in one driving land of local roads.

--No flood water in the driving lanes of any road other than a local road.

--Underground conveyance not overflowing in business and commercial districts.

5 Year or Less Critical Storm Event

--No flood water in the driving lanes of any roadways.

--Underground conveyances not overflowing in residential districts.

These are the adopted levels of service and shall be used as the basis for determining the availability of facility capacity and the system demand generated by development. In instances where an off-site deficiency exists at the time of adoption of this policy, such deficiency shall not be increased as the result of any development or land use changes.

Policy 1.5.3: [SM] (EFF. 7/16/90)

Procedures will be developed to periodically update and project stormwater management need and capacity information as development orders or permits are issued.

Policy 1.5.4: [SM] (City of Tallahassee) (EFF. 7/26/06)

Water quality impacts from stormwater runoff associated with sites that were developed prior to the adoption of current stormwater treatment regulations will be addressed through two approaches. Land development regulations require water quality retrofit of sites that undergo major redevelopment. To address water quality impacted from older developed areas not undergoing major redevelopment, local government will develop and fund a water quality enhancement program. This water quality enhancement program will be developed with due consideration of State and Federal regulatory requirements, technical feasibility and community affordability. The water quality enhancement program will be funded through revenue generated by the Stormwater Fee at the funding level approved by the City Commission.

CAPITAL PROJECTS PRIORITY

Objective 1.6: [SM] (EFF. 7/16/90)

Existing facility deficiencies that must be corrected in order to meet the adopted LOS standards shall be identified by the Comprehensive Stormwater Management Plan and listed in the Capital Improvements Element.

Policy 1.6.1: [SM] (EFF. 7/16/90)

Projects shall be undertaken according to the schedule provided in the Capital Improvements Element of this plan.

Objective 1.7: [SM] (EFF. 7/16/90)

Projected future demands shall be met by completing the projects in the Capital Improvements Element.

Policy 1.7.1: [SM] (EFF. 7/16/90)

Projects shall be undertaken according to the schedule provided in the Capital Improvements Element of this plan.

CONSERVATION ELEMENT *

GOALS, OBJECTIVES AND POLICIES

**See Generalized Environmental Map Series (Land Use - Addendum)*

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

Preserve, protect and conserve the ecological value and diversity of natural resources in Tallahassee and Leon County.

ENVIRONMENTAL MAPPING

Objective 1.1: [C] (EFF. 7/16/90)

Local government shall compile and maintain maps describing the natural resources of the county and information denoting environmental constraints to future development and use. The areas to be mapped shall include but not be limited to areas designated as conservation and preservation.

Policy 1.1.1: [C] (EFF. 12/7/99)

Upon adoption of this comprehensive plan, local government shall designate an appropriate entity responsible for the inventory of natural resources, the compilation of the maps, the maintenance and update of the information, and monitoring of the continued viability of conservation and preservation area. No rezoning or development shall be undertaken until the area included in the request is mapped and natural resources noted by either local government or the applicant and presented to the various commissions or committees required to act on the request.

Policy 1.1.2: [C] (EFF. 7/26/06)

Environmental features which have been delineated for special protection are broken into two categories—Conservation and Preservation. Environmental features within these two categories have more stringent development design or performance criteria associated with them. Conservation and Preservation features are intended to be depicted on the Future Land Use Map through a series of overlays. Large scale generalized environmental features maps are included within the data and analysis portion of the Conservation Element (Vol. 3) and the addendum of this Land Use Element. Smaller scale and more detailed environmental overlays are available for review and purchase at the Planning Department. Specific mapping of environmental features on-site shall be required prior to any development approval. (Conservation Element Policy 1.1.1.)

INTERGOVERNMENTAL COORDINATION

Objective 1.2: [C] (EFF. 7/16/90)

State and regional agencies shall coordinate and participate with local government on environmental planning, regulations and management techniques that affect the conservation and preservation of area natural resources.

Policy 1.2.1: [C] (EFF. 7/16/90)

Local government shall work with all applicable private, local, state and federal programs such as the Conservation and Recreation Lands program, Save Our Rivers, Surface Water Improvement and Management (SWIM), Land Acquisition Trust Fund program and others in the acquisition and maintenance of

unique vegetative communities, as well as protecting and enhancing surface and groundwater.

Policy 1.2.2: [C] (EFF. 7/16/90)

By 1991, involve other area governments, such as adjacent counties, regional, state and federal agencies, in the review process regarding ordinances and policies that affect surface waters and unique environmental communities shared by other jurisdictions.

Policy 1.2.3: [C] (EFF. 6/14/00; REV. EFF. 4/10/09)

In conjunction with the appropriate state, federal and regional agencies and property owners, local government shall implement, maintain, and promote land management practices that enhance fire protection, wildlife habitat and sustainable silviculture practices. These practices shall include, but not be limited to, the use of prescribed burns, the creation of defensible space buffers, vegetative maintenance, and the control or removal of invasive exotics.

In areas of wildfire hazard, the land development regulations shall require the provision of defensible space buffers surrounding new developments and multiple exits from large developments. To further the effectiveness of these practices, public awareness programs will be developed by 2010 to inform and educate existing and new property owners that these practices, prescribed burns in particular, may be regularly employed nearby and may affect their property.

ENVIRONMENTAL REVIEW CRITERIA

Objective 1.3: [C] (City of Tallahassee only) (REV. EFF. 12/10/91)

By 1991, local government shall provide for the protection of natural resources by incorporating into the land development code stringent requirements for development within or adjacent to conservation and preservation areas.

Objective 1.3: [C] (Leon County only) (EFF. 7/16/90)

By 1991, local government shall provide for the protection of natural resources by incorporating into the land development code conservation and preservation environmental overlay districts which have more stringent requirements for development within or adjacent to them.

CONSERVATION AREAS

Policy 1.3.1: [C] (REV. EFF. 6/07/01; REV. EFF. 7/19/13)

The following natural features shall be identified and mapped prior to rezoning or development and be regulated as conservation areas:

a) Altered floodplains and floodways,
b) Altered watercourses and improved elements of the primary drainage system;
c) Altered wetlands;
d) Closed basins;
e) Significant grade areas 10%–20% (only required outside the Urban Service Area);
f) High quality successional forests;
g) Areas exhibiting active karst features;
h) Designated canopy road corridors.

Policy 1.3.2: [C] (REV. EFF. 7/1/04; REV. EFF. 7/26/06; REV. EFF. 1/7/10; REV. EFF. 7/19/13)

Potential development within areas of the conservation overlay district shall exhibit best environmental management practices with the emphasis on designing with nature. Assessed impact upon natural resource determines density and/or intensity within a prescribed range within which the parcel is located. Planned development is required for approval. Strict performance requirements will be applied. The major criterion for approval shall be the continued functioning, with minimum disturbances, of the ecosystem, which the development is impacting.

Conservation area development criteria are as follows:

a) **Altered floodplains and floodways** – Development will be allowed in these areas as long as it does not impede water flow or displace volume (development will be allowed at the density consistent with the land use category). Density can be transferred out of these areas at a density reflective of the density permitted by the existing land use category.

b) **Altered watercourses and improved elements of the primary drainage system** – No development allowed in these areas, development density will be transferred out of these areas at a density reflective of the density permitted by the existing land use category.

c) **Altered Wetlands (City of Tallahassee Only)** – May only be used for a stormwater treatment facility if wetlands are degraded. Design of any stormwater facility shall result in the re-establishment of the undisturbed portion of the wetland.

d) **Closed basins** – These areas will be permitted to develop only to the extent that there is sufficient stormwater capacity within the basin. Development will be permitted reflective of the density allowed by the existing land use category.

e) **Significant grade areas (10-20%)** – The intent of protecting sloped areas of ten percent and above is to maintain local topography, prevent erosion, protect water quality, and maintain existing vegetation. However, in order to help direct development and growth to inside the Urban Service Area and further the protection of lands outside of the Urban Service Area, significant grade regulations are not required by the Comprehensive Plan within the Urban Service Area. Land development regulations may provide protection appropriate for more compact urban development inside the Urban Service Area for significant grades near wetlands, water bodies, watercourses, floodways, floodplain, and karst.

   Areas outside the Urban Service Area shall be regulated by this policy and development will be allowed at a density reflective of the density permitted by the existing land use category. Development density can be transferred to areas that are not environmentally sensitive at the density allowed by the existing land use category. It is not the intent of this policy to regulate man made slopes. Development outside the Urban Service Area will be permitted provided the following are done:

   (1) Minimize any topographical changes. Minimal grade changes typically associated with site development include those necessary for the safety of a building, parking area, road right-of-way, handicapped access, or associated utilities, including stormwater management system.

(2) A minimum of 50% of the grade must be left undisturbed or have an approved vegetation management plan and shall be placed so as to provide downhill buffers, protect forested areas, and buffer other conservation or preservation areas.
(3) Small areas (¼ acre or less) of severe grade areas located within significant grades may be regulated using the criteria for significant grades.
(4) The implementing LDRs shall address erosion, local topography, water quality and existing vegetation as appropriate.

f) **High quality successional forest** – If the entire site is high quality successional forest, the site may be developed at the allowed density with no more than 20% disturbance of the site. Those areas designated to remain natural shall be selected in a manner that protects or enhances adjacent or other on-site natural features. Development density can be transferred to non-environmentally sensitive areas at the density allowed by the existing land use category. If the transfer option is not used, development may be permitted at a density of one (1) unit per two (2) acres.

g) **Areas exhibiting active karst features (sink holes)** – No untreated stormwater will be allowed to enter active karst features. Stormwater discharged to active karst features must meet the following criteria:

(1) Runoff must be treated to comply with Sec. 17-25.700(2) F.A.C.;
(2) Discharge rate and volume shall not exceed predevelopment rate and volume;
(3) The area within the uppermost contour of an active sink, as determined by standard geotechnical evidence in consideration of soil types, slopes, vegetation, topography and geologic features shall remain natural. A transitional buffer from the uppermost contour may also be required;
(4) There will be no discharge of water to an active karst feature from any land use, which uses, produces or generates as waste any listed Resource Conservation and Recovery Act material or listed Environmental Protection Agency priority pollutant.

h) **Designated canopy roads** (REV. EFF. 6/28/02) – Development can be permitted at a density consistent with the density allowed by the existing land use category, provided that the following are done:

(1) No clearing may occur in the canopy road zone (CPZ) (100 feet from center line of the road) unless authorized for legal access (provided no other alternative exists), or for the health, safety or welfare of the public or, for linear sidewalk improvements when practical given the unique attributes of the particular site as approved by the local government provided they meet the following criteria:
    (a) Clearing in the canopy road zone will be kept to a minimum.
    (b) A variety of surfaces will be evaluated for use in the sidewalk/pathway through the CPZ based on impact to the resource (CPZ trees and vegetation), location of the sidewalk/pathway, and anticipated use.
    (c) Sidewalks may not always be required in the CPZ given the impact to the CPZ or encroachment on other conservation or preservation features.
(2) Any part of the canopy road zone that is cleared or has trees removed from it must be widened by the same amount that was removed;

(3) A full analysis of the impact of a development on the affected canopy road must be submitted at the time of development review;

(4) Joint access to canopy roads will be utilized unless there is no alternative. New cuts into canopy roads must be designed to serve more than one property development

Conservation Areas Summary Chart (REV. EFF. 1/7/10; REV. EFF. 7/19/13)

Table 14: Conservation Areas Summary Chart

	Transfer	Develop
Altered Floodplains and floodways	Density per land use category	Density per land use if (1)*
Altered Wetlands (City only)	Density per land use category	May only be used for storm-water treatment facility if wetlands are degraded **
Altered watercourses, improved elements of primary drainage system	Density per land use	None
Closed basin	Density per land use	Density per land use if (2)*
Significant grades (6) (10-20%)	Density per land use	Density per land use if (3)* or 1 unit per acre
High quality successional forest	Density per land use	Density per land use if (4)* or 1 unit per acre
Active karst features	Density per land use. No untreated storm-water, *meet all additional criteria.	Density per land use. No untreated stormwater, *meet all additional criteria.
Designated Canopy Roads	Density per land use	Density per land use if (5)* or 1 unit per acre. 100 ft. zone applies.

*footnotes
(1) Provided it does not increase flow or displace volume.
(2) There must be sufficient stormwater capacity within the closed basin.
(3) Provided:
  a) Topographical changes are minimized.
  b) 50% of grade left undisturbed (or under approved vegetation management plan)
  c) Small areas of severe grades within significant grades may be treated as significant grades.
(4) Provided development is clustered and there is no more than 20% disturbance of the site.
(5) Provided all requirements are met, i.e., 100 foot zone, authorized access with no alternative or health safety and welfare of public, analysis of impact, joint access.
(6) The Comprehensive Plan only regulates significant grades outside of the Urban Service Area.
**Design of the stormwater facility shall result in the re-establishment of the undisturbed portion of the wetland.

Policy 1.3.3: [C] (EFF. 7/26/06; REV. EFF. 7/19/13)

In all cases the transfer of development to non-environmentally sensitive areas is preferable. Density transfer shall be within the parcel; no off-site transfer is permitted. Transfer of development density to non-environmentally sensitive areas will be allowed up

to the density permitted by the future land use category in which the parcel is located. The amount of density transfer may be limited by other applicable requirements and ordinances implemented during the development review process, such as requirements for stormwater retention, open space and landscaping, buffer, setbacks, parking, transportation access and any concurrency requirements. If there is no area on the site suitable for transfer, development will be allowed at one unit per acre unless otherwise stated. Where open space requirements are part of the land development code, 50% credit may be given for conservation areas that are preserved. In no case can the density on the developable portion of the site be more than double the allowed density of the Land Use category in which the parcel is located.

PRESERVATION AREAS

Policy 1.3.4: [C] (REV. EFF. 12/10/91; RENUMBERED EFF. 7/26/06, REV. EFF. 7/19/13)

The following natural features shall be identified and mapped prior to rezoning or development and be regulated as preservation areas:

a) Wetlands and waterbodies and water courses;
b) Severe grades over 20% (only required outside of the Urban Service Area);
c) Native forests;
d) Undisturbed/undeveloped 100 year floodplain; and
e) Areas of environmental significance
f) Habitats of endangered, threatened and species of special concern.

Policy 1.3.5: [C] (REV. EFF. 12/10/91; RENUMBERED EFF. 7/26/06; DEL. EFF. 7/19/13)

Reserved

Policy 1.3.6: [C] (REV. EFF. 12/7/99; REV. EFF. 7/26/06; REV. EFF. 7/19/13)

Development approval within the preservation areas shall be restricted to extremely low density and intensity type projects due to the environmental constraints present. Alteration due to development would result in destruction or severe degradation of the natural resource function. As a result, these areas are unsuitable for all but extremely low-density development for one or more of the following reasons:

(1) To prevent degradation of water quality.
(2) To prevent degradation of freshwater storage capabilities.
(3) To prevent the degradation of biological productivity.
(4) To prevent damage to property and loss of life due to flooding.
(5) To prevent degradation of the viability and diversity of native plants and animals and their habitats.
(6) To assure the conservation of irretrievable or irreversible resources.

Preservation areas development criteria are as follows

Table 15: Preservation Areas Development Criteria

Preservation Areas	Transfer	Develop
Wetlands, water bodies, water courses*	Density per land use	1 unit per 40 acres
Severe grades (only required outside of the Urban Service Area)	Density per land use	1 unit per 40 acres**
Native forest	Density per land use	1 unit per 40 acres

Preservation Areas	Transfer	Develop
Areas of environmental Significance	Density per land use	1 unit per 40 acres
Undisturbed/undeveloped 100 year floodplains	Density per land use	1 unit per 40 acres
Habitat of endangered, threatened, or species of special concern	Density per land use	1 unit per 40 acres, management plan

* Footnote: Any portion of a site within a water body, which is also a preservation area, shall be excluded when calculating a transfer.

**Footnote: When an area of significant grades contains within its boundaries small fragments of severe grades, the criteria for development within significant grades may be authorized. (EFF. 6/07/01)

Policy 1.3.7: [C] (REV. EFF. 9/19/91; RENUMBERED EFF. 7/26/06)

Development must be clustered away from preservation areas on to non-environmentally sensitive portions of the site. Clustering development outside conservation areas shall be the preferred option and shall be implemented through the use of density incentives to be applied on-site.

Policy 1.3.8: [C] (REV. EFF. 7/1/04; RENUMBERED EFF. 7/26/06; DEL. EFF. 7/19/13)

Reserved

Policy 1.3.9: [C] (EFF. 7/26/06)

When preservation features are present, the transfer of density to non-environmentally sensitive portions of the site will be required. Development can be transferred at the same density allowed by the existing land use category. If there is no area suitable for density transfer, development can be allowed at one (1) unit per 40 acres. In no case, can the density on the developable portion of the site be more than double the allowed density of the land use category in which the parcel is located. The amount of density may also be limited by other applicable requirements and ordinances such as the requirements for stormwater retention, open space and landscaping, buffers, setbacks, parking, transportation access and any concurrency requirements. This may result in substantially less density than the maximum density allowed by the land use category in which the parcel is located.

Policy 1.3.10: [C] (REV. EFF. 7/16/90; RENUMBERED EFF. 7/26/06)

A site plan review will be required for all projects which have 40% or more of their acreage located in the preservation or conservation overlay districts. The land development code shall include procedures for public notification and comment on such development plans.

Policy 1.3.11: [C] (REV. EFF. 6/7/01; RENUMBERED EFF. 7/26/06)

A procedure will be developed as part of the land development regulations that will allow minor deviation, not to exceed 5%, from development standards associated with conservation and preservation overlay districts where the applicant can demonstrate to the satisfaction of the Commissions or their designee that the functions of the preservation or conservation area are not substantially impacted and all reasonable efforts have been made to incorporate or design around the protected resource. This procedure will include provisions for

professionally based environmental analysis of development proposals and shall provide for review of permitting and land development decisions by the local government, other appointed boards or committees or professionals designated by the local government.

The land development regulations (LDRs) may provide additional flexibility from the minor deviation limits established in this policy for existing or new public sector infrastructure projects that will become a component of linear public sector infrastructure systems. The LDRs shall establish criteria specifically for this additional flexibility, including evaluation of alternatives, minimizing and mitigating impacts to the environmental features. Examples of linear infrastructure systems include transportation systems such as roads, bikeways and sidewalks; water and sewer distribution and collection systems; stormwater conveyance and impoundment systems; and gas and electric distribution and transmission systems. The added regulatory flexibility will also apply to ancillary components or subsystems of linear infrastructure systems, which functionally must be located adjacent to or near the linear systems.

Policy 1.3.12: [C] (REV. EFF. 9/19/91; RENUMBERED EFF. 7/26/06)

When there are no non-environmentally sensitive areas on which to cluster on a parcel, the allowable density must be clustered in the portion of the site that will have the least impact on the natural resource being impacted.

Policy 1.3.13: [C] (REV. EFF. 7/1/04; RENUMBERED EFF. 7/26/06; DEL. EFF. 7/19/13)

Reserved

Policy 1.3.14: [C] (REV. EFF. 7/1/04; RENUMBERED EFF. 7/26/06; DEL. EFF. 7/19/13)

Reserved

Policy 1.3.15: [C] (REV. EFF. 7/1/04; RENUMBERED EFF. 7/26/06; DEL. EFF. 7/19/13)

Reserved

INTERGOVERNMENTAL IMPLEMENTATION STRUCTURE

Objective 1.4: [C] (EFF. 12/10/91)

By 1993, local government will establish a unified single agency focused on environmental and natural resource protection and management that will help conserve, protect, and enhance the natural resources in Tallahassee and Leon County.

Policy 1.4.1: [C] (EFF. 7/16/90)

The duties of this coordinated natural resources agency may include but not be limited to:

a) Administering the Environmentally Significant Land Acquisition Program;
b) Implementing a program to assist private landowners in better managing their lands for the preservation of natural resources;

c) Sponsoring countywide environmental education programs;
d) Determining the environmental effects of subdivisions, site plans, rezoning and land use changes by establishing an environmental assessment process that ensures maximum restriction and mitigation of development impacts on natural resources;
e) Developing area-wide resource management plans and studies for wildlife, native plants, surface water restoration, closed basin needs, and endangered, threatened and species of special concern as well as restoration plans needed to maintain wetlands, native forests, and wildlife populations in conjunction with state and regional agencies;
f) Administering the environmental permitting, enforcement, and compliance process unless otherwise delegated;
g) Violations of environmental ordinances shall include the most stringent penalties which may include restriction of future development opportunities;
h) Developing and maintaining a comprehensive monitoring program for natural and native vegetation, surface waters and other natural resources;
i) Coordinate with local government and citizens groups to develop an urban forest management plan;
j) Working with the forestry community to improve and implement "silviculture best management practices" and their impacts on wildlife and wildlife habitat;
k) Coordinating with the stormwater utility regarding surface water quality.

ENVIRONMENTAL LAND PROTECTION PROGRAMS

Objective 1.5: [C] (REV. EFF. 7/1/94)

By 1995, establish an incentives program for those landowners and developers who protect important wildlife habitats and natural resources within Leon County.

Policy 1.5.1: [C] (EFF. 7/16/90)

Undisturbed native or successional forest communities of at least five acres in size that are placed under some form of conservation instrument, will be eligible for this program.

Policy 1.5.2: [C] (EFF. 7/16/90)

Incentives shall be developed for landowners and developers who are eligible for this program. They may include conservation easements, adjusted property appraisals, participation in available state and federal programs and other forms of compensation and benefits such as density adjustments.

ENVIRONMENTAL LAND ACQUISITION

Objective 1.6: [C] (REV. EFF. 8/17/92)

By 1994, local government shall establish an environmentally significant land acquisition program.

Policy 1.6.1: [C] (REV. EFF. 8/17/92)

Develop, fund and implement an environmentally significant land acquisition program at the level indicated through available funding.

Policy 1.6.2: [C] (REV. EFF. 8/17/92)

Within one year of the establishment of an environmentally sensitive land acquisition program and any acquisition selection committee a survey shall be initiated to determine the community's definition of greenspace and preservation/conservation lands and the community's objectives for acquisition of such lands. Purchasing criteria shall then be developed which reflect those objectives, and these criteria shall be the standards used by the local government in developing their acquisition program. These may include habitats of listed species, environmentally significant lands that are not sufficiently represented on other protected lands in the county, and habitats and vegetative communities (e.g., upland communities) that are not well protected through regulatory processes.

Policy 1.6.3: [C] (EFF. 7/16/90)

The land acquisition program shall cooperate with other public and private land acquisition programs to ensure that monies are spent in an efficient manner.

Goal 2: [C] (EFF. 7/16/90)

Protect and enhance natural surface water bodies to provide for fishable and swimmable uses.

STORMWATER MANAGEMENT
Objective 2.1: [C] (REV. EFF. 12/7/99)

By 2004, local government shall coordinate the various elements of their overall stormwater program through a unified plan to ensure the efficient and effective provisions of stormwater regulations, enforcement, planning, maintenance, operations, and capital improvements.

Policy 2.1.1: [C] (REV. EFF. 12/10/91; REV. EFF. 12/24/10)

By 1992, or within six months from receiving the final Water Management District Study, whichever occurs later, the local government shall adopt by ordinance and begin implementation of a watershed approach to water resource protection. This will result in the implementation of a single comprehensive stormwater management plan, which, by 1995, results in improvements to water quality in degraded water bodies and maintenance of water quality in all other water bodies. The plan shall include but not be limited to streambank and shoreline buffers, preservation of natural vegetation, design and maintenance standards for on-site management systems, retrofit of existing development not in compliance with the Comprehensive Plan. As an interim measure, all design and water quality standards set forth in FAC 17-25 and 17-3 must be met as the required LOS for stormwater quality. The LOS for flooding must also be met as required in the Stormwater Sub-Element of the Comprehensive Plan.

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

By 1993, local government shall establish a permitting system and a periodic inspection of the stormwater management system to assure the system operates in accordance with its design specifications.

Policy 2.1.3: [C] (EFF. 7/16/90)

By 1992, the local government shall require, where appropriate, that on-site stormwater management systems be functional prior to the beginning of building construction.

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

By 1992, local government shall develop standards for stormwater runoff from impervious areas and policies for meeting those standards. Incentives will be developed for the use of alternatives to paving, for limiting parking areas to code minimums and other alternatives that improve stormwater quality.

Policy 2.1.5: [C] (EFF. 7/16/90)

Require parking areas in excess of minimum code requirements to be of pervious material unless determined by local government that pervious material would be more damaging to the environment.

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

By 1991, local government shall review existing code requirements for parking and set minimum and maximum standards that are more oriented toward reducing impervious surface.

Policy 2.1.7: [C] (City of Tallahassee) (EFF. 12/14/04)

Existing developed sites, which do not achieve the level of stormwater treatment required by the comprehensive plan, shall be addressed in accordance with the provisions of Policy 1.5.4[SM] (City of Tallahassee).

Policy 2.1.7: [C] (Leon County) (REV. EFF. 12/7/99)

Local government shall develop a program for retrofitting developed areas which lack adequate facilities for treating stormwater runoff by defining and implementing a sequence of intermediate milestones necessary to achieve the retrofit objective. Local government shall fund and initiate a work program to quantify water quality problems, costs and mitigation methods. Using this information it shall develop more specific retrofit objectives with due consideration to costs, methodology and the community's willingness to financially support implementation. Policies shall be adopted into the comprehensive plan that reflect those objectives including program funding targets. Local government shall then develop, fund, and initiate a water quality enhancement program which will achieve the retrofit goals on the established schedule.

Policy 2.1.8: [C] (EFF. 7/16/90)

By 1992, adequate management, technical, and administrative staff shall be secured by local government to carry out the provisions of this Conservation Element.

Policy 2.1.9: [C] (REV. EFF. 6/28/02)

Regional stormwater facilities may be located within the Lake Jackson special Development Zone and the lake's undisturbed 100 year floodplains, wetlands and native forest for the purpose of addressing existing stormwater problems provided the following criteria are met:

1. All other reasonable options have been considered, and there is no other location that can be utilized given the stormwater flow patterns.
2. The stormwater facility is designed to retrofit an existing stormwater problem.
3. The stormwater facility must be initiated by the local government and shall demonstrate a net benefit in water quality which offsets the loss of the 100 year floodplain, wetlands, and native forest.
4. This retrofit option is only available if the lake has an adopted retrofit plan.

WATER BODIES PROTECTION

Objective 2.2: [C] (EFF. 7/16/90)

By 1992, local government shall have in place programs and procedures to improve water quality in degraded water bodies. In other natural water bodies, local government shall have in place programs and procedures to maintain water quality in order to

meet local standards or state standards if no local standards are designated.

Policy 2.2.1: [C] (EFF. 7/16/90)

Protect and conserve the natural function of wetlands by limiting wetland destruction and adverse impacts.

Policy 2.2.2: [C] (EFF. 7/16/90)

Require the density and intensity of developments permitted adjacent to wetlands to be at a level consistent with the continued natural functions of the resource.

Policy 2.2.3: [C] (EFF. 7/16/90)

Allow some redevelopment in floodplains that have been altered, while severely limiting alterations in undeveloped floodplains, by restriction vegetation removal and limiting fill. Altered floodplains may be redeveloped as long as the redevelopment does not impede water flow or displace volume.

Policy 2.2.4: [C] (EFF. 7/16/90)

Require additional restrictions in drainage basins that have been identified through scientific studies as having significant surface water degradation as defined by declining surface water systems, loss of aquatic plant and animal species, and an increase in the level of the parameters that define polluted water.

Policy 2.2.5: [C] (REV. EFF. 8/17/92)

Development in closed basins will be permitted only to the extent there is sufficient stormwater capacity within the basin. Inter-basin transfer of stormwater run-off from closed basins, shall not be allowed except where conditions a) and c), or b) and c) identified below are met:

a) The inter-basin transfer is necessary for a public sector project, or a private/public joint venture, either of which must benefit a broad segment of the community;
b) the inter-basin transfer mitigates an existing stormwater problem;
c) a detailed assessment has been made indicating minimal negative impacts to the receiving water shed relative to water quality, quantity, and rate of discharge.

All stormwater treatment requirements regarding water quality must also be met.

Policy 2.2.6: [C] (EFF. 7/16/90)

By 1992, develop and implement an ongoing surface water quality monitoring program to establish a bank of baseline data.

Policy 2.2.7: [C] (REV. EFF. 9/19/91)

Continue and refine the on-going studies of designated lakes to determine existing water quality in area lakes and develop management plans for the continued function of area lakes with minimum impact from development.

Policy 2.2.8: [C] (DEL. EFF. 12/10/02)

Reserved

Policy 2.2.9: [C] (REV. EFF. 9/19/91)

By 1991, the local government shall adopt as part of its development code streambank and shoreline buffers, requirements that emphasize preservation of natural vegetation in and around lakes and waterways, and design and maintenance standards for on-site stormwater management systems. Educate the community in the use of best management principles and practices in order to reduce fertilizer and pesticide runoff and preserve water quality.

Policy 2.2.10: [C] (REV. EFF. 12/10/02)

By 2002, a Lake Lafayette Special Development Zone shall be adopted to minimize further degradation of Lake Lafayette. Determination of the area to be included within the Special Development Zone shall be based upon buffers for watercourses and water bodies consistent with the Comprehensive Plan, and the topography, soil erodibility, 100-year floodplain, and existing land uses within the Lake Lafayette watershed. The Special Development Zone shall have applicable development criteria based on the best available scientific information derived from ongoing surface water quality and lake ecology monitoring, studies of the relationships between land use and stormwater in the lake's watershed, and coordination with Department of Environmental Protection and other public agency ecosystem management-related activities.

Policy 2.2.11: [C] (EFF. 9/19/91)

By 1992, develop and begin implementation of a five year surface water quality study program that includes but is not limited to:

- development of water quality data for designated lakes;
- studies on the effectiveness of existing regulations;
- commitment to water quality studies on a countywide basis.

Policy 2.2.12: [C] (REV. EFF. 12/15/03)

Special development zones with accompanying criteria shall be established and implemented through the LDRs for the following lakes:

Lake Jackson

Zone A = below elevation 100 feet NGVD
(criteria) 5% or 4,000 sq. ft. may be disturbed
Zone B = between 100 feet NGVD and 110 feet NGVD
(criteria) 50% of the site must be left natural

Preserve shoreline vegetation in its natural state for minimum of 50 linear feet landward of the ordinary high water line. Allow essential access. Government initiated stormwater facilities for retrofit purposes may utilize a greater portion of the SDZ if applicable criteria (Policy 2.1.9 [C]) are met.

