



June 10, 2014

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

Dear Mr. Eubanks:

The City of Tallahassee and Leon County, at a joint public hearing on May 27, 2014, adopted their cycle 2014-1 comprehensive plan amendments (Amendment No. 14-1ESR). All large scale amendments were adopted as they were originally transmitted to the State Land Planning Agency.

This packet includes three small scale amendments submitted in accordance with 163.3187(1), Florida Statutes. The amendments are not within an area of critical state concern. The cumulative total number of acres for small-scale amendments approved during the 2014-1 cycle in Tallahassee-Leon County is 8.8 acres (PCM140102 - 7.24 acres; PCM140104 - 1.27 acres; PCM140105 - 0.39 acres).

In accordance with Section 163.3184(3), Florida Statutes, I am forwarding the materials below to you:

- One paper copy and two electronic copies in Portable Document Format (PDF) on a CD ROM of the adopted comprehensive plan amendments in strike through and underline format (Exhibit A). Data and analyses for large scale amendments were previously submitted at the time of original transmittal.
- Copies of the City of Tallahassee and Leon County adoption ordinances for the Cycle 2014-1 amendments on May 27, 2014 (Exhibit B). There is one City ordinance (14-0-9) and one County ordinance (14-06).
- Data and analysis for the small scale amendments (Exhibit C).

The Department received no comments from external review agencies; as such the adopted amendments are not being resubmitted to these agencies.



If you have any questions regarding this amendment package, please contact me at 850.891.6400. The Planning Department fax number is 891-6404 and my e-mail address is Megan.Doherty@talgov.com.

Sincerely,

Megan Doherty, Comprehensive Planning

cc:

Herb Thiele (w/o attachments) Lewis Shelley (w/o attachments)
Laura Youmans (w/o attachments) Linda Hudson (w/o attachments)
Department of Agriculture and Consumer Services (w/attachments)
Department of Education (w/attachments)
Department of Environmental Protection (w/attachments)
Department of State (w/attachments)
Florida Fish and Wildlife Conservation Commission (w/attachments)
Department of Transportation, District Three (w/attachments)
Apalachee Regional Planning Council (w/attachments)
Northwest Florida Water Management District (w/attachments)

Map Amendment PCM140101

WITHDRAWN BY APPLICANT

Map Amendment PCM140102 Governor's Park Corners

7.24 Acres

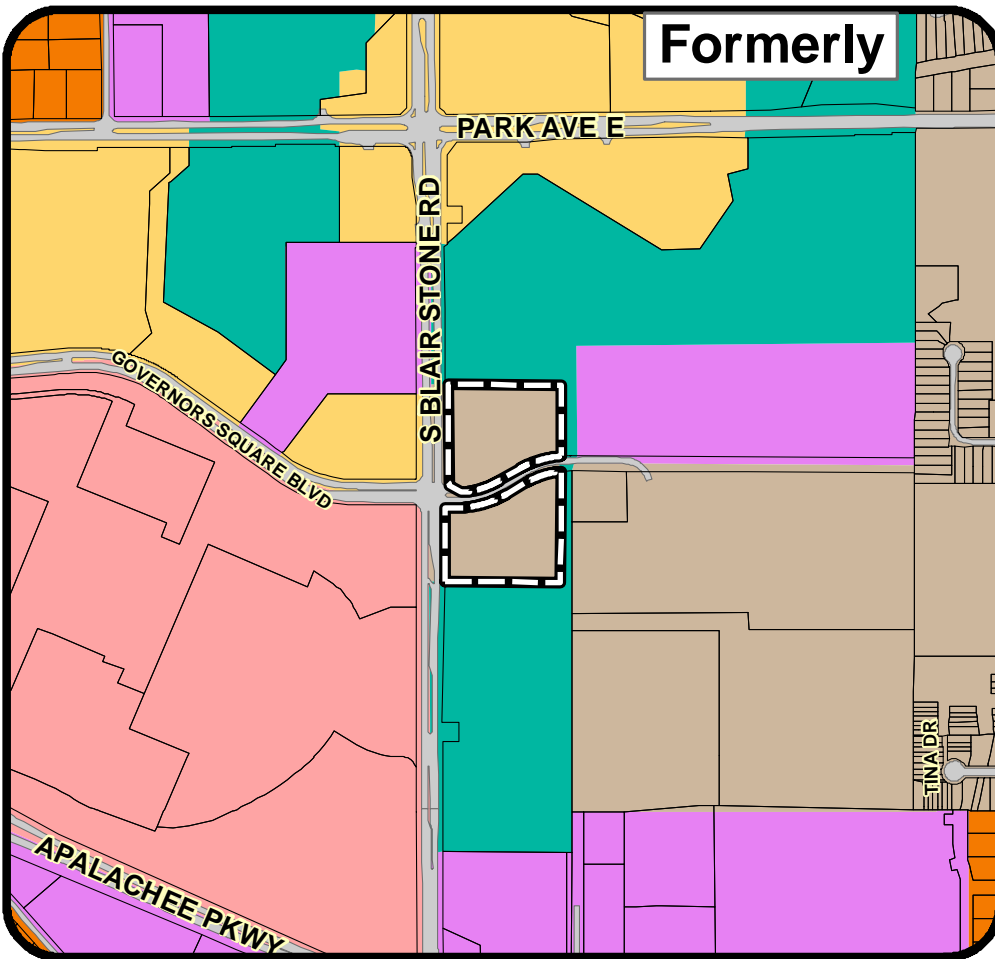
From: Urban Residential-2
To: Planned Development

Applicant: *Tallahassee-Leon County Planning Department*

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

ADOPTED

Formerly



Future Land Use

Legend

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



Subject Parcel

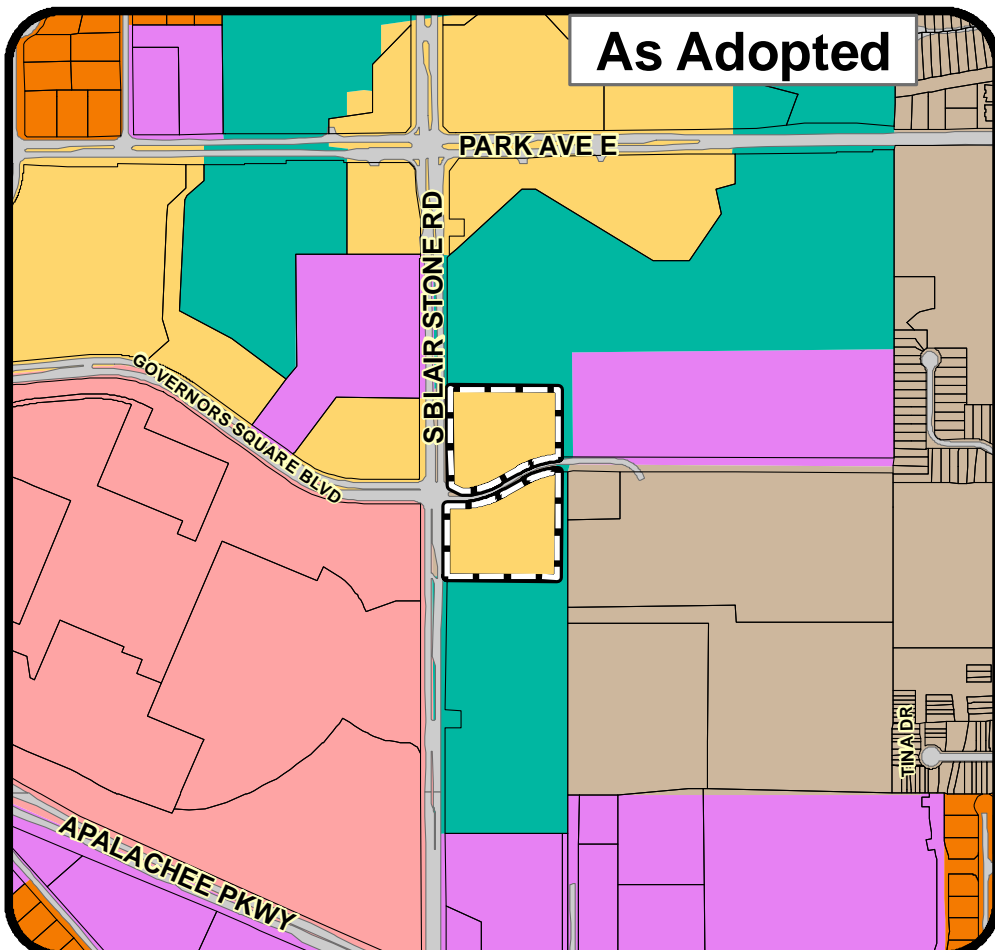
**Blairstone Road
Near Gov. Sq. Blvd.
PCM140102**

Governor's Park Corners
Tallahassee Leon County
Planning Department

**Formerly
Urban Residential-2**

**As Adopted
Planned Development**

As Adopted



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

ACRES: 7.24 ±



PLACE · PLANNING · LAND MANAGEMENT AND COMMUNITY ENHANCEMENT

Map Amendment PCM140103 Capital Circle Northwest

29.56 Acres

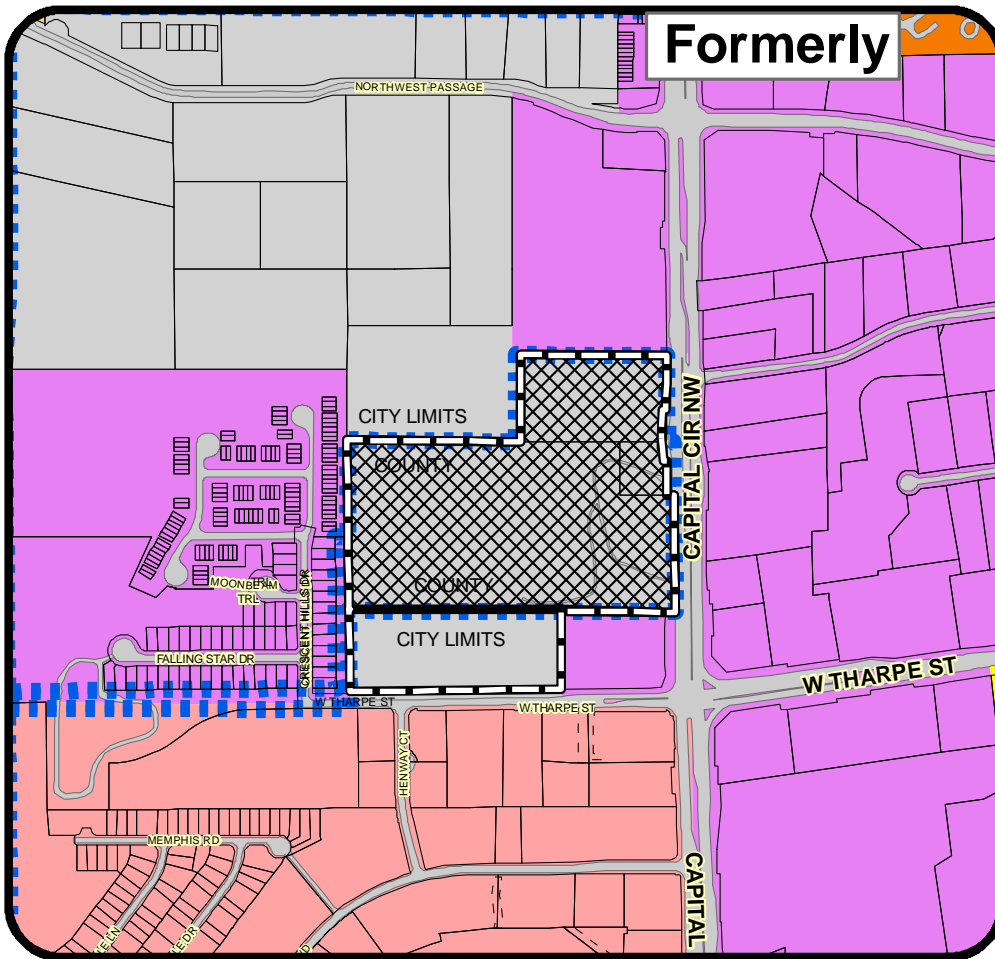
From: Industrial
To: Suburban

Applicant: *Board of County Commissioners*

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

ADOPTED

Formerly



Future Land Use Legend

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

Capital Circle NW PCM140103

Leon County
Board of
County Commissioners

Formerly
Industrial

As Adopted
Suburban

Applicant Request

SITE TAX IDs:

21-19-51-049-1100

21-19-51-051-1110

21-19-51-051-1111

ACRES: 23.50 ±

Staff expansion

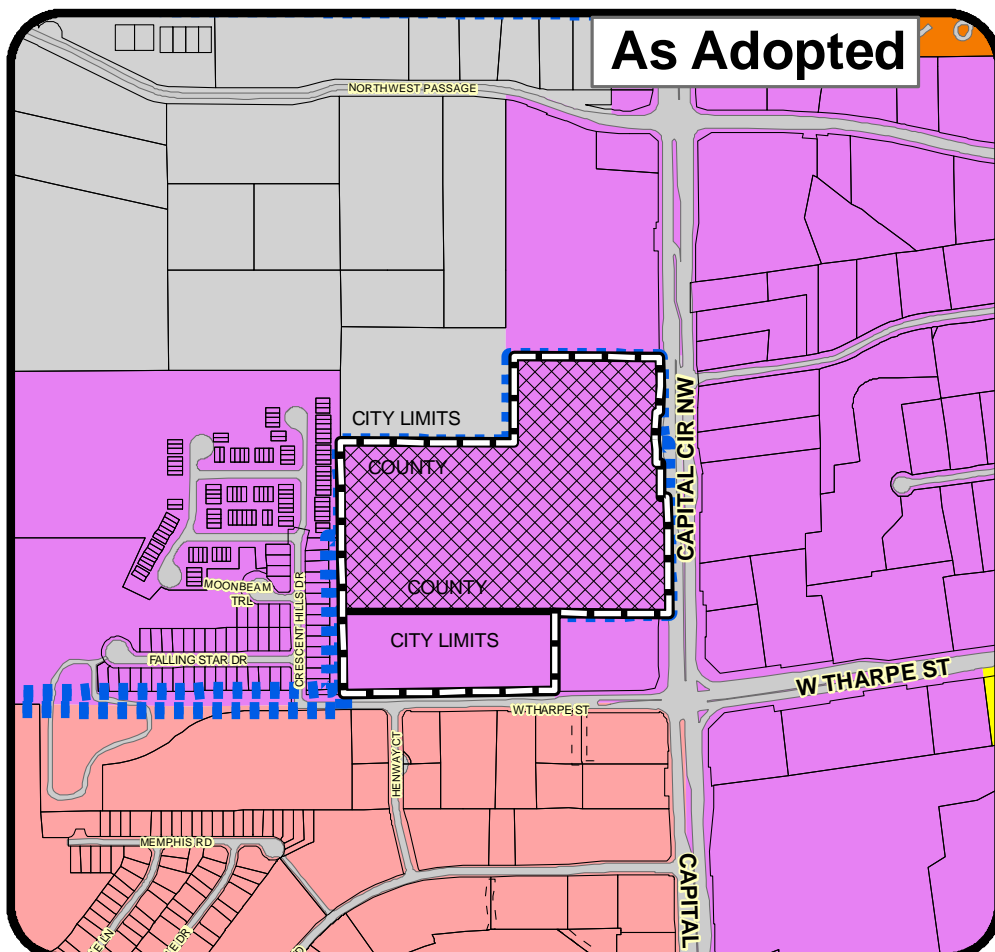
TAX IDs:

21-19-55- A0010

ACRES: 6.06 ±

Total Acreage 29.56 ±

As Adopted



Map Amendment PCT140104 DeSoto Park Drive

1.27 Acres

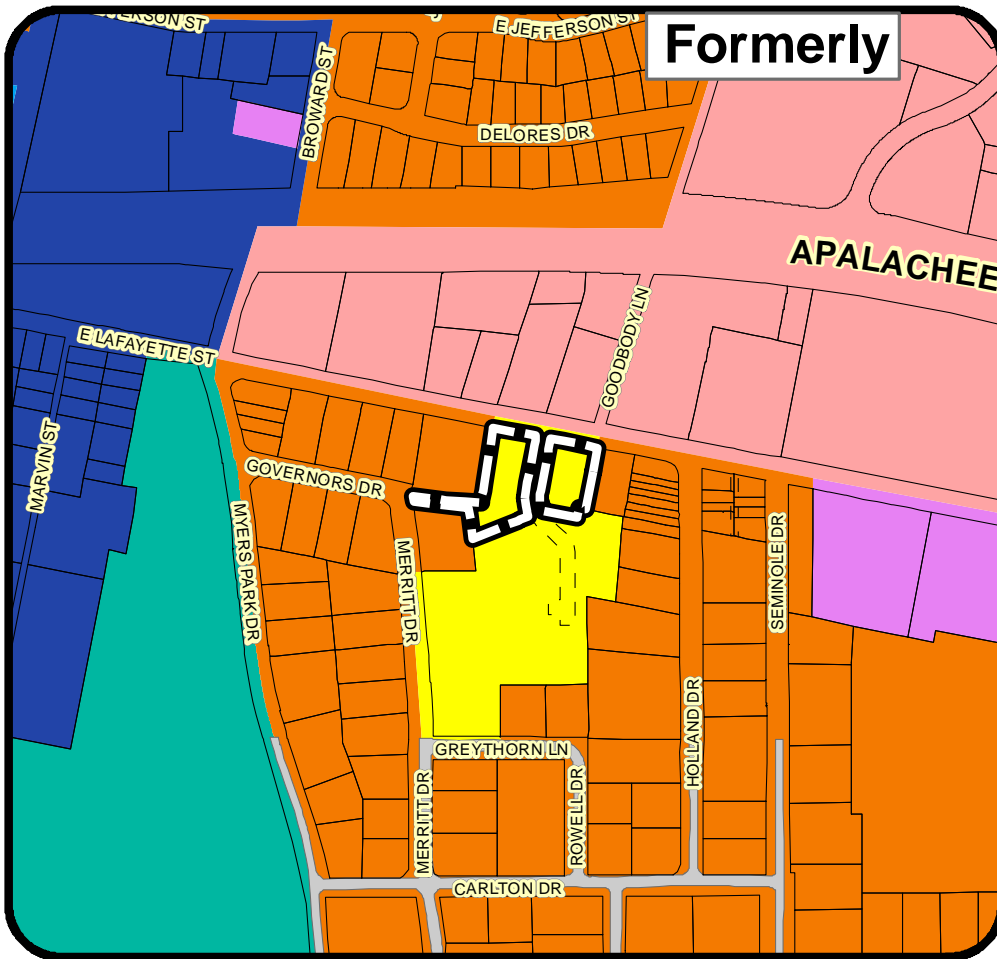
From: Government Operational
To: Suburban

Applicant: *Tallahassee-Leon County Planning Department*

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

ADOPTED

Formerly



Future Land Use

Legend

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



Subject Parcel



City Limits

**E. Lafayette St.
PCM140104**

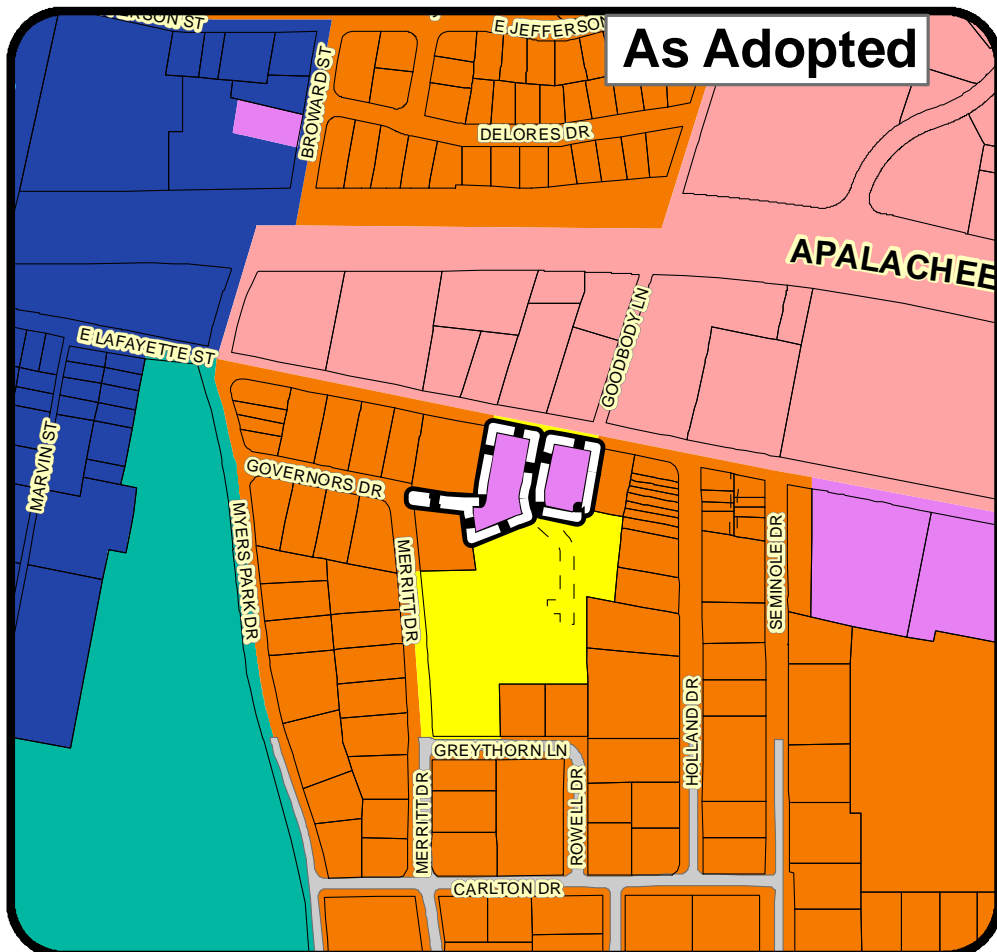
*Desoto Park Law Firm,
Fl. Trans. Builders Assoc.*