Bradford Brook Chain of Lakes

Zone A = below elevation 40 feet NGVD
(criteria) 5% or 4,000 sq. ft. may be disturbed
Zone B = between 40 feet NGVD and 60 feet NGVD
(criteria) 50% of the site must be left natural

Preserve shoreline vegetation in its natural state for minimum of 50 linear feet upland of the ordinary high water line. Allow essential access.

Fred George Basin

Zone A = below elevation 104 NGVD
(criteria) 75% of the site must be left natural

Lake Iamonia

Zone A = below elevation 110 feet NGVD
(criteria) 5% or 4,000 sq. ft. may be disturbed
Zone B = between 110 feet NGVD and 120 feet NGVD
(criteria) 50% of the site must be left natural

Preserve shoreline vegetation in its natural state for minimum of 50 linear feet landward of the ordinary high water line. Allow essential access.

For lots of record on February 1, 1992, containing any portion of any Zone A as defined in this policy, disturbance within Zone A may be approved up to 75% above the square footage criterion where a single owner applies to develop two or more contiguous lots for a single permitted use with a single principal structure and allowable accessory structure. Further development within any portion of Zone A of properties so approved for development shall not be permitted. (REV. EFF. 8/1/07)

Policy 2.2.13: [C] (EFF. 1/7/10)

Policies addressing nonconformities and noncomplying characteristics included under Objective 1.5: [L] shall be applicable in the special development zones described in Policy 2.2.12: [C].

Development that is consistent with one of the criterion below shall be allowed to continue indefinitely, and any structures may be repaired, maintained, remodeled, or reconstructed within the existing footprint.

Government-owned public facilities located in a documented closed basin and consistent with criteria "B" below may be eligible for an expansion of up to 20% of the legally constructed impervious area inside the special development zones.

Eligibility Criteria:

A. Legally established constructed development made noncomplying by the adoption of special development zones in Policy 2.2.12: [C] on January 7, 1991 or
B. Legally established constructed development made noncomplying by the expanded enforcement of special development zones on June 28, 2006.

Policy 2.2.14: [C] (EFF. 9/19/91; RENUMBERED EFF. 1/7/10)

All water bodies that meet the following definition shall be protected by interim protection standards until a study can be done on the lake or water body to determine protection standards needed for that water body and the limits of the special development zone specific to that particular water body.

Water Bodies – A water body is a depression in the ground that normally and continually contains surface water. This definition is not intended to include aquaculture ponds or facilities whose sole purpose is water management for rate, volume or water quality.

Interim Protection Standards for Lakes/Water Bodies

1) Shoreline Buffer – A natural vegetated buffer will be maintained from the normal high water line 50 feet landward. Allowances may be made for essential access or an approved management plan. These areas will be placed in environmental easements.

2) A 50 foot natural shoreline buffer is presently part of the special development zone language.
3) Lake/Water Body Protection Zone – This protection zone will include the 100 year floodplain around a lake or water body. Within this area only 5% or 4,000 square feet of the site may be disturbed.
4) Buffers Along Tributaries – A buffer extending 50 feet from either side of the top of the bank of all jurisdictional watercourses entering lakes/water bodies shall be left natural. No structures will be permitted in this area that do not serve a public purpose. Placement of these structures will be allowed only if there is no reasonable alternative.
5) Septic/Sewer Systems – Septic tanks, pump or lift stations, or sewer lines shall not be placed in the lake protection zone (100 year floodplain) unless there is no reasonable alternative. No part of a septic system may be located within 75 feet of the normal high water line of a water body or jurisdictional wetland.

Lake Jackson Protection

Objective 2.3: [C] (Eff. 7/16/90)

By 1991, local government shall adopt policies and ordinances that will prevent any further degradation of Lake Jackson and by the year 2000, return water quality in the lake to its condition at the time of Outstanding Florida Waters (OFW) designation.

Policy 2.3.1: [C] (Eff. 7/16/90)

Local government shall designate special development zones for Lake Jackson that restrict activities that impact the quality of stormwater.

Policy 2.3.2: [C] (Eff. 7/16/90)

No new on-site sewage disposal systems shall be installed in the Lake Jackson Special Development Zone on lots having less than one (1) net acre, except for single family properties which were platted with less than one (1) net acre prior to the adoption of this plan except where sanitary sewer is available. Existing septic tanks may be replaced by the same size or larger units as required by local regulations. No permits will be issued for new septic tanks in the 100-year floodplain in the Lake Jackson Special Development Zone except for replacement septic tanks for single family lots which were platted prior to the adoption of this plan except where sanitary sewer is available.

Policy 2.3.3: [C] (Eff. 7/16/90)

Require connection to central sewer systems whenever sewer is available or becomes available especially in the Lake Jackson Special Development Zone.

Policy 2.3.4: [C] (Eff. 7/16/90)

Require a natural vegetation zone around the lake edge that severely limits clearing and is sufficient in size to help buffer the lake against runoff and provide aquatic vegetation for habitat.

Policy 2.3.5: [C] (City of Tallahassee) (Rev. Eff. 12/17/99)

By 2004, adopt a plan and implementation schedule to retrofit developed areas in the Lake Jackson basin that do not meet the stormwater standards required by the comprehensive land use

plan and provided in the implementing ordinances. This plan shall include priorities for implementation. Funding for the necessary improvements shall be reflected in the Capital Improvements Element. The implementation and funding priorities shall be set with due consideration of other stormwater management needs in the community.

Policy 2.3.5: [C] (Leon County) (REV. EFF. 12/7/99)

By 2004, adopt a plan and implementation schedule to retrofit developed areas in the Lake Jackson basin and all other lake basins in Leon County that do not meet stormwater standards required by the comprehensive land use plan and provided in the implementing ordinances. This plan shall be based on the S.W.I.M. Lake Jackson Management Plan or its successor, include priorities for implementation and provide for funding of the necessary improvements.

Goal 3: [C] (EFF. 7/16/90)

Protect, enhance, and restore natural resources, wildlife habitat, and natural vegetative communities to maintain a diversity of native flora and fauna to assure the maintenance of a viable population of native species.

ENDANGERED SPECIES PROTECTION
Objective 3.1: [C] (EFF. 7/16/90)

Protect and enhance populations of endangered, threatened and species of special concern listed by Leon County and the Florida Game and Fresh Water Fish Commission, and their habitat so there is no loss of wildlife species that are in Leon County at the time of adoption of the comprehensive plan.

Policy 3.1.1: [C] (EFF. 7/16/90)

Local government shall identify all endangered, threatened, and species of special concern identified on the state and federal list which exist within Leon County. Local government shall allow private groups to inventory and develop a list of endangered, threatened or species of special concern unique to Leon County, and will present such Leon County lists for inclusion on the state and federal list.

Policy 3.1.2: [C] (DEL. EFF. 12/10/92)

Reserved

Policy 3.1.3: [C] (REV. EFF. 7/1/94)

Local government shall continue, by ordinance, to require the property owner or his agent to conduct an assessment of the impact of a project on listed wildlife, its habitat and listed plants in the site plan review process.

Policy 3.1.4: [C] (REV. EFF. 12/7/99)

By 2001, local government shall develop habitat protection and management guidelines that at a minimum meet or exceed state and federal requirements for threatened, endangered species and species of special concern. Through local ordinances, continue to require proposed development to indicate any habitats of endangered, threatened, and species of special concern which may exist on-site or may be expected to occur on-site. In addition, the applicant must discuss the wildlife habitat characteristics of the site and list any wildlife species observed through field survey. State and Federal requirements will give guidance until local management guidelines are developed.

Policy 3.1.5: [C] (REV. EFF. 7/1/94)

Interim local standards consistent with the State and Federal requirements for dealing with endangered, threatened, and species of special concern will be adopted by local government by June, 1994. Guidelines which are specific to Leon County will be developed and adopted by 1995. State and Federal requirements will give guidelines until local management guidelines are developed.

Policy 3.1.6: [C] (EFF. 7/16/90)

By 1993, local government shall have developed and implemented management plans for listed species found on all lands owned by city and county governments, especially passive parks.

Policy 3.1.7: [C] (EFF. 7/1/94)

All development sites that contain endangered, threatened or species of special concern shall submit a management plan that must be submitted to Florida Game and Fresh Water Fish Commission or other appropriate Federal, State and local government agency for review and comment prior to development approval. Recommendations from the Florida Game and Fresh Water Fish Commission and if applicable, other appropriate Federal, State and local government agencies shall be incorporated into the management plan.

SOIL EROSION AND MINING

Objective 3.2: [C] (EFF. 7/16/90)

By 1992, local government shall establish site review procedures to reduce area soil erosion, dissemination, and arbitrary changes of grade and topography.

Policy 3.2.1: [C] (EFF. 7/16/90)

By 1992, local government shall require land clearing and building operations to immediately provide on-site stabilization for exposed, destabilized, or otherwise altered soil.

Policy 3.2.2: [C] (REV. EFF. 8/17/92)

By 1992, local government shall include criteria in the Land Development Code that allows for sand mines or borrow pits. These criteria may include but not limited to siting these facilities away from residential areas, adequate transportation access, subsurface investigation, emission controls and reclamation. These facilities may be allowed outside the USA if applicable criteria are met.

TREE PRESERVATION AND PROTECTION

Objective 3.3: [C] (REV. EFF. 12/7/99)

By 2002, implement a program to maintain and improve the condition of Leon County's urban forest.

Policy 3.3.1: [C] (City of Tallahassee) (REV. EFF. 12/7/99)

Local government shall continue, by ordinance, to adopt and maintain criteria for land clearing that will be part of the development code and will include but not be limited to:

a) Incentives and disincentives to promote tree preservation to be linked to tree sizes that are species specific;
b) Require a minimum percentage of existing, healthy trees present on the site to be preserved; use incentives and disincentives focused on preserving the maximum canopy per site.
c) Enforcement of tree preservation and removal will be linked to the code enforcement process;
d) Violations of tree or vegetation removal shall include substantial penalties for infractions including but not limited to mandatory fines and withholding of building

and development permits. Penalties shall be set at such a level as to discourage the first infraction and to severely restrict future development opportunities for repeat offenders.

e) Integration of existing healthy non-exotic vegetation into landscape plans. Emphasis will be on preserving natural and native vegetation rather than clearing and replanting.

Policy 3.3.1: [C] (Leon County) (REV. EFF. 12/7/99)

By 1992, local government shall continue to maintain criteria for land clearing that will be part of the development code and will include but not be limited to:

a) Require a minimum percentage of existing, healthy trees present on the site to be preserved; use incentives focused on preserving the maximum canopy per site.
b) Enforcement of tree preservation and removal will be linked to the code enforcement process;
c) Integration of existing healthy non-exotic vegetation into landscape plans. Emphasis will be on preserving natural and native vegetation rather than clearing and replanting.

Policy 3.3.2: [C] (City of Tallahassee) (REV. EFF. 12/7/99)

By 2002, local government shall develop and implement an urban forest management plan incorporating current urban forest management techniques designed to achieve the goals of the program.

Policy 3.3.2: [C] (Leon County) (REV. EFF. 12/7/99)

Local government shall develop and implement an urban forest management plan incorporating current urban forest management techniques designed to achieve the goals of the program.

Policy 3.3.3: [C] (REV. EFF. 12/7/99)

Vegetation removal shall continue to be regulated by a permit prior to any land development activity through the land development code.

Policy 3.3.4: [C] (EFF. 7/16/90)

In the development code, require a percentage of naturally occurring vegetation and/or landscaped area to be preserved as open space on each site based on criteria such as land use and using incentives to minimize the ratio of impervious surface to building site. Emphasis will be placed on retaining or using non-exotic, naturally occurring and native species, retaining existing understory for needed buffer or landscaping and designing development to incorporate existing healthy trees to the greatest extent possible.

Policy 3.3.5: [C] (City of Tallahassee) (REV. EFF. 12/7/99)

By 2002, develop and implement comprehensive landscape requirements for multi-family, commercial, office and industrial land uses with an emphasis on the maintenance of existing quality vegetation rather than clearing and replanting.

Policy 3.3.5: [C] (Leon County) (Rev. Eff. 12/7/99)

Develop and implement comprehensive landscape requirements for multi-family, commercial, office and industrial land uses with an emphasis on the maintenance of existing quality vegetation rather than clearing and replanting.

Policy 3.3.6: [C] (Rev. Eff. 12/7/99)

Continue the existing programs to encourage maintenance and planting of trees for the future in partnership with private landowners and community groups.

Canopy Roads

Objective 3.4: [C] (Eff. 7/16/90)

Local government shall protect, maintain and improve the designated canopy roads.

Policy 3.4.1: [C] (Eff. 7/16/90)

By 1992, define specific attributes unique to each canopy road, how to maximize the roadway without destroying it, and identify alternative traffic routes.

Policy 3.4.2: [C] (Eff. 7/16/90)

By 1992, develop and implement management plans to maintain each canopy road according to its unique attributes. Such plans shall incorporate appropriate safety provisions.

Policy 3.4.3: [C] (Eff. 7/16/90)

Provide an urban forest management professional to assist in implementing canopy road management plans.

Policy 3.4.4: [C] (Rev. Eff. 6/28/02)

Prohibit new subdivisions and development that would allow development to occur within 100 feet of the centerline of a canopy road without the express approval of the local government. No clearing may occur in the canopy road zone (CPZ) (100 feet from the center line of the road) unless authorized for legal access (provided no other alternative exists), or health, safety or welfare of the public or for sidewalk improvements as approved by the local government provided they meet the following criteria:

a) Clearing in the canopy road zone (CPZ) will be kept to a minimum.
b) A variety of surfaces will be evaluated for use in the sidewalk/pathway through the CPZ based on impact to the resource (CPZ trees and vegetation), location of the sidewalk/pathway, and anticipated use.
c) Sidewalks may not always be required in the CPZ given the impact to the CPZ or encroachment on other conservation or preservation features.

Policy 3.4.5: [C] (Eff. 7/16/90)

Mitigation requirements shall be established and utilized to condition approvals for those projects which intrude on the area within 100 feet of the centerline of a designated canopy road.

Policy 3.4.6: [C] (EFF. 7/16/90)

Prohibit subdivision of property along canopy roads which would require the significant increase of driveways to provide legal access to newly created parcels.

Policy 3.4.7: [C] (EFF. 7/16/90)

Major criteria for approving development along canopy roads will be the minimizing of traffic impacts and the limiting of driveway access to the canopy road.

Policy 3.4.8: [C] (EFF. 7/16/90)

Integrated access will be required for new subdivisions along canopy roads.

Policy 3.4.9: [C] (EFF. 7/16/90)

Land uses which generate or attract large volumes of traffic shall be discouraged along designated canopy corridors.

Policy 3.4.10: [C] (REV. EFF. 6/28/95)

Medium and high density residential, commercial and office uses will be allowed on designated canopy roads only where there is alternate access to a road other than a canopy road. A single secondary access to the canopy road on lots which front Capital Circle and a canopy road may be allowed in association with public improvements to such intersections if all of the following criteria are met:

1) Full movement joint or direct access to the arterial is unfeasible;
2) A replanting/restoration plan which enhances and maintains the long term viability of the canopy is guaranteed by the property owner; and
3) Landscaping easements are granted to the city in order to ensure the implementation of a replanting/restoration plan.

These provisions would not apply to parcels having only access from a canopy road within the Activity Center.

Policy 3.4.11: [C] (EFF. 6/28/95)

Local government shall allow for certain unpaved portions of Canopy Road designated roadways or road segments to remain unpaved when paving or other roadway improvements would negatively impact the canopy vegetation or the historical or natural character of the roadway.

EXPANSION OF CANOPY ROADS

Objective 3.5: [C] (EFF. 7/16/90)

Local government shall expand the number of designated canopy roads.

Policy 3.5.1: [C] (EFF. 7/16/90)

By 1993, develop a procedure for designation and acquisition of new canopy roads and adjoining easements.

Policy 3.5.2: [C] (EFF. 7/16/90)

Assess the impact of a new canopy road designation on the existing and desired level of service for roads in the area.

Goal 4: [C] (EFF. 7/16/90)

Protect the quality and quantity of groundwater resources.

WATER CONSERVATION

Objective 4.1: [C] (EFF. 7/16/90)

By 1995, reduce the per capita water consumption in Leon County.

Policy 4.1.1: [C] (EFF. 7/16/90)

By 1992, the local government shall require the use of water restrictive plumbing devices such as flow restrictors and low volume toilets in local government building codes.

Policy 4.1.2: [C] (EFF. 7/16/90)

By 1991, local government shall adopt a water use reduction plan in coordination with the NWFWMD and their Emergency Water Shortage Plan. Local government will comply with water emergencies declared by the local water management district.

GROUNDWATER PROTECTION

Objective 4.2: [C] (REV. EFF. 12/10/91; REV. EFF. 4/10/09)

Protect aquifer recharge areas from contamination by restricting land uses with the potential to contaminate groundwater through site location review and strict monitoring requirements and by establishing a Primary Springs Protection Zone for Wakulla Springs.

Policy 4.2.1: [C] (REV. EFF. 12/10/91)

Local government shall protect groundwater recharge throughout the County by requiring properly functioning stormwater management systems and a minimum percentage of open space for all development projects.

Policy 4.2.2: [C] (REV. EFF. 12/10/91)

The development code shall require investigation of all sub-surface conditions for land uses which have the potential for contamination of groundwater and shall require uses which have a significant potential for contamination to be monitored. The code may include but not be limited to buffer requirements around wells, monitoring of hazardous substance disposal, restriction of certain land uses with a defined area around wells (i.e., any land use which uses, produces or generates as a waste any listed Resource Conservation and Recovery Act material or Environmental Protection Agency priority pollutant), or requirements for monitoring wells around consumptive use wells.

Policy 4.2.3: [C] (EFF. 7/16/90)

By 1992, local government shall, by ordinance, restrict incompatible land uses near active karst features and prohibit untreated stormwater from entering these features. Incompatible land uses are uses that use, produce, or generate as a waste any listed Resource Conservation and Recovery Act material or Environmental Protection Agency priority pollutant.

Policy 4.2.4: [C] (REV. EFF. 12/10/91)

By 1992, local government shall adopt a comprehensive wellhead protection ordinance that protects existing and future water supply wells from potential contamination.

Policy 4.2.5: [C] (EFF. 4/10/09; REV. EFF. 12/15/11)

By 2010, local government shall adopt in the Land Development Regulations a mapped Primary Spring Protection Zone (PSPZ) for Wakulla Springs based on the Leon County Aquifer Vulnerability Assessment (LAVA). Land development regulations shall be adopted to establish additional requirements and regulations within the PSPZ to minimize the adverse impacts of development on groundwater recharge quality and quantity. At a minimum, local government shall address the items below:

1. The preferred method of wastewater treatment in the PSPZ within the Woodville Rural Community and the USA shall be connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards. Land development regulations and the Water and Sewer Agreement shall be amended to include enhanced requirements for new development and redevelopment to connect to Advanced Wastewater Treatment facilities. The costs of required sewer connections in the PSPZ shall be borne in part or in whole by the developer.
2. When connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards is not available, new development and redevelopment in the PSPZ shall use Performance Based On-Site Treatment Disposal Systems (OSTDS) as defined in Policy 1.2.6: [SS]. Existing traditional OSTDS shall be upgraded to Performance Based OSTDS when the traditional OSTDS fails, as defined in the Florida Administrative Code. A process providing alternatives to upgrading to a Performance Based OSTDS at the time of traditional OSTDS failure may be developed for low-income households. To ensure that all existing traditional OSTDS and new Performance Based OSTDS function effectively, local government shall designate or institute a Responsible Management Entity and supporting fee structure.
3. New development and redevelopment in the PSPZ shall use a Low Impact Development approach, in addition to conventional water quality treatment infrastructure required outside the PSPZ, to minimize adverse impacts of development on water quality and Wakulla Springs. Land development regulations shall specify the mechanism for implementing the Low Impact Development planning and design approach.
4. Establish a transfer of development units system within the PSPZ to foster growth in Woodville Rural Community, increase the feasibility of providing centralized sewer service, and protect Wakulla Springs. The transfer of development units system shall be based on the policies below:

   (A) The Rural and Urban Fringe Future Land Use Map categories inside the PSPZ shall be designated as the sending areas to transfer dwelling units out of. Expansion of the Urban Fringe Future Land Use Map category shall not be allowed in the PSPZ.

   (B) Areas inside the Woodville Rural Community Future Land Use Map category, where connection to sewer facilities designed to achieve Wastewater Treatment standards is available and required, shall be designated to receive dwelling units.

   (C) No net increase in dwelling units, as allowed by the Future Land Use Map on the effective date of this policy, shall be allowed in the PSPZ. Areas inside the

USA are exempt from this policy and may increase in allowed density when consistent with applicable Comprehensive Plan policies. Approval of a Future Land Use Map amendment outside the USA that would allow an increased number of dwelling units shall require appropriate documentation that rights to the number of increased dwelling units have been, or are committed by a legally binding agreement to be, acquired from the designated sending areas.

5. Restrict fertilizer content and application rates within the PSPZ.
6. Protection of environmentally sensitive areas and features within the PSPZ shall be a priority for the local government environmental land acquisition program.

SOLID AND HAZARDOUS WASTE

Objective 4.3: [C] (EFF. 7/16/90)

Develop a countywide plan for solid and hazardous waste in order to comply with the requirements of state legislation involving the reduction of the waste stream by 30% by 1994, and reducing illegal disposal of hazardous waste.

Policy 4.3.1: [C] (EFF. 7/16/90)

Establish a program that includes but is not limited to:

- Countywide solid waste and curbside recycling collection by 1991.
- Establish a hazardous waste transfer facility by 1991, and convenient satellite drop off sites for household hazardous waste by 1992.
- An educational program on the benefits of recycling and proper hazardous waste disposal by 1991.

Goal 5: [C] (EFF. 7/16/90)

Preserve air quality throughout Leon County to maintain maximum health benefits for residents and for native fauna and flora.

AIR QUALITY
Objective 5.1: [C] (EFF. 7/16/90)

Through 2010, local government shall monitor air quality standards in order to identify any areas where they fall below state and federal standards.

Policy 5.1.1: [C] (EFF. 7/16/90)

Local government shall, by way of the land development code, require a forested and/or landscaped visual buffer screen strip between newly constructed arterial roads and residential areas.

Policy 5.1.2: [C] (EFF. 7/16/90)

Any new or expanded portion of a coal burning facility, new asphalt plant, resource recovery facility or other potential point source shall use at least the best available control technology (BACT) in their design and be subject to site plan review criteria for neighborhood protection by local governments with applicable jurisdiction.

Policy 5.1.3: [C] (EFF. 8/17/92)

All waste incinerators must be reviewed by local government for consistency with the comprehensive plan before an applicant can submit a request for a permit to other permitting agencies.

Policy 5.1.4: [C] (EFF. 7/16/90)

If air quality levels in Leon County fail to meet state standards, local and state government will develop a plan to re-attain the air quality standards.

Policy 5.1.5: [C] (EFF. 7/16/90)

By 1993, local government shall implement an educational program to inform citizens on the importance of vehicle emission requirements and other clean air issues.

GREENWAYS

Objective 6.1: [C] (EFF. 6/25/96)

Local government shall implement a county-wide greenways network. It shall be the intent of the greenways network to provide for integrated natural resources management and protection, resource-based recreation, educational and historical interpretive opportunities, and increased opportunities for alternative modes of transportation with an emphasis on connectivity among these resources.

Policy 6.1.1: [C] (EFF. 6/25/96; REV. EFF. 7/20/05)

The greenways network shall attempt to interconnect existing dedicated open space areas and be comprised primarily of preservation and conservation features as described in Policy 1.3.1 [C] and 1.3.2 [C]. Floodplains and natural drainageways shall receive particular emphasis for inclusion in the network. Other lands that do not qualify as preservation or conservation features may be included in the network based on connectivity, historical value, or value as a natural resource buffer. To the maximum extent practicable, bicycle trails, pedestrian pathways, and where appropriate, utility corridors, shall be included in the greenways network.

Policy 6.1.2: [C] (EFF. 6/25/96; REV. EFF. 7/20/05)

The Tallahassee-Leon County Greenways Master Plan is the overall guiding document for the planning, acquisition, development, and management of the local greenways network. Local government shall incorporate the objectives of the Greenways Master Plan in its long-range land use, leisure, conservation, and transportation planning activities where applicable, and reflect the presence of greenway features and design in permitting activities. The Planning Department in consultation with other City and County departments and other local agencies as appropriate, shall be responsible for identifying and coordinating the acquisition or protection of the elements of a county-wide greenways system.

Policy 6.1.3: [C] (EFF. 6/25/96; REV. EFF. 7/20/05)

Local government shall prepare specific management plans for lands acquired, preserved, or otherwise included in the greenways network. The management plans shall address natural resources protection, public access, recreation, education, and opportunities for economic development that is complementary to maintaining the network. The management plans shall identify the anticipated costs and departments responsible for implementation of the plans.

Policy 6.1.4: [C] (EFF. 7/2/99)

Properties acquired to implement the county-wide Greenways network shall be managed to ensure that the resources for which the sites are acquired are protected or restored to the greatest extent practicable while supportive of other objectives such as passive recreation, education, and interpretation. Such management shall include, but not be limited to, reforestation and replanting of appropriate terrestrial and aquatic or wetland vegetation, removal of noxious exotic terrestrial and aquatic vegetation, and physical modification and biological enhancement of streambeds, ditches and shorelines to improve water quality or minimize erosion.

PARKS AND RECREATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

Goal 1: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

Provide, manage and fund adequate recreational and cultural facilities to encourage a physically and mentally healthy lifestyle for all citizens of Tallahassee-Leon County.

LEVEL OF SERVICE/FUNDING
Objective 1.1: [R] (REV. EFF. 12/23/96; REV. EFF. 12/24/10)

The City of Tallahassee and Leon County shall share responsibility for the provision of public parks and recreation facilities and programs. The City will have primary responsibility within the city limits and Leon County will have primary responsibility in the unincorporated county. Special funding and maintenance agreements between the City and County shall be established as needed to improve or maintain park and recreation facilities and programs.

Policy 1.1.1: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

A system of Resource Management Areas, Regional Parks, Area Parks, and Neighborhood Parks shall continue to be maintained in accordance with the following minimum level of service acreage standards (measured in acres per 1,000 population):

Table 16: Parks level of service acreage standards

Responsible Government	Type of Park			
	Resource Management Area (Recommended)	Regional Park (Required)	Area Park (Required)	Neighborhood Park (Recommended)
City	N/A	4	1	2
County	N/A	8	1	N/A
Fed/State*	20	4	N/A	N/A
Total	20	16	2	2

* Recommended only

PARK TYPE DESCRIPTIONS:

Neighborhood Parks
The neighborhood park is a "walk-to" park in the City, generally located along streets where people can walk or bicycle without encountering heavy traffic. Neighborhood parks serve people in a radius of approximately one-half mile. A system wide average of 2 acres of such parks for each 1,000 population (City population only) is recommended, but not required for proposes of concurrency. Typical facilities developed in the neighborhood park may include play apparatus, multipurpose courts, sports fields, picnic areas, and free play areas.

Area Parks
An area park is a "ride to" park, located near major streets. It is designed to serve the needs of multiple neighborhoods. It generally serves people with a radius of approximately 3 miles. A system wide average of at least 2 acres of such parks for each 1,000 population (countywide population) is required for concurrency. Typical facilities at an area park may include smaller swimming facilities, ball fields, tennis courts, play areas, picnic areas, multipurpose courts, and small community centers.

Regional Parks
A regional park is designed to serve the recreation needs of a large portion of the County population. Regional parks serve an area with a radius of approximately 20 miles. A system wide average of at least 16 acres of such parks for each 1,000 population (countywide population) is required for concurrency. Typical areas and facilities include large swimming facilities, gymnastics facilities, natural areas, trails, boating facilities, zoos, golf courses, botanical gardens, and large community centers.

Resource Management Areas
Resource management areas are large, resource-based areas that serve two or more communities or counties. These areas are large Federal or State owned lands outside of the management of local government, such as the Apalachicola National Forest. A space allowance of 20 acres for each 1,000 population (countywide population) is recommended, but not required for proposes of concurrency. While these areas are outside of local government management, they are recognized for their significant contribution to local outdoor recreation. Typical facilities provided at a resource management area include water-based recreation, camping areas, nature trails, and other facilities not requiring intensive development.

These facilities will be provided in the following manner:

a. Leon County shall annually budget appropriate funds, per the signed inter-local agreement, to be used by the City of Tallahassee Parks and Recreation Department in providing recreational services to the citizens of Leon County.
b. Level of Service for Area and Regional Parks shall be adopted for purposes of concurrency.
c. Level of Service for Neighborhood Parks is a recommended level, which primarily shall be used as a guideline for the provision of this type park in relation to new developments, per Policy 2.1.6 of the Land Use Element.
d. Level of Service for Resource Management Areas is a recommended level, included to recognize the significant passive recreation opportunities provided by these Federal and State owned lands.

Policy 1.1.2: [R] (EFF. 7/16/90)

Local government shall maintain a land acquisition program adequate to maintain the level of service standards consistent with the Capital Improvements Element. This acquisition program is intended to serve multiple uses such as protection of flood plains or natural habitat areas, or solve flooding problems. This acquisition program can include requirements and incentives for private land donation.

Policy 1.1.3: [R] (REV. EFF. 1/27/94; REV. EFF. 12/24/10)

As part of their budget processes, the City and the County shall each annually review costs necessary to operate, maintain, and improve park facilities consistent with the adopted levels of service as included in this plan. The City and the County shall prepare budget requests to implement this policy.

Policy 1.1.4: [R] (REV. EFF. 1/27/94; REV. EFF. 12/24/10)

In the acquisition and development of future park facilities, priority shall be given to the preservation of natural vegetation and land features, consistent with the functional purpose of the individual park. As a minimum, a system-wide average of 50% of the natural features will remain undeveloped except for inclusion of passive recreational facilities, such as trail systems, ancillary

parking, and picnicking facilities. This system-wide policy is based on the recognition that some types of facilities (such as golf courses and ball fields), due to their design requirements and functions, will require greater disturbance of natural features than would other types of park facilities. This standard shall be based on all lands included in the level of service system provided in Policy 1.1.1 [R] above, not on the land holdings of an individual government.

Policy 1.1.5: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

Design and construction of all future activity based parks and any future redesign of existing activity based parks will include equipped children's playground areas whenever feasible.

Policy 1.1.6: [R] (EFF. 12/24/10)

As part of the Capital Budget processes the City and County shall each annually review the active recreation facilities needs. Whenever possible these agencies shall pursue grant funding to help provide needed facilities.

ACCESSIBILITY TO RECREATIONAL FACILITIES

Objective 1.2: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

All public park and recreation facilities shall be identifiable by and accessible to Leon County residents and to visitors and include reasonable accessibility for the physically challenged.

Policy 1.2.1: [R] (EFF. 7/16/90; DEL. EFF. 12/24/10)

Reserved

Policy 1.2.2: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

Neighborhood Parks are recognized primarily as "walk-to" facilities; as such, providing safe pedestrian/bicycle accessways shall be provided whenever feasible.

Policy 1.2.3: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

The County shall provide public boat ramps at public water bodies.

Policy 1.2.4: [R] (REV. EFF. 12/20/91; DEL. EFF. 12/24/10)

Reserved

Policy 1.2.5: [R] (REV. EFF. 7/2/99; REV. EFF. 12/24/10)

Area and Regional Parks should include Neighborhood Park amenities wherever the need for Neighborhood Parks, based on established LOS, is not being met. Such amenities should be located as to be readily accessible to pedestrians and bicyclists and should supply the same park and recreational amenities as a standalone Neighborhood Park whenever feasible.

PUBLIC/PRIVATE COORDINATION

Objective 1.3: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

The City and the County shall implement actions to improve coordination between the public and private sectors in matters relating to the provision of recreational opportunities.

Policy 1.3.1: [R] (EFF. 7/16/90; DEL. EFF. 12/24/10)

The City shall maintain an advisory mechanism for securing citizen involvement regarding public park and recreation decisions, including park acquisition.

Policy 1.3.2: [R] (EFF. 7/16/90; DEL. EFF. 12/24/10)

Reserved

Policy 1.3.3: [R] (EFF. 7/16/90; DEL. EFF. 12/24/10)

Reserved

Policy 1.3.4: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

Maintain working agreements with the Leon County School System for the shared use of school facilities for recreation and/or leisure purposes.

Policy 1.3.5: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

The City and the County will support the Tallahassee Museum's efforts to preserve and interpret our region's natural and cultural heritage.

CULTURAL ACTIVITIES AND FACILITIES
Objective 1.4: [R] (EFF. 7/16/90)

Make local government an active participant in fostering cultural activities and facilities.

Policy 1.4.1: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

The Council on Culture and Arts shall be advisory to City and County governments. This agency, among its other responsibilities, shall be responsible for enhancing public awareness of cultural opportunities and for periodically apprising the City and County of current cultural needs of the community.

The Council on Culture and Arts shall maintain a cultural plan outlining the goals and objectives for cultural preservation and development in this community. The Council shall also coordinate implementation, periodic review and modification of the plan, and lead in advocacy and service as provided within the plan.

OPEN SPACE
Objective 1.5: [R] (EFF. 7/16/90; REV. EFF. 4/10/09; REV. EFF. 12/24/10)

Lands designated as open space will be protected from incompatible land uses and will remain functionally intact.

Policy 1.5.1: [R] (EFF. 7/16/90; REV. EFF. 12/24/10)

Maintain land development regulations which include specific open space definitions and standards.

Policy 1.5.2: [R] (EFF. 7/16/90)

Development regulations shall include provisions for incentives and/or requirements for the designation and inclusion of open space in future development.

Policy 1.5.3: [R] (County only) (EFF. 12/24/10)

The County shall help fund and develop a Greenways Trail System that provides the public opportunities to access a safe and convenient trail system in the unincorporated County. This system should incorporate public lands, right of way, easements on private lands, and open space designated lands to achieve this goal. The trail system will connect to the maximum extent possible existing and future residential areas to employment, education, and activity centers.

(TALLAHASSEE-LEON COUNTY)

JOINT HOUSING ELEMENT
GOALS, OBJECTIVES AND POLICIES

Goal 1: [JH] (EFF. 4/10/09)

To the greatest extent possible, coordinate and leverage available resources to maximize the production and preservation of affordable housing and the quality of life for the residents of Tallahassee-Leon County.

COORDINATION OF HOUSING ACTIVITIES AND SERVICES
Objective 1.1: [JH] (EFF. 4/10/09)

The City of Tallahassee Department of Economic and Community Development and Leon County Division of Housing Services shall investigate ways how both housing services departments can maximize coordination and the best use of limited resources in the provision of affordable housing for very low, low and moderate income households in Tallahassee-Leon County.

Policy 1.1.1: [JH] (EFF. 4/10/09)

The Department of Economic and Community Development and Leon County Division of Housing Services shall prepare a report outlining how both departments can coordinate and maximize local resources for greater and more efficient production of affordable housing. Said report shall be presented to the City Commission and the Board of County Commissioner no later than December 2009.

Policy 1.1.2: [JH] (EFF. 4/10/09)

The City of Tallahassee and Leon County shall explore ways to leverage available and potential funding for affordable housing. In addition, the City and the County shall explore and support partnership opportunities from time to time with private sector entities, non-profits and governmental entities which will result in the maximum leveraging of local funding for affordable housing.

DESIGNATION OF ADEQUATE SITES FOR AFFORDABLE HOUSING
Objective 1.2: [JH] (EFF. 4/10/09)

An adequate amount of land shall be designated on the Future Land Use Map to accommodate Tallahassee-Leon County's projected housing needs, including affordable housing through the year 2030.

Policy 1.2.1: [JH] (EFF. 4/10/09)

The Tallahassee-Leon County Planning Department shall ensure that there is sufficient lands designated on the adopted Future Land use Map for residential uses within the Urban Service Area to accommodate the housing needs for existing and future residents, including very low, low, and moderate income households through the year 2030.

Policy 1.2.2: [JH] (EFF. 4/10/09)

To encourage the development of affordable housing units, affordable housing developments shall be eligible to receive density bonuses as provided for in the Future Land Use Element. Within the City of Tallahassee, development must be a "certified

affordable housing development" in order to receive the density bonus.

Policy 1.2.3: [JH] (EFF. 4/10/09)

Appropriately designated and suitable redundant lands owned by the City of Tallahassee and Leon County shall be made available for the development of affordable housing.

Policy 1.2.4: [JH] (EFF. 4/10/09)

When requested and where appropriate, the City of Tallahassee and Leon County may assist developers of affordable/certified affordable housing developments to obtain clear title to lands for housing development and the waiver of fines and other fees that may be associated with said properties.

Policy 1.2.5: [JH] (EFF. 4/10/09)

The Department of Economic and Community Development and Leon County Housing Department shall explore the feasibility of facilitating the development of a land bank for affordable housing. Proposals for the implementation of the land bank shall be presented to the City Commission and Leon County Board of County Commissioners for action no later September 2010.

Policy 1.2.6: [JH] (EFF. 4/10/09)

The Department of Economic and Community Development and Leon County Housing Department shall explore the feasibility of facilitating the development of a community land trust for affordable housing. Proposals for the implementation of the community land trust shall be presented to the City Commission and Leon County Board of County Commissioners for action no later September 2010.

Policy 1.2.7: [JH] (EFF. 4/10/09)

The City of Tallahassee and Leon County support infill lot re-use for existing or new residential developments. Within the City, the Department of Economic and Community Development in conjunction with the City's Real Estate Division shall conduct an inventory of existing vacant lots in target neighborhoods. Leon County Housing Services Division shall conduct a similar inventory. The City of Tallahassee and Leon County shall share these inventories with potential developers and/or builders of affordable/certified affordable housing projects.

COORDINATION OF SERVICES WITH AFFORDABLE HOUSING

Objective 1.3: [JH] (EFF. 4/10/09)

Affordable housing shall be considered in conjunction with the availability of services for very low, low and moderate income families.

Policy 1.3.1: [JH] (EFF. 4/10/09)

The City of Tallahassee and Leon County shall adopt procedures to ensure that entities receiving City and County funds for the development of new affordable housing units take into consideration the following provisions when designing new affordable housing projects:

Transit-oriented development, where applicable;

Maximization of the highest density available in a designated land use category;
The proximity to transit bus service;
Proximity to employment and shopping centers;
Availability of parks and open space; and
Proximity to schools

Preference will be given to projects based on the extent to which these criteria are met.

Policy 1.3.2: [JH] (EFF. 4/10/09)

As outlined in the Economic Development Element, Leon County and the City of Tallahassee shall continue to work with the Economic Development Council and other community leadership toward securing full employment for the local workforce; thereby, giving residents the means to secure adequate and decent housing.

Policy 1.3.3: [JH] (EFF. 4/10/09)

Leon County and the City of Tallahassee recognize that household income is one of the main key factors in determining a household's ability to obtain safe, decent and affordable housing. Therefore, the County and the City shall support the creation of jobs paying living wages and shall lend their support to organizations and institutions which focus on job training.

STUDENT HOUSING

Objective 1.4: [JH] (EFF. 4/10/09)

Facilitate the development of student housing in areas proximate to the universities and community college to maximize existing infrastructure, including mass transit services.

Policy 1.4.1: [JH] (EFF. 4/10/09)

The University Transition land use category as established by Future Land Use Element Policy 2.2.17: [L] shall be the primary area designated for student housing developments. Student housing developments located in this land use category shall be encouraged to maximize the land use density and existing urban facilities and services.

Policy 1.4.2: [JH] (EFF. 4/10/09)

The Planning Department shall develop and recommend to the City Commission a list to incentives to encourage the development of student housing development in the University Transition land use category. Student housing development including a mix of ancillary uses and design considerations as contemplated in Policy 2.2.17[L] shall qualify for these incentives. Such incentives shall be limited to non-financial incentives and may include land use considerations to maximize the density allowed in University Transition.

Policy 1.4.3: [JH] (EFF. 4/10/09)

The construction and production of student housing shall be the responsibility of local universities and community college and the private sector.

Policy 1.4.4: [JH] (EFF. 4/10/09)

Student housing shall be discouraged in Residential Preservation areas through the continued enforcement of the Rooming House Ordinance.

Policy 1.4.5: [JH] (EFF. 4/10/09)

The City of Tallahassee and Leon County shall coordinate with the local universities and community college regarding student housing construction on campus, pursuant each institution adopted campus mater plan agreement as well as student housing developments within the University Transition land use category.

ENERGY EFFICIENCY IN NEW HOUSING CONSTRUCTION

Objective 1.5: [JH] (EFF. 1/7/10)

New residential construction shall promote and maximize the use of energy efficiency to reduce energy consumption.

Policy 1.5.1: [JH] (EFF. 1/7/10)

The City of Tallahassee and Leon County shall continue to require new residential construction to meet the energy code requirements of the Florida Building Code as amended from time to time.

Policy 1.5.2: [JH] (EFF. 1/7/10)

The City of Tallahassee shall offer incentives when economically feasible to its electric utility customers for the installation and the use of energy efficient fixtures and appliances.

Policy 1.5.1: [JH] (EFF. 1/7/10)

The City of Tallahassee and Leon County shall encourage housing projects receiving funding from the City and/or the County to use energy efficient building materials in new construction and substantial rehabilitation projects.

(CITY OF TALLAHASSEE)

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

IMPLEMENTATION

Goal 1: [H] (EFF. 4/10/09)

Fund and implement a coordinated housing program that will result in the construction and/or rehabilitation of the housing units needed to meet the objectives outlined for housing affordability, rehabilitation, and special needs.

Objective 1.1: [H] (EFF. 4/10/09)

By June 2008, the City shall establish an Affordable Housing Advisory Committee. The Affordable Housing Advisory Committee shall be appointed by the City Commission and shall serve in an advisory manner to the Department of Economic and Community Development and the City Commission as necessary in the formulation and implementation of housing programs to meet the City's housing objectives.

Policy 1.1.1: [H] (EFF. 4/10/09)

The Department of Economic and Community Development, unless otherwise noted, shall be the primary department coordinating and implementing the City's affordable housing services, policies and programs. Unless otherwise noted, the Department of Economic and Community Development shall take the lead on the implementation of the policies in this element.

Policy 1.1.2: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee shall advise the City Commission and the Department of Economic and Community Development on housing issues, programs, and policies for the allocation of funds from the Affordable Housing Trust Fund. The Committee shall also carry out the duties outlined in Chapter 420, Florida Statutes. The Department of Economic and Community Development will provide staff assistance to the Affordable Housing Advisory Committee.

Policy 1.1.3: [H] (EFF. 4/10/09)

In recognition of the fact that housing activities can often be best accomplished through entrepreneurial initiatives of organizations outside of City Government, the City will partner with non-profit and for-profit organizations and volunteer groups for the implementation of housing programs and related services.

Policy 1.1.4: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee in conjunction with the Department of Economic and Community Development and other non-profits involved in the production of affordable housing shall actively seek community wide support and involvement by:

a) Seeking cash contributions or donations from community businesses and corporations;
b) Soliciting volunteer labor to be used on housing projects;
c) Working with and organizing neighborhood self-help groups.

Policy 1.1.5: [H] (EFF. 4/10/09)

The Department of Economic and Community Development, in conjunction with the Tallahassee-Leon County Planning Department shall maintain a housing database sufficient to support present or future housing strategies.

Policy 1.1.6: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee in conjunction with the Department of Economic and Community Development shall report annually to the City on the state of housing in the City of Tallahassee and the progress made toward achieving the housing goals of this element.

Policy 1.1.7: [H] (EFF. 4/10/09)

The Department of Economic and Community Development shall coordinate with all applicable City agencies and private entities and act as a clearinghouse for all affordable housing projects receiving funding from the City of Tallahassee.

Policy 1.1.8: [H] (EFF. 4/10/09)

The Department of Economic and Community Development shall research and recommend means of reducing housing costs. These recommendations can be included in the annual State of Housing Report or may be presented at other times as may be warranted.

Policy 1.1.9: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee in conjunction with the Department of Economic and Community Development shall make recommendations to the City Commission on improving the performance of the housing delivery system within the City of Tallahassee.

Policy 1.1.10: [H] (EFF. 4/10/09)

The Department of Economic and Community Development and Tallahassee-Leon County Planning Department shall be responsible for organizing and developing a coordinated comprehensive housing strategy for the City of Tallahassee.

Policy 1.1.11: [H] (EFF. 4/10/09)

The Department of Economic and Community Development in conjunction with the Affordable Housing Advisory Committee shall make available on an annual basis a housing needs analysis, comparing current household income characteristics with cost figures per unit of the previous year's production of housing. This information shall be presented to the City Commission as part of the Annual State Housing Report.

Policy 1.1.12: [H] (EFF. 12/24/10)

Priority for affordable housing resources will take into consideration the annual needs analyses.

FUNDING PROGRAMS

Objective 1.2: [H] (EFF. 4/10/09)

Develop and maintain funding programs which use both public and private fiscal resources to generate at least $1 million on an annual basis to be used toward implementing affordable housing programs and services.

Policy 1.2.1: [H] (EFF. 4/10/09)

The City shall maintain the Affordable Housing Trust Fund that was established to provide and generate funds for the production of affordable housing and affordable housing services. The Fund shall be maintained separately from the general funds of the City. Fees collected from Developments of Regional Impact for affordable housing impacts shall be deposited in this Fund and the City shall designate other funds as available. (Policy language formerly part of Objective 1.1[H])

Policy 1.2.2: [H] (EFF. 4/10/09)

The Department of Economic and Community Development shall identify and apply for all applicable funds available for the provision of housing.

Policy 1.2.3: [H] (EFF. 4/10/09)

The City shall explore new and innovative methods of funding affordable housing. These methods could include petitioning the State legislature for authority to levy a documentary stamp tax to provide funds for community housing programs and apply this tax to the recording of all notes at a rate not to exceed .30 per $100 of valuation. Housing program objectives are largely contingent on this funding source as well as federal funds and shall be substantially lowered if authority to levy tax is not secured or federal funds are cut substantially.

Policy 1.2.4: [H] (EFF. 4/10/09; REF. EFF. 8/5/23)

To insure that future development provides some degree of affordable housing units and that these units are evenly distributed throughout the community and to prevent negative impacts associated with geographic over-concentration, the City shall continue to require the following for residential developments: the construction of affordable on-site housing units or off-site housing units within the same census tract or other location as approved by elected officials.

The percentage of affordable units required to be built by the developer shall be established by ordinance and shall be consistent with the following: the most recent housing information available from the Shimberg Center for Affordable Housing and the latest estimates of area family income published annually by the federal Housing and Urban Development Department, or the best available data, as determined by the Planning Department.

The option of contributing fees to an applicable affordable housing program in lieu of construction of an affordable unit shall be available only for small and medium size developments. This fee shall be established by ordinance and shall be based upon a percentage of the difference between the average selling price of the units sold and the established maximum sales price affordable to a low income family. The fee shall apply to each required affordable unit not built. The thresholds for small, medium and large residential developments will be established by ordinance.

In order to accomplish equitable distribution of affordable housing, this policy shall apply only to developments located within census tracts where the median family income is higher than the median family income for Leon County. Census tracts located in the Southside Action Plan area where the median family income is higher than the median family income for Leon County shall be exempted from this policy. Maps of the census tracts affected by this policy are located at the end of the Housing Element Goals, Objectives, and Policies.

For the purposes of this policy, two or more developments shall be aggregated and considered as one development, if they are no more than ¼ mile apart and any two of the following criteria are met:

a) There is a common interest in two or more developments;
b) The developments will undergo improvements within the same five year period;
c) A master plan exists submitted to a governmental body addressing all developments;
d) All developments share some infrastructure or amenities;
e) A common advertising scheme addresses all development.

Policy 1.2.5: [H] (EFF. 4/10/09)

The Department of Economic and Community Development shall continue implementing the ordinance adopted to specify the methodology and the process to ensure the implementation of the developer-provided affordable housing contribution specified in Policy 1.2.4. The provisions of the ordinance shall continue to specify all applicable implementation details, including, but not limited to: eligible housing recipient qualifications and applicable restrictions; exemptions as stated in Policy 1.2.4 to affordable housing contribution requirements (if applicable); the periodic monitoring, review, and revision (as necessary) of Policy 1.2.4 and its implementation; enforcement provisions; and, for fee revenues provided through the implementation of Policy 1.2.4., the agency or agencies responsible for collection, management, and application of all such fee revenues including any criteria for the application of revenues.

Policy 1.2.6: [H] (EFF. 4/10/09)

Notwithstanding the exceptions provided in Housing Policy 1.2.4, all Planned Developments and Developments of Regional Impact (DRIs) shall be required to address the provision of affordable housing. For Planned Developments the Land Development Regulations (LDRs) shall provide criteria and procedures to implement this policy. Developments of Regional Impact shall address its impacts on affordable housing consistent with Rule 9J-2, FAC; Policy 1.2.3; and other local, state and regional requirements, as applicable.

Policy 1.2.7: [H] (EFF. 4/10/09)

Based on the availability of funds, the City of Tallahassee shall annually fund the Affordable Housing Trust Fund. Portion of said annual funding shall be allocated to pay for waivers for growth management fees, such a building permits for certified affordable housing developments as provided for in Policy 2.1.4. The Department of Economic and Community Development shall develop criteria and procedures for the implementation of this program and annual funding recommendations to the City Commission.

Production of Affordable Housing

Goal 2: [H] (Eff. 4/10/09)

Ensure that the housing market provides affordable housing options and services for very low, low, and moderate income individuals, households and families of the City of Tallahassee.

Objective 2.1 [H] (Purchase) (Eff. 4/10/09)

Devise and implement a coordinated housing strategy that produces or contributes to the City's goal of producing and/or assisting the purchase of an average of 100 housing units a year affordable to very low, low, and moderate income families and households. Implementation and achievement of this target is dependent on the funding available to the City. Major funding sources or programs which shall be emphasized to accomplish the prescribed level are:

1) Inclusionary zoning for new residential construction or pay fee in lieu of;
2) Development incentives to be used as inducements to purchase or construct very low, low and moderate income housing such as the utilization of local, state and federal programs. Such programs can include Housing Assistance Program, State Apartment Incentive Loan (SAIL) Program, Affordable Housing Demonstration Loan Program, State Community Contribution Tax Credit, Federal Low Income Housing Tax Credit, First-time Home Buyer Bonds, the State's Homeownership Pool (HOP) program, the State's Community Workforce Housing Innovation Pilot (CWHIP) program, the State Housing Initiative Partnership (SHIP) program, the federal HOME program and the use of the City of Tallahassee-Affordable Housing Trust Fund;
3) Public-private partnerships with emphasis on creating programs in conjunction with the local banking industry such as the Community Reinvestment Act Challenge Fund Program;
4) Developing and funding non-profit organizations and community housing development organizations whose primary and sole purpose is the development of affordable housing and community development; and
5) Funding from the Community Redevelopment Area.

Objective 2.1 [H] (Rental) (Eff. 4/10/09; Rev. Eff. 12/24/10)

Devise and implement a coordinated housing strategy that produces or contributes to the City's goal of preserving and/or producing an average of 50 rental housing units a year which are affordable for very low, low, and moderate income families and households. Implementation and achievement of this target is dependent on the funding available to the City. Major funding sources or programs which shall be emphasized to accomplish the prescribed level are:

1) Implementation of local, state and federal programs designed to promote construction of very low, low, and moderate income multi-family housing units.
2) Incentives for the private and non-profit sectors such as a reduction or waiver of utility hook-up, tap and connection fees and priority permitting for projects which include affordable housing.
3) Funding from the Affordable Housing Trust Fund for eligible projects based on Affordable Housing Trust Fund criteria.

Policy 2.1.1: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee and the Department of Economic and Community Development shall act as advocates for affordable housing and coordinate all community outreach programs dealing with its production.

Policy 2.1.2: [H] (EFF. 4/10/09)

The Department of Economic and Community Development and community partner organizations shall actively solicit the support of and work with local lending institutions in order to provide reduced rate or market rate loans for construction, purchase and/or rehabilitation of single and multi-family units.

Policy 2.1.3: [H] (EFF. 4/10/09)

The City of Tallahassee shall continue to actively pursue public/private/non-profit partnerships to create innovative programs for the development of affordable housing to meet the City's projected housing needs.

Policy 2.1.4: [H] (EFF. 4/10/09; REV. EFF. 12/24/10)

The City of Tallahassee shall promote the production of affordable housing units that target the City's greatest need by providing incentives to developers such as:

a) Priority permitting for certified affordable housing projects;
b) Reduction or waiver of utility connections, hook-up and/or tap fees for certified affordable housing projects;
c) Allowing for the construction of affordable housing units at densities greater (density bonuses) than provided in the respective classifications of land use contained within the Land Use Element when done by agreement with local government and in fulfillment of a determined need for affordable units in the City. Such agreements must demonstrate that the increased densities shall not negatively impact the environment and shall, in general, be consistent with the overall provisions and intent of the plan;
d) Technical assistance from appropriate City staff to address planning, permitting and financing issues;
e) On a case-by-case basis, partnering with non-profit and for profit developers in applying for grant funding or special programs to fund new construction or rehabilitation of existing properties for affordable housing; and
f) Waiver of applicable growth management fees for certified affordable housing developments.

These incentives shall be reviewed periodically to ensure their effectiveness and continued appropriateness.

Policy 2.1.5: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee and all applicable agencies of the City shall continue to investigate the costs associated with the housing delivery system within the City of Tallahassee and make recommendations for changes which may result in lower cost housing.

Policy 2.1.6: [H] (EFF. 4/10/09)

The City shall continue to review its existing rules and regulations, including land use policies, to determine whether or not they have an unwarranted adverse impact in the provision of

affordable housing. In addition, the City will institutionalize, as part of its proposed ordinance review process, a review which will identify the impacts, if any, of proposed ordinances, rules, land development codes, policies, programs, and services on the production of new or rehabilitated affordable housing projects.

Policy 2.1.7: [H] (EFF. 4/10/09)

The Future Land Use Element and the adopted land development regulations shall include policy provisions which allow and encourage through various development incentives a variety of housing types, densities, cost, and rents within a single development to provide housing opportunities for very low, low and moderate income households throughout the City limits.

Policy 2.1.8: [H] (EFF. 4/10/09)

The City of Tallahassee shall permit and support the use of innovative construction techniques and materials consistent with health, safety and welfare concerns which lower the development cost of housing while maintaining quality where savings would be passed on to the housing dweller.

Policy 2.1.9: [H] (EFF. 4/10/09)

Manufactured/mobile homes shall be allowed on a variety of lot sizes in future land use categories permitting single-family residential development, as long as it is consistent with other goals, objectives and policies of this comprehensive plan. The land development regulations shall include provisions to implement this policy.

Policy 2.1.10: [H] (EFF. 4/10/09)

Land Development Regulations shall allow for mobile home parks within low to medium density residential areas throughout the City. Permitting of Mobile Home Parks shall be consistent with all applicable goals, objectives and policies of the comprehensive plan.

Policy 2.1.11: [H] (EFF. 4/10/09)

The Department of Economic and Community Development in cooperation and/or in partnership with other entities in the community, including Leon County Housing Services Division shall provide technical assistance and financial counseling to very low, low and moderate income households desiring to purchase a home.

Policy 2.1.12: [H] (EFF. 4/10/09)

The Department of Economic and Community Development may include in the Annual State of Housing Report, analyses of demonstrated successful affordable housing programs in other communities and may make recommendations as to their applicability for implementation within the City of Tallahassee.

Rehabilitation Program

Goal 3: [H] (Eff. 4/10/09)

Ensure that existing housing units provide decent, and safe basic living shelter and maintain the quality of life in the City's neighborhoods.

Objective 3.1 [H] (Eff. 4/10/09)

Annually, starting from 2008, the City's housing rehabilitation goal shall be an average of 100 housing units needing life, health and safety repairs. Implementation and achievement of this target is dependent on the funding available to the City.

Policy 3.1.1: [H] (Eff. 4/10/09)

The City's housing rehabilitation program shall be funded on an annual basis. Major funding sources or programs which shall be used to accomplish the prescribed level are:

1. Monies set aside from the federal Community Development Block Grant Program, the State Housing Initiative Partnership (SHIP) and HOME;
2. Public-private partnerships emphasizing self-help community support type programs;
3. The Affordable Housing Trust Fund; and the
4. Rental Rehabilitation Loan Program.

Policy 3.1.2: [H] (Eff. 7/16/90)

Define substandard housing by the criteria adopted within the Tallahassee-Leon County 1988 Housing Conditions Survey.

Policy 3.1.3: [H] (Eff. 4/10/09)

The City of Tallahassee shall continue to implement a code enforcement program, which requires, at a minimum, a housing unit to provide safe and decent basic living shelter. A basic living shelter is structurally sound and includes indoor plumbing, a functional heating source, and provides protection from the elements in accordance with the standard housing code.

Policy 3.1.4: [H] (Eff. 4/10/09)

The City shall implement programs which require landlords to provide at a minimum a basic living shelter in accordance with the standard housing code for housing units offered for lease tenancy.

Policy 3.1.5: [H] (Eff. 7/16/90)

The City shall establish a program which links code enforcement violations to the revocation of the Certificate of Occupancy. Certificates of Occupancy shall be denied to units which do not provide a basic living shelter in accordance with standard housing code.

Policy 3.1.6: [H] (Eff. 4/10/09)

As allowed by State laws, the City shall periodically inspect housing units which are suspected of not providing a basic living shelter in accordance with standard housing code.

Policy 3.1.7: [H] (EFF. 4/10/09)

The Affordable Housing Advisory Committee in conjunction with the City will seek resources through donations and volunteer labor to assist very low, and low income owners of substandard housing who cannot afford or need financial assistance in rehabilitating their owner-occupied housing units.

Policy 3.1.8: [H] (EFF. 4/10/09)

The Department of Economic and Community Development in conjunction with all applicable City agencies shall maximize rehabilitation efforts by coordinating and combining resources from all programs offering rehabilitation subsidies or services.

Policy 3.1.9: [H] (EFF. 4/10/09)

The Department of Economic and Community Development shall support self-help and volunteer labor programs to offset rehabilitation costs.

Objective 3.2 [H] (EFF. 12/8/98)

Foster and maintain the viability of residential areas and neighborhoods and the integrity of the housing stock located within them. Neighborhoods in the community shall be safe, attractive, and desirable places in which people choose to live.

Policy 3.2.1: [H] (EFF. 4/10/09)

Code enforcement within neighborhoods shall operate at a level sufficient to maintain and/or improve the housing stock at an acceptable code level and to protect the health, safety and welfare of the neighborhood and its residents.

Policy 3.2.2: [H] (EFF. 12/8/98; REV. EFF. 8/5/23)

City and County governments will consider incentives to individuals and businesses to encourage them to reside and locate, and to promote business and homeownership within the Southside Action Plan area and Central Core. These incentives may include obligations on the part of such individuals and businesses to participate in the betterment of the targeted area through commitment of resources, assets, or other contributions. Special consideration shall be given to provide incentives to attract law enforcement personnel to reside within the targeted Central Core and Southside Action Plan area neighborhoods.

Special Needs and Relocation Housing

Goal 4: [H] (Eff. 4/10/09)

Provide specialized housing and relocation housing for qualified residents of the City of Tallahassee.

Objective 4.1 [H] (Eff. 4/10/09)

The Department of Economic and Community Development shall operate a relocation program to assist persons that are permanently displaced by certain governmental actions.

Policy 4.1.1: [H] (Eff. 7/16/90)

The City of Tallahassee shall provide relocation benefits on a uniform basis to persons displaced by City code and ordinance activities, specifically housing code enforcement activities.

Policy 4.1.2: [H] (Eff. 7/16/90)

Prior to undertaking any relocation activity, families and individuals to be displaced by code enforcement activities shall have full opportunity to occupy suitable replacement housing that is adequate to their needs and is reasonably located.

Objective 4.2 [H] (Eff. 4/10/09)

On an annual basis the City of Tallahassee shall assist in the conversion and/or construction of 10 housing units specially equipped for disabled individuals and which are affordable for purchase or rent to very low, low, and moderate income households.

Policy 4.2.1: [H] (Eff. 4/10/09)

All housing projects receiving funding from the City of Tallahassee shall be encouraged to use Universal Design features in their construction to facilitate “aging in place.”

Policy 4.2.2: [H] (Eff. 4/10/09)

The Department of Economic and Community Development in conjunction with community partners shall encourage landlords to offer accessible housing for the disabled, by including a means to finance non-structural and structural accessibility modifications, through Rental Rehabilitation Program.

HOMELESS

Goal 5: [H] (EFF. 7/16/90)

Maintain and support a comprehensive homeless services plan that will serve as a coordinated, comprehensive means to provide for safe, temporary and transitional shelter and services for all homeless individuals who desire them.

Objective 5.1 [H] (EFF. 4/10/09)

The City of Tallahassee shall provide funding for the support of public and government resources for a year round shelter program to provide temporary housing and services for homeless individuals and families.