Tallahassee/Leon County
Planning Department

**Formerly
Government
Operational**

**As Adopted
Suburban**

As Adopted



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



PLACE · PLANNING · LAND MANAGEMENT AND COMMUNITY ENHANCEMENT

Map Amendment PCT140105 North Meridian Street

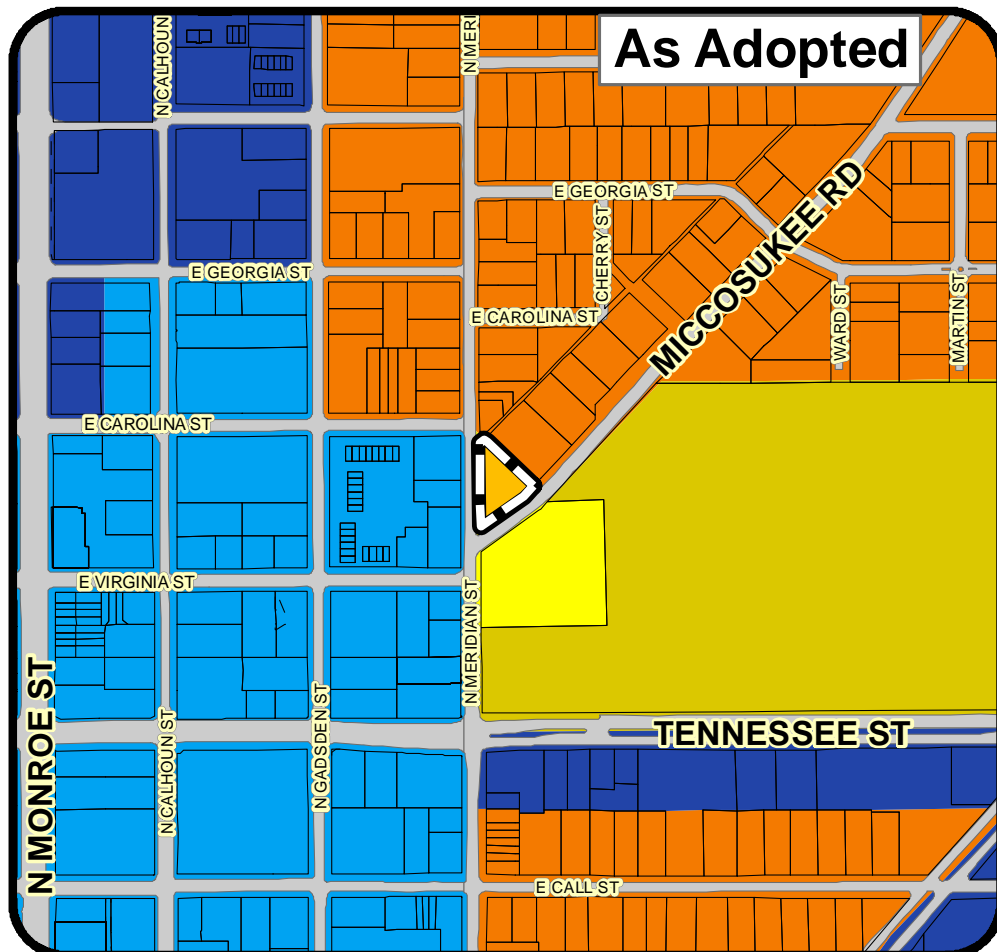
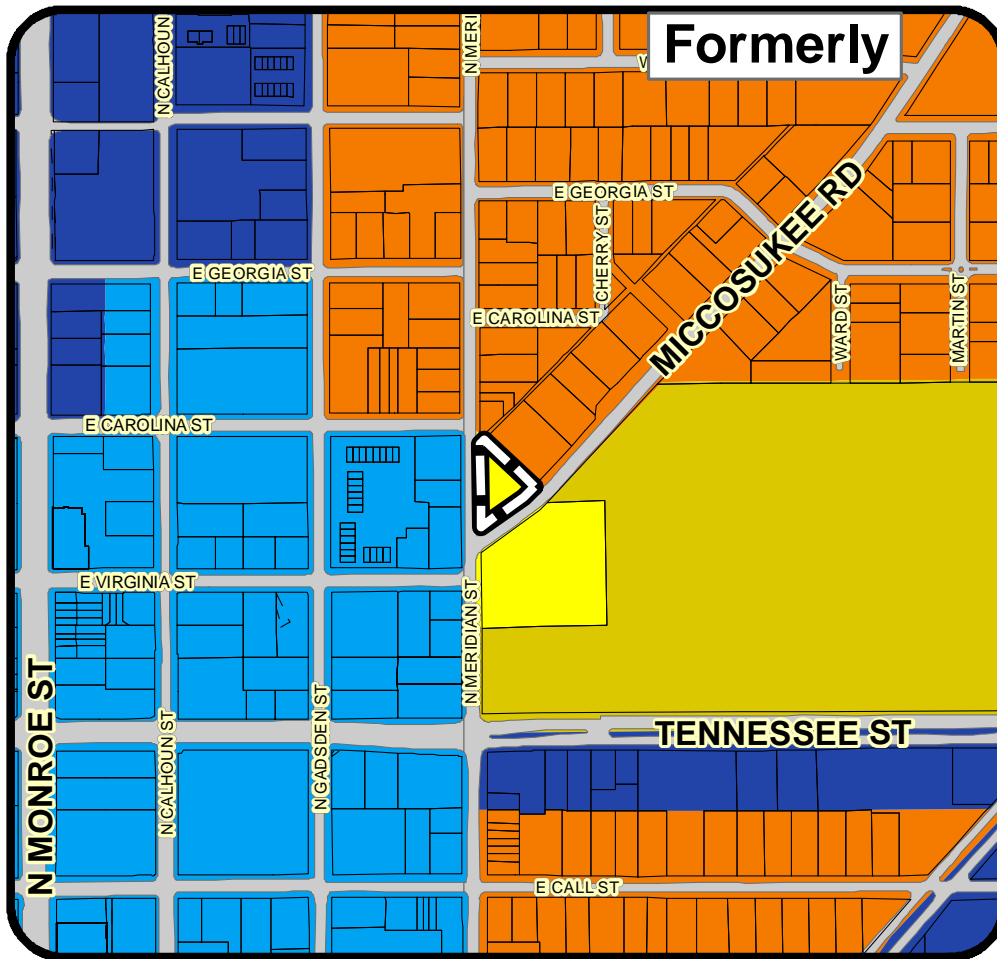
0.39 Acres

From: Government Operational
To: Neighborhood Boundary

Applicant: *Tallahassee-Leon County Planning Department*

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

ADOPTED



Future Land Use

Legend

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



Subject Parcel

**N. Meridian
PCM140105**

180 Consulting

**Tallahassee/Leon County
Planning Department**

**Formerly
Government
Operational**

**As Adopted
Neighborhood Boundary**



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

ACRES: 0.39 ±



PLACE - PLANNING - LAND MANAGEMENT AND COMMUNITY ENHANCEMENT

Map Amendment PCT140106 Mission San Luis

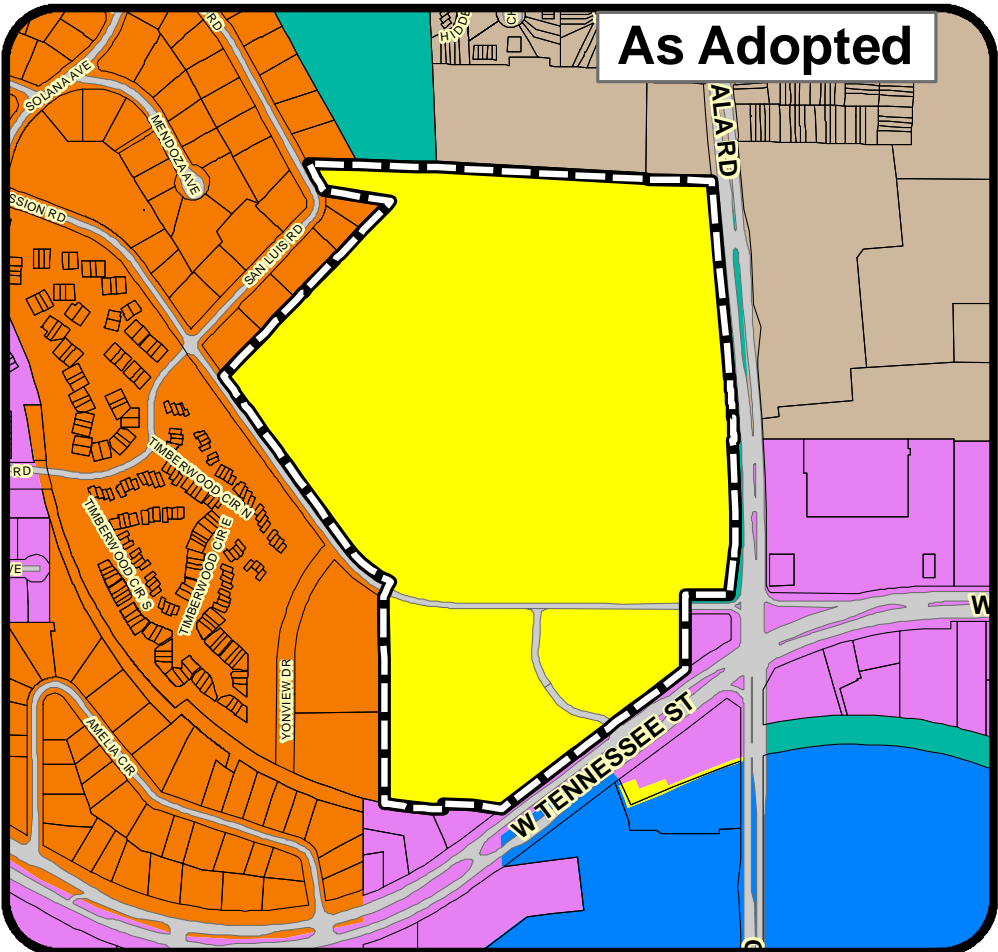
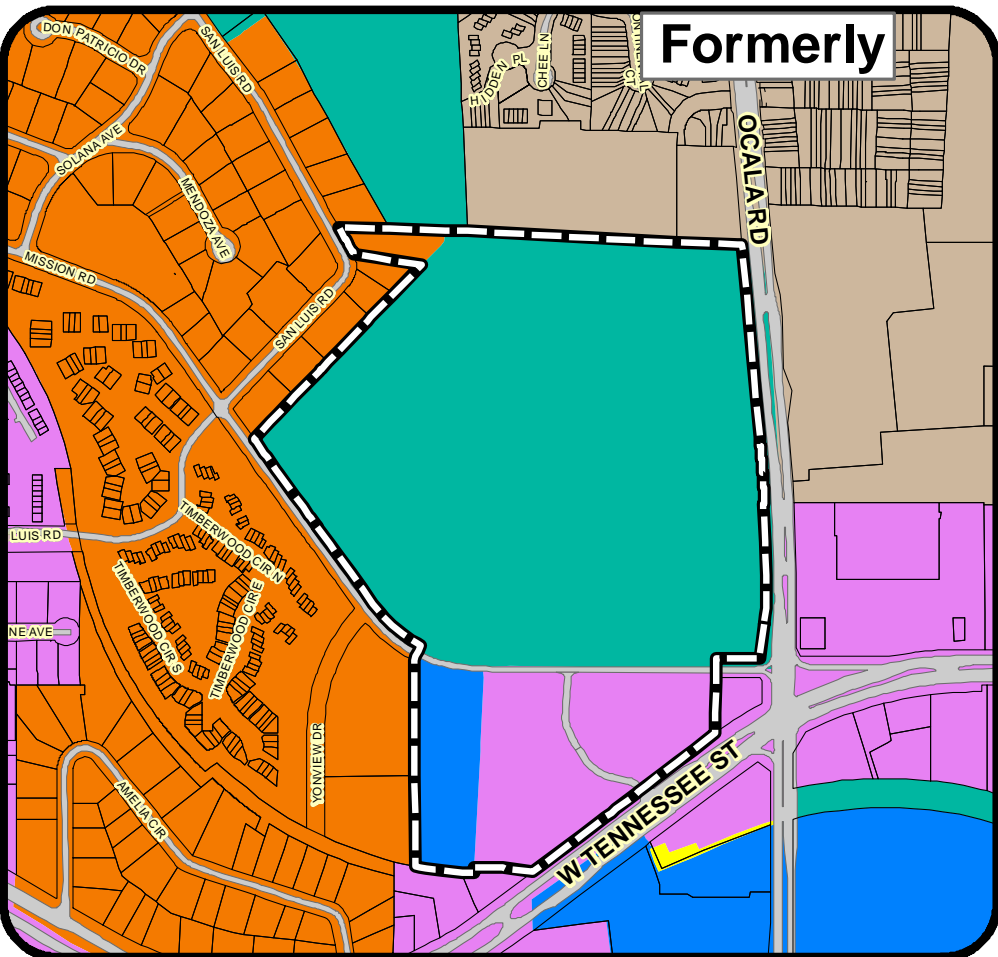
63.35 Acres