Policy 5.1.1: [H] (EFF. 4/10/09)

The City Commission will fund within the City budget, on an annual basis, programs operated by appropriate outside agencies to address the community's problem of homelessness. The Department of Economic and Community Development shall develop and present to the City Commission annual funding recommendations to address the problem of homelessness.

Policy 5.1.2: [H] (EFF. 4/10/09)

The Department of Economic and Community Development will assist existing outside agencies in their efforts to solicit contributions to support their funding needs for homeless programs from resources available from federal, state, and other agencies outside of local government.

Policy 5.1.3: [H] (EFF. 4/10/09)

Community agencies serving the homeless, with assistance from the City of Tallahassee, shall implement programs focused on reducing homelessness in our community. The Department of Economic and Community Development shall have the responsibility for monitoring the success of community agencies receiving funds from the City with the requirement of annual reports and program evaluations.

Policy 5.1.4: [H] (EFF. 4/10/09)

Community agencies serving the homeless, with assistance from the City of Tallahassee shall coordinate with existing local and state employment networks to provide job opportunities for those who are homeless and are seeking employment.

Policy 5.1.5: [H] (EFF. 4/10/09)

Community agencies serving the homeless with assistance from the City of Tallahassee shall provide assistance to individuals and families who desire to obtain permanent housing within the community through the implementation of applicable local, state and federal housing programs as may be available from time to time. Such community agencies can also refer homeless individuals and families to other agencies in the community providing said services.

Policy 5.1.6: [H] (EFF. 4/10/09)

Community agencies serving the homeless and the Department of Economic and Community Development will coordinate with the State office on Homelessness operated by the Department of

Children and Families (DCF). DCF programs that will be utilized include but are not limited to:

1) Grant-in-aid programs
2) The Emergency Financial Assistance Housing Program
3) Domestic Violence Shelters Program
4) Youth Runaway Shelters Program

Goal 6: [H] (EFF. 7/16/90)

Ensure that special needs housing is equitably integrated into the community to prevent isolation or concentrations of individuals who have special needs.

Objective 6.1 [H] (EFF. 7/16/90)

Leon County and the City shall establish nondiscriminatory standards and criteria addressing the location of group homes, foster care facilities and other housing facilities dealing with special needs of clients.

Policy 6.1.1: [H] (EFF. 7/16/90)

Land development regulations shall not discriminate against group housing for persons with physical, emotional or cognitive disabilities. Persons with such disabilities include but are not limited to: development disabled citizens, persons with physical disabilities, persons with mental illnesses, persons recovering from drug or alcohol dependencies, non-delinquent youth in foster care and shelters for battered victims or the homeless.

Policy 6.1.2: [H] (EFF. 7/16/90)

Group homes with no more than six residents and Adult Congregate Living Facilities (ACLFs) with no more than twelve residents shall be permitted in all zoning districts that allow residential land uses. Such homes shall not be located closer than 1,000 feet to a similar home.

Policy 6.1.3: [H] (EFF. 7/16/90)

Group homes with no more than 14 residents shall be permitted in all zoning districts which allow for multi-family residential land uses. Such facilities may not be closer than 1,200 feet from a similar facility, nor within 500 feet of a single family residential zoned district. These numbers may be less restrictive if adopted by local ordinance.

Map 28: Census Tracts Targeted by Housing Policy 1.2.4

(LEON COUNTY)

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal 1: [HC] (REV. EFF. 4/10/09)

Implement, contingent on the availability of funds, an affordable home ownership housing program for very low, low, and moderate income persons and families and for the development of mixed income housing in distressed low income neighborhoods/ communities to facilitate economic growth and revitalization in those neighborhoods and communities.

ADMINISTRATION

Objective 1.1: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

Contingent on the availability of outside funding, facilitate the delivery of 30 rehabilitation and 15 home ownership opportunities for very low and low and moderate income citizens annually through the use of County and community resources.

Policy 1.1.1: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09; REV. EFF. 8/9/12)

The Housing Services Division staff shall develop and present to the Housing Finance Authority and the Board for adoption an annual affordable housing program plan which integrates housing with neighborhood, economic, and social factors. The plan will evaluate the preceding year's progress and establish annual housing unit delivery objectives. The Planning Department shall provide data relating to the supply, demand, and need for affordable housing to be used in developing the plan.

Policy 1.1.2: [HC] (EFF. 7/1/94)

With the advice and consent of the Board, the County Administrator shall draft, implement, and update on an annual basis operational policies and procedures to ensure that the affordable housing program is being managed as efficiently as possible. These policies and procedures will concern, by way of example, relocation activities, eligibility criteria for the County's housing program, the allowable unit costs for rehabilitation projects, and the number and amount of Board supported down payment recipients.

Policy 1.1.3: [HC] (EFF. 7/1/94)

The Board adopted on November 27, 1990 a Fair Housing Ordinance that satisfies the requirements of s. 760.20, F. S., and a housing relocation policy that complies with and will be used solely in conjunction with the requirements of the Community Development Small Cities Block Grant Program. The fair housing plan contains policies to prohibit discrimination in housing on the basis of race, color, ancestry, national origin, religion, sex, familial status, marital status, handicap, or age. The relocation policy provides for benefit payments, assistance in finding temporary housing, a grievance procedure, eligibility requirements, and replacement housing.

Policy 1.1.4: [HC] (EFF. 7/1/94)

The Leon County Housing Finance Authority shall ensure that the housing plans and programs of the County are coordinated with the efforts of the City, non-profit groups, and the private sector

by having County plans reviewed by affected parties, and by holding workshops to obtain citizen input.

Policy 1.1.5: [HC] (EFF. 7/1/94)

The Board and the Planning Department shall seek the advice of the Leon County Housing Finance Authority for input on the County's affordable housing program.

Policy 1.1.6: [HC] (EFF. 7/1/94)

Due to the extensive numbers of substandard mobile and site built owner-occupied housing units in the County, the Board will place a high priority on the rehabilitation or replacement of owner-occupied housing. The Board will support alternative home ownership programs.

Policy 1.1.7: [HC] (EFF. 4/10/09)

The Division of Housing Services, unless otherwise noted, shall be the primary department coordinating and implementing the Leon County's affordable housing services, policies and programs.

AFFORDABLE HOUSING

Objective 1.2: [HC] (EFF. 7/1/94)

The County shall provide monetary incentives, such as a down payment assistance program and regulatory incentives, such as streamlined processing, to encourage the private sector to develop cost saving and innovative techniques for affordable housing initiatives.

Policy 1.2.1: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

As is provided for in Objective 1.1 and Objective 1.7, the County shall implement a down payment and closing cost assistance program to annually enable 15 very low, low and moderate income residents to become homeowners. For qualified individuals who are unable to save the requisite amounts for down payment and closing costs, the County will draft policies to meet these needs. Maximum loan amounts shall be established by County policy. The cost of this program is to be locally funded up to $15,000 maximum. Additionally, the County shall work with the existing programs that provide education and savings opportunities for very low, low, and moderate income residents to assist them in qualifying for the purchase of affordable housing.

Policy 1.2.2: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

For developments incorporating construction or rehabilitation of affordable housing, the Leon County Growth and Environmental Management Department will provide a streamlined permitting process. The County's streamlined permitting procedure will provide in part for: a mandatory maximum review time for projects by type (e.g., 120 days for average and small sized projects; 180 days for large projects) for the processing of all rezoning, site plan, PUD, or subdivision reviews; in conjunction with the City and County GIS, the creation of a computerized wide-area and local-area network which will facilitate the delivery of development services on a one-stop basis and reduce application and permitting processing time. The streamlined permitting process for affordable housing and a process for the review of local ordinances and regulations for their impact on affordable housing shall be developed by the Housing Advisory

Committee and adopted by the County as provided under the SHIP Program.

Policy 1.2.3: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

To further the purposes of affordable housing, the County will continue to survey all publicly owned land to determine what parcels are not needed for public purposes. After these parcels are evaluated for environmental and other constraints, the County will donate or sell appropriate parcels to non-profit providers of affordable housing and encourage other public agencies to donate or sell properties for the same purpose.

Policy 1.2.4: [HC] (EFF. 7/1/94; REV. EFF. 8/9/12)

Contingent on the availability of funding, the County shall enter into public/private partnerships to encourage the private sector to provide reduced cost home repair and improvement loans and first mortgage home financing pursuant to the provisions of the Community Reinvestment Act. In order to make the program feasible, the County will investigate the establishment of a loan guarantee fund, establish a timeline, and annually review implementation of public-private funding partnerships for very low, low and moderate-income homeowner repair and improvements loans and first-time home buyer home purchase loans in order to reduce the risks to the private sector of providing home improvement and home purchase loans to very low, low, and moderate income owners.

Policy 1.2.5: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The mixed use land development categories shall allow affordable housing in certain commercial areas where appropriate to the plan of development consistent with environmental constraints. The land development regulations shall include provisions to implement this policy.

Policy 1.2.6: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The Leon County Growth and Environmental Management Department will undertake a study to determine how its concurrency requirements may be modified to provide incentives for the inclusion of affordable housing in residential development plans. This study shall be submitted to Leon County Board of County Commissioners for consideration by December 31, 2009.

Policy 1.2.7: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The Leon County Housing Services Division will work with major employers to incorporate employee home ownership assistance programs as part of employee retention programs. Program components can include, if employers agree, mortgage guarantees and forgivable down payment loans.

FUNDING PROGRAMS

Objective 1.3: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

Since the County's affordable housing program is predicated on obtaining non-property tax funding, the Leon County Housing Finance Authority shall annually develop a financial plan for the rehabilitation of 30 units and the subsidy of down payment costs for 15 low income units which emphasizes, first, private sector funding; second, financial institution funding; third, state and federal housing funds, and fourth, grants. The annual financial plan will include funding proposals from the private sector, funding of program components from local financial institutions,

state and federal housing programs and a listing of grants to be applied for. To implement the financial plan, the Affordable Housing Services staff will prepare a grant application schedule showing grants to be applied for and their respective deadlines and will work with the private sector in the preparation of annual funding proposals.

Policy 1.3.1: [HC] (EFF. 7/1/94; REV. EFF. 8/9/12)

The Leon County Housing Finance Authority (Subsection (c) of Section 2-134 of Division 3 of Article VI of Chapter 2 of the Code of Laws of Leon County, Florida) shall designate a date-certain for determining the feasibility of the issuance of revenue bonds for the provision of affordable housing units.

Policy 1.3.2: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

Given the County's eligibility for and the reasonable likelihood of receiving funds, the Affordable Housing Services staff shall investigate and prepare annual applications for housing funds from state and federal programs and private sources.

Policy 1.3.3: [HC] (EFF. 7/1/94)

Given the County's eligibility for and the reasonable likelihood of receiving funds, the Affordable Housing Coordinator shall make applications annually for or facilitate, through an education program, low income resident use of federal affordable housing programs such as the Farmer's Home Administration programs in Home Ownership Loans, Home Improvement Loans and Repair Loans and Grants, Community Facility Loans, Congregate Housing and Group Homes, and Water and Wastewater Disposal Loans and Grants.

Policy 1.3.4: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The Affordable Housing Services staff shall develop, in conjunction with local financial institutions, private market affordable housing financial programs for very low, low and moderate income persons such as low interest loans and reduced down payments.

Policy 1.3.5: [HC] (EFF. 7/1/94)

The Board shall apply for a housing grant under the Small Cities Block Grant in each fiscal year in which the County is eligible to apply for the purposes of increasing the quality of affordable ownership housing.

Policy 1.3.6: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

To facilitate the provision of homeownership opportunities for low and moderate income households within future development; to encourage the even distribution of these opportunities throughout the community; and to prevent negative impacts associated with geographic over concentration of low-income households, the County shall provide incentives for the voluntary provision of residential units affordable to very low, low and moderate income households within new development or at nearby off-site locations.

The minimum percentage of affordable units required to be built by the developer within a new development necessary to qualify for incentives shall be established by the ordinance and shall be consistent with the following: the most recent housing, economic and demographic information available from the United States Department of Housing and Urban Development, the United

States Bureau of the Census, or the best available data, as determined by Leon County.

Policy 1.3.7: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09; REV. EFF. 8/5/23)

By 2009, the County shall adopt an ordinance providing developer incentives for the provision of low and moderate income homeownership opportunities within new developments or at nearby off-site locations. Priority shall be given to developments locating within the Southside Action Plan area, especially developments locating in areas where urban infrastructure currently exists with adequate capacity to support new development. This ordinance shall specify all applicable implementation details, including, but not limited to: available developer incentives; criteria for granting incentives; eligible household recipient qualifications and applicable restrictions; exemptions as may be applicable; and periodic review and monitoring of the implementation of Policies 1.4.6 and 1.4.7.

Policy 1.3.8: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

All Planned Developments and Developments of Regional Impact (DRIs) shall be required to address the provision of affordable housing. The Land Development Regulations (LDRs) shall provide criteria and procedures to implement this policy. Development of Regional Impact shall address its impact on affordable housing consistent with Rule 9J-2, FAC, and other local, state, regional requirements as applicable.

REHABILITATION PROGRAM

Objective 1.4: [HC] (EFF. 7/1/94)

The County shall conserve and rehabilitate housing whenever economically feasible.

Policy 1.4.1: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

Contingent on the availability of federal, state, or private funds made available to local government for the purposes of carrying out an affordable very low, low and moderate income home rehabilitation loan and grant program, the County shall target the rehabilitation of 30 low or very low income owner-occupied dwelling units per annum.

Policy 1.4.2: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The County shall support the conservation, protection, and rehabilitation of affordable housing by programming housing rehabilitation and infrastructure improvements in areas where there is a concentration of substandard housing and where infrastructure improvements are needed. By December 2009, the County shall identify and adopt target areas for the implementation of this program. The availability of funding shall dictate the annual work program for these target areas.

Policy 1.4.3: [HC] (EFF. 4/10/09)

In order to counteract the decline of sound neighborhoods and the further decline of adopted target areas where there are concentrations of deteriorated housing, the County shall, in the preparation of its annual capital budget, give high priority to roadways and other capital improvements located in affected

neighborhoods and/or target area. Given grant or private funding sources, dilapidated units will be replaced and residents relocated pursuant to the provisions of the County's relocation policy.

Policy 1.4.4: [HC] (EFF. 4/10/09; REV. EFF. 8/5/23)

The first priority for the expenditure of unrestricted County housing funding shall be housing rehabilitation and preference shall be given to housing rehabilitation within the target areas adopted pursuant to Policy 1.4.3[HC] and the Southside Action Plan area.

INSPECTIONS PROGRAM

Objective 1.5: [HC] (EFF. 7/1/94)

Building inspectors shall survey, on a request basis, owner-occupied and rental housing which may be substandard by virtue of having major deterioration or of being in a dilapidated condition.

Policy 1.5.1: [HC] (EFF. 7/1/94)

Building inspectors shall maintain a log of all alleged building code violations requests and file an annual report with the Housing Finance Authority and the Board which includes information on the number of requests, the results of each inspection, and the resolution of each complaint. The County's Housing Code shall be used to inspect units.

REGULATORY PROGRAM

Objective 1.6: [HC] (EFF. 7/1/94)

The Board shall implement land development regulations and development policies which shall ensure the appropriate supply of affordable, group, foster, and special need housing by decreasing the regulatory costs and by facilitating the location of different types of housing throughout the County that is consistent with the availability of community services and employment centers.

Policy 1.6.1: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The location of mobile homes, mobile home parks, group homes, foster care, and other special need housing facilities shall be allowed in urban areas of the county which will facilitate their location near employment centers, transportation, and community services. The land development regulations shall include principles to guide the location of such uses.

NEW HOUSING DEVELOPMENT INCENTIVE PROGRAM

Objective 1.7: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

Contingent on the availability of non-property tax funding, the Board shall facilitate the provision of 15 home ownership opportunities per annum for very low, low and moderate income persons.

Policy 1.7.1: [HC] (EFF. 7/1/94; REV. EFF. 4/10/09)

The Board shall identify and adopt specific initiatives and incentives to encourage and facilitate the development of affordable housing, as required under the SHIP Program. The

incentives provided shall be reviewed periodically to ensure their effectiveness.

Policy 1.7.2: [HC] (EFF. 4/10/09)

Staff shall research the need for housing for the elderly within Leon County. Based on the findings of the study, the County shall consider the adoption of specific incentives for the production of affordable housing for seniors.

NEIGHBORHOOD VIABILITY PROGRAM

Objective 1.8: [HC] (EFF. 4/18/02; RENUMBERED 1/7/09)

Foster and maintain the viability of residential areas and neighborhoods and the integrity of the housing stock located within them. Neighborhoods in the community shall be safe, attractive, and desirable places in which people choose to live.

Policy 1.8.1: [HC] (EFF. 4/18/02; REV. EFF. 4/10/09)

Leon County shall continue to sustain a level of code enforcement within neighborhoods sufficient to maintain and/or improve the housing stock at an acceptable code level and to protect the health, safety, and welfare of the neighborhood and its residents.

Policy 1.8.2: [HC] (EFF. 4/18/02; REV. EFF. 4/10/09)

The Department of Housing Services will provide technical assistance to neighborhood associations and other non-profit groups to foster neighborhood improvement, innovative housing solutions, and preservation and restoration of historic housing.

Policy 1.8.3: [HC] (EFF. 4/18/02; REV. EFF. 8/5/23)

City and County governments will consider incentives to individuals and businesses to encourage them to reside and locate, and to promote business and homeownership within the Southside Action Plan area and Central Core. These incentives may include obligations on the part of such individuals and businesses to participate in the betterment of the targeted area through commitment of resources, assets, or other contributions. Special consideration shall be given to provide incentives to attract law enforcement personnel to reside with the targeted Central Core and Southside Action Plan area neighborhoods.

Policy 1.8.4: [HC] (EFF. 4/10/09; REV. EFF. 8/5/23)

The development of affordable housing shall be encouraged in the unincorporated section of the Southside Action Plan area. The County shall prioritize or set-aside a portion of existing incentives for developments locating in the Southern Strategy Area and are providing an integrate community with a mixture of housing types, prices, and lot sizes. As provided for in Policy 1.3.7, Leon County shall develop and adopt incentives for affordable housing development with specific priority and/or set-aside for quality housing development in the Southside Action Plan area that include affordable/workforce housing.

HISTORIC PRESERVATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

Goal 1: [HP] (REV. EFF. 12/24/10)

Identify, document, and preserve historic resources in Tallahassee-Leon County.

Objective 1.1: [HP] Public-Private Partnerships (REV. EFF. 12/24/10)

Maintain public-private partnerships to preserve and protect historic resources, and to promote cultural heritage.

Policy 1.1.1: [HP] (REV. EFF. 12/24/10)

Establish a federal-state-local partnership with the Tallahassee Trust for Historic Preservation to provide funding and technical support for identification, documentation, evaluation, preservation, and protection of historic resources.

Policy 1.1.2: [HP] (REV. EFF. 12/24/10)

In cooperation with the Tallahassee Trust for Historic Preservation and other private preservation organizations, develop public-private ways to assist with acquisition and preservation of historic resources.

Objective 1.2: [HP] Identification (REV. EFF. 12/24/10)

Identify, document, and evaluate historic resources on public and private land.

Policy 1.2.1: [HP] (REV. EFF. 12/24/10)

Continue to apply for state and federal grants to conduct surveys and prepare nominations to the Local and National Registers of Historic Places.

Policy 1.2.2: [HP] (REV. EFF. 12/24/10)

Identify areas to be surveyed for historic archaeological resources.

Policy 1.2.3: [HP] (REV. EFF. 12/24/10)

All public sector planning, development, and construction, including neighborhoods, housing, transportation, drainage, stormwater and utilities, shall identify historic resources and the impact of any proposals on these resources.

Policy 1.2.4: [HP] (REV. EFF. 12/24/10)

Tax rolls, utility records, and GIS shall identify properties included in the Florida Master Site File, to track development and demolition permits, property transactions, and property tax activity. Florida Master Site File data in these records shall be updated annually.

Objective 1.3: [HP] Education (REV. EFF. 12/24/10)

Promote awareness and appreciation of historic resources and cultural heritage.

Policy 1.3.1: [HP] (REV. EFF. 12/24/10)

Develop and distribute publications, media presentations, and other promotional information about historic resources, preservation and cultural heritage.

Policy 1.3.2: [HP] (REV. EFF. 12/24/10)

Develop and distribute print and on-line material to assist property owners with preserving historic resources, including technical manuals, information on economic incentives, and lists of historic design and construction professionals.

Policy 1.3.3: [HP] (REV. EFF. 12/24/10)

Encourage walking, bicycling and driving tours in areas with historic resources.

Policy 1.3.4: [HP] (REV. EFF. 12/24/10)

With the Tourism Development Board and the Tallahassee Trust for Historic Preservation, develop a local heritage tourism program highlighting historic resources in areas open to the public. Tourism planning shall minimize the impacts of traffic, noise, light and air pollution, litter and trespassing. Brochures, signage and other information shall indicate privately-owned properties.

Policy 1.3.5: [HP] (REV. EFF. 12/24/10)

In cooperation with property owners, encourage community and cultural events in historic buildings, districts, neighborhoods and other areas with historic resources.

Policy 1.3.6: [HP] (REV. EFF. 12/24/10)

Maintain an education program to enhance awareness and appreciation of historic resources.

Policy 1.3.7: [HP] (REV. EFF. 12/24/10)

Work with the Leon County School Board to develop curriculum that includes information on local historic resources, historic preservation, and cultural heritage.

Policy 1.3.8: [HP] (REV. EFF. 12/24/10)

Provide for historic interpretation at historic resources in parks and other public places owned by local government.

Policy 1.3.9: [HP] (REV. EFF. 12/24/10)

For archaeological projects supported by local government, coordinate with federal, state and local agencies to interpret archaeological sites, provide displays of recovered artifacts, and provide public outreach programs.

Objective 1.4: [HP] Preservation (REV. EFF. 12/24/10)

Protect, conserve, rehabilitate, and adaptively reuse historic resources.

Policy 1.4.1: [HP] (REV. EFF. 12/24/10)

Recognize and protect historic resources, including structures, locations, and districts by listing them in the local register of historic places.

Policy 1.4.2: [HP] (REV. EFF. 12/24/10)

Ensure high quality, appropriate design and construction in historic districts and structures by incorporating historic preservation data and review criteria, including the Secretary of the Interior's Standards for Rehabilitation, in land development regulations and development review processes.

Policy 1.4.3: [HP] (REV. EFF. 12/24/10)

Include the presence of historic resources, and mitigation of impacts of development on historic resources, in reviewing applications for rezoning or subdivision.

Policy 1.4.4: [HP] (REV. EFF. 12/24/10)

Allow exceptions to zoning regulations, land development regulations, and building regulations when such exceptions promote the preservation of historic resources and are consistent with life safety issues.

Policy 1.4.5: [HP] (REV. EFF. 12/24/10)

Provide incentives for property owners to preserve local historic resources, including waivers of taxes and fees, establishment of tax and enterprise districts, and other such methods. Include preservation incentives in land development regulations.

Policy 1.4.6: [HP] (REV. EFF. 12/24/10)

Follow the Secretary of the Interior's Standards for Rehabilitation when relocating historic resources.

Policy 1.4.7: [HP] (REV. EFF. 12/24/10)

When disposing of government-owned historic resources, local government is encouraged to nominate the property to the Local register of Historic Places, and require that the Secretary of the Interior's Standards for Rehabilitation be followed for any alteration to the resource.

Policy 1.4.8: [HP] (REV. EFF. 12/24/10)

Consider the presence of historic resources in planning public parks.

Policy 1.4.9: [HP] (REV. EFF. 12/24/10)

Follow the Secretary of the Interior's Standards for Rehabilitation when rehabilitating historic resources using public funds.

Policy 1.4.10: [HP] (REV. EFF. 12/24/10)

Establish an awards program to recognize excellence in historic preservation.

Objective 1.5: [HP] Neighborhood Rehabilitation

Policy 1.5.1: [HP] (REV. EFF. 12/24/10)

Provide technical and economic assistance to rehabilitate locally-designated historic districts, and to rehabilitate neighborhoods with historic resources.

Policy 1.5.2: [HP] (REV. EFF. 12/24/10)

In the interest of stabilizing and revitalizing low-income neighborhoods, encourage public and private participation in federal, state, and local historic preservation programs and opportunities.

Policy 1.5.3: [HP] (REV. EFF. 12/24/10)

Preservation and rehabilitation of deteriorated historic resources should not cause displacement of neighborhood residents.

Policy 1.5.4: [HP] (REV. EFF. 12/24/10)

In locally-designated historic districts, public improvements or replaced infrastructure such as streetlights, signage, and sidewalks, should be compatible with neighborhood character as identified in local historic preservation materials, and shall follow the Secretary of the Interior's Standards for Rehabilitation.

Policy 1.5.5: [HP] (REV. EFF. 12/24/10)

Encourage all providers to locate utilities in a manner consistent with the historic character of historic districts, and neighborhoods with historic resources. The impact of utilities on archeological historic resources shall be mitigated.

INTERGOVERNMENTAL COORDINATION
GOALS, OBJECTIVES AND POLICIES

Goal 1: [I] (EFF. 1/27/94)

To promote maximum local government effectiveness, efficiency, and coordination through the identification and provision of mechanisms for resolving incompatible or conflicting statements within the local government comprehensive plan, and with the plans of other governmental entities.

DESIGNATION AND ROLE OF LPA
Objective 1.1: [I] (EFF. 1/27/94)

Designate the Tallahassee-Leon County Planning Commission to serve as the Local Planning Agency (LPA):

The LPA shall be responsible for coordinating the Comprehensive Plan of the City of Tallahassee and Leon County with the plans of other government entities, to include the School Board, other units of government providing service but not having regulatory authority over the use of land, and adjacent counties. This agency shall ensure coordination in establishing level of service standards for public facilities with any other entities having operational and maintenance responsibilities for such facilities.

Policy 1.1.1: [I] (EFF. 1/27/94)

The Local Planning Agency shall meet at least on a quarterly basis to provide regular opportunities for other entities to present their plans to the agency, and for the agency to communicate its plans to the other entities for the purpose of planning coordination. The agency shall serve as a recommending body to the City and County Commissions in resolving conflicts between the plans of the other entities with those of the city and the County.

Policy 1.1.2: [I] (EFF. 1/27/94)

The Local Planning Agency shall periodically coordinate with adjacent Local Planning agencies on issues of mutual interest, and shall serve as a mediating body where conflicts exist. Conflicts with other local governments which cannot be settled within a reasonable period of time, shall be resolved through the Regional Planning Council informal mediation process. It is the intent of the City and County that local development plans do not adversely affect adjacent governments.

Policy 1.1.3: [I] (EFF. 1/27/94)

The Local Planning Agency shall monitor the effectiveness and status of the comprehensive plan and make recommendations to the City and County Commissions, including preparation of the 5-year Evaluation and Appraisal reports as required by State Law.

Policy 1.1.4: [I] (EFF. 1/27/94)

As a means to monitor and evaluate plan implementation, a “target issues” process will be utilized to track dates and actions as shown in the plan. Actions having dates for accomplishment will be monitored on a monthly basis; others will be monitored semi-annually.

Policy 1.1.5: [I] (EFF. 1/27/94)

Within one year of plan adoption, the Local Planning Agency shall recommend to the City and to the County an optional education element for inclusion in the comprehensive plan.

Policy 1.1.6: [I] (EFF. 1/27/94; REV. EFF. 12/24/10)

The Tallahassee-Leon County Planning commission in its role as the Land development Regulation Commission shall be responsible for the following activities:

a) Reviewing proposed land development regulations and amendments for consistency with the Comprehensive Plan.
b) At the request of the city and County Commissions conduct audits of land development regulations to determine adequacy of their implementation and to identify any portion thereof appropriate for amendment.
c) Advising the Local Planning Agency and the City and County Commissions on Plan implementation issues for consideration as amendments to the 2010 Comprehensive Plan.
d) Assisting in the substantive development of amendments to the zoning code and subdivision regulations at the request of the City and County Commissions.

Policy 1.1.7: [I] (EFF. 1/27/94)

The Tallahassee-Leon County Planning Department will serve as the primary staff to the Local Planning Agency.

Policy 1.1.8: [I] (EFF. 1/27/94)

The Director of the Apalachee Regional Planning Council, the downtown Improvement Authority, the Capitol center Planning Commission, the Northwest Florida Water Management District, the two State Universities, and the community college shall be kept apprised of information being considered by the Planning Department.

Policy 1.1.9: [I] (EFF. 1/27/94)

Based upon a recommendation from the Local Planning Agency, the City and County shall, by 1992, develop a formalized agreement (or agreements) with the Leon County School Board regarding the use of school recreation facilities to help meet local park and recreation needs.

Policy 1.1.10: [I] (EFF. 1/27/94)

The Local Planning Agency shall serve as the coordination and monitoring mechanism to ensure the coordination of the permitting process in order to protect natural resources features through the appropriate location and intensity of development. This process shall be consistent with land development regulations designed to implement this plan.

CAPITAL INFRASTRUCTURE COORDINATION

Objective 1.2: [I] (EFF. 1/27/94)

By 1991, local government will designate a Utilities Coordinating Group to coordinate the installation and maintenance of utilities so as to avoid undue damage to utilities, roads, and

environmental features (including canopy roads) as a result of utilit1es and road construction and maintenance.

Policy 1.2.1: [I] (EFF. 1/27/94)

The City and County will jointly designate a utilities coordinating group whose membership will be open to all utilities providers. This coordinating group will meet on a regular basis and will serve in a technical capacity to assure coordination in the installation, maintenance, and repair of utilities.

Policy 1.2.2: [I] (EFF. 1/27/94)

By 1994, the utilities coordinating group will study and address options to encourage the long term burying of utility lines in Leon County. Priority will be given to areas where underground utilities can be incorporated into roadway construction and reconstruction projects. The coordinating group's analysis will present options for economic incentives, costs, and priorities.

DUPLICATION OF SERVICES

Objective 1.3: [I] (EFF. 1/27/94)

Identify and eliminate duplication of functions and services of the City of Tallahassee and Leon County.

Policy 1.3.1: [I] (City of Tallahassee) (EFF. 1/27/94)

The local government shall jointly fund an external professional analysis of how government services in Leon County and the City of Tallahassee should be combined. The analysis shall include both full consolidation of all services under one form of government and functional service area consolidation. The analysis shall be completed by 1993 and shall include:

a) An implementation plan providing governmental structure options.
b) A review of the functions of City and County departments, advisory boards, citizen boards, authorities, and committees to determine where separate but similar City and County functions could be performed more effectively by unified City-County entities.

Policy 1.3.1: [I] (Leon County) (EFF. 1/27/94)

The local government shall jointly fund an external professional analysis of how government services in Leon County and the City of Tallahassee should be combined. The analysis shall include both full consolidation of all services under one form of government and functional service area consolidation. The analysis shall be completed by 1992 and shall include:

a) An implementation plan providing governmental structure options.
b) A review of the functions of City and County departments, advisory boards, citizen boards, authorities, and committees to determine where separate but similar City and County functions could be performed more effectively by unified City-County entities.

Policy 1.3.2: [I] (EFF. 1/27/94)

The City and County, and their designated Local Planning Agency, will continue to work cooperatively with State and Regional water resources agencies to develop and implement a comprehensive stormwater management plan. A stormwater

utility will be developed by 1992 to prioritize and fund stormwater facility improvements.

Policy 1.3.3: [I] (EFF. 7/16/90)

The City of Tallahassee and Leon County shall maintain an interlocal contract for the provision of public park and recreation facilities and programs to all citizens of Leon County. Provision of park facilities shall be consistent with Policy 1.1.1 of the Parks and Recreation Element.

Policy 1.3.4: [I] (EFF. 7/16/90)

The Housing Trust Committee established by the City shall act as a clearinghouse and coordinating agency for all programs dealing with housing.

Policy 1.3.5: [I] (EFF. 4/10/09)

The Tallahassee-Leon County Local Hazard Mitigation Steering Committee shall review and update the adopted Leon County Local Mitigation Strategy as required by state law. The composition of the LMS Committee shall be comprised of a broad representation from governmental and private sector interests to ensure effective disaster mitigation coordination. The LMS Committee shall meet on a regular basis and provide an annual report to the City and County Commissions on the status of disaster mitigation efforts and recommendations for prioritization of disaster mitigation programs in the annual schedule of Capital Improvements.

ESTABLISHMENT OF CONCURRENCY MANAGEMENT

Objective 1.4: [I] (EFF. 7/16/90)

On or before February, 1991, have in place a Concurrency Management System (CMS) which will assure that development orders and permits when issued will not result in a reduction of the adopted level of service standards at the time that the impact of development occurs.

Policy 1.4.1: [I] (EFF. 7/16/90)

The CMS will include procedures to assure that development and permits will be approved only for those developments which will not degrade facilities level of service standards below those adopted in this plan.

Policy 1.4.2: [I] (EFF. 7/16/90)

The CMS will include guidelines for interpreting and applying level of service standards.

Policy 1.4.3: [I] (EFF. 7/16/90)

The City of Tallahassee and Leon County will be responsible for administration of the CMS, with ex officio advisory participation by the Leon County School Board.

Policy 1.4.4: [I] (EFF. 7/16/90)

Concurrency under the comprehensive plan shall become effective upon adoption of a Concurrency Management System.

Policy 1.4.5: [I] (EFF. 7/16/90)

The City of Tallahassee and Leon County will implement a concurrency management system which will be integrated into the permitting process for all development in Tallahassee and Leon County. Future capacity on the street and highway system will be coordinated with the MPO and the Florida DOT to ensure that adequate capacity will exist for future development.

Policy 1.4.6: [I] (EFF. 7/16/90)

Create a Special Transportation Area (STA) within the central city, as delineated on the STA map, which will allow a lower level of service. Development of the Special Transportation Area and backlogged and constrained facilities will be coordinated with the Florida Department of Transportation District III Office.

Policy 1.4.7: [I] (EFF. 6/6/08)

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.

CITIZEN PARTICIPATION

Objective 1.5: [I] (EFF. 7/16/90)

On a continuing basis, local government shall promote awareness and involvement of citizens of Tallahassee-Leon County in the comprehensive planning and plan implementation process. Specifically, the elected Commissions, and City and County staff agencies shall make full use of the local media, and shall conduct public workshops, meetings, and hearings tailored to achieve broad public knowledge of planning issues and to solicit public involvement in local decision making. Use of these techniques shall apply, at a minimum, to plan amendments and to development of the 5-year Evaluation and Appraisal Report.

Policy 1.5.1: [I] (EFF. 7/16/90)

Develop procedures to disseminate information and provide for timely citizen comment on plan amendments and in the plan evaluation and appraisal process.

Policy 1.5.2: [I] (EFF. 7/16/90)

Use citizen committees to make recommendations on the creation of, and amendments to, local growth management ordinances.

COORDINATION WITH COLLEGES AND UNIVERSITIES

Objective 1.6: [I] (REV. EFF. 6/26/98; REV. EFF. 4/10/09)

Florida State University, Florida A & M University, and Tallahassee Community College have all adopted master plans for their growth and development pursuant to applicable State statute and rules. The City of Tallahassee and Leon County will coordinate their land use, transportation, hazard mitigation, and utility planning with these institutions to assure that overall community needs are addressed and conflicts between the Plans are minimized.

Policy 1.6.1: [I] (EFF. 7/16/90)

The Mayor of the City of Tallahassee and the Chairman of the Leon County Board of County Commissioners will initiate at least annual meetings with representatives of Florida State University, Florida A & M University, and Tallahassee Community College in order to coordinate the plans of those institutions with local government planning efforts.

COORDINATION OF SEWER AND WATER PROVIDERS

Objective 1.7: [I] (EFF. 7/16/90)

By 1991, coordinate the extension of sewer and water infrastructure with designated service providers.

Policy 1.7.1: [I] (EFF. 7/16/90)

Designate providers of sewer and water infrastructure within specifically defined areas of the unincorporated County inside the Urban Service Area.

COMPREHENSIVE PLAN AMENDMENT PROCESS

Objective 1.8: [I] (REV. EFF. 8/13/18)

Provide a comprehensive plan amendment procedure consistent with state statute.

Policy 1.8.1: [I] (REV. EFF. 8/13/18; REV. EFF. 7/25/24)

To promote the efficient use of City and County resources, one Comprehensive Plan amendment cycle will be initiated annually for text amendments and large-scale map amendments only. Applications for small-scale map amendments will be accepted on an ongoing basis. The Board of County Commissioners or City Commission may approve the initiation of additional text amendments and large-scale map amendments outside of the annual cycle.

Amendments to the Joint Comprehensive Plan require approval by both the Leon County Board of County Commissioners and the Tallahassee City Commission except as set forth below:

(1) An amendment to the Future Land Use Map which concerns property located entirely within the Tallahassee city limits, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to the City of Tallahassee, shall require approval solely by the Tallahassee City Commission.

(2) An amendment to the Future Land Use Map which concerns property located entirely within unincorporated Leon County, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to Leon County, shall require approval solely by the Leon County Board of County Commissioners.

All amendments to the Joint Comprehensive Plan shall follow the statutory process for the adoption of plan amendments with effective dates as outlined in Florida Statutes.

Policy 1.8.2: [I] (DEL. EFF. 12/10/02)

Reserved

Policy 1.8.3: [I] (EFF. 7/16/90)

All local rezoning and subdivision decisions within the jurisdiction of the County and City shall be the responsibility of the respective government.

Policy 1.8.4: [I] (REV. EFF. 7/1/04)

Citizen initiated future land use map amendment requests that have been withdrawn subsequent to receiving a recommendation from the LPA or which have been denied will have to wait until one amendment application period has passed before resubmitting a future land use map amendment request for the same parcel or parcels. Nothing in this policy will prohibit staff, LPA or elected commissions from initiating a map amendment on a previously denied request on subject parcel(s).

Policy 1.8.5: [I] (EFF. 6/6/08)

Coordinated reviews of proposed plan amendments shall include an analysis of the existing, planned and funded capacity of schools to serve development resulting from these approvals. The analysis, provided by the applicant working with the School District staff, shall reflect the need for additional schools and the financial feasibility of adding those facilities into the 5 year plan and/or 10-20 year plans.

Objective 1.9: [I] (EFF. 7/2/99)

The City of Tallahassee and Leon County will encourage the State of Florida to fulfill the goal of revitalizing downtowns.

Policy 1.9.1: [I] (EFF. 7/2/99)

It is local government's intent to work with the appropriate State agencies to jointly implement planning efforts to revitalize downtown. A progress report will be provided to the City Commission and the Board of County Commissioners by the Planning Department by January 1, 2004.

DISPUTE RESOLUTION

Objective 1.10: [I] (EFF. 4/2/10)

Leon County and the City of Tallahassee, respectively and/or collectively, shall establish procedures and mechanisms to reconcile differences on planning and growth management issues between local governments, regional agencies, and private interest.

Policy 1.10.1: [I] (EFF. 4/2/10)

Conflicts with governmental and/or non-governmental entities having existing agreements with Leon County and/or the City of Tallahassee shall be resolved using the procedures established in those agreements to the extent that the referenced agreements contain provisions addressing the resolution of disputes.

Policy 1.10.2: [I] (EFF. 4/2/10)

For those governmental and/or non-governmental entities whose planning and/or growth management issue of dispute is not covered by an existing agreement with Leon County and/or the City of Tallahassee, the County Manager or the City Manager, respectively, shall direct the appropriate level staff to work with the staff of the other governmental and/or non-governmental entity to resolve any such conflicts.

Policy 1.10.3: [I] (EFF. 4/2/10)

If an agreement cannot be reached through the procedures specified in Policies 1.10.1 and 1.10.2, Leon County and/or the City of Tallahassee shall utilize the dispute resolution process established by Apalachee Regional Planning Council pursuant to Section 186.509, Florida Statutes. However, nothing contained

herein shall preclude any party to a dispute from seeking judicial or administrative remedy as provided otherwise by the law.

Goal 2: [I] (EFF. 7/16/90)

To maintain and enhance the health, viability, and growth of the City of Tallahassee.

ANNEXATION POLICY
Objective 2.1: [I] (EFF. 7/16/90)

The City of Tallahassee intends to expand its corporate limits to provide urban services to urbanized and urbanizing areas in the Urban Services Area, including the Southwood and Welaunee study areas as referenced in the Land Use Element.

Policy 2.1.1: [I] (EFF. 7/16/90)

The City of Tallahassee will pursue annexation. Such pursuit shall be of all neighborhoods regardless of socioeconomic status and in all directions outward from the present City limits. The City is required to provide full urban services to areas that are annexed.

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

Leon County will support the City's annexation efforts in the Urban Services Area.

Policy 2.1.3: [I] (EFF. 12/14/04)

The City shall maintain a map of annexation study areas. The annexation study areas map shall be amended at least biennially to add additional areas which qualify for annexation. The City shall provide the County with a copy of the amended annexation study area maps after each amendment.

Policy 2.1.4: [I] (EFF. 12/14/04; REV. EFF. 7/13/16)

Annexation by the City of Tallahassee shall be in accordance with the requirements of Chapter 171, Florida Statutes, and as set forth in an Interlocal Agreement for Annexation Procedures to be entered into by and between Leon County and the City of Tallahassee. The Interlocal Agreement for Annexation Procedures shall include:

a. Annexation review policies and procedures that allow the County not less than 20 days prior to the first reading of the ordinance considering such annexation(s) to review the proposed annexation(s);
b. Dispute resolution procedures should the County object to any proposed annexation;
c. The requirement for a City Annexation Plan prior to the passage of any ordinance for annexation which shall include, at a minimum, a specific description of the proposed areas to be annexed, an assurance of land use compatibility, the schedule for the delivery of City-provided urban services to the area proposed for annexation, how the level of service standards will be met, the facilities to be provided and the responsible entity for said facilities, and, in the event of a voluntary annexation, the amount of any agreed upon water and/or sewer rebate that would be due to the petitioner.

CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES

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

To use sound fiscal policies to provide adequate public facilities concurrent with, or prior to development in order to achieve and maintain adopted standards for levels of service, and to exceed the adopted standards, when possible. 9J-5.016(3)(a)

PUBLIC FACILITY NEEDS
Objective 1.1: [CI] (EFF. 7/16/90)

Define types of public facilities, establish standards for levels of service for each type of public facility, and determine what capital improvements are needed in order to achieve and maintain the standards for existing and future populations, and to repair or replace existing public facilities. 9J-5.016(3)(b)1

Policy 1.1.1: [CI] (EFF. 7/16/90)

The following definitions apply throughout this Capital Improvements Element.

1. "Capital Improvement" means land, improvements to land, structures (including design, permitting, and construction), initial furnishings and selected equipment (including ambulances, fire apparatus). Capital improvements have an expected useful life of at least 3 years. Other "capital" costs, such as motor vehicles and motorized equipment, computers and office equipment, office furnishings, and small tools are considered in the local government's annual budgets, but such items are not "capital improvements" for the purposes of the Comprehensive Plan, or the issuance of development orders.
2. "Category of public facilities" means a specific group of public facilities, as follows:
    a. Category A public facilities are arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, and parks and recreation facilities owned or operated by the local government, all of which are addressed in other elements of this Comprehensive Plan.
    b. Category B public facilities are fire service, bikeway, sidewalk, airport and other government facilities owned or operated by the local government.
    c. Category C public facilities are arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, and parks and recreation facilities owned or operated by Federal, and State governments, independent districts, and private organizations.
3. "Development order" for purposes of determining vested rights means any order granting, denying, or granting with conditions an application for a building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of the local government having the effect of permitting the development of land. Development orders shall be categorized as:
    a. "Final Development Orders" The following development order shall be considered to be final development orders for purposes of a determination of vested rights in a previously approved development:

(1) Preliminary subdivision plat approval;
(2) Final subdivision plat approval;
(3) Final Site plan approval (pursuant to County Ordinance 88-16);
(4) Approval of a PUD concept plan;
(5) Approval of a PUD Final Development Plan;
(6) Building permit;
(7) Development agreement entered into pursuant to Florida Statutes, Section 163.3220, et seq.; and
(8) Any other development order which approves the development of land for a particular use or uses at a specified intensity of use and which allows commencement of construction or physical development activity on the land for which the development order is issued.

b. "Preliminary development order" means a DRI Development approval, zoning approval, preliminary development plan approval, conditional use approval, master plan approval, Board of Adjustment approval, and any other development order than a final development order.

4. "Local government" means the City of Tallahassee, Florida and Leon County, Florida.
5. "Public facility" means the capital improvements and systems of each of the following: arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, parks and recreation, library, corrections, emergency medical service, fire service, bikeway, sidewalk, airport, other local government buildings, public education and public health facilities.

Policy 1.1.2: [CI] (REV. EFF. 8/17/92)

The local government shall establish standards for levels of service for Categories A and C of public facilities, and shall apply the standards as follows:

1. **Category A.** The standards for levels of service of each type of public facility in Category A shall apply to development orders issued by the local government after January 31, 1991, or such earlier date as may be adopted by the local government, the local governments' annual budgets beginning with the 1990-91 fiscal year, the local governments' Capital Improvement Programs beginning with the 1990-91 fiscal year, and other elements of this Comprehensive Plan.
2. **Category C.** The standards for levels of service of each type of public facility in Category C shall apply to development orders issued by the local government after January 31, 1991, or such earlier date as may be adopted by the local government, and other elements of this Comprehensive Plan, but shall not apply to the local governments' annual budgets or the local governments' Capital Improvement Programs.

Policy 1.1.3: [CI] (REV. EFF. 7/25/03; REV. EFF. 7/20/05; REV. EFF. 12/24/10; REV. EFF. 12/15/11; REV. EFF. 8/5/23)

LEVELS OF SERVICE REQUIRED FOR INFRASTRUCTURE, FACILITIES, AND UTILITIES

The following standards are hereby established as the minimum levels of service for various infrastructure, facilities, utilities and services required to support new development within the City of Tallahassee and Leon County.

1. Roadways

The peak hour roadway level of service for Tallahassee and Leon County is established as follows:

Table 17: Peak hour roadway level of service (Capital Improvements)

Functional Classification	Inside the USA	Outside the USA
Interstate, Intrastate, Limited Access Parkways	C	B
Principal Arterials	D	C
Minor Arterials	D / E*	C
Major and Minor Collectors	D / E*	C
Local Streets	D	D

*For Minor Arterials, and Major and Minor Collectors located inside the Urban Service Area and south of U.S. 90, the Level of Service shall be "D" for purposes of establishing priorities for programming transportation improvements, and "E" for meeting concurrency requirements, to support the Southside Action Plan . Roads north of U.S. 90 shall be LOS D for both programming improvement and concurrency purposes.

2. Mass Transit

For purposes of evaluating transit level of service over the Plan Horizon, the local government should expand coverage with a goal of serving 80 to 89 percent of the residential population within the Urban Service Area by a transit route along an arterial or collector roadway within approximately ½ mile.

3. Stormwater

a. Tallahassee and Leon County (Category A)

The design and water quality standards set forth in Florida Administrative Code Chapters 17-3 and 17-25, as the same may be amended from time to time, are hereby adopted by reference as the level of service for stormwater quality.

Local government may set higher minimum levels of treatment in watersheds where investigation and analysis indicate more stringent levels of service are required.

Stormwater management facilities shall be adequate to provide the following levels of service with regard to flood control:

100 Year Critical Storm Event

- No flood water in new buildings or existing buildings.
- Overland flow capacity available for all flow in excess of capacity of underground and open channel conveyance systems.

25 Year or Less Critical Storm Event

- No flood water more than six inches deep in local roads, parking lots, or other non-street vehicular use areas.
- No flood water in one driving lane each direction of collector streets.
- No flood water in two driving lanes each direction on arterial streets.
- Open channel conveyance capacity available for all flow in excess of capacity of underground conveyance system, or for full twenty-five year storm flow if no underground system exists.
- The rate of off-site discharge shall not exceed the predevelopment rate of discharge.

10 Year or Less Critical Storm Event

- No flood water in one driving lane of local roads.
- No flood water in the driving lanes of any road other than a local road.

- Underground conveyance not overflowing in business and commercial districts.

5 Year or Less Critical Storm Event

- No flood water in the driving lanes of any roadways.
- Underground conveyances not overflowing in residential districts.

These are the adopted levels of service and shall be used as the basis for determining the availability of facility capacity and the system demand generated by development. In instances where an off-site deficiency exists at the time of adoption of this policy, such deficiency shall not be increased as the result of any development or land use changes.

b. Federal and State lands stormwater management (Category C):

(1) Inside urban service area: Same as local government
(2) Outside urban service area: Same as local government

4. Potable Water

a. Tallahassee and Leon County water systems (Category A):

(1) Inside urban service area: 160 GPCPD
(2) Outside urban service area (Rural Community Land Use Category or Demonstrated Hardship: 100 GPCPD

b. Private water system (Category C):

(1) Inside urban service area: 160 GPCPD
(2) Outside urban service area: 100 GPCPD

5. Sanitary Sewer (REV. EFF. 1/7/10; REV. EFF. 12/24/10)

The LOS for sanitary sewer systems shall be as published in the Recommended Standard for Wastewater Facilities as referenced in 62-604.300 (5) (g) Florida Administrative Code. In the design of sewer collection, pumping, treatment, and effluent disposal facilities, appropriate peak factors shall be utilized. This is the adopted level and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

6. Parks and Recreation Facilities (REV. EFF. 12/24/10)

a. Tallahassee parks and recreation facilities:

(1) Regional parkland: 4 acres per 1,000 population Includes City operation of County-owned Tom Brown Park.
(2) Area park land: 1 acre per 1,000 population
(3) Recreation facilities are included in the cost of parkland.

b. Leon County parks and recreation facilities:

(1) Regional parkland: 8 acres per 1,000 population
(2) Area Parkland: 1 acre per 1,000 population
(3) Recreation facilities are included in the cost of park land.

7. Solid Waste (REV. EFF. 12/24/10)

a. Leon County solid waste facilities (includes all public, private, public/private partnerships, facilities, and contracted services):

(1) Provide for:

Table 18: Solid waste level of service (Capital Improvements)

Year (Jan 1)	LOS (lbs/ Capita Per Day)	Year	LOS	Year	LOS	Year	LOS
2011	7.20	2016	7.4	2021	7.4	2026	7.4
2012	7.20	2017	7.4	2022	7.4	2027	7.4

Year (Jan 1)	LOS (lbs/ Capita Per Day)	Year	LOS	Year	LOS	Year	LOS
2013	7.30	2018	7.4	2023	7.4	2028	7.4
2014	7.35	2019	7.4	2024	7.4	2029	7.4
2015	7.4	2020	7.4	2025	7.4	2030	7.4

(2) One year of Class I landfill lined cell disposal capacity at present fill rates
(3) Five years of Class I landfill capacity with preliminary permit approval from the Florida Department of Environmental Protection
(4) Ten years of properly zoned Class I landfill raw land capacity at present fill rates

b. Private solid waste disposal facilities: Same as local government

8. On-Site

Tallahassee and Leon County Category A Public Facilities

Levels of service for on-site improvements, including local streets, water and sewer connection lines, stormwater management facilities, local parks and open space shall be as required of the developer in Tallahassee's and Leon County's land development regulations. Development approval shall be conditioned on the availability of services necessary to maintain all applicable level of service standards as adopted within the Comprehensive Plan.

Policy 1.1.4: [CI] (EFF. 7/16/90)

The local governments shall determine the quantity of capital improvements that is needed as follows:

1. The quantity of capital improvements that is needed to eliminate existing deficiencies and to meet the needs of future growth shall be determined for each public facility by the following calculation: Q = (S x D) - I.

   Where Q is the quantity of capital improvements needed,

   S is the standard for level of service,
   D is the demand, such as the population, and
   I is the inventory of existing facilities.

   The calculation will be used for existing demand in order to determine existing deficiencies. The calculation will be used for projected demand in order to determine needs of future growth. The estimates of projected demand will account for demand that is likely to occur from previously issued development orders as well as future growth. Public facilities to serve demand from previously issued development orders are assured by including such demand in "D" (demand) in the preceding calculation.

2. There are two circumstances in which the standards for levels of service are not the exclusive determinant of needs for a capital improvement:
   a. Repair, remodeling, renovation, and replacement of obsolete or worn out facilities will be determined by the local government.
   b. Capital improvements that provide levels of service in excess of the standards adopted in this Comprehensive Plan may be constructed or acquired at any time as long as the following conditions are met:
      (1) the capital improvement does not make financially infeasible any capital improvement of the same type that is needed to achieve or

maintain the standards for levels of service adopted in this Comprehensive Plan, and

(2) the capital improvement does not contradict, limit or substantially change the goals, objectives and policies of any element of this Comprehensive Plan, and

(3) one of the following additional conditions is met:

(a) the excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service, or

(b) the excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date, or

(c) the asset acquired is land that is environmentally sensitive, or designated by the local government as necessary for conservation or recreation, or

(d) the excess capacity is part of a capital project financed by general obligation bonds approved by referendum.

3. Any capital improvement that is determined to be needed as a result of any of the factors listed in Policy 1.1.4.2 shall be included in the regular Schedule of Capital Improvements contained in this Capital Improvements Element. All such capital improvements shall be approved in the same manner as the capital improvements that are determined to be needed according to the quantitative analysis described in Policy 1.1.4.1. 9J-5.016(3)(b)2, (3)(c)1, (3)(c)1.b, (3)(c)1.e, (3)(c)3, (3)(c)5, (3)(c)9

Policy 1.1.5: [CI] (EFF. 7/16/90)

The relative priorities among types of public facilities are as follows:

1. Priorities Among Types of Public Facilities. All public facility improvements that are based on achieving and maintaining a standard for levels of service adopted in this Comprehensive Plan are included in the financially feasible Schedule of Capital Improvements contained in this Capital Improvements Element. The relative priorities among types of public facilities (i.e., roads, potable water, sanitary sewer, etc.) were established by adjusting the standards for levels of service and the available revenues until the resulting public facilities needs became financially feasible.

   Legal restrictions on the use of many revenue sources limit the extent to which types of facilities may be prioritized because they do not compete for the same revenues. During each annual prioritization process, no further prioritization among types of public facilities is necessary because all projects in the Schedule of Capital Improvements are financially feasible, programmed for improvement, and will be completed according to the Schedule. Each year, however, prioritization among types of facilities is redetermined by reaffirming or revising standards for levels of service within the constraints of available restricted revenues.

2. Priorities of Capital Improvements Within a Type of Public Facility. Capital improvements within a type of public facility are to be evaluated on the following criteria and considered in the order of priority listed below. The local government shall establish the final priority of all capital improvements using the following criteria as general

guidelines. Any revenue source that cannot be used for a high priority facility will be used beginning with the highest priority for which the revenue can legally be expended.

a. Repair, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining standards for levels of service adopted in this Comprehensive Plan.
b. New or expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand.
c. New public facilities, and improvements to existing public facilities, that eliminate public hazards not otherwise eliminated by improvements prioritized according to Subsection a or b, above.
d. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next five fiscal years, as updated by the annual review of this Capital Improvements Element. Tallahassee and Leon County may acquire land or right-of-way in advance of the need to develop a facility for new development. The location of facilities constructed pursuant to this Subsection shall conform to the Future Land Use Element, and specific project locations shall serve projected growth areas within the allowable land use categories. In the event that the planned capacity of public facilities is insufficient to serve all applicants for development orders, the capital improvements will be scheduled in accordance with criteria contained in the land development regulations.
e. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of providing a service or facility, or otherwise mitigate impacts of public facilities on future operating budgets.
f. New facilities that exceed the adopted levels of service for new growth during the next five fiscal years by either;
   (1) providing excess public facility capacity that is needed by future growth beyond the next five fiscal years, or
   (2) providing higher quality public facilities than are contemplated in the local governments' normal design criteria for such facilities.
g. Facilities not described in Subsections a through f, above, but which the local government is obligated to complete, provided that such obligation is evidenced by a written agreement the local government executed prior to July 1, 1990.

3. All facilities scheduled for construction or improvement in accordance with this Policy shall be evaluated to identify any plans of State agencies or the Northwest Florida Water Management District that affect, or will be affected by, the proposed local government capital improvements.
4. Project evaluation may also involve additional criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan.
   9J-5.016(3)(c)1, (3)(c)3

Policy 1.1.6: [CI] (EFF. 7/1/04)

All proposed capital projects in the City and County shall be consistent with the adopted Transportation Plan and designated future transportation corridors.

FINANCIAL FEASIBILITY

Objective 1.2: [CI] (EFF. 7/16/90)

Provide needed public facilities that are within the ability of the local government to fund the facilities from local government revenues, development's proportionate share contributions, and grants or gifts from other sources. 9J-5.016(3)(b)5

Policy 1.2.1: [CI] (EFF. 7/16/90)

The estimated costs of all needed capital improvements shall not exceed conservative estimates of revenues from sources that are available to the local government pursuant to current statutes, and which have not been rejected by referendum, if a referendum is required to enact a source of revenue. 9J-5.016(3)(c)1.f

Policy 1.2.2: [CI] (REV. EFF. 12/8/98; REV. EFF. 7/21/05; REV. EFF. 3/17/11; REV. EFF. 8/5/23)

Existing and future development shall both pay for the costs of needed public facilities.

1. Future development
   a. Future development shall pay for its proportional share of the capital improvements needed to address the impact of such development. Enterprise fund user charges, connection fees, and other user fees paid by new development shall be reviewed every two years to assure that provision of capital improvements needed to address the impact of future development will not increase ad valorem tax rates or rates of electric, gas, water or sewer utilities. Upon completion of construction, "future" development becomes "present" development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities as described in subsection 2, below.
   b. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, special assessments and taxes.
   c. Future development's payment of proportionate fair-share mitigation for various deficient facilities may be aggregated to pay for one or more transportation system improvements. "Significant benefit" proportionate fair share may be applied to calculate and expend developer mitigation in the following manner:

      Assessment: The local government shall require an analysis of transportation facilities level of service to determine if deficiencies occur or are projected to occur within a prospective five-year period. If deficiencies are anticipated, the local government may use the "significant benefit" approach to assess proportionate fair-share mitigation and schedule improvements to address the identified deficiency(ies) on the impacted facility(ies) to meet the requirements for financial feasibility pursuant to Sections 163.3164(32), F.S., and 163.3177(3), F.S.

      Implementation: The "significant benefit" provision shall be enacted through a Significant Benefit Memorandum of Agreement ("MOA") between the State of Florida Department of Transportation ("FDOT"), the City of Tallahassee, and Leon County, as it may be amended from time to time. The MOA shall adhere to the following:

(1) Identify geographic zones and prioritize specific facilities that constitute "significant benefit" facilities for each zone. These facilities, and the amount of funding necessary to pay for each of them, shall be identified within the MOA. Significant benefit facilities included in the annual Capital Improvements Element update shall be noted as being funded by significant benefit proportionate fair-share. A map showing the most current boundaries of the geographic zones shall also be included in the annual Capital Improvements Element update;

(2) When there are no roadway capacity projects in the City, County, or FDOT Capital Improvements Plan ("CIP") that address the capacity deficiency of an impacted roadway segment(s), the local government may collect proportionate fair-share mitigation based on the deficient facility(ies), and direct that mitigation toward the top priority project identified in the MOA;

(3) Proportionate fair-share mitigation shall be accumulated for the top priority significant benefit project for each zone until such time as the project is fully funded. This project shall be incorporated into the local government's 5-Year Capital Improvements Schedule;

(4) Prior to adoption of any comprehensive plan amendment relying on a MOA for City and/or County approval, the developer/applicant shall enter into a binding agreement with the City and/or County guaranteeing payment of the proportionate fair-share amount at the time of site plan approval. This agreement shall apply to the parcel rather than the applicant, and shall be submitted to the state land planning agency as data and analysis in support of the comprehensive plan amendment

(5) In the event a plan amendment necessitates the addition, deletion or change in priority for projects listed in the significant benefit project priority list (Attachment B of the MOA), the 5-Year Capital Improvements Schedule must be amended to indicate the significant benefit project(s) to which the proportionate fair-share funding will be allocated.

2. Existing development
   a. Existing development shall pay for the capital improvements that reduce or eliminate existing deficiencies, and some or all of the replacement of obsolete or worn out facilities.
   b. Existing development's payments may take the form of user fees, special assessments and taxes. 9J-5.016(3)(b)4, (3)(c)8
3. Both existing and future development may have part of their costs paid by grants, entitlements or the provision of public facilities from other levels of government and independent districts.
4. The City will eliminate on-site refunds to property owners or their representatives except in those situations within the City limits which specifically support the City's goals of affordable housing, urban infill development, or goals of the Southside Action Plan. In order to receive a rebate, a development must have an average net density of not less than two (2) units per acre.