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

Applicant: *Tallahassee-Leon County Planning Department*

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


ADOPTED



Future Land Use

Legend

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

 Subject Parcel

**Ocala and Mission Rd.
PCM140106**

Mission San Luis

**Tallahassee/Leon County
Planning Department**

Formerly
Residential Preservation
Recreation/Open Space
Suburban and University
Transition

As Adopted
Government
Operational



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

ACRES: 63.35 ±



Map Amendment PCM140107 Governor's Mansion and the Grove

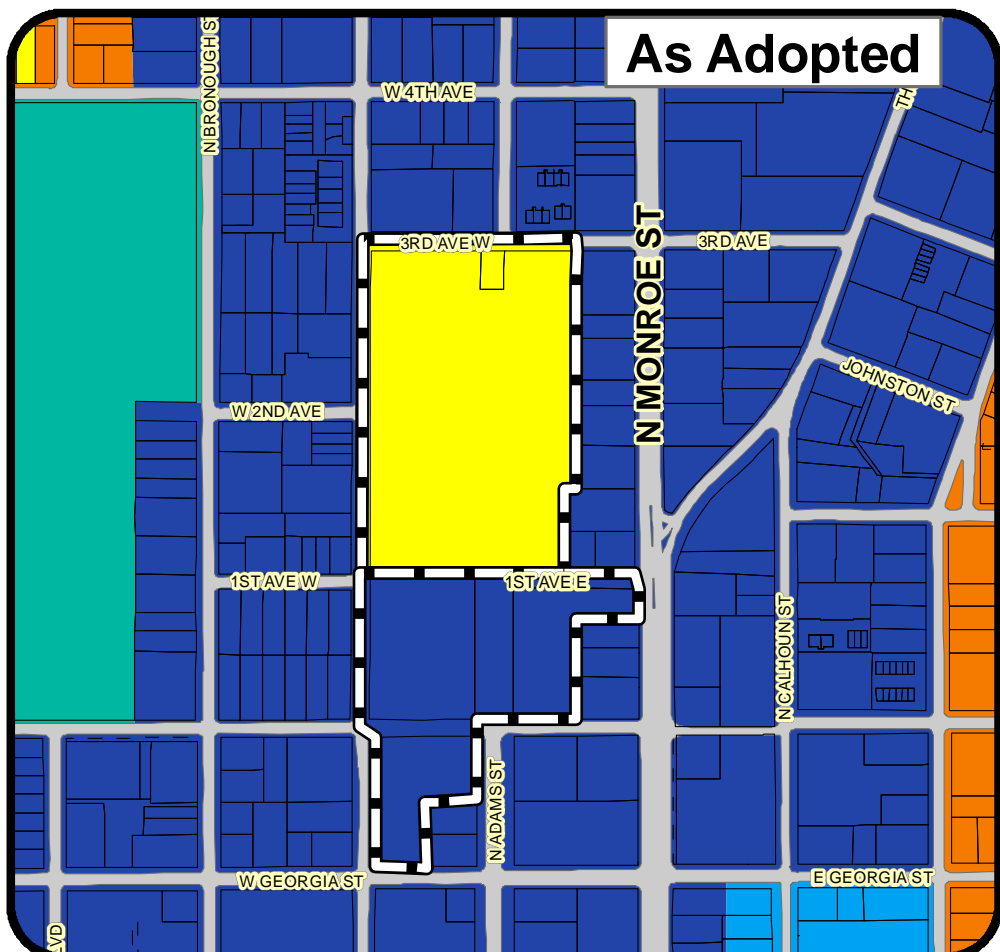
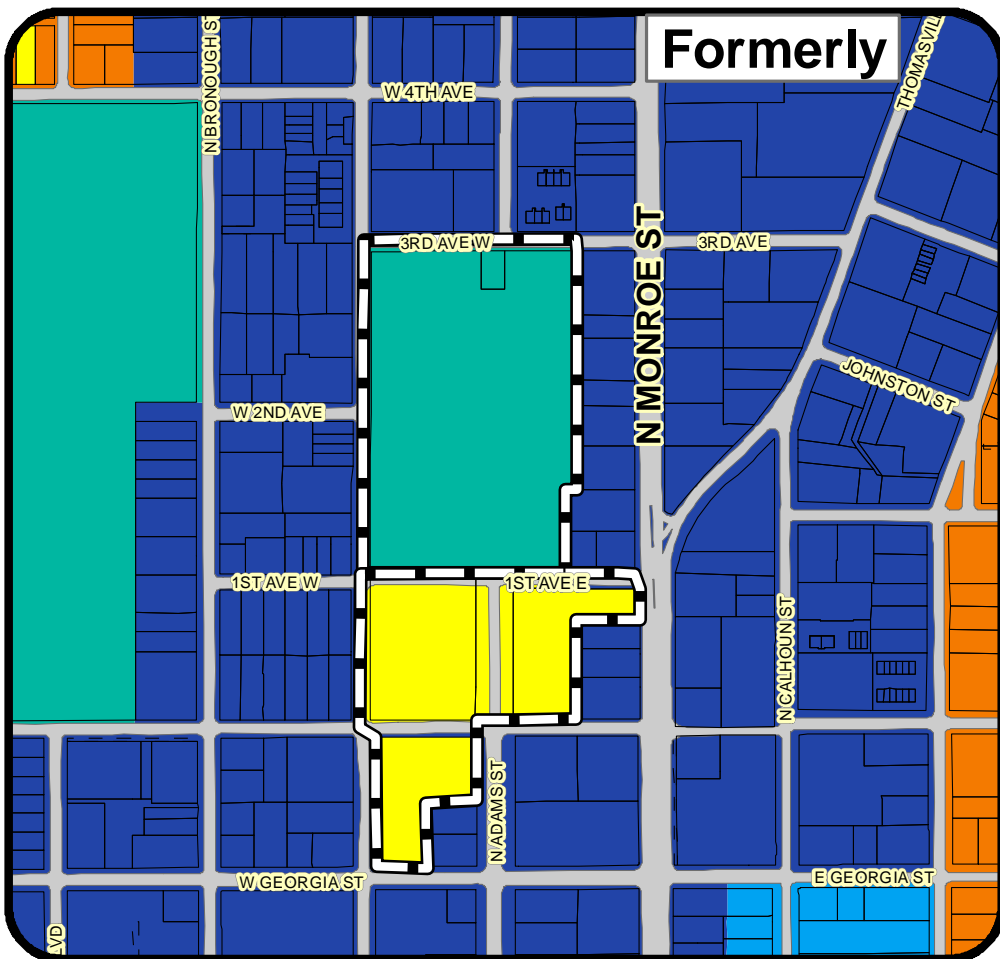
16.88 Acres

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

Applicant: *Tallahassee-Leon County Planning Department*

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

ADOPTED



Future Land Use

Legend

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



Subject Parcel

Duval & Brevard St.
PCM140107

Governor's Mansion,
The Grove

Tallahassee/Leon County
Planning Department

Formerly
Open Space,
Central Urban
and
Government Operational

As Adopted
Central Urban
and
Government Operational

SITE TAX ID:

21-25-20-419-000-0

21-25-20-419-000-1

21-25-45-000-002-0

21-25-45-000-003-0

21-36-40-173-386-5

21-25-20-488-000-0

ACRES: 16.88 ±



Map Amendment PCM140108

Northeast Park

100 Acres

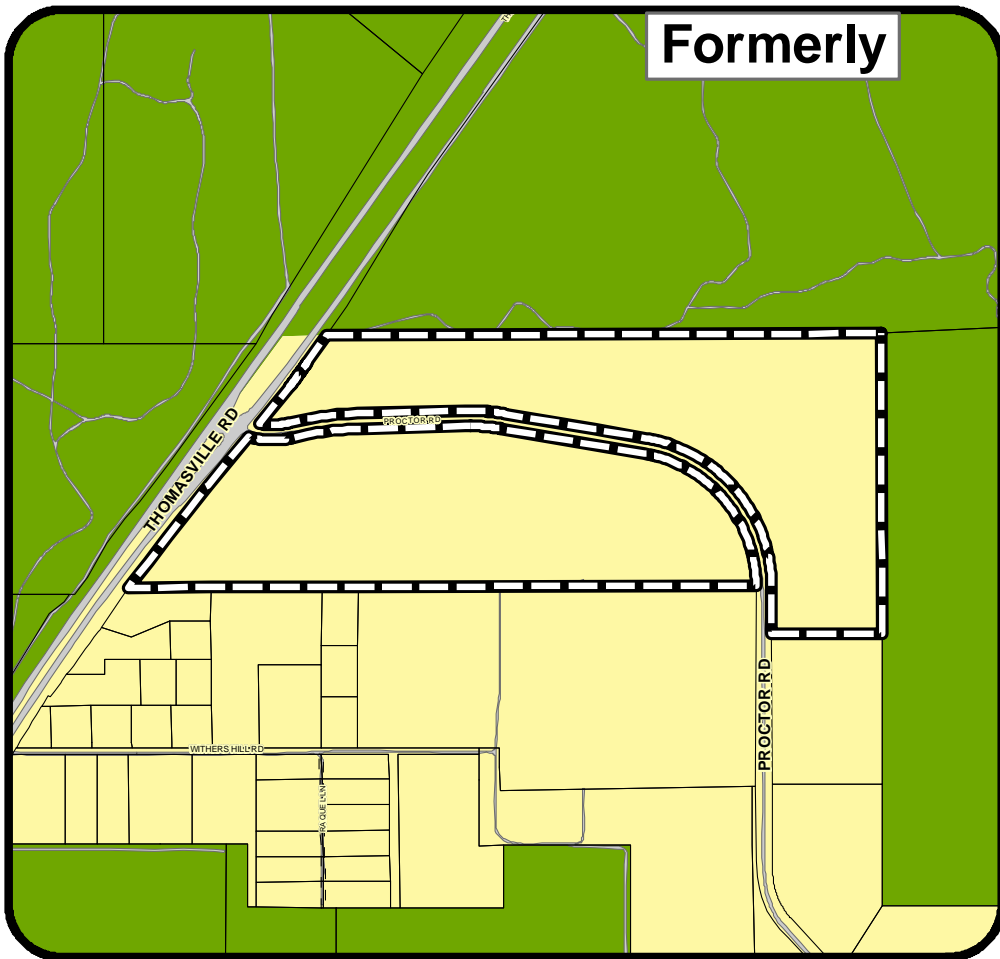
From: Rural
To: Government Operational

Applicant: *Board of County Commissioners*

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




ADOPTED

Formerly



Future Land Use

Legend

-  Agriculture/Silviculture/Conservation
-  Rural
-  Government Operational



Subject Parcel

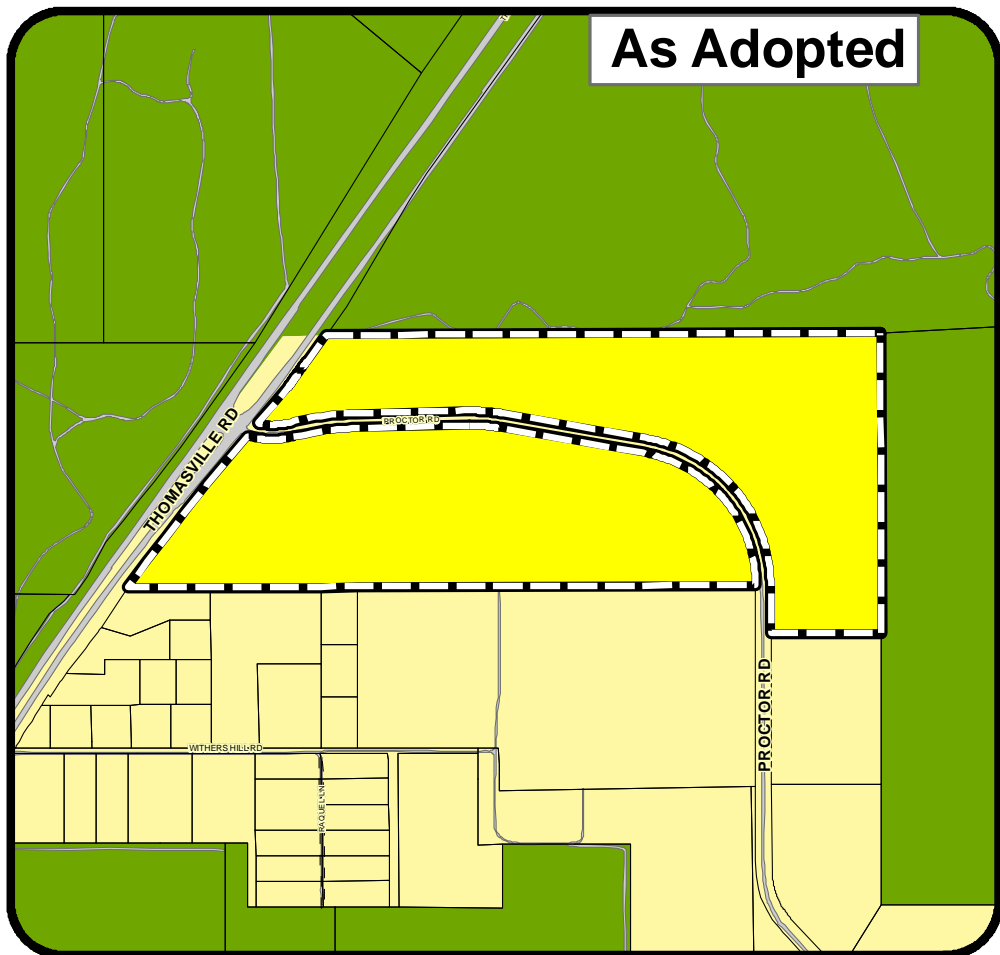
**Thomasville Rd.
and Proctor Rd.
PCM140108**

Leon County
Board of County
Commissioners

**Formerly
Rural**

**As Adopted
Government
Operational**

As Adopted



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

ACRES: 100.04 ±



Map Amendment PCM140109 Lake Overstreet Addition

858 Acres

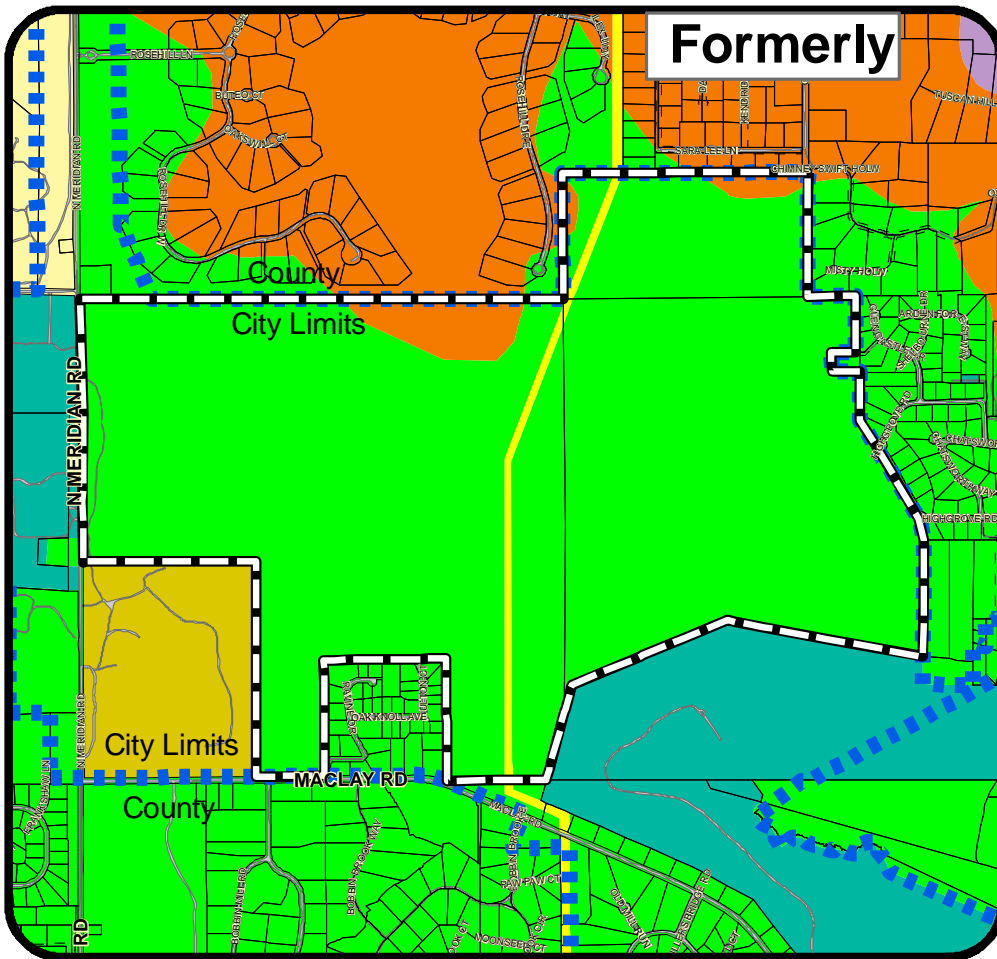
From: Lake Protection & Residential Preservation
To: Recreation/Open Space

Applicant: *Board of County Commissioners*

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

ADOPTED

Formerly



Future Land Use

Legend

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

Subject Parcel

Lake Overstreet Addition PCM140109

Leon County
Board of County
Commissioners

Formerly
Lake Protection
& RP
As Adopted
R / OS

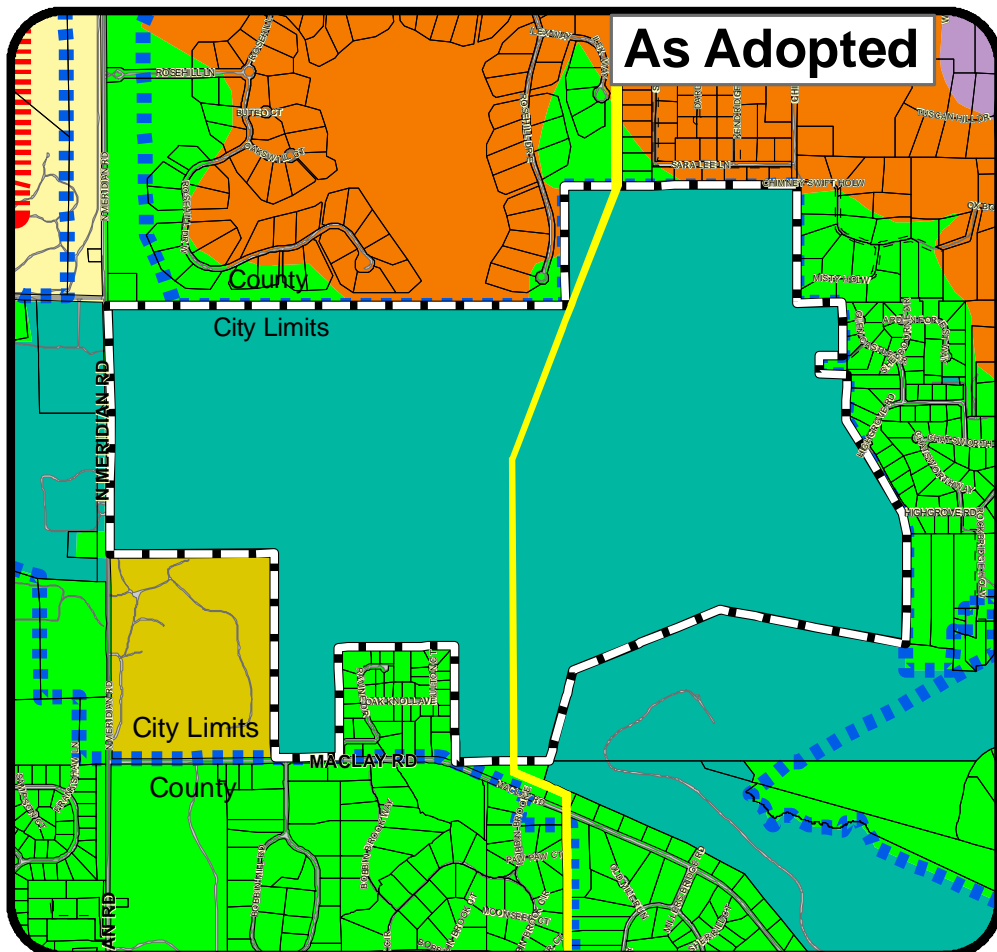


SITE TAX ID:
14-29-20-602-0000
14-31-20-004-0000
14-32-20-002-0000

ACRES: 871 ±



As Adopted



Text Amendment PCT140110

WITHDRAWN BY APPLICANT

Text Amendment PCT140111 Changes to Suburban Category Per-Parcel Development Limitations

Applicant: *City of Tallahassee Growth Management*

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

ADOPTED

PCT140111 As Adopted

Policy 2.2.5: [L]

SUBURBAN (*Effective 3/14/07*)

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

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

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

Suburban Intensity Guidelines (Effective 3/14/07)

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre ⁽⁴⁾	10,000 sq. ft. per acre	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre ⁽⁴⁾	10,000sq. ft. per acre ⁽⁵⁾	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/acre	20,000 sq. ft. per acre	
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools	8 to 20 units/acre	20,000 sq.ft. per acre ⁽⁶⁾	
Village Center	Residential, Office, Commercial up to 50,000 sq ft, maximum business size. Centers shall not be located closer than 1/4 mile to another village center or commercial development including more than 20,000 sq ft of floor area.	8 to 16 units/acre	12,500 sq.ft. per acre per parcel for center 20 acres or less ⁽⁷⁾	
Urban Pedestrian Center	Residential, Office, Commercial up to 200,000 sq ft , Recreation, Light Infrastructure & Community Service	6 to 16 units/acre ⁽³⁾	Up to 20,000 sq ft/acre ⁽³⁾	35-50%
Suburban Corridor	Residential, Office, Commercial up to 200,000 sq ft per center , Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 units/acre	Up to 25,000 sq ft/acre ⁽⁸⁾	
Medical Center	Residential, Office, Commercial up to 200,000 sq ft per center , Recreation, Light Infrastructure & Community Service	6 to 20 units/acre ⁽¹⁾	80,000 sq ft/acre ⁽²⁾	
Business Park	Office, Residential and Commercial,	Up to 16 units/acre	20,000 sq ft/acre	
Light Industrial	Office, Commercial up to 10,000 sq ft per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools and ancillary residential	1 unit / development	20,000 sq ft /acre ⁽⁹⁾	5-10%

Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use ~~up to 200,000 SF per parcel~~ is allowed.
- (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.
- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail ~~up to 200,000 SF per parcel~~ is allowed.
- (9) Storage areas may be 50,000 SF per acre.

Text Amendment PCT140112 Lake Protection Minimum Lot Size

Applicant: *Board of County Commissioners*

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

ADOPTED

PCT140112 As Adopted

LAKE PROTECTION (*Rev. Effective 12/22/95; Revision Effective 7/26/06; Renumbered 3/14/07*)

This is a protection category that is specific to the well documented scientific concerns regarding the degradation and continuing pollution of Lake Jackson. The category is based on the lake basin boundary adjusted to include contributing watersheds but to exclude existing, more intensely developed areas south of Interstate 10. Consistent with the purpose of this category, Lake Protection densities and intensities shall be applied to undeveloped areas within the Lake Jackson drainage basin when such properties are developed.

The Lake Protection category allows residential uses of one unit per two acres¹. An option to develop at a density of one unit per gross acre is available within the City as long as the resultant development clusters the units on 25% of the property and maintains the remaining 75% in natural open space. In the unincorporated portions of the Lake Protection category clustering is allowed on 40% of the site at a net density of two (2) units per acre on the developed portion of the property. The remaining 60% of the property must remain in natural open space. ~~Minimum lot sizes under the cluster option are 1/2 acre.~~ The cluster options are intended to preserve green space within this land use category and be designed to minimize non-point pollution from the site. Cluster of residential development in areas designated for Lake Protection land use shall be permitted only on those portions of parcels not located within the Lake Jackson Special Development Zone and lying below one hundred ten (110) feet NGVD, and for higher elevations not determined to be severely limited by environmental constraints. Such constraints may be determined by on-site environmental analysis, building or soil limitation ratings in the Leon County Soil Survey, or other natural resource inventory determined appropriate by the local government.

Industrial, office and commercial uses are prohibited in the Lake Protection category within the city limits. In the unincorporated areas of the Lake Protection category, minor office and minor commercial uses may be approved through the PUD process only if development retains its resultant stormwater on site. All industrial, commercial and office uses other than minor are prohibited in the unincorporated areas of the Lake Protection category as well. Urban services are intended for this category inside the Urban Service Area. Additional requirements based on scientific studies and deemed necessary to protect the lake from further degradation, as well as improve existing water quality, will be included in the land development code. Existing non-residential uses within the Lake Protection land use category that meet all water quality standards required in the comprehensive plan by the time frames required in the plan, will be considered permitted uses.

Within the Lake Protection Category, stormwater for non-single family and non-vested uses shall be retained on-site.

ORDINANCE NO. 14-O-29

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

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

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

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

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

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

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

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

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

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

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

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

1 **Section 2. Map Amendment.**

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

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

8 **Section 3. Map Amendment.**

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

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

15 **Section 4. Map Amendment.**

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

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

22 **Section 5. Map Amendment.**

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

25

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

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

5 **Section 6. Map Amendment.**

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

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

12 **Section 7. Map Amendment.**

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

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

19 **Section 8. Map Amendment.**

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

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

1 **Section 9. Text Amendment.**

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

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

8 **Section 10. Text Amendment.**

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

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

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

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

19 **Section 12. Severability.**

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

24

Section 13. Copy on File.

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


Section 14. Effective Date.

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

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


PASSED by the City Commission on the 27th day of May, 2014.

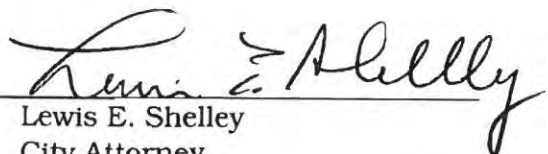
CITY OF TALLAHASSEE


By: _____
John R. Marks, III
Mayor

ATTEST:

APPROVED AS TO FORM:

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

By: 
Lewis E. Shelley
City Attorney

2014 JUN -9 AM 11:22
RECEIVED
CITY TREASURER-CLERK

Map Amendment PCM140102 Governor's Park Corners

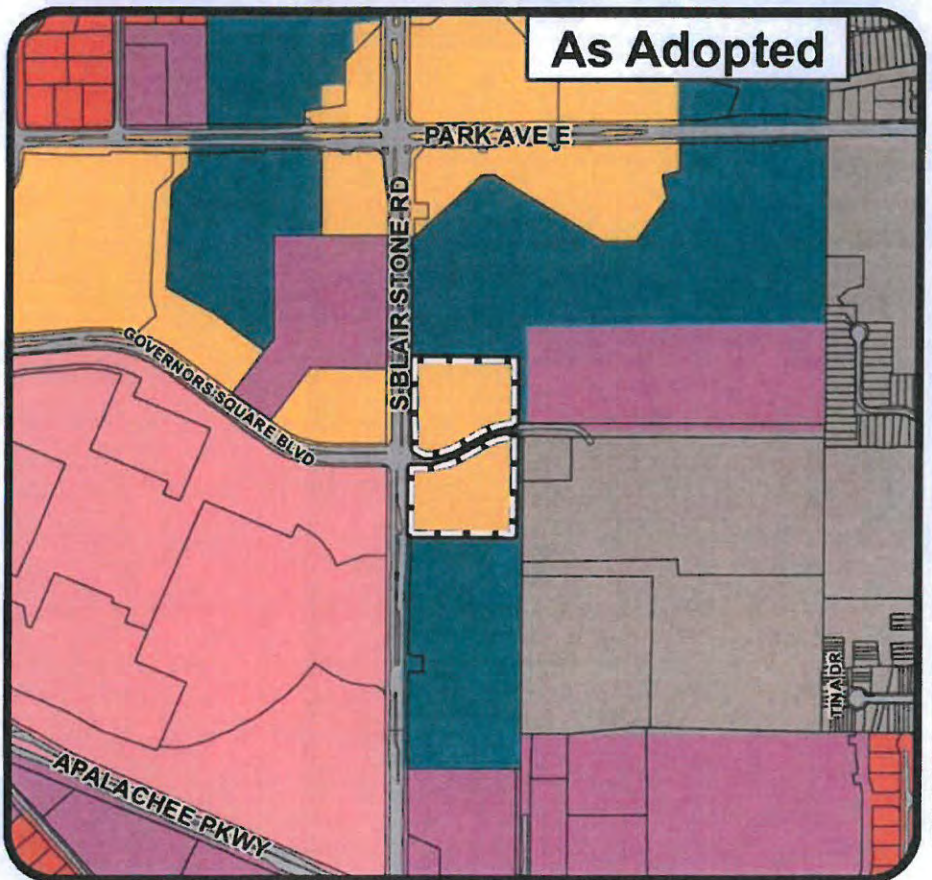
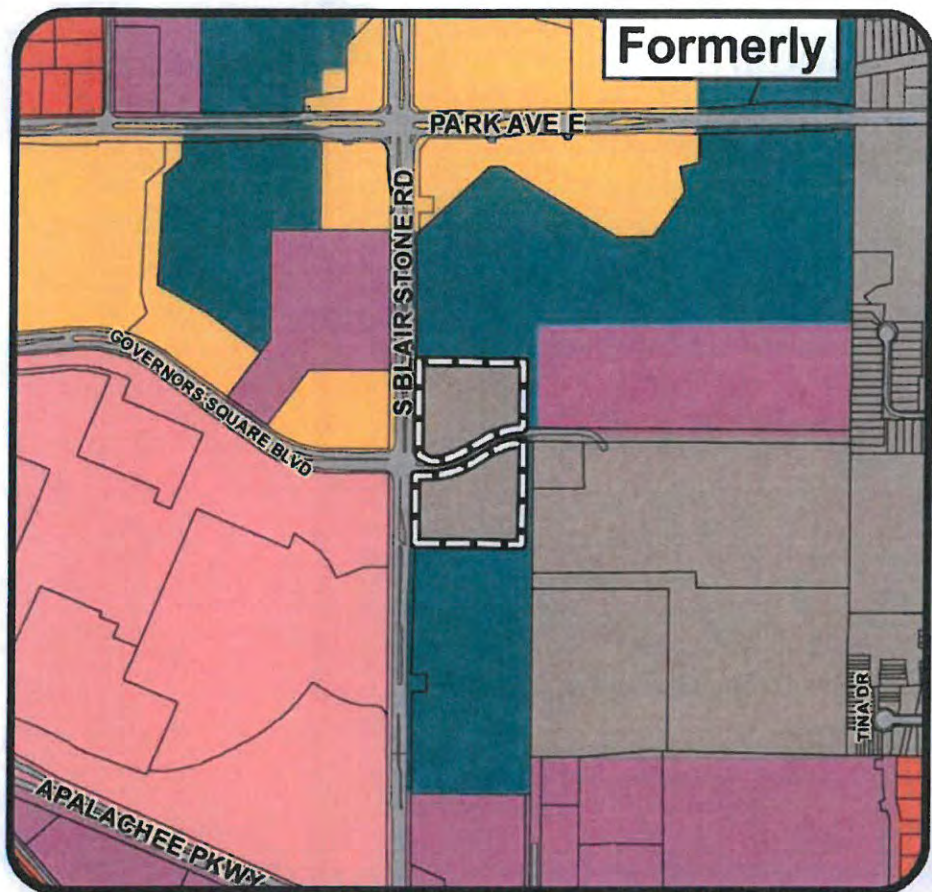
7.24 Acres

From: Urban Residential-2
To: Planned Development

Applicant: *Tallahassee-Leon County Planning Department*

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

ADOPTED



Future Land Use

Legend

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

 Subject Parcel

**Blairstone Road
Near Gov. Sq. Blvd.
PCM140102**
Governor's Park Corners
Tallahassee Leon County
Planning Department

Formerly
Urban Residential-2

As Adopted
Planned Development



SITE TAX ID:
11-32-20-415-0000
11-32-20-416-0000
ACRES: 7.24 ±



Map Amendment PCM140104 DeSoto Park Drive

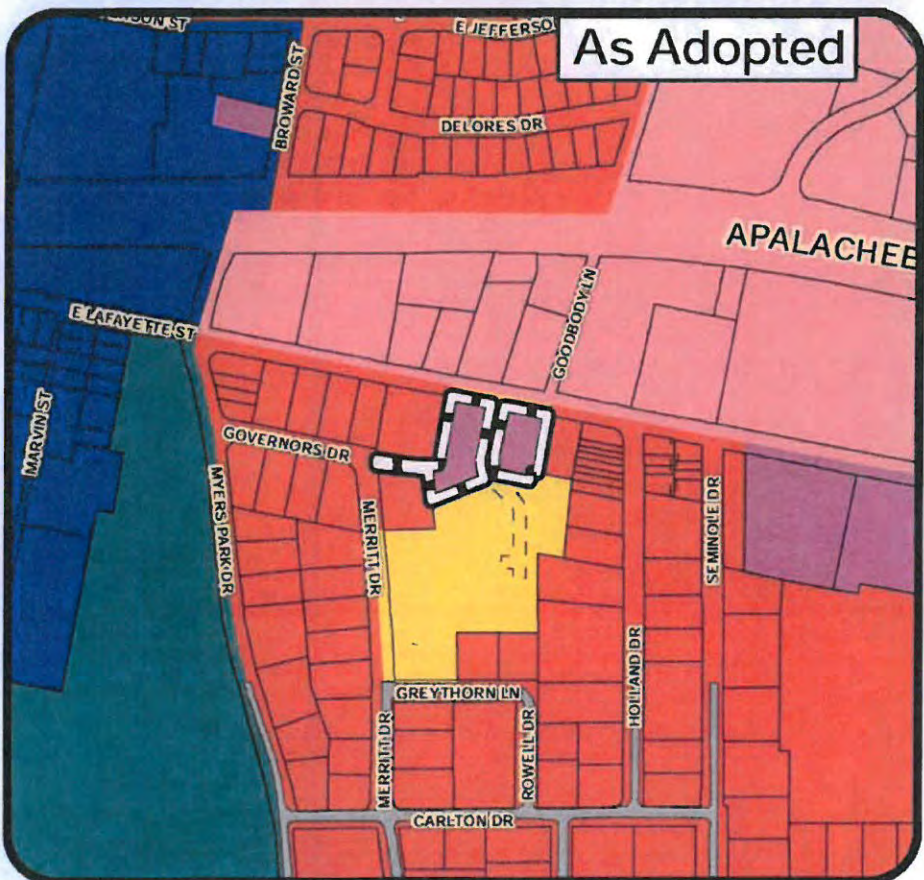
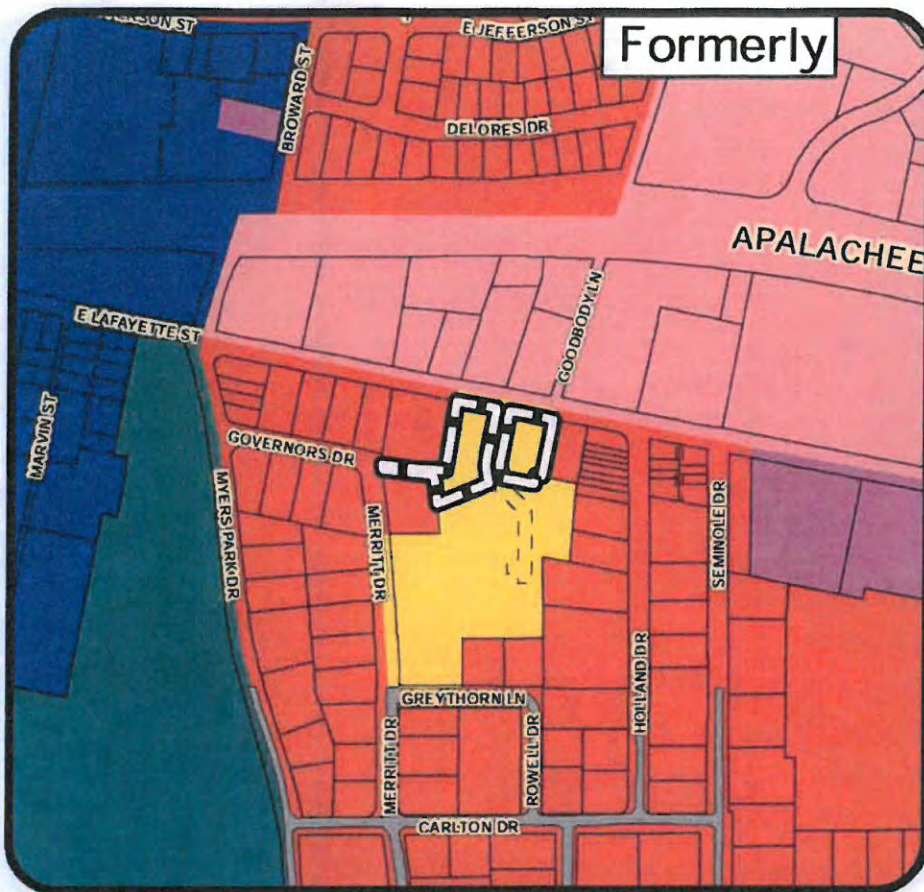
1.27 Acres

From: Government Operational
To: Suburban

Applicant: *Tallahassee-Leon County Planning Department*

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

ADOPTED



Future Land Use

Legend

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

- Subject Parcel
- City Limits

**E. Lafayette St.
PCM140104**

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

**Formerly
Government
Operational**

**As Adopted
Suburban**



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



Map Amendment PCM140105 North Meridian Street

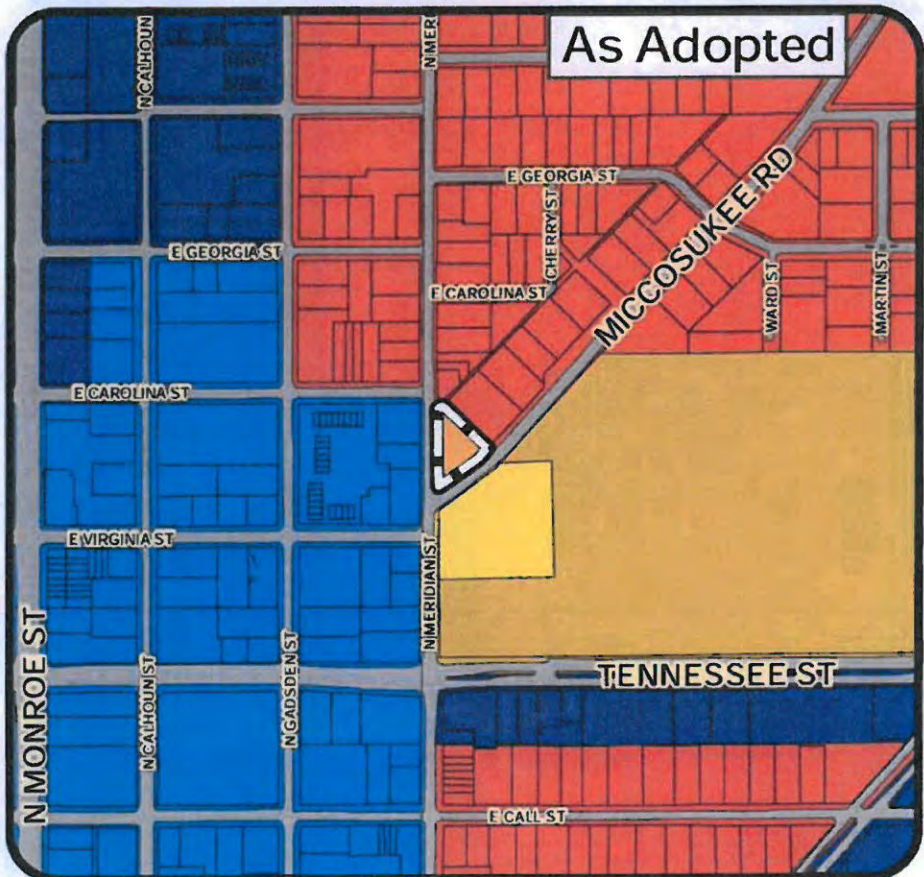
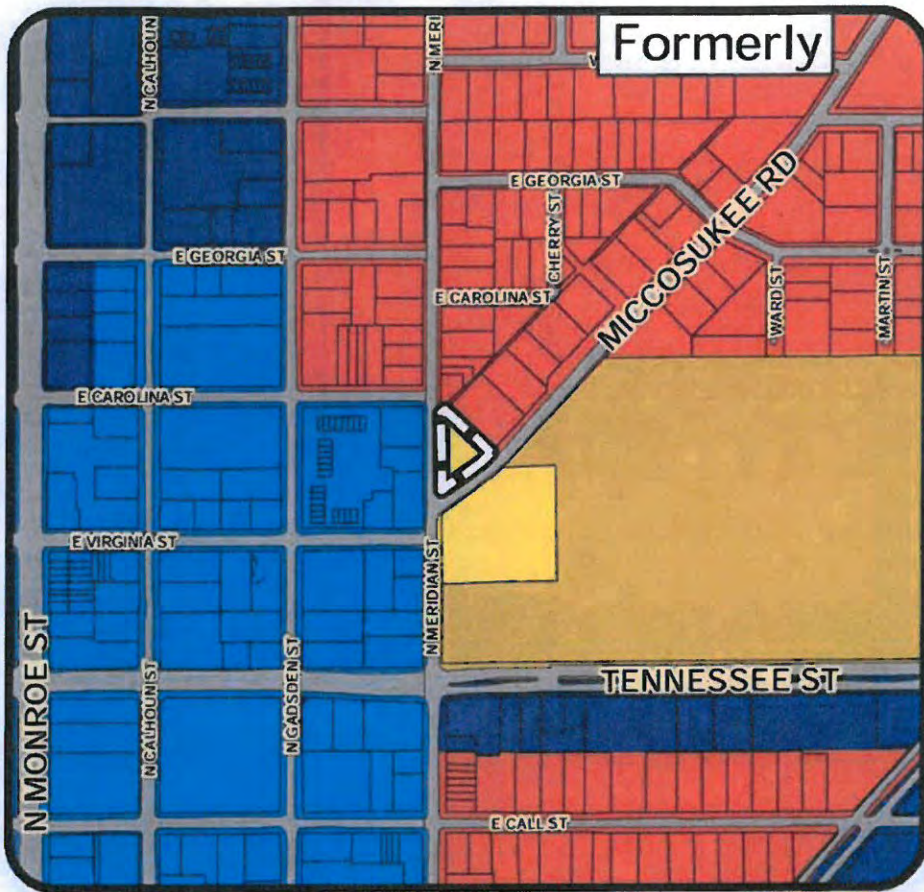
0.39 Acres

From: Government Operational
To: Neighborhood Boundary

Applicant: *Tallahassee-Leon County Planning Department*

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

ADOPTED



Future Land Use

Legend

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

Subject Parcel

**N. Meridian
PCM140105**
180 Consulting
Tallahassee/Leon County
Planning Department

**Formerly
Government
Operational**

**As Adopted
Neighborhood Boundary**



SITE TAX ID:
11-31-46-000-0010
ACRES: 0.39 ±



Map Amendment PCM140106 Mission San Luis

63.35 Acres

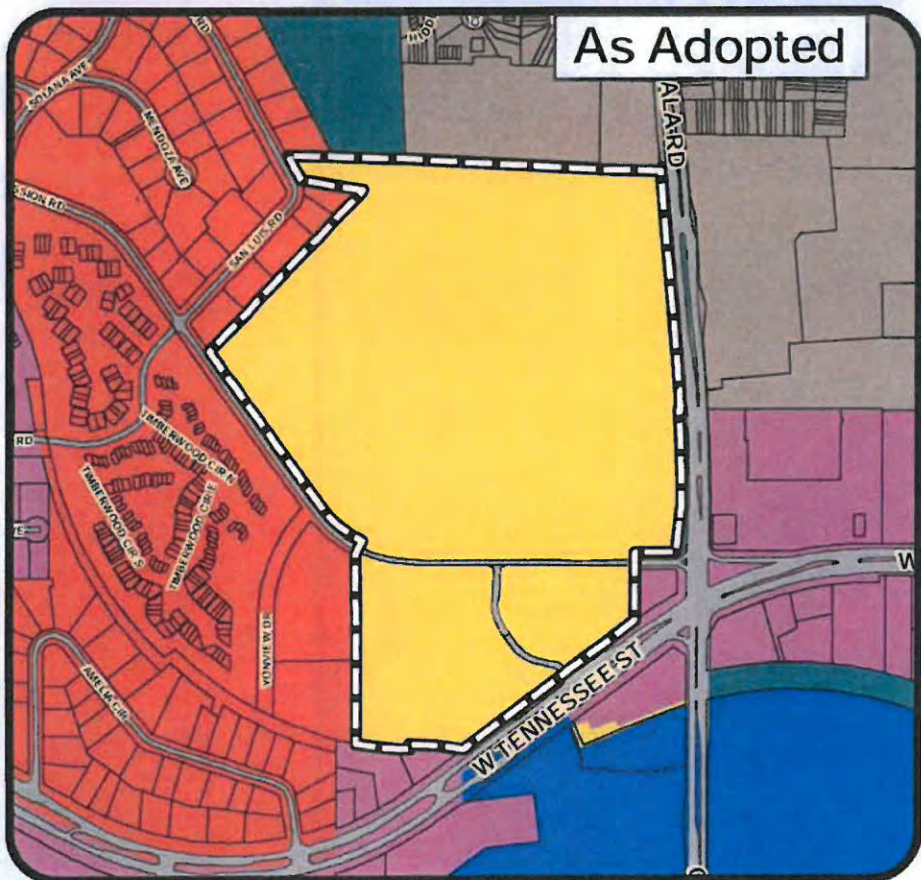
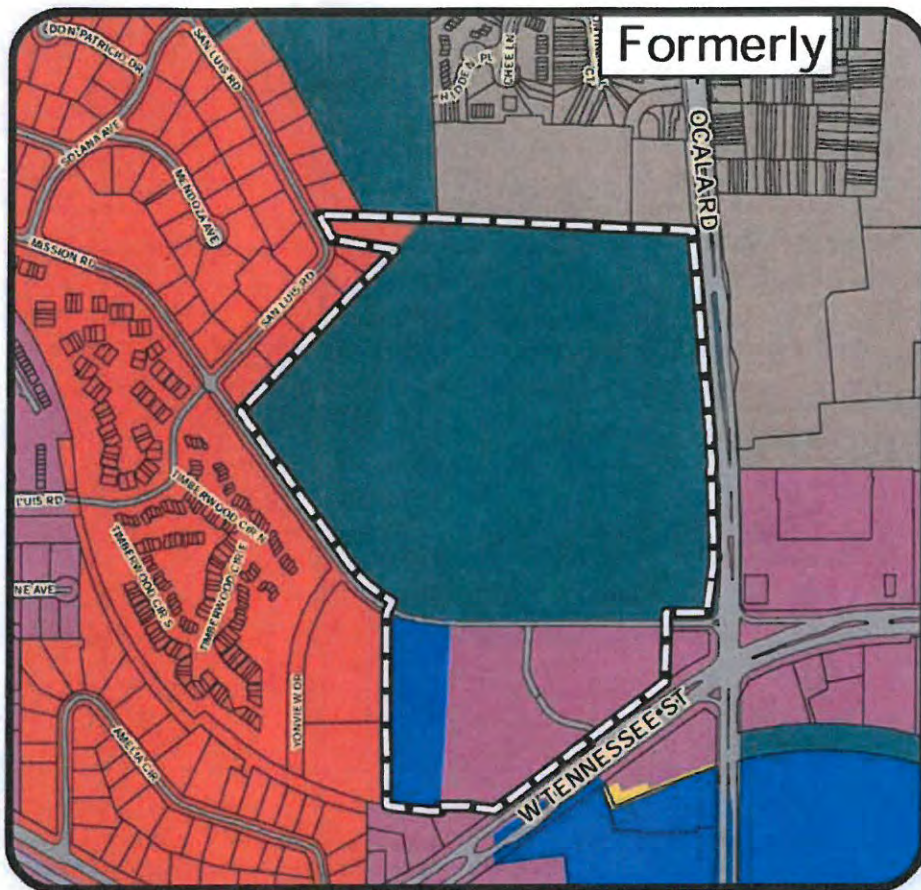
From: Residential Preservation, Recreation/Open Space, Suburban, and
University Transition

To: Government Operational

Applicant: *Tallahassee-Leon County Planning Department*

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

ADOPTED



Future Land Use

Legend

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

 Subject Parcel

Ocala and Mission Rd.
PCM140106

Mission San Luis

Tallahassee/Leon County
Planning Department

Formerly
Residential Preservation
Recreation/Open Space
Suburban and University
Transition

As Adopted
Government
Operational



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

ACRES: 63.35 ±



Map Amendment PCM140107 Governor's Mansion and the Grove

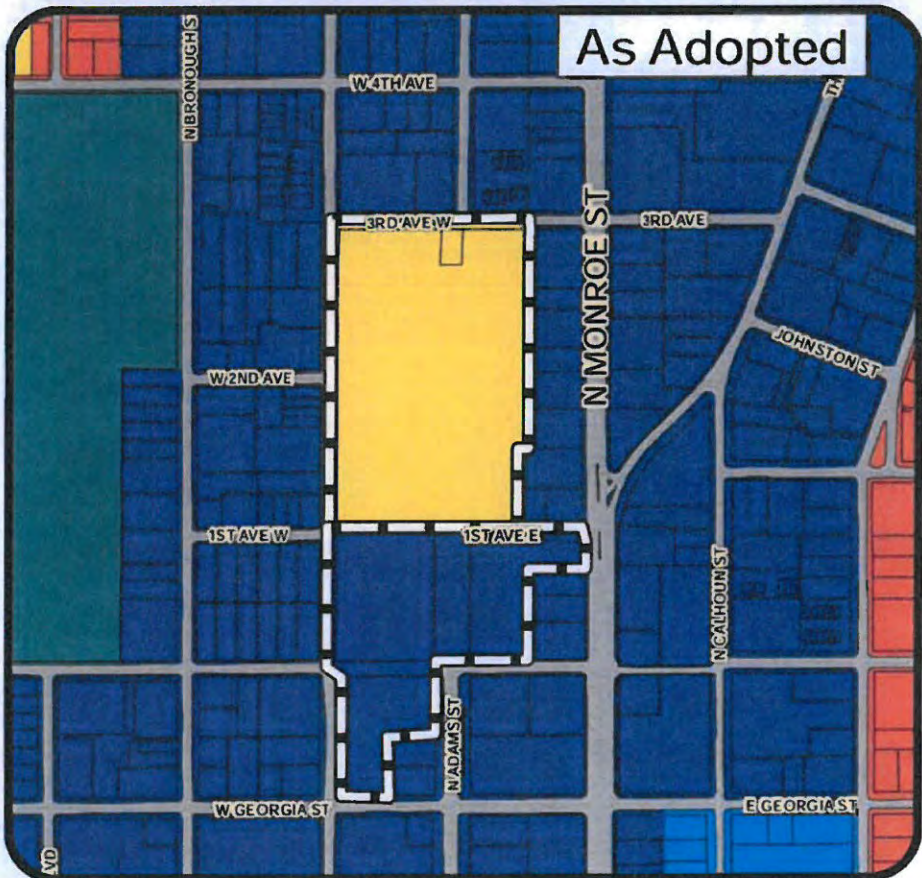
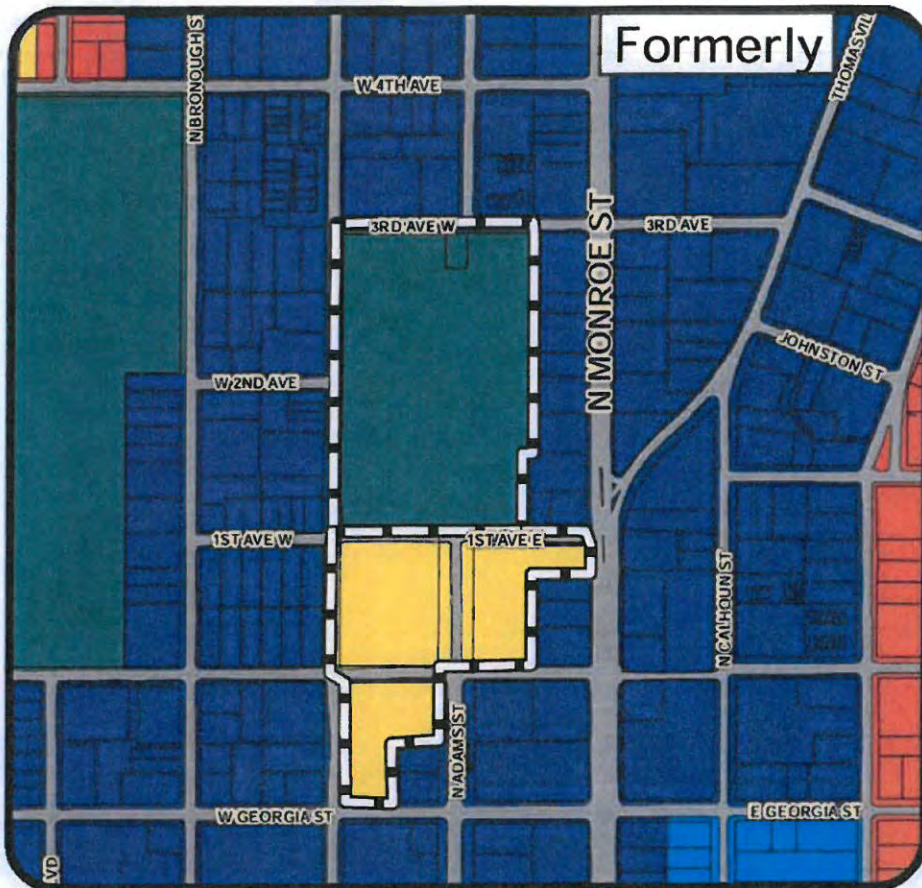
16.88 Acres

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

Applicant: *Tallahassee-Leon County Planning Department*

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

ADOPTED



Future Land Use

Legend

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

 Subject Parcel

Duval & Brevard St.
PCM140107

Governor's Mansion,
The Grove

Tallahassee/Leon County
Planning Department

Formerly
Open Space,
Central Urban
and
Government Operational

As Adopted
Central Urban
and
Government Operational

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

ACRES: 16.88 ±



Map Amendment PCM140108 Northeast Park

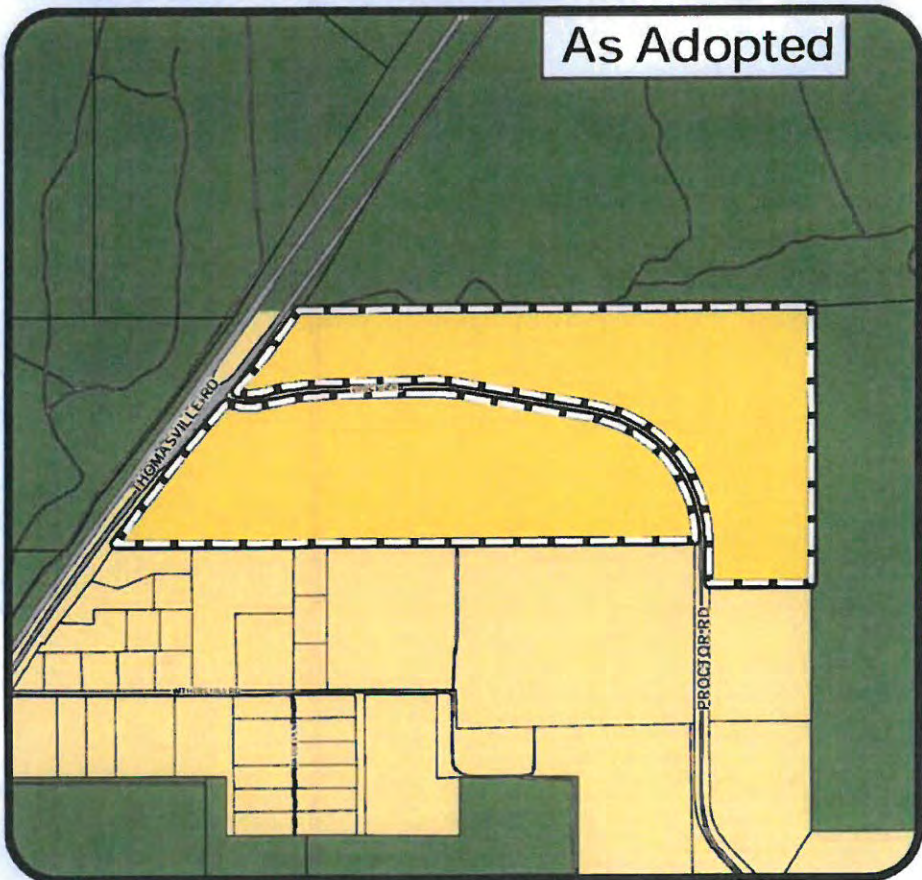