For purposes of this paragraph, the following definitions shall apply:

a. Affordable housing: Any residential development in which 7% or greater of the residential units are determined to be affordable housing as defined in Section XIII, Glossary, under the Housing Element.
b. Urban infill development: A development located on a parcel of property bounded on two or more sides by existing urban development, or adjacent to existing water or sewer service. "Urban development" is defined as densities or intensities of one unit per acre or greater.
c. Southside Action Plan: Any development located within the Southside Action Plan Area Boundary, as defined in the Land Use Element. (REV. EFF. 4/18/02; REV. EFF. 8/5/23)

The amount of on-site water and sewer refunds, on a residential equivalent basis shall not exceed (for water) an amount calculated to be the average cost to extend water distribution lines across a lot having 80 feet of frontage and (for sewer) an amount calculated to be the average cost to extend sewer collection lines across a lot having 80 feet of frontage.

The City shall amend its water and sewer extension policies and ordinances within sixty (60) days of the effective date of this amendment in order to effectuate the intent of this amendment.

In any utility reimbursement agreement, urban services agreement, or any other agreement which provides for on-site refunds, the agreement shall state the specific goal or goals of this plan which are served or achieved by the provision of refunds.

Policy 1.2.3: [CI] (REV. EFF. 9/19/91)

Capital improvements shall be financed, and debt shall be managed as follows:

1. Public facilities financed by enterprise funds (i.e., potable water, sanitary sewer, solid waste, and airport) shall be financed by:
   a. debt to be repaid by user fees and charges for enterprise services, or
   b. current assets (i.e., reserves, surpluses and current revenue), or
   c. a combination of debt and current assets.
2. Public facilities financed by non-enterprise funds (i.e., roads, stormwater management, parks, fire service, police protection, and other government buildings) shall be financed from current assets: revenue, equity and/or debt. Specific financing of specific capital projects shall consider which asset, or group of assets, will be most cost effective, consistent with prudent asset and liability management, appropriate to the useful life of the project(s) to be financed, and efficient use of the local governments' debt capacity.
3. Debt financing shall not be used to provide more capacity than is needed within the Schedule of Capital Improvements for non-enterprise public facilities unless:
   a. the excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service, or
   b. the excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date, or
   c. the asset acquired is land that is environmentally sensitive, or designated by the local government as necessary for conservation or recreation, or

d. the excess capacity is part of a capital project financed by general obligation bonds approved by referendum. 9J-5.016(3)(c)2

4. The aggregate net bonded indebtedness in the City's enterprise activities shall not exceed 70% of assets. The City's adjusted general government net bonded indebtedness per capita shall not exceed 135% of Moody's Investor Service published median for cities of comparable size.

Policy 1.2.4: [CI] (EFF. 7/16/90)

Tallahassee and Leon County shall not provide a public facility, nor shall it accept the provision of a public facility by others if Tallahassee, Leon County or another provider is unable to pay for the subsequent annual operating and maintenance costs of the facility.

Policy 1.2.5: [CI] (EFF. 7/16/90)

All development orders issued by the local government which require public facilities that will be financed by sources of revenue which have not been approved or implemented (such as future debt or referenda) shall be conditioned on the approval of implementation of the indicated revenue source, or the substitution of a comparable amount of revenue from existing sources.

Policy 1.2.6: [CI] (EFF. 7/16/90)

The sources of revenue contain within the adopted Comprehensive Plan (July 16, 1991) require no local referendum. In the event that subsequent sources of revenue listed under "Projected Costs and Revenues" require voter approval in a local referendum that has not been held, and a referendum is not held, or is held and is not successful, the Comprehensive Plan shall be amended to adjust for the lack of such revenues, in any of the following ways:

1. Reduce the standard for levels of service for one or more public facilities, or
2. Increase the use of other sources of revenue, or
3. Decrease the cost, and therefore the quality, of some types of public facilities while retaining the quantity of the facilities that is inherent in the standard for levels of service, or
4. A combination of the above alternatives.

The analysis that supports this Capital Improvements Element shall contain an Alternative Recommendation setting forth the costs and sources of revenue that will be proposed in the Plan amendment in the event the referendum is not held, or is held and is not successful.

Policy 1.2.7: [CI] (EFF. 4/18/02; REV. EFF. 12/29/05; REV. EFF. 12/24/10)

Utility providers for sanitary sewer, water and stormwater shall prepare long range master plans with a 20-year planning horizon for major facilities from which subsequent five year capital improvement programs shall be derived. These long range master plans shall be based upon a needs plan to serve the Future Land Use Plan and its expected population within the Urban Service Area, and shall also contain a cost feasible plan. These long range master plans will be updated every five years.

Policy 1.2.8: [CI] (EFF. 6/6/08; REV. 6/28/19)

The five-year Schedule of Capital Improvements will be evaluated and updated annually to reflect existing and future public school facility needs to ensure that the School District's five-year capital plan is financially feasible and that the adopted level-of service standard for public schools is achieved and maintained.

Policy 1.2.9: [CI] (RENUMBERED EFF. 12/15/11; FORMERLY TRANSPORTATION ELEMENT POLICY 1.10.2, EFF. 7/16/90)

The local government shall not take over the maintenance or the responsibilities associated with a local private road not built or upgraded to standards adopted by the local government.

Policy 1.2.10: [CI] (RENUMBERED EFF. 12/15/11; FORMERLY TRANSPORTATION ELEMENT POLICY 1.10.5, EFF. 7/16/90)

The City shall develop and maintain a program to pave all unpaved streets in the city limits under a 50% public and 50% assessment to owners along the street. The program will be prioritized with dead-end streets given lowest priority. The program will be subject to the availability of right-of-way.

Policy 1.2.11: [CI] (REV. EFF. 12/15/11; FORMERLY TRANSPORTATION ELEMENT POLICY 2.1.1)

Multimodal transportation districts shall only be approved in conjunction with the approval of financially feasible plans for bicycle, pedestrian and transit systems that reduce reliance on automobiles for access and internal circulation. In addition to local, state, and federal sources, financial feasibility shall be supported by a mobility fee to be paid by development projects based on their projected impacts to the transportation network consistent with procedures established by in the City of Tallahassee *Concurrency Management system Policy and Procedures Manual* (dated July 21, 2006 or most current).

Objective 1.3: [CI] (EFF. 7/16/90)

Provide needed capital improvements for repair or replacement of obsolete or worn out facilities, eliminating existing deficiencies, and meeting the needs of future development consistent with the adopted plan and depicted on the future land use map and redevelopment caused by previously issued and new development orders. The local governments' ability to provide needed improvements shall be demonstrated by maintaining a financially feasible Schedule of Capital Improvements, as documented by the summary "Costs and Revenues by Type of Public Facility" contained in this Capital Improvements Element. 9J-5.016(3)(b)1 and 5

Policy 1.3.1: [CI] (REV. EFF. 11/22/99)

The local government shall provide, or arrange for others to provide, the public facilities listed in the Schedule of Capital Improvements in the "Requirements for Capital Improvements Implementation" section of this Capital Improvements element. The capital improvements listed for Leon County within this element are balanced pursuant to 9J-5 with available revenue sources. However, the County reserves the right to amend projects and funding sources consistent with the criteria set out

in 9J-5 for the Capital Improvements Element. The Schedule of Capital Improvements may be modified as follows:

1. The Schedule of Capital Improvements shall be updated annually. The annual update process shall be initiated concurrently with the preparation and adoption of the local governments' capital budgets. The capital improvement element schedule update amendment to the Comprehensive Plan shall be based upon the local governments' draft capital budgets being considered for adoption. The capital improvement element schedule update shall reflect any changes in the construction initiation date, completion date, or estimated project cost as otherwise established in a previous year's capital improvement element schedule update. The update shall also indicate whether those projects included in the previous year's capital improvement element schedule update (but not included in the current year's capital improvement element schedule update), have been completed, are ongoing, or have been deleted. Thereafter, prior to the transmittal of the amendment revising the Schedule of Capital Improvements, the amendment shall be revised to reflect any corresponding changes in the adopted local government capital budgets.
2. Pursuant to Florida Statutes 163.3187, the Schedule of Capital Improvements may be amended two times during any calendar year, and as allowed for emergencies, developments of regional impact, and certain small scale development activities.
3. Pursuant to Florida Statutes 163.3177, the Schedule of Capital Improvements may be adjusted by ordinance not deemed to be an amendment to the Comprehensive Plan for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the Schedule of Capital Improvements.
4. Any act, or failure to act, that causes any project listed in the Schedule of Capital Improvements of this Comprehensive Plan to be scheduled for completion in a fiscal year later than the fiscal year indicated in the Schedule of Capital Improvements shall be in effect only if the act causing the delay is subject to one of the following:
   a. Projects providing capacity equal to, or greater than the delayed project are accelerated within, or added to the Schedule of Capital Improvements, in order to provide capacity of public facilities in the fiscal year at least equal to the capacity scheduled prior to the act which delayed the subject project.
   b. Modification of development orders issued conditionally or subject to the concurrent availability of public facility capacity provided by the delayed project. Such modification shall restrict the allowable amount and schedule of development to that which can be served by the capacity of public facilities according to the revised schedule.
   c. Amendment of the plan to reduce the adopted standard for the level of service for public facilities until the fiscal year in which the delayed project is scheduled to be completed. 9J-5.016(3)(c)7

Policy 1.3.2: [CI] (EFF. 7/16/90)

The local government shall include in the capital appropriations of their annual budgets all the capital improvements projects listed in the Schedule of Capital Improvements for expenditure during the appropriate fiscal year, except that the local government omit from their budgets any capital improvements for which a binding agreements has been executed with another

party to provide the same project in the same fiscal year. The local government may also include in the capital appropriations of their annual budgets additional public facility projects that conform to Policy 1.1.4.2.b.3 and Policy 1.2.3.3. 9J-5.016(3)(c)7.

Policy 1.3.3: [CI] (REV. EFF. 8/17/92; REV. EFF. 12/29/05)

The City Commission of Tallahassee and the Board of County Commissioners of Leon County find that the impacts of development on public facilities within Tallahassee and Leon County occur at the same time as development authorized by a final development order. The local government shall determine, prior to the issuance of development orders, whether or not there is sufficient capacity of Category A and Category C public facilities to meet the standards for levels of service for existing development and the proposed development concurrent with the impacts of proposed development. For the purpose of this policy, the City of Tallahassee shall define "concurrent with" as follows:

1. No final development order shall be issued by the local government after October 1, 1990, unless there shall be sufficient capacity of Category A and Category C public facilities to meet the standards for levels of service for the existing population and for the proposed development according to the following timeframes:
   a. For the following public facilities, there must be: a) available capacity to serve the impacts of the proposed development prior to the issuance of the building permit; b) at the time a development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Florida Statutes, or an agreement or development order is issued pursuant to Chapter 380, Florida Statutes to be in place and available to serve new development at the time of the issuance of a certificate of occupancy.
      (1) Potable water.
      (2) Sanitary sewer.
      (3) Solid waste.
      (4) Stormwater management.
   b. For the following public facilities there must be available capacity to serve the impacts of the proposed development at the adopted level of service within 12 months of the issuance of the final development order:
      (1) Parks and recreation.
      (2) Mass transit.
2. An applicant for a preliminary development order shall have a determination made as to the availability of Category A and Category C public facilities in accordance with subsection a or b:
   a. The applicant may request a determination of available capacity as part of the review and approval of the preliminary development order provided that the determination of available capacity shall apply only to specific uses, densities and intensities based on information provided by the applicant and included in the development order,
   b. The applicant may request the approval of a preliminary development order without a determination of capacity of Category A and Category C public facilities provided that any such order is issued subject to requirements in the applicable land development regulation or to specific conditions contained in the preliminary development order that:
      (1) Final development orders for the subject property are subject to a determination of available capacity in Category A and Category C public facilities, as required by Policy 1.3.1, and;

(2) No rights to obtain final development order, nor any other rights to develop the subject property have been granted or implied by the local government's approval of the preliminary development order without determining that there is available capacity in Category A and Category C public facilities.

3. Except for an approved development of regional impact with specific phases of development, the determination of available capacity shall be valid for the term of a proposed project's development order. For development orders without specific terms of development, the determination and reservation of available capacity shall not exceed two years. For good faith development, extensions of the two year terms may be permitted in six month intervals.

4. A determination that there is available capacity in public works to serve the project shall run with the land; shall be assignable within adjacent portions of a project; and shall not be assignable to other projects. A determination that there is available capacity for a project shall apply only to specific land uses, densities, and intensities based upon information provided by the applicant. Any change in the density, intensity or land use is subject to review and approval or denial by the City of Tallahassee.

5. An applicant shall prepay all impact fees or other infrastructure costs to guarantee the applicant's pro rata share of the local governments' financial obligation for public facilities which are constructed by the local government for the benefit of the subject property.
   a. Whenever an applicant's pro rata share of a public facility is less than full cost of the facility, the local government shall contract with the applicant for the full cost of the facility including terms regarding reimbursement of the applicant for costs in excess of the applicant's pro rata share.
   b. Upon expiration of the determination of capacity for the development pursuant to subsection 2.a.(2) all unused capacity shall be forfeited. The pro rata infrastructure costs (not impact fees) paid for said capacity now forfeited shall be held by the City as a credit unless excess capacity exists that will allow local government to extend the expiration date. Pro rata infrastructure costs held as a credit by local government and not used by a developer to offset future impacts on public facilities shall be rebated without interest to the developer after a period of one (1) year.

6. The standards for levels of service of Category A and Category C public facilities shall be applied to the issuance of development orders on the following geographical basis:
   a. Public facilities which serve all of Leon County shall achieve and maintain the standard for levels of service on a countywide basis. No development order shall be issued in any unincorporated part of Leon County if the standard for levels of service is not achieved and maintained throughout the County for the following public facilities:
      (1) Solid Waste Disposal
      (2) Countywide Parks
   b. Public facilities which serve less than all of Leon County shall achieve and maintain the standard for levels of service within their assigned service area. No development order shall be issued in an assigned service area if the standard for levels of service is not achieved and maintained throughout the assigned

service area for the following public facilities and assigned service areas:

(1) Arterial and Collector Roads: All such roads throughout the county significantly affected by the proposed development
(2) Stormwater Management Systems: Major Stormwater Basin
(3) Potable Water Systems: Water System Service Area
(4) Sanitary Sewer Systems: Treatment Plant Service Area
(5) Area Parks: Urban Service Area
(6) Mass Transit: Citywide

COORDINATE CAPITAL IMPROVEMENTS WITH LAND DEVELOPMENT

Objective 1.4: [CI] (EFF. 7/16/90)

Manage the land development process to insure that all development receives public facility levels of service equal to, or greater than the standards adopted in Policy 1.1.3, subsections 1-3, and 6. 9J-5.016(3)(b)3 and 5 by implementing the Schedule of Capital Improvements (required by Objective 1.3) and produced in its entirety elsewhere in the Capital Improvements Element, and by using the fiscal resources provided for in Objective 1.2 and its supporting policies.

Policy 1.4.1: [CI] (EFF. 7/16/90)

All Category A public facility capital improvements shall be consistent with the goals, objectives and policies of the appropriate elements of this Comprehensive Plan. 9J-5.016(3)(b)5, (3)(c)9, and (4)(a)1.b

Policy 1.4.2: [CI] (REV. EFF. 11/22/99)

The local government shall integrate their land use planning and decisions with their plans for public facility capital improvements by developing and adopting the programs listed in the "Implementation Programs" section of this Capital Improvements Element. The location of, and level of service provided by projects in the Schedule of Capital Improvements shall maintain adopted standards for levels of service for existing and future development in a manner and location consistent with the Future Land Use Element of this Comprehensive Plan. Individual land use decision shall be consistent with the Comprehensive Plan. 9J-5.016(3)(b)3, (3)(c)9

REQUIREMENTS FOR CAPITAL IMPROVEMENTS IMPLEMENTATION: SCHEDULE OF CAPITAL IMPROVEMENTS, INCLUDING GENERAL LOCATION

The Schedule of Capital Improvements on the following pages will repair or replace obsolete or worn out facilities, eliminate existing deficiencies, and make available adequate facilities for future growth through no less than a five-year planning period, updated annually. The analysis of capacity requirements for deficiency and growth at the time of original plan adoption appears in a support document prepared for this Capital Improvements Element: "Public Facility Requirements 1988/89 - 1995/96 and to 2010."

The projects are listed according to the type of public facility. Within each list, projects are listed in sequence according to the fiscal year in which the initial project expenditures are scheduled. The capital improvement element schedule update shall provide the projected construction initiation date, completion date, and rough estimate of the total project cost for each project included

therein. The capital improvement element schedule update shall include advance-funded State of Florida roadway projects, noting, however, that the local government bears no obligation in the funding or construction of these facilities. The capital improvement element schedule update shall include those local road projects reflected in the local government's adopted capital budget.

Each project is named, and briefly described. Most project locations are specified in the name or description of the project. The capacity of the project is shown, using the same measure of capacity that is used in the standard for the level of service (see Policy 1.1.3). Capacity increases may meet the needs of current deficiencies, or future development, or both, as noted above. If no "added capacity" is shown, the project is limited to repair, renovation, remodeling or replacement of an existing facility, with no net increase in capacity.

The estimated cost of each project during each of the next five or six fiscal years is shown in thousands of dollars ($1000s), and the total 5 or 6-year cost is also shown. Any costs incurred before or after the 5 or 6-year schedule are omitted from the project total. Such costs appear in the local governments' Capital Improvements Programs. All cost data is in current dollars; no inflation factor has been applied because the costs will be revised as part of the annual review and update of the Capital Improvements Element.

All projects contained in this Schedule of Capital Improvements are consistent with the other elements of this Comprehensive Plan. Consistency is determined and maintained by calculating that the total capacities of planned projects and existing facilities achieve or exceed the capacity of facilities that are required by the adopted standards for levels of service using the formula in Policy 1.1.4. 9J-5.016(4)(a)1

The Capital Improvements Element reflects the five year adopted Capital Improvement Plans (CIPs) of the City of Tallahassee and Leon County, and may not reflect other Capital Facilities documents that are concurrently being developed and yet to be adopted.

Rule 9J-5.016, F.A.C., concerning the Capital Improvements Element states, in part, "The Capital Improvements Element should include projects for which local government has fiscal responsibility."

Objective 1.5: [CI] (EFF. 6/28/98)

Ensure that the City of Tallahassee and Leon County, their agents, and their assigns appropriate adequate funds and maintain an operational commitment sufficient to implement the various obligations of the Comprehensive Plan which are not addressed through the capital improvements planning requirements.

Policy 1.5.1: [CI] (EFF. 6/28/98)

The City of Tallahassee and Leon County, either jointly or separately, shall, in conjunction with the Comprehensive Plan Evaluation and Appraisal Report process, undertake a periodic review of obligations set forth in the Comprehensive Plan for which they, or their agents or assigns, are responsible for implementing, and which are not otherwise addressed through the capital improvements planning process. Each obligation shall be evaluated; including: a) affirmation of the commitment to the obligation; b) demonstration of financial capacity and commitment to carry out the work necessary to fulfill the obligation; and c) an assessment as to the ability to perform, or have performed, required work within the specified period of time (as applicable).

Should the City of Tallahassee or Leon County determine, as an outcome of this review, that an obligation found in the Comprehensive Plan should be deleted or otherwise modified, the affected local government shall file, at the first available opportunity, an amendment to the Comprehensive Plan making corresponding appropriate revisions.

Objective 1.6: [CI] (EFF. 12/8/98; REV. EFF. 8/5/23)

The City of Tallahassee and Leon County shall adopt and implement revised programs and/or policies which favor the funding and scheduling of their capital improvements programs and policies for the Central Core Area and Southside Action Plan area.

Policy 1.6.1: [CI] (EFF. 12/8/98; REV. EFF. 8/5/23)

The local governments shall commit to undertake needed repairs, replace obsolete infrastructure and facilities, and address existing infrastructure deficiencies within the Central Core Area and Southside Action Plan area. The identification of such projects shall be based on the Comprehensive Assessment of the Central Core Area; the Comprehensive Assessment of the Southside Action Plan area; the Strategic Implementation Plan of the Central Core Area; the Strategic Implementation Plan of the Southside Action Plan area; and, any applicable Sector Plans.

Policy 1.6.2: [CI] (EFF. 12/8/98; REV. EFF. 8/5/23)

By 1999, the local governments shall establish criteria for evaluation of projects proposed for inclusion within the 5 Year Capital Improvement Schedule. Among these criteria, there shall be criteria reflecting the commitment to needed improvements within the Central Core Area the Southside Action Plan area.

Policy 1.6.3: [CI] (EFF. 12/8/98)

Funding approved to implement capital improvements necessary to address those needs identified by the Comprehensive Assessment of the Central Core Area and the Comprehensive Assessment of the Southside Action Plan area shall not be diverted to other projects without the expressed consent of the Commission.

PROGRAMS TO ENSURE IMPLEMENTATION (REV. EFF. 9/19/91; REV. EFF. 3/17/11)

The following program descriptions are part of the adopted Comprehensive Plan. The following programs shall be implemented by January 31, 1991, or such earlier date as may be adopted by the local government, to ensure that the goals, objectives and policies established in the Capital Improvements Element will be achieved or exceeded. Each implementation program will be adopted by ordinance, resolution or executive order, as appropriate for each implementation program.

1. **Review of Applications for Development Orders**. The local government shall amend their land development regulations to provide for a system of review of various applications for the levels of service of Category A and Category C public facilities. Such system of review shall assure that no final development order shall be issued which results in a reduction in the levels of service below the standards adopted in Policy 1.1.3.a-c for Category A public facilities and Policy 1.1.3.f for Category C public facilities. The land development regulations shall include,

at a minimum, the provisions of Policy 1.3.3.a and b in determining whether a development order can be issued.

The land development regulations shall also address the circumstances under which public facilities may be provided by applicants for development orders. Applicants for development orders may offer to provide public facilities at the applicant's own expense in order to insure sufficient capacity of Category A and Category C public facilities, as determined according to Paragraphs A and B, above. Development orders may be issued subject to the provision of public facilities by the applicant subject to the following requirements:

a. The local government and the applicant enter into an enforceable development agreement which shall provide, at a minimum, a schedule for construction of the public facilities and mechanisms for monitoring to insure that the public facilities are completed concurrent with the impacts of the development, or the development will not be allowed to proceed.
b. The public facilities which are impacted by a subsequent Development Order are operating and will continue to operate at or above the adopted LOS consistent with the conditions outlined in Policy 1.3.3 of the CIE and that the public facilities are contained in the Schedule of Capital Improvements of the Comprehensive Plan.

2. **Impact Fees**. Impact fee ordinances shall require the same standard for the level of service as is required by Policy 1.1.3., and may include standards for other types of public facilities not addressed under Policy 1.1.3. All impact fee ordinances necessary to support the financial feasibility of this element shall be adopted, or amended to the required standard for the level of service by January 31, 1991.

3. **Annual Budget**. The annual budget shall include in its capital appropriations all projects in the Schedule of Capital Improvements that are planned for expenditure during the next fiscal year.

4. **Capital Improvements Program**. The annual multi-year Capital Improvement Program (CIP) shall be prepared in conjunction with the annual review and update of the Capital Improvements Element. The CIP shall contain all of the projects listed in the Schedule of Capital Improvements of the updated version of the Capital Improvements Element.

5. **Semiannual Report**. The mandatory semiannual report to the Department of Community Affairs concerning amendments to the Comprehensive Plan due to emergencies, developments of regional impact and selected small developments shall report on changes, if any, to adopt goals, objectives and policies in the Capital Improvements Element.

6. **Update of Capital Improvements Element**. The Capital Improvements Element shall be reviewed and updated annually. The element shall be updated in conjunction with the budget process and the release of the official population estimates and projections by the Bureau of Economic and Business Research (BEBR) of the University of Florida. The update shall include the following data and analysis:
   a. Revision of population projections
   b. Update of inventory of public facilities
   c. Update of costs of public facilities

d. Update of Public Facilities Requirements analysis (actual levels of service compared to adopted standards)
e. Update of revenue forecasts
f. Revise and develop capital improvements projects for the next five fiscal years
g. Update analysis of financial capacity
h. The most current version of the Significant Benefit Memorandum of Agreement (MOA), as allowed pursuant to Policy 1.2.2.(c), and notation in the Capital Improvements Schedule of specific projects allowed by Policy 1.2.2.(c).

7. **Concurrency Implementation and Monitoring System**. The local government shall establish and maintain Concurrency Implementation and Monitoring Systems. The Systems shall consist of the following components:
   a. Annual report on the capacity and levels of service of public facilities compared to the standards for levels of service adopted in Policy 1.1.3.a-c and f. The report shall summarize the actual capacity of public facilities, and forecast the capacity of public all be based on the most recently updated Schedule of Capital Improvements in this Capital Improvements Element. The annual report shall constitute prima facie evidence of the capacity and levels of service of public facilities for the purpose of issuing development orders during the 12 months following completion of the annual report. The annual report shall also summarize and forecast capacities and levels of service for comparison to the standards adopted in Policy 1.1.3.d and e, but such portion of the annual report shall be for information purposes only, and shall not pertain to the issuance of development orders by the local government.
   b. Public facility capacity review. The City of Tallahassee and Leon County shall use the procedures specified in Implementation Program 1, above, to enforce the requirements of Policy 1.3.3.a. and b. and as such the impacts of proposed development will be analyzed in relation to the availability of capacity at the time of permitting. Records shall be maintained during each fiscal year to indicate the cumulative impacts of all development orders approved during the fiscal year-to-date on the capacity of public facilities as set forth in the most recent annual report on capacity and levels of service of public facilities. The land development regulations of the local government shall provide that applications for development orders that are denied because of insufficient capacity of public facilities may be resubmitted after a time period to be specified in the land development regulations. Such time period is in lieu of, and not in addition to, other minimum waiting periods imposed on applications for development orders that are denied for reasons other than lack of capacity of public facilities. Land development regulations shall require that development commence within a specified time after a development order is issued, or the development order shall expire, subject to reasonable extensions of time based on Criteria included in the regulations.
   c. Review of changes in planned capacity of public facilities. The local government shall review each amendment to this Capital Improvement Element, in particular any changes in standards for levels of service and changes in the Schedule of Capital Improvements, in order to enforce the requirements of Policy 1.3.1.d.

d. Concurrency implementation strategies. The local government shall annually review the concurrency implementation strategies that are incorporated in this Capital Improvements Element:
   (1) Standards for levels of service that are phased to reflect the local governments financial ability to increase public facility capacity, and resulting levels of service, from year to year. Standards for levels of service may be phased to specific fiscal years in order to provide clear, unambiguous standards for issuance of development orders. (See Policy 1.1.3)
   (2) Standards for levels of service that are applied within appropriate geographical areas of the local government. Standards for Countywide public facilities are applied to development orders based on levels of service throughout the County. Standards for public facilities that serve less than the entire County are applied to development orders on the basis of levels of service within assigned service areas. (See Policy 1.3.3.c)
   (3) Standards for levels of service are applied according to the timing of the impacts of development on public facilities. Final development orders, which impact public facilities in a matter of months, are issued subject to the availability of water, sewer, and solid waste facilities prior to the issuance of the building permit, and other facilities (i.e., parks stormwater management and, mass transit) must be available within 12 months of the final development order. Preliminary development orders can be issued subject to public facility capacity, but the capacity determination expires in two years unless the applicant provides financial assurances to the local government. As an alternative, the determination of public facility capacity for preliminary development orders can be waived with in agreement that a capacity determination must be made prior to issuance of any final development order for the subject property. Such a waiver specifically precludes the acquisition of rights to a final development order as a result of the issuance of the preliminary development order. (See Policy 1.3.3.a and b)
   (4) Levels of service are compared to adopted standards on an annual basis. Annual monitoring is used, rather than case-by-case monitoring, for the following reasons:
      (a) annual monitoring corresponds to annual expenditures for capital improvements during the local governments' fiscal years;
      (b) annual monitoring covers seasonal variations in levels of service; and
      (c) case-by-case monitoring would require applicants for development orders or the local government to conduct costly, time-consuming research which would often be partially redundant of prior research, or involve disparate methodologies and produce inconsistent results.

      (See Concurrency Implementation and Monitoring System component A, above.)
   (5) Public facility capital improvements are prioritized among competing applications for the same amount of facility capacity according to the criteria in Policy 1.1.5.b.4. If any applications have

to be deferred to a future fiscal year because of insufficient capacity of public facilities during the current fiscal year, the applications to be deferred will be selected on the basis of rational criteria.

e. Capacity of Public Facilities for Development Orders Issued Prior to Adoption of the Plan. The City of Tallahassee and Leon County will "reserve" capacity of public facilities for development orders, in addition to approved Developments of Regional Impact, that were issued by the local government prior to the adoption of this Comprehensive Plan under the following circumstances:
   (1) A representative of the property which is the subject of the development order has requested and received a determination of vested rights, and
   (2) A representative of the property which is the subject of the development order has accepted in writing the applicable requirements of Policy 1.3.3.b, c of the Capital Improvements Element.

The local governments find that it is not necessary to automatically "reserve" capacity of public facilities for all development orders issued prior to the adoption of the plan because experience indicates that many such development orders are not used, or are not used to the maximum allowable uses, densities or intensities. The local governments find that the population forecasts that are the basis for this plan are a reasonable prediction of the absorption rate for development, and that the capital facilities which are planned to serve the forecast development are available for that absorption rate. Reserving public facility capacity for previously issued development orders would deny new applicants access to public facilities, and would arbitrarily enhance the value of dormant development orders.

The local governments intend to develop and pursue programs that will give persons with legitimate and substantial rested rights an opportunity to proceed with their plans without arbitrary interference by the new Comprehensive Plan. However; the local governments intend to require such persons to "continue in good faith" in order to "reserve" capacity of public facilities which are provided by the local government. The City of Tallahassee and Leon County will not "reserve" capacity of public facility for previously issued development orders that have not been vested under the local government's vesting ordinance and which have not continued development in good faith.

8. **5-Year Evaluation**. The required 5-year evaluation and appraisal report shall address the implementation of the goals, objectives and policies of the Capital Improvements Element. The monitoring procedures necessary to enable the completion of the 5-year evaluation include:
   a. Review of Annual Reports of the Concurrency Implementation and Monitoring System.
   b. Review of Semiannual Reports to DCA concerning amendments to the Comprehensive Plan.
   c. Review of Annual Updates of this Capital Improvements Element, including updated supporting documents.

9. **Contractor Performance System**. The local government will develop a system of monitoring the actual performance of contractors who design and/or construct public facilities for the local government. The monitoring system shall track such items as actual vs. planned time schedule, and actual vs. bid cost. The performance of contractors shall be considered when the local government awards contracts for public facilities. 9J-5.016(3)(c)6 and (4)(b)

ECONOMIC DEVELOPMENT ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal 1: [ED] (EFF. 8/9/12)

Through coordination and cooperation between private sector businesses, nonprofit organizations, higher educational institutions, local government, and the State of Florida, the economic development efforts of the City of Tallahassee and Leon County will increase entrepreneurialism; advance local businesses, and grow targeted industry sectors; and attract innovative individuals and companies to the Capital region.

The region's intellectual, cultural, physical, and natural assets will be marketed to established and new companies, investors, and creative individual entrepreneurs. These assets include Tallahassee/Leon County's highly educated, stable workforce; innovative, competitive local industries and research institutions; advanced transportation and communications infrastructure; high quality of life and unique sense of place; and a broad-based commitment to community sustainability and environmental protection. The promotion of these assets will attract and retain new businesses, local company expansions, increase tourism, and will create an increasing number and diversity of employers and educated, skilled employees in the Tallahassee/Leon County region.

Objective 1.1: [ED] (EFF. 8/9/12)

Increase new business formations using existing and new resources, assets, and coordinated strategies.

Policy 1.1.1: [ED] (EFF. 8/9/12)

Maintain an inventory of local, state and federal resources to support new business development and foster entrepreneurialism. This inventory will include capital and other funding sources; marketing, permitting, and tax rebate/tax refund information; procedures, programs, and other tools and techniques for technology transfer, licensing and commercialization; research and development resources and related services; and business incubator support services.

Policy 1.1.2: [ED] (EFF. 8/9/12)

Encourage coordination between private sector businesses, higher educational institutions, local, state, and federal government, and local, regional, and state-level economic development organizations, agencies, and other community economic development partners, consistent with local sustainability and environmental protection efforts.

Objective 1.2: [ED] (EFF. 8/9/12)

Inventory and apply best practices in business development techniques and strategies to grow existing and new local businesses, and to nurture and develop targeted-industry sectors that match the region's strengths, goals and assets, as well as provide for a diversified and sustainable regional economy, sense of place, and natural environment.

Policy 1.2.1: [ED] (EFF. 8/9/12)

Through participation in local, regional, state, and federal economic development organizations, agencies, and other

community partners, support employers where appropriate by helping provide economic development marketing, research, and technical and business assistance consistent with identified targeted industrial, tourism, and other related initiatives and strategic economic development priorities.

Objective 1.3: [ED] (EFF. 8/9/12)

Attract innovative companies which provide sustainable, long-term high-wage jobs and investments in land, facilities, people, and equipment.

Policy 1.3.1: [ED] (EFF. 8/9/12)

Through participation in local, regional, state, and federal economic development organizations, agencies, and other community partners, market the Tallahassee–Leon County region's competitive assets and resources to attract targeted new employers. These resources will include site selection; regulatory assistance; tax & workforce training incentives; and financing tools.

PUBLIC SCHOOL FACILITIES
GOALS, OBJECTIVES AND POLICIES

Goal 1: [PS] (EFF. 6/6/08)
PUBLIC SCHOOL CONCURRENCY

Recognizing the obligations of Article IX of the Florida Constitution, make available public school facilities consistent with the adopted level of service standard.

Objective 1.1: [PS] (EFF. 6/6/08)
LEVEL OF SERVICE

Ensure that school capacity is sufficient to support student growth at the adopted level of service standard in the five-year planning period, is financially feasible by the end of the five-year planning period, and is sufficient through the long term planning period.

Policy 1.1.1: [PS] (EFF. 6/6/08)
COORDINATING AND SHARING OF INFORMATION

The School Board shall annually submit the educational facilities report and plan to the City and the County. The plan will be consistent with the requirements of §1013.35, F.S. Within 45 days of the School Board's annual workshop, the City and County shall review the plan and send any comments to the School Board, including any objections to adopting the plan into the annual capital improvements update of the comprehensive plan. The educational facilities report and plan will serve as a basis for adoption of annual five-year school capital improvement amendments adding a new fifth year, incorporate an updated financially feasible public schools capital facilities program, and will be consistent with the five-year district facilities work plan.

Policy 1.1.2: [PS] (EFF. 6/6/08)
LEVEL OF SERVICE STRUCTURE

All new residential development shall be reviewed to ensure that adequate school capacity will exist within three years after the issuance of a final site and development plan approval for the residential development, in order to support the additional student growth at the adopted level of service.

Policy 1.1.3: [PS] (EFF. 6/6/08)
SCHOOL CONCURRENCY AREAS

The School Concurrency Service Areas shall be coterminous with the school attendance zones for each school, as adjusted by the School Board.

Policy 1.1.4: [PS] (EFF. 6/6/08)
ENSURING SCHOOL CAPACITY

School concurrency shall be applied on a less than district-wide basis through the attendance zones for each school. Development may proceed if the level of service standard is exceeded for a project, but capacity exists in one or more contiguous school attendance zones provided that transportation restrictions do not exist.

Policy 1.1.5: [PS] (EFF. 6/6/08)
ADJUSTING SCHOOL CONCURRENCY AREAS

The School Board will optimize use of student capacity at each school to the greatest extent practicable, based on the adopted level of service and the total number of permanent student stations available according to the FISH inventory, taking into account special considerations such as core capacity, special programs, transportation costs, geographic impediments, and class size reduction requirements to prevent disparate enrollment levels between schools of the same type (elementary, middle, high). The School Board may adjust the school attendance zones as needed to comply with state and federal mandates and other programs and to maximize capacity utilization. The adjustment of school concurrency service areas will follow the School Board's changes to school attendance zones and the process established in the Public School Concurrency and Facilities Planning Interlocal Agreement.

Policy 1.1.6: [PS] (EFF. 6/6/08)
LEVELS OF SERVICE

The level of service established for Elementary schools is 100% of Florida Inventory of School Houses (FISH) capacity.

The level of service established for Middle schools is 100% of Florida Inventory of School Houses (FISH) capacity.

The level of service established for High schools is 100% of Florida Inventory of School Houses (FISH) capacity.

Policy 1.1.7: [PS] (EFF. 6/6/08)
MAINTENANCE OF LEVEL OF SERVICE

The School Board will annually compare the number of projected students, calculated based on approved site and development plan applications submitted by the City and County, to available capacity within each school concurrency service area over the five-year period.

Policy 1.1.8: [PS] (EFF. 6/6/08)
CHANGES TO LEVEL OF SERVICE STANDARDS

Proposed changes to the level of service for each school type will be administered through the processes detailed in the Public School Concurrency and Facility Planning Interlocal Agreement.

Objective 1.2: [PS] (EFF. 6/6/08)
CAPITAL IMPROVEMENTS & CORRECTION OF DEFICIENCIES

To ensure that existing deficiencies and future needs are addressed, provide mitigation alternatives that are financially feasible by the end of the five-year planning period in order to achieve and maintain the adopted level of service standard, and include those projects in the five-year schedule of capital improvements.

Policy 1.2.1: [PS] (EFF. 6/6/08)
DISTRICT EDUCATIONAL FACILITIES REPORT AND PLAN

The School District's annual education facilities report and plan will contain the School Board's capital improvement plan, including a financially feasible plan for acquisition, expansion, and construction of facilities with funding for the five-year

planning period, and the educational facilities representing the district's unmet need. This plan will address identified needs and how level of service will be maintained.

Policy 1.2.2: [PS] (EFF. 6/6/08)

COLLOCATION

Collocation and shared use opportunities will be considered by the City and the County when preparing the annual update to the comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.

Policy 1.2.3: [PS] (EFF. 6/6/08)

SCHOOL BOARD DIRECTION TO ENSURE SUFFICIENT CAPACITY

If adequate capacity is not available or planned to serve the proposed development at the time of review, the School Board shall specify how it proposes to meet the anticipated student enrollment demand; alternatively, the School Board, local government, and developer may collaborate to find means to ensure sufficient capacity will exist to accommodate the development, such as, developer contributions, project phasing, required facility improvements, etc.

Policy 1.2.4: [PS] (EFF. 6/6/08)

COORDINATION WITH COMMUNITY DEVELOPMENT PLANS

In formulating community development plans and programs, the City and the County will consider giving priority to capital improvements that are coordinated with, and meet the capital needs identified in, the School Board's school facilities plan.

Policy 1.2.5: [PS] (EFF. 6/6/08)

MITIGATION OPTION

If there is not adequate capacity within the schools impacted by a proposed residential site and development plan, the School Board shall consider proportionate fair-share mitigation options, and if acceptable, will enter into a binding agreement with the developer and the City or County, as applicable, to mitigate the impacts from the development through the creation of additional school capacity.

Policy 1.2.6: [PS] (EFF. 6/6/08)

BASIS OF MITIGATION

When the student impacts from a proposed residential development would cause the adopted level of service to fail, the developer's proportionate fair-share mitigation for the development will be based upon the number of additional student stations necessary to meet the established level of service. The amount to be paid by the developer will be calculated utilizing the cost per student station allocations for elementary, middle, and high school, as published by the Department of Education (DOE), and adjusted by the School Board to reflect local conditions, such as land and infrastructure costs.

Policy 1.2.7: [PS] (EFF. 6/6/08)

MITIGATION FORMULA

The following methodology shall be used to calculate the developer's proportionate fair-share mitigation amount:

Proportionate Share = (Development Students – Available Capacity) x Total Cost per Student Station

Where:

Development Students =
Students generated by the proposed development that are assigned to the particular school

Available Capacity =
FISH Capacity – (actual enrollment + vested)

Total Cost =
the cost per student station as determined and published by the DOE, adjusted by the School Board to account for land costs and infrastructure costs, as determined and published annually in the School District's Five-Year Capital Facilities Plan

Policy 1.2.8: [PS] (EFF. 6/6/08)

MITIGATION AGREEMENT

The applicant will negotiate an acceptable mitigation option with the School Board prior to approval of the development order, and the mitigation option shall be clarified in a binding development agreement submitted to the County or City, as applicable, for approval.

Policy 1.2.9: [PS] (EFF. 6/6/08)

ACCEPTABLE FORMS OF MITIGATION

The following mitigation options will be acceptable to the City, County, and School Board, as negotiated by the School Board on a case-by-case basis: payment for land acquisition; contribution of land; construction of new, or expansion of existing, public school facilities; contribution of District-owned portable school facilities meeting SREF standards (only in cases where capacity is available in the core facilities of the school); construction of a charter school meeting SREF standards if the mitigation agreement requires the ownership of the charter school to revert to the District upon closure of the facility; and developer-established mitigation banks, including both construction of schools and acquisition of land.

Goal 2: [PS] (EFF. 6/6/08)

SCHOOL FACILITY SITING

Maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding public school siting and collocation with other public facilities, supporting the development of public education facilities concurrent with residential development and other services.

Objective 2.1: [PS] (EFF. 6/6/08)

SCHOOL FACILITY SITING PROCESS

To establish a process of coordination and collaboration between the County, local governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Policy 2.1.1: [PS] (EFF. 6/6/08)

INITIATING SCHOOL SITING PROCESS

The School Board will submit potential sites for new schools and proposals for significant renovation, significant expansion, and closure of existing schools to the staff Work Group created by the Public School Concurrency and Facility Planning Interlocal Agreement.

Policy 2.1.2: [PS] (EFF. 6/6/08)

PARTICIPATION IN SCHOOL SITING

When the Superintendent/School Board identifies the need for a new school, or significant expansion of an existing school, requiring the purchase or lease of land, the school district staff will provide to the staff Work Group information pertaining to the type of proposed school or facility, or expansion thereof, acreage required, geographic boundaries of the area of need, and a listing of activities to occur on the site.

Policy 2.1.3: [PS] (EFF. 6/6/08)

EVALUATION BY WORK GROUP

The staff Work Group, as established by the Public School Concurrency and Facility Planning Interlocal Agreement, will evaluate and make recommendations regarding the location and need for new, significant renovation or expansion, and closures of educational facilities, and the consistency of such plans with the Comprehensive Plan and the Public School Concurrency and Facility Planning Interlocal Agreement.

Policy 2.1.4: [PS] (EFF. 6/6/08)

CONSISTENCY REVIEW

At least sixty (60) days prior to acquiring or leasing property that may be used for a new public educational facility, or initiating the significant renovation or expansion of an existing school, the School Board shall provide written notice to the Planning Department. Upon receipt of the notice, the Planning Department shall notify the School Board within forty-five (45) days if the proposed new school site(s) or the proposed significant renovation or expansion of an existing school is consistent with the land use categories and policies of the Comprehensive Plan.

Policy 2.1.5: [PS] (EFF. 6/6/08)
SITE PLAN REVIEW

At least ninety (90) days prior to commencing construction, the School Board shall submit a site design/development plan to either the City or County Growth Management Department, as applicable. Within forty-five (45) days after receiving the submittal, the City or County Growth Management Department will certify, in writing, whether the proposal is consistent with any applicable provisions of the land development code.

Policy 2.1.6: [PS] (EFF. 6/6/08)
POTENTIAL CLOSURE DETERMINATION

Upon receipt of notice of a potential school closure, the Work Group, as established by the Public School Concurrency and Facility Planning Interlocal Agreement, will issue a report to the Coordinating Committee summarizing the School Board's determination of the need for the closure and the impact on adjacent school concurrency service.

Objective 2.2: [PS] (EFF. 6/6/08)
COLLOCATION WITH OTHER PUBLIC FACILITIES

Coordinate location of public school facilities relative to the location of other public facilities.

Policy 2.2.1: [PS] (EFF. 6/6/08)
COLLOCATION AND SHARED USE

Collocation and shared use of facilities are important to the School Board, the City of Tallahassee, and Leon County. The School Board will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the Educational School Plant Survey. Opportunities for collocation and shared use will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. Where applicable, collocation and shared use of school and governmental facilities for health care and social services will be considered.

Policy 2.2.2: [PS] (EFF. 6/6/08)
AGREEMENTS FOR COLLOCATION AND SHARED USE

A separate agreement will be developed for each instance of collocation and shared use that addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision.

Goal 3: [PS] (EFF. 6/6/08)

COORDINATION OF SCHOOL FACILITY DEVELOPMENT

Maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding intergovernmental coordination and coordination of population projections, supporting the development of public education facilities concurrent with residential development and other services.

Objective 3.1: [PS] (EFF. 6/6/08)

INTERGOVERNMENTAL COORDINATION

To establish and maintain a cooperative relationship between the School District, City of Tallahassee, and Leon County in coordinating land use planning with development of public school facilities proximate to existing or proposed residential areas and are complementary with other public facilities.

Policy 3.1.1: [PS] (EFF. 6/6/08)

JOINT MEETINGS

The City Commission, the County Commission, and the School Board will meet at least once every year in a joint workshop session. The joint workshop session will provide the opportunity for the City, the County, and the School Board to set direction, discuss issues and reach understandings regarding issues of mutual concern such as coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities.

Policy 3.1.2: [PS] (EFF. 6/6/08)

COORDINATING COMMITTEE

The City, County, and School Board will appoint a Coordinating Committee, as established by the Public School Concurrency and Facility Planning Interlocal Agreement, for oversight of the school concurrency program and the joint planning efforts of the parties. The Coordinating Committee will meet twice per year, synchronizing with the amendment cycles to the Comprehensive Plan.

Policy 3.1.3: [PS] (EFF. 6/6/08)

WORK GROUP

The staff Work Group, as established by the Public School Concurrency and Facility Planning Interlocal Agreement, will formulate recommendations to the Coordinating Committee.

Policy 3.1.4: [PS] (EFF. 6/6/08)

WORK GROUP PURPOSE

The Work Group shall formulate recommendations to the Coordinating Committee regarding coordination of land use and school facility planning, including such issues as population and student enrollment projections, development and redevelopment trends and plans, transportation, school needs, collocation and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access. The Work Group shall also make recommendations to the Coordinating Committee on amendments to the Comprehensive Plan.

Policy 3.1.5: [PS] (EFF. 6/6/08)
WORK GROUP MEETINGS

The Work Group will meet at least once per year regarding implementation of school concurrency, including adopted levels-of-service, school concurrency service areas, and preparation of the school district's 5-year facilities work program and any suggested revisions to these components of school concurrency.

Policy 3.1.6: [PS] (EFF. 6/6/08)
EDUCATIONAL PLANT SURVEY

The Work Group will assist the School Board in an advisory capacity in the preparation of the update to its Educational Plant Survey. The survey shall be consistent with the requirements of §1013.31, F.S., and include an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with the land use plan.

Policy 3.1.7: [PS] (EFF. 6/6/08)
CONSISTENCY WITH COMPREHENSIVE PLAN

The Work Group will evaluate and make recommendations regarding the location and need for new, significant renovation or expansion, and closures of educational facilities, and the consistency of such plans with the Public School Concurrency and Facility Planning Interlocal Agreement and the Comprehensive Plan. The work group will also ensure compatibility of school sites and surrounding land uses.

Policy 3.1.8: [PS] (EFF. 6/6/08)
COORDINATION FOR EMERGENCY MANAGEMENT

A joint committee made up of School Board members and/or district staff with appropriate Tallahassee Police Department, Leon County Sheriff Department, Tallahassee Fire Department, Juvenile Justice, other law enforcement officials, and community representatives shall be established to review the issues of emergency preparedness and school safety. This committee will have authority to make specific recommendations to the School Board, City or County Commissions, or other governmental agencies to enhance emergency preparedness and safety in and around district school facilities.

Policy 3.1.9: [PS] (EFF. 6/6/08)
AVAILABILITY OF SCHOOL FACILITIES

School Board facilities shall be made available at no charge to the City and County, when scheduling and school utilization permit, for public meetings related to land use, transportation planning, community improvement, and other related topics. The City and County shall make available at no charge to the School Board, maps, GIS and other data related to school sites, attendance zones, and land use.

Policy 3.1.10: [PS] (EFF. 6/6/08)
JOINT DETERMINATION ON TIMING OF IMPROVEMENTS

In conjunction with the local government review of a proposed new school site or the significant renovation or expansion of an existing school, the School Board and the affected local government will jointly determine the need for timing of onsite and off-site improvements necessary to support each school or renovation or expansion thereof, and will enter into a written

Agreement as to the timing, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.

Policy 3.1.11: [PS] (EFF. 6/6/08)

SCHOOL BOARD PARTICIPATION IN SITE PLANNING

The Public School Concurrency and Facility Planning Interlocal Agreement requires the application of school concurrency at site plan and development approval, and therefore requires that the School Board participate in the review of all proposed site and development plans for new residential construction.

Policy 3.1.12: [PS] (EFF. 6/6/08)

SCHOOL IMPACT ANALYSIS PROCESS

The City and County will amend their land development regulations to require an applicant for a residential site and development plan to complete a School Impact Analysis Form for submittal with their application. The School Impact Analysis Form will require information concerning the location of the project; the number, type and size of dwelling units proposed; and the school concurrency service area in which the project is located.

Policy 3.1.13: [PS] (EFF. 6/6/08)

SCHOOL BOARD PARTICIPATION IN COMPREHENSIVE PLAN AMENDMENT

The Tallahassee/Leon County Planning Department (TLCPD) will amend its Comprehensive Plan application process to require an applicant for a residential Comprehensive Plan Amendment to complete a School Impact Analysis Form for submittal with their application. The School Impact Analysis Form will require information concerning the location of the project; the total number dwelling units permitted in the Future Land Use Map category; and the school concurrency service area in which the project is located.

Policy 3.1.14: [PS] (EFF. 6/6/08)

REVIEW OF SCHOOL IMPACT ANALYSIS BY SCHOOL BOARD

The City or County will transmit the School Impact Analysis Form for a residential site and development plan to a designated employee of the School Board for review at the same time the application is submitted to all departments for review. The TLCPD will provide the School Impact Analysis Form to a Comprehensive Plan Amendment applicant for review by a designated employee of the School Board for a determination of Level of Service impact created by the proposed Comprehensive Plan Amendment.

Policy 3.1.15: [PS] (EFF. 6/6/08)

SCHOOL BOARD MEMBER ON DRC

The City will amend its Land Development Regulations to require a member appointed by the School Board serve on the Development Review Committee.

Objective 3.2: [PS] (EFF. 6/6/08)

POPULATION PROJECTIONS

To establish a joint process of coordination and collaboration between the School District, the City of Tallahassee, and Leon County in the planning and decision-making on population projections.

Policy 3.2.1: [PS] (EFF. 6/6/08)

ENROLLMENT AND POPULATION PROJECTIONS

The City, the County, and the School Board agree to coordinate their plans upon the same projections of the amount, type, and distribution of population growth and student enrollment. The City, the County and the School Board agree to utilize the mid-range population projections published by the Bureau of Economic and Business Research (BEBR) at the University of Florida.

Policy 3.2.2: [PS] (EFF. 6/6/08)

RECONCILING PROJECTIONS

The School Board shall also utilize the Department of Education (DOE) five-year countywide student enrollment projections. The School Board may request that the DOE projections be adjusted to reflect BEBR projections, and actual enrollment and development trends not anticipated by the DOE projections. In formulating such a request, the School Board will coordinate with the City and County regarding future population projections and growth.

Map 29: Leon County School Board, Projected Schools, 10 Year Outlook

Map 30: Leon County School Board, Ancillary Facilities, 5 Year Outlook

PROPERTY RIGHTS
GOALS, OBJECTIVES AND POLICIES

Goal 1: [PR] (EFF. 7/14/22)

To recognize and respect judicially acknowledged or constitutionally protected private property rights.

Objective 1.1: [PR] (EFF. 7/14/22)

Ensure that all rules, ordinances, regulations, and programs are developed, advertised, implemented, and applied with sensitivity for private property rights.

Policy 1.1.1: [PR] (EFF. 7/14/22)

To ensure that private property rights are considered in local decision-making, the following rights shall be considered:

1) The right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights, subject to state law and local ordinances.
2) The right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.
3) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property, subject to state law and local ordinances.
4) The right of a property owner to dispose of their property through sale or gift, subject to state law and local ordinance.

PLAN MONITORING AND EVALUATION PROCEDURES

1. Citizen Participation

The comprehensive plan must be evaluated at least every five years, with an Evaluation and Appraisal Report being prepared, adopted, and submitted to the State. The exception to this requirement is the Capital Improvements Element, which must be reviewed and updated on an annual basis.

The five-year evaluation will be a detailed analysis of plan effectiveness, which will be prepared by the Local Planning Agency (LPA), and recommended for adoption by the City and County Commissions. A wide range of citizen involvement techniques will be an integral part of this process, and will involve meetings, workshops, and public hearings by elected and appointed officials. This process will be consistent with the citizen involvement procedures that were utilized by the city and the County in the original preparation of the plan.

2. Updating Baseline Data

Maintenance of baseline data sufficient to measure accomplishments of plan objectives will be the responsibility of the Local Planning Agency, with support of City and County departments and other applicable agencies.

3. Plan Accomplishments

Consistent with the Intergovernmental Coordination Element, a "target issues" process will be utilized to track dates and actions as shown in the plan. Actions having dates for accomplishments will be monitored on a monthly basis; others will be monitored semi-annually.

At least six months prior to the submittal of the required Five-year Evaluation and Appraisal Report, the City and County shall make available to the citizenry, consistent with adopted citizen involvement procedures, plan monitoring information which shall sufficiently inform them of the success or failure in meeting plan goals and objectives.

4. Evaluation and Appraisal Report

Based on technical evaluation, interim monitoring reports and citizen comments, the LPA shall prepare an Evaluation and Appraisal Report and submit it to the city and County commissions. That report will include, but need not be limited to:

a. A description of the accomplishments in the first five-year period of the plan, describing the degree to which the goals, objectives and policies have been reached.
b. Obstacles or problems, which resulted in underachievement of goals, objectives and policies.
c. New or modified goals, objectives or policies needed to correct discovered problems.
d. Other issues as may be appropriate, or as required by statute.

5. Capital Improvements Monitoring

In addition to the five-year monitoring procedures described above, monitoring of the Capital Improvements Element shall be accomplished annually in accordance with implementation procedures established in that element.

GLOSSARY

ACCESS: (EFF. 6/25/96) The means of vehicular entry to or exit from property to or from a public or private road.

ACLF: (EFF. 7/16/90) Means adult congregate living facility as defined in Section 400.402 of the Florida Statutes.

ACQUISITION: (EFF. 7/16/90) Includes purchase, land exchange, donation, easement, assisting private owners in obtaining tax advantages, etc. "Purchase" shall include all acquisition costs, such as surveying and title insurance.

ACTIVE RECREATION FACILITY: (EFF. 7/16/90) Means those recreation lands and improvements that are facility oriented, i.e. swimming pools, ball fields, tennis courts.

ADJOINING LAND USES: (EFF. 8/17/92) Land uses on parcels which are touching or contiguous to each other, as distinguished from lying near to or adjacent. For purposes of this Plan, land uses on parcels that are separated from each other by a local or a minor collector street or roadway shall also be considered adjoining; land uses on parcels that are separated by a major collector or an arterial street or roadway or by a railroad right of way shall not be considered adjoining.

ADVANCED WASTEWATER TREATMENT: (EFF. 4/10/09) Treatment of sewage that goes beyond the secondary or biological wastewater treatment stage and includes the removal of nutrients such as phosphorus and nitrogen and a high percentage of suspended solids and biochemical oxygen demand.

AFFORDABLE HOUSING: (REV. EFF. 7/20/05; REV. EFF. 12/24/10) Housing that costs no more than 33% of the annual income of a household earning 80% or less of area median income (AMI) for homeownership and 60% AMI or less for rental housing, adjusted for the number of people in the household, as defined by the U.S. Department of Housing and Urban Development (HUD) annually.

AGRICULTURE: (EFF. 7/6/15) The production, keeping or maintenance, for sale, lease or personal use, of plants and/or animals useful to humans, including, but not limited to, the growing of crops, dairying, grazing, the raising and maintenance of poultry and other livestock, horticulture, nursery, forestry, and sod farms. Commercial feed lots, the raising of furbearing animals, riding academies, livery or boarding stables or dog kennels are not considered to be normal agricultural uses.

AGRITOURISM: (EFF. 7/6/15) Any agricultural related activity consistent with a bona fide farm or ranch or in a working forest which allows members of the general public to view or enjoy activities related to farming, ranching, historical, cultural or harvest-your-own attractions for recreational, entertainment or educational purposes.

ALTERED FLOODPLAINS: (EFF. 7/16/90) Areas within the 100 year floodplain that have been either ditched, drained, filled or have had structures built on them, any of which have diminished the flood storage capacity of the floodplain.

ALTERED WETLANDS: (EFF. 8/17/92) Wetlands that have been degraded to the extent their ecological function has been detrimentally impaired and the likelihood that they cannot be re-established except through a distinct program of man-made

mitigation. Wetlands that can have beneficial function restored through natural processes will not be considered altered.

ARCHAEOLOGICAL SITE: (EFF. 7/16/90) A location that has yielded or may yield information on history or prehistory.

AREA PARK: (EFF. 7/16/90) Means those park facilities that serve the population of the urban service area, including but not limited to community parks and sports complexes.

BASIC LIVING SHELTER: (EFF. 7/16/90) Means a dwelling unit which, at a minimum, is structurally sound, includes indoor plumbing, has a functional heating source, and provides protection to its inhabitants from the elements.

BEST MANAGEMENT PRACTICES: (EFF. 7/16/90) Those practices and principles designed to reduce and manage non-point source pollution and in some cases, protect wildlife and habitat. These principles and practices are generally outlined in the latest updated version of various BMP manuals including "Silviculture Best Management Practices," "Best Management Practices," "A Landowners Handbook for Controlling Erosion for Forestry Operations," "Management Guidelines for Forested Wetlands," "DER: Florida Development Manual, A Guide to Sound Land and Water Management," and other publications on best management practices that are accepted by the industries and regulatory bodies. The local government reserves the right to add to or alter BMPs in specific instances as part of development agreements or development orders.

BUFFER: (EFF. 6/25/96) Open spaces, planted areas, fences, walls, berms, any combination thereof, or any other structure or design mechanism that is used to physically separate or screen one land use from another so as to visually shield and/or mitigate potential negative impacts.

BUSINESS ACCELERATOR: (EFF. 5/31/18) An organization that offers a range of support services and funding opportunities for startup businesses, including capital and investment, mentorship, office space and supply chain resources.

BUSINESS INCUBATOR: (EFF. 5/31/18) Organizations that help new and startup companies develop by providing services such as management training or office space, and are often a good path to capital from investors.

CANOPY ROAD: (EFF. 7/16/90) Road designated by local government as having significant aesthetic, cultural and historical value.

CAPITAL FACILITIES: (EFF. 7/16/90) Means transportation systems or facilities, including roads, mass transit, bikeway, sidewalk and aviation facilities; sewer systems or facilities; solid waste systems or facilities; drainage and stormwater management systems or facilities; potable water systems or facilities; education systems or facilities; parks and recreation systems or facilities; and health systems or facilities.

CAPITAL INFRASTRUCTURE: (REV. EFF. 8/17/92) Consists of sewer and water, roads, mass transit, solid waste, drainage, and parks.

CAPITOL CENTER PLANNING COMMISSION: (EFF. 8/17/92) As defined by §272.12, Florida Statutes.

CDBG: (EFF. 7/16/90) Means the Community Development Block Grant, as authorized under Title I of the Housing and Community Development Act of 1974.

CLOSED BASIN: (EFF. 7/16/90) A naturally depressed portion of the earth's surface for which there is no natural outlet for runoff other than percolation, evaporation, or transpiration.

CLUSTERING: (EFF. 12/7/99) The grouping together of structures and infrastructure on a portion of a development site with the balance remaining undeveloped or reserved as green space, which may or may not be used for development at a later date.

COMMERCIAL: (REV. EFF. 6/25/96) Generally, an activity or business involving the sale of goods and/or services carried out for profit.

MINOR: (EFF. 7/16/90) Provide for the sale of convenience goods and services to the immediate residential area. Gross floor area—less than 20,000 square feet except at a local street intersection where maximum allowable is 10,000 square feet.

NEIGHBORHOOD: (REV. EFF. 9/19/91) Provide for the sale of convenience goods and personal services such as food, drugs, sundries and hardware items to one or more neighborhoods. Gross floor area—20,000 to 100,000 square feet. Except at intersection of collectors where maximum allowable is 50,000 square feet.

COMMUNITY: (EFF. 7/16/90) Same functions of neighborhood commercial but on a larger scale. Provide for sale of retail goods such as clothing, variety items, appliances and furniture, hardware and home improvement items. Gross floor area—100,000 to 200,000 square feet.

REGIONAL: (EFF. 7/16/90) 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. Gross floor area - 200,000 to 1,000,000 square feet.

HIGHWAY: (EFF. 7/16/90) Provide for consumer oriented retail services designed for drive-in convenience. Gross floor area - 1,000 to 10,000 square feet.

COMMERCIALIZATION CENTERS: (EFF. 5/31/18) Facilities designed to further develop technologies through research partnerships, assistance with patents, and support for delivering products to the market through licensing and the creation of companies.

COMMUNITY FACILITIES: (REV. EFF. 8/17/92) Facility or service which may be public or privately owned, established, and intended to provide significant public benefit.

COMMUNITY SERVICES: (EFF. 7/16/90; REV. EFF. 8/27/17) A facility owned or operated by a public or private entity or agency that provides a service or significant public benefit directly to the general public, such as libraries, religious facilities, police/fire stations, hospitals, museums, and schools.

LIGHT INFRASTRUCTURE: (EFF. 7/16/90; REV. EFF. 1/19/20) Water wells, water tanks, sewage pump stations, electric substations, and solar power stations and systems.

HEAVY INFRASTRUCTURE: (EFF. 7/16/90; REV. EFF. 12/24/10; REV. EFF. 1/19/20) Government operational facilities, which have significant off-site impacts. Also included are such facilities operated by semi-public or private utility providers. These facilities shall include but are not limited to:

Waste-to-energy facilities
Materials recovery facilities
Sanitary sewer facilities
Sanitary sewer percolation ponds
Sewage treatment plants
Airports
Power generating stations (non-solar powered)
Landfills
Sludge disposal facilities
Incinerators
Correctional facilities
Water treatment plants
Outdoor storage facilities
Vehicle maintenance facilities
Solid waste transfer station
Correctional facilities

POST-SECONDARY: (EFF. 7/16/90) Public or private - Universities, colleges, vocational/technical schools.

COMMUNITY PARK: (EFF. 7/16/90) Means those parks that serve several neighborhoods with total populations of up to 25,000 and have a service area of up to a three mile radius. "Ride-to" facilities that are also accessible to bicyclists and pedestrians shall be included.

COMPATIBILITY: (EFF. 5/31/18) A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

CONSERVATION: (EFF. 7/16/90) Allowing only carefully planned development activities to occur on a site; development activities must be compatible with the perpetuation of the ecological resources on the site.

CONSERVATION SUBDIVISION: (EFF. 7/1/04) A residential or mixed-use development that has been developed utilizing a design approach in which a significant fraction of the parent tract(s) is reserved as permanently protected open space and the remaining fraction of the land is developed. Under this design approach, development is clustered or concentrated on the least environmentally or otherwise significant portions of the development site.

COUNTYWIDE PARK: (EFF. 7/16/90) Means those park facilities that serve the entire county population, including but not limited to regional parks, boat landings and parks, golf courses, state parks, including university recreation areas, and national forest lands.

COWORKING SPACES: (EFF. 5/31/18) Shared workplaces or offices that facilitate the social gathering of a group of people who are still working independently. Unlike in a typical office, those utilizing coworking spaces are usually not employed by the same organization. Coworking spaces are often attractive to work-at-home professionals, independent contractors, or people who travel frequently.

DENSITY: (EFF. 12/7/99) *see* Gross Density

DENSITY NEUTRAL: (EFF. 7/1/04) As applied to Conservation Subdivisions, means that the allowable density achieved through the utilization of the conservation subdivision design approach shall not exceed the maximum density established for the Future Land Use Map category and base zoning district applicable to the subject property or properties.

DEVELOPMENT: (EFF. 7/16/90) Any proposed change in the use or character of the land, including but not limited to, land clearing or the placement of any structure or site improvement on the land except for silviculture activities employing best management practices.

DILAPIDATED: (EFF. 7/16/90) Means a structure which does not provide safe and adequate shelter in its present condition and endangers the health, safety and well-being of the occupants. A structure in the dilapidated classification cannot be economically repaired. A house is dilapidated when it has one or both of the following conditions:

1) Inadequate original construction such that it does not provide adequate protection against the elements;
2) Defects which would cost over 50% of the total value of the shelter to repair.

DRAINAGE BASIN: (EFF. 12/7/99) The area defined by topographic boundaries which contributes stormwater to a watershed or drainage system, including all areas artificially added to the basin.

ECOTOURISM: (EFF. 7/6/15) Tourism that focuses on the appreciation of natural areas, wildlife, or cultural and historical resources and strives to minimize ecological impact or damage. This nature-based tourism involves education and interpretation of the natural environment and is managed to be ecologically sustainable. Activities may include cycling, camping, fishing, hunting, paddling, hiking, birding, visiting scenic byways, agritourism, and wildlife viewing.

ENDANGERED SPECIES: (EFF. 7/16/90) Are defined based on the same criteria and analogous to the state and federal list: Any species of fish and wildlife or plant naturally occurring in Florida, whose prospects of survival are in jeopardy due to modification or loss of habitat; over utilization for commercial, sporting, scientific or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or man-made factors affecting his continued existence.

ENTERPRISE ZONE: (EFF. 7/16/90) Means an area in the state designated pursuant to Section 290 of the Florida Statutes and approved by the Secretary of the Department of Community Affairs.

ENVIRONMENTALLY SIGNIFICANT LANDS: (EFF. 7/16/90) Areas that provide breeding, wintering or foraging habitat, for federal, state, and locally listed plant and animal species; flood plains, wetlands, native forests and vegetated areas.

FEDERAL UNIFORM RELOCATION ACT: (EFF. 7/16/90) Means the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as passed and subsequently amended by the Congress of the United States.

FLOOD OR **FLOODING**: (EFF. 1/23/09) A temporary condition of partial or complete inundation of normally dry land or wetlands from the overflow of water bodies or watercourses in response to stormwater runoff, or from excessive overland flow of stormwater, or the accumulation of stormwater runoff in a closed basin.

FLOODPLAIN: (EFF. 1/23/09) An area of land susceptible to being flooded by stormwater. Floodplains are normally designated in terms of their probability of flooding with a specified period, such as one, ten, 25, 50, and 100 years.

FLOODWAY: (EFF. 7/16/90; REV. EFF. 1/23/09) That part of the floodplain associated with the channel of a river, steam, or other watercourse, or waterbodies and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation of the floodway.

FLOOR AREA RATIO: (EFF. 6/25/96) A measure of development intensity expressed as a ratio of the gross floor area of all buildings on a site divided by the total area of the site.

FLORIDA CAPITOL CENTER PLANNING DISTRICT: (EFF. 8/17/92) As defined by §272.12, Florida Statutes.

FLORIDA MASTER SITE FILE: (EFF. 7/16/90) A clearinghouse for information on archaeological sites, buildings and historic resource surveys. Inclusion in the Florida Master Site File does not necessarily mean that the resource possesses historic, architectural, archaeological or cultural significance, or is worthy of preservation.

FREEWAYS: (EFF. 7/1/04) Roadways that provide the highest level of mobility and are intended to carry the greatest amount of traffic at the highest speeds. Accordingly, freeway mainlanes provide no direct access to property and access to the freeway is provided only at interchanges and ramps.

FUNCTIONAL AREA OF AN INTERSECTION: (EFF. 7/1/04) The area beyond the physical intersection that comprises decision and maneuver distance, plus any required vehicle storage length, and is protected through corner clearance standards and connection spacing standards.

GREEN SPACE: (EFF. 7/16/90) Means that part of a lot open and unobstructed from its lowest level upward which is accessible to all residents on the lot, except as may be required for safety, and which is not used for off-street parking, streets, drives, refuse storage or other utility or building purposes.

GROSS DENSITY: (EFF. 7/16/90) Means the number of dwelling units per gross acre, an area of land containing forty three thousand, five hundred sixty (43,560) square feet including rights-of-way, common areas and the like. All residential densities referred to in the plan shall be gross densities unless otherwise noted.

GROUNDWATER RESOURCE PROTECTION: (EFF. 7/16/90) Areas determined to have high recharge to the aquifer and/or area where the potential for groundwater contamination is high.

GROUP HOME: (EFF. 7/16/90) Means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotel, residential treatment facilities, nursing homes, or emergency shelters.

HAZARD: (EFF. 4/10/09) Means a condition that exposes human life or property to harm from a man-made technological, or natural disaster.

HAZARD MITIGATION: (EFF. 4/10/09) Means any action taken to reduce or eliminate the exposure of human life or property to harm from a man-made or natural disaster.

HAZARDOUS WASTE: (EFF. 7/16/90) Means solid waste, or a combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness, or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed.

HEAVY INDUSTRIAL: (EFF. 7/16/90; REV. EFF. 5/31/18) Heavy industrial uses have or may have substantial offsite impacts, such as noise, vibrations, smoke, dust and particulate matter, and noxious or odorous gases. Heavy industrial uses typically depend on access to Strategic Intermodal System (SIS) facilities, rail facilities, or airport facilities.

HIGH QUALITY SUCCESSIONAL FOREST: (REV. EFF. 12/10/91; REV. EFF. 7/19/13) High quality successional forest shall mean a medium quality natural plant community that is a forest type described in the Florida Natural Areas Inventory publication "Guide to the Natural Communities of Florida." These forests typically show signs of past disturbances, but still retain a good distribution of high quality indicator species. A medium quality natural community generally possesses the following characteristics:

1) The floristic composition contains many of the more common species typical of the natural community type, although most rare species are absent;
2) The community may contain invasive exotic plants that could be controlled through management;
3) The community has likely had some past disturbance, but not to the extent that the potential for recovery or restoration to a high quality natural community is significantly impaired (unauthorized activities in high quality successional forest areas resulting in a violation of the ordinances will not be excluded from protection as such).

HISTORIC RESOURCE: (EFF. 7/16/90) Means all areas, districts, or sites containing properties listed on the Florida Master Site File, the National Register of Historical Places, or designated by a local government as historically, architecturally or archaeologically significant.

HYDRAULIC FRACTURING: (EFF. 5/31/18) The process by which fractures are created by pumping fluids at high pressure into target rock formations to stimulate the flow of natural gas or oil, increasing the volumes that can be recovered.

INNOVATION DISTRICTS: (EFF. 5/31/18) Geographic areas that are physically compact, walkable, and transit-accessible where educational institutions, university-affiliated research and development facilities, and/or technology-focused companies cluster and connect with startup companies, business incubators, and business accelerators. Innovation Districts are mixed-use areas that provide housing, office, and retail in addition to the educational and business uses.

INTEGRATED ACCESS: (EFF. 12/10/91) The permitting of ingress and egress to a parcel of land in a manner which will minimize disruptions of the traffic flow due to turning movements on the local, collector, or arterial street on which the parcel fronts. Integrated access may include the requirement of shared access or the use of frontage or rear access roads.

INTENSITY: (EFF. 12/7/99) A measurement of the extent of land development, including the consumption or use of the space above, on, or below ground; examples of intensity measurement may include: the measurement of the use of or demand on facilities or services, allowed square footage or a floor area ratio of non-residential development, or the number of dwelling units per acre of residential development.

INTERSECTION: (EFF. 6/25/96) The point where the centerlines of two or more roads meet or cross and where allowance is made for the interchange of vehicular traffic.

LAND DEVELOPMENT REGULATIONS: (EFF. 7/16/90) Ordinances enacted by governing bodies for the regulation of any aspect of development, and including any local government zoning, rezoning, subdivision, building construction, or sign regulations, or any other regulations controlling the development of the land.

LDN: (EFF. 7/16/90) Means that measure of noise known as the Average Day-Night Sound Level rating which is the yearly energy average of the A-weighted sound level (to approximately the frequency response of the ear) integrated over a 24-hour period.

LEVEL OF SERVICE: (EFF. 7/16/90) Means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on or related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each facility.

LEVELS OF SERVICE: (EFF. 7/16/90)

A Represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream.

B Is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable.

C Is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream.

D Represents high density, but stable flow. Speed and freedom to maneuver are severely restricted.

E Represents operating conditions at or near the capacity level. All speeds are reduced. Freedom to maneuver within the traffic stream is extremely difficult.

LIGHT INDUSTRIAL: (EFF. 7/16/90, REV. EFF. 5/31/18) Light Industrial uses typically constrain potentially offensive impacts onsite, either through complete enclosure or a combination of enclosure and screening. Light Industrial uses shall include the finishing of products composed of previously manufactured component parts (such as the assembly of apparel or food processing excluding slaughter); and any manufacturing, storage, or distribution of products unlikely to cause any of the following impacts to be detected off-site: odor, noise, fumes or dispersion of waste, or radiation. Ancillary commercial uses designed to serve adjacent workers may be permitted. Light Industrial uses are not dependent upon direct access to rail facilities for off-loading and on-loading. Mixed Use Industrial sites allow light industrial uses supported by training facilities, offices, restaurants, small scale commercial storefronts, factory tours, retail, ancillary residential and/or open space uses.

LISTED SPECIES: (EFF. 7/16/90) Any plant or animal listed by the county, state or federal governments as an endangered or threatened species, or a species of special concern.

LIVE-WORK UNITS: (EFF. 7/20/05) Residential structures with their own lots, designed to accommodate and that include

both living facilities and commercial/office components within the structure or on the same lot. The non-residential uses allowed in live-work units are "destination" businesses that do not rely on passerby and drive-by traffic, but more typically have visitation by appointment.

LOCALLY DESIGNATED HISTORIC RESOURCE: (EFF. 7/16/90) A resource that has been designated as historic under the Tallahassee-Leon County Zoning Code and that undergoes design review by the Tallahassee-Leon County Architectural Review Board.

LOCAL PARK: (EFF. 7/16/90) Means those park facilities that serve the population of the corporate city limits, including but not limited to neighborhood parks and passive recreation facilities.

LOCAL STREETS: (REV. EFF. 7/1/04) Local streets collect traffic from adjacent land uses and other minor streets (cul-de-sacs, loops, alleys, lanes) and channel it to the collector/arterial system. Local streets are intended to carry the lowest traffic volumes at the lowest speeds, discourage through traffic (usually do not carry traffic between two streets of a higher classification), and to provide access to abutting land.

LOW IMPACT DEVELOPMENT: (EFF. 4/10/09) A land planning and engineering design approach that focuses on minimizing adverse impacts of development on water quality. This approach is implemented by replicating the pre-development hydrologic regime of the development site through infiltrating, filtering, storing, evaporating, and detaining stormwater runoff close to its source.

MAJOR COLLECTOR: (REV. EFF. 7/1/04) Major collector roadways channel traffic between arterials, from other collector streets to the arterial system, and from a major activity center to the arterial street system. Major collectors may carry relatively high traffic volumes.

MAJOR DETERIORATION: (EFF. 7/16/90) Means a dwelling unit which has major defects requiring extensive repairs. The unit will not necessarily provide safe and decent shelter unless the repairs are made. These housing units usually have critical defects of a substantial nature, such as:

1) Holes, open cracks, rotted or missing materials over a large part of the foundation, walls, roof or chimney;
2) Substantial sagging of floors, walls or roof,
3) Extensive damage by storm, fire or flood.

MAKERSPACES: (EFF. 5/31/18) Collaborative work spaces with tools available for the purposes of enabling people to design, prototype and create manufactured works that typically would not be possible to create with the resources available to individuals working alone. Makerspaces are intended to provide access to equipment, community, and education. Makerspaces often have a variety of equipment, such as 3D printers, laser cutters, CNC (Computer Numerical Control) machines, soldering irons, or sewing machines.

MASS TRANSIT: (EFF. 7/16/90) Means passenger transportation service, usually local in scope, that is available to any person who pays a prescribed fare. It operates on established schedules along designated routes or lines with specific stops and is designed to move relatively large number of people at one time.

MINING: (EFF. 5/31/18) Mining uses have the potential for substantial offsite impacts and alterations to the land structure on and around the mining site. Mining uses shall include the mining and quarrying of sand, gravel, clay, limestone, ceramic,

and refractory minerals. Mining uses do not include hydraulic fracturing. Mining uses typically depend on a transportation system that can support large and heavy trucks.

MINOR ARTERIAL: (REV. EFF. 7/1/04) Minor arterial roadways interconnect with and augment the principal arterial system. They are similar in function to principal arterials, but accommodate trips of more moderate length and distribute travel to geographic areas smaller than that of the principal arterial system. Therefore, they provide a somewhat higher degree of property access than principal arterials.

MINOR COLLECTOR: (REV. EFF. 7/1/04) Minor collector roadways channel traffic from minor streets to the major collector/arterial system, between other collectors, and from activity centers to a street of higher classification. Minor collectors provide access to adjoining properties and generally have lower volumes, shorter trip lengths, and fewer through trips than major collectors.

MITIGATION: (EFF. 7/16/90) To lessen or eliminate the impact of development on a significant historic resource. Mitigation can include the modification of project plans to ensure preservation of the significant resource, landscape buffering, adaptive use of a historic building, archaeological salvage, or historic or photographic documentation or the resource.

MSTU/MSBU: (EFF. 7/16/90) Means municipal service taxing units or municipal service benefit units, as authorized and defined in Florida Statutes, Chapter 125.01 (1)(q).

NATIONAL REGISTER OF HISTORIC PLACES: (EFF. 7/16/90) A federal listing of culturally significant buildings, structures, objects, sites and districts in the United States. This program was established by Congress in 1935 and is maintained by the United States Department of the Interior.

NATIVE FOREST: (EFF. 7/16/90; REV. EFF. 7/19/13) Native forest shall mean a high quality natural plant community that is a forest type described in the Florida Natural Areas Inventory publication "Guide to the Natural Communities of Florida." A high quality natural community generally possesses the following characteristics:

1) The plant species composition is dominated by high quality indicator species which are typical of their natural community type;
2) The community may contain invasive exotic plants that could be controlled through management;
3) Evidence of historical disturbance may be present, but the disturbance has not destroyed or prevented the re-establishment of a high quality natural community type.

NATURAL ACCESS CONTROL: (EFF. 12/10/02) A design concept directed primarily at decreasing opportunities for criminal activities by denying access to crime targets and creating a perception of risk for potential offenders. Natural access control is developed by designing streets, parking areas, sidewalks, building entrances, and neighborhood gateways, which clearly indicate public routes and discourage access to private areas with structural elements.

NATURAL SURVEILLANCE: (EFF. 12/10/02) A design concept directed primarily at identifying potential undesired r criminal activities. Natural surveillance is promoted by features that provide day and night visibility from windows, doors, and porches that oversee parking areas, pedestrian areas, play areas, building entrances, and similar areas.

NATURAL VEGETATION: (EFF. 7/16/90) The trees and plants occurring on a site prior to development, alteration or clearing of that site.

NEIGHBORHOOD PARK: (EFF. 7/16/90) Means those parks that serve as the focus for neighborhood units with a population of up to 5,000 and have a service area of approximately one-half mile and are accessible primarily to pedestrian and bicyclists.

NET ACRE: (EFF. 7/16/90) The amount of usable land area, exclusive of impervious areas and areas subject to environmental constraints.

NEW DEVELOPMENT: (EFF. 7/16/90) Means all land development activity subject to a development order after the adoption of this Comprehensive Plan, except those that shall be granted vested rights pursuant to the Plan itself.

OFFICE: (REV. EFF. 6/25/96) Generally, a room, group of rooms, or building used primarily for conducting the affairs of a business, profession, service, industry or government. An office shall not include the sale of goods for a profit as its primary use. For purposes of this Plan, the following are categories of office intensity:

MINOR: (REV. EFF. 6/28/95) Converted residence at the existing size or newly constructed building less than 10,000 square feet and .25 floor area ratio or less. Maximum of 2,500 square feet if located on a local street.

MAJOR: (REV. EFF. 6/28/95) An office building or buildings with more than a .25 floor area ratio, or at least 10,000 square feet. This includes a series of buildings within a subdivision that when combined is equal to or exceeds these thresholds.

OFF-SITE MITIGATION: (EFF. 7/1/04) CITY OF TALLAHASSEE ONLY—To compensate for the impacts of development on significant environmental resources in areas deemed important for infill or related conversions of land use by preserving, restoring and enhancing the environmental functions of ecosystems elsewhere.

ON-SITE SYSTEM: (EFF. 7/16/90) Means any sanitary sewer system designed and built to serve a single parcel of land, i.e. septic tank or package treatment plant with capacity sized to:

a) Meet the demand for a single parcel of land and its intended use
b) Meet the projected demand for a single parcel of land after its subdivision

An on-site system may serve more than one parcel but only to correct an existing environmental problem.

OPEN SPACE: (EFF. 7/1/04) Means undeveloped lands suitable for passive recreation or conservation uses. In the context of Conservation Subdivisions, Open Space refers to lands subject to a required conservation easement. These lands may include Conservation and Preservation features defined in this Plan, or agricultural or silvicultural properties, that are managed to preserve or promote environmental and aesthetic resources.

PASSIVE RECREATION FACILITY: (EFF. 7/16/90) Means those recreation lands and improvements that are natural resource oriented, i.e. hiking trails, boat landings, neighborhood parks.

PEAK HOUR: (REV. EFF. 8/17/92) Means the period during which the maximum amount of travel occurs. The period when demand for transportation service is heaviest.

PLANT COMMUNITY: (EFF. 7/16/90) A natural association of plants that is dominated by one or more prominent species, or possesses a characteristic physical and discernible attribute.

POLYGON CONNECTIVITY INDEX: (EFF. 4/10/09) A measure of connections within a transportation network. A polygon is created when elements of the transportation network connect and create closed loops, thus allowing a traveler to make a loop on its perimeter. The more polygons there are within an area, the more route options exist for a traveler. More polygons equal a higher connectivity index and a higher degree of mobility.

POPULATION ACCOMMODATION RATIO (PAR): (EFF. 4/18/02) The Population Accommodation Ratio (PAR) is the relationship between the supply of land available for development and the expected population growth over a period of time. A PAR of 2.00 means that there is twice the supply of land available for development compared to the expected population growth over a period of time. A PAR of 1.50 means there is 50% more land available for development than is needed for the expected population growth over a period of time.

PRESERVATION: (EFF. 7/16/90) Establishing strict requirements for the maintenance of significant ecological resources in a natural state. Activities should be in strict compliance with an effort to perpetuate the ecological value of the site or surrounding areas, including maintenance of listed plant and animal species.

PRESERVE AREAS: (EFF. 7/16/90) Vegetative areas required to be preserved by law.

PRINCIPAL ARTERIAL: (REV. EFF. 7/1/04) Principal arterial roadways are designed to carry the next highest level of mobility and are intended to carry substantial traffic volumes over relatively long distances and at relatively high speeds. Direct property access may be provided but must be carefully managed to avoid creating unsafe and congested conditions and to preserve mobility.

PRIVATE RECREATIONAL FACILITIES: (EFF. 7/1/04) Recreational resources provided by the private sector.

- **COMMERCIAL RECREATIONAL FACILITIES**: (EFF. 7/1/04) Facilities operated by the private sector as for profit or not-for profit.
- **RESIDENTIAL RECREATIONAL FACILITIES**: (EFF. 7/1/04) Facilities located within and associated with residential developments.

PROOF OF CONCEPT CENTERS: (EFF. 5/31/18) Facilities designed to provide services related to financial capital, business support, and university research to promote the adoption and further development of programs that aid technologies through phases between patenting and the creation of marketable products.

PUBLIC FACILITY: (EFF. 7/16/90) Means capital facilities that are owned by a governmental entity.

RECREATIONAL:

- **PASSIVE**: (EFF. 7/16/90) Natural resource oriented, (hiking trails, boat landings, neighborhood parks).
- **ACTIVE**: (EFF. 7/16/90) Facility oriented, (swimming pools, ball fields, tennis courts).

REGIONAL PARK: (EFF. 7/16/90) Means a large resource based area which serves the entire county. Such a park should serve a minimum of 100,000 population and be within a 30 minute driving time of that population.

REGULATED CLOSED BASINS: (EFF. 7/16/90) A naturally depressed portion of the earth's surface, at least 10 acres in size, for which there is no natural outlet for runoff other than percolation, evaporation, or transpiration.

REHABILITATION: (EFF. 7/16/90) The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

RESEARCH AND DEVELOPMENT: (EFF. 5/31/18) Research and Development uses shall have minimal offsite impacts and include facilities for developing technologies related to the physical and life sciences. Facilities may include laboratories, wet laboratories, classrooms, commercialization centers, coworking spaces, makerspaces, craftsman studios, proof of concept centers, and related facilities. Active and passive recreation, open space, hotels, restaurants, and limited retail and residential are allowed as ancillary uses to support the collaborative nature of research and development centers.

RESIDENTIAL: (REV. EFF. 6/25/96) Land that is used for or proposed to be used for the principal purpose of providing dwelling unit(s) for human habitation.

LOW: (EFF. 7/16/90) 0-8 dwelling units per acre

MEDIUM: (EFF. 7/16/90) 8-16 dwelling units per acre

HIGH: (EFF. 7/16/90) 16-50 dwelling units per acre

URBAN: (EFF. 1/19/02) 51 units to 150 units

RESPONSIBLE MANAGEMENT ENTITY: (EFF. 4/10/09) A legal entity that has the technical, managerial, and financial capacity to ensure viable long-term, cost-effective, centralized management, operation, and maintenance of decentralized wastewater systems in accordance with appropriate regulations and generally accepted accounting principles. Viability is defined as the capacity of a responsible management entity to provide adequate technical, managerial, and financial resources to protect the public health and the environment consistently, in perpetuity, and at a minimal cost to taxpayers.

SANITARY SEWER FACILITIES: (EFF. 7/16/90) Means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

SANITARY SEWER SERVICE: (EFF. 7/16/90) Means sewer service provided by sanitary sewer designed to serve a large service area and usually more than one land use type. These facilities have the intent and potential for expansion of their service areas.

SCHOOLS: (EFF. 6/26/98) Facilities intended primarily for the education of children pre-kindergarten through twelfth grade, children identified as exceptional regardless of age or grade, or for the vocational or community education of high school age students and adults. Unless otherwise stated elsewhere in the Plan, this term refers to public and private schools.

SECTION 8 PROGRAM: (EFF. 7/16/90) Means those programs authorized under the renumbered Section 8 of the United States

Housing Act of 1937. These programs allow the Department of Housing and Urban Development to contract directly with the owner of existing, new, or rehabilitated units for the payment of the difference between a contract rent not exceeding a fair market rate for the dwelling and a specified percentage of the tenant's gross income.

SEVERE GRADES: (EFF. 7/16/90) Slopes greater than 20%.

SILVICULTURE: (EFF. 7/6/15) A practice, operation, or process following accepted forest management principles whereby the crops constituting forests are tended, harvested, and reforested.

SOLID WASTE: (EFF. 7/16/90) Means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations (as defined by Section 9J-5.002(88), F.A.C.).

SPECIAL NEEDS HOUSING: (EFF. 7/16/90) Means that part of the housing provision system designed to fulfill the demand of a household or individual who needs assistance, either permanent or temporary, in obtaining basic shelter, including but not limited to very low and low income handicapped individuals, homeless persons, group homes for persons with physical, emotional or cognitive disabilities, shelters for battered victims, adult congregate living facilities, and halfway houses for the non-criminal or non-delinquent.

SPECIES OF SPECIAL CONCERN: (EFF. 7/16/90) Are defined based on the same criteria and analogous to the state and federal list: A species, subspecies or isolated population which warrants special protection, recognition or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbances, or substantial human exploitation which, in the foreseeable future may result in its becoming a threatened species; may already meet certain criteria for designation as a threatened species but for which conclusive data are limited or lacking; may occupy such an unusually vital and essential ecological niche that should it decline significantly in numbers or distribution, other species would be adversely affected to a significant degree, or has not significantly recovered from past population depletion.

STARTUP COMPANY: (EFF. 5/31/18) An entrepreneurial venture that is typically a newly emerged, fast-growing business that aims to meet a marketplace need by developing a viable business model around an innovative product, service, process or a platform.

SUBSTANDARD HOUSING: (EFF. 7/16/90) Means any structure which falls within the structural conditions defined as “major deterioration” and “dilapidated.”

SUPERSTOPS: (EFF. 4/10/09) Transit stops that will serve as transfer stations for two or more routes, removing the need for riders to go to a single, centralized location to make transfers.

TERRITORIAL REINFORCEMENT DESIGNS: (EFF. 12/10/02) Create or extend the spheres of influence of legitimate users of designed environments. Properly designed environments allow legitimate users to develop a sense of territorial control, while potential offenders (perceiving the legitimate user control of the environment) are discouraged from attempting criminal activities. Territorial reinforcement is promoted by features that distinguish private spaces from public

spaces with the use of fences, gateways, hedges, and similar design strategies.

THREATENED SPECIES: (EFF. 7/16/90) Are defined based on the same criteria and analogous to the state and federal list: Any species of fish, wildlife and plants naturally occurring in Florida which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modifications of its environment.

THROUGH TRIPS: (EFF. 6/07/01) A through trip is one that has neither a beginning point nor a destination point contained within the subject area or on a particular roadway segment.

TRANSPORTATION CORRIDOR: (EFF. 7/16/90) Means a broad geographical band that follows a general directional flow or connects major sources of trips. It may contain a number of streets and highways and transit lines or routes.

TRANSPORTATION SYSTEM: (EFF. 7/16/90) Means a coordinated system made up of one or several modes of transportation serving a common purpose of the movement of people, goods, or both.

UNDEVELOPED FLOODWAY/FLOODPLAIN: (EFF. 7/16/90) A floodway/floodplain which has not been altered.

WATER BODY AND NATURAL WATER BODY: (EFF. 7/16/90) A water body is a depression in the ground that normally and continually contains surface water. This is opposed to a wet depression that holds water only intermittently. There are some types of wetlands that are examples of areas that hold water only certain times of the year. A natural water body is a depression in the ground existing in and produced by nature, not man-made, and occurring due to the operation of the ordinary course of nature that normally and continually contains surface water or has historically held surface water on a continuing basis.

WET LABORATORIES: (EFF. 5/31/18) Laboratories where chemicals, drugs, or other materials are handled in liquid solutions or volatile phases, requiring direct ventilation and specialized piped utilities (typically water and various gases).

WETLAND: (REV. EFF. 6/28/02; REV. EFF. 7/19/13) Wetlands mean those areas included within the landward extent of surface waters of the state, pursuant to applicable rules in the Florida Administrative Code, or any area which is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and which under normal circumstances does support a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligated hydrophytic macrophytes that are typically adapted to areas having soils conditions described in this definition. These species, due to morphological, physiological, or reproductive adaptations have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps and marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps, and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. The City of Tallahassee and Leon County intend to continue to protect isolated wetlands and wetlands on properties held by a single owner. Isolated wetlands and wetlands in one ownership must meet the State of Florida's definition for wetlands with regard to percent composition of wetland plant species, hydrologic indicators, and soils (Chapter 62-340, F.A.C.)

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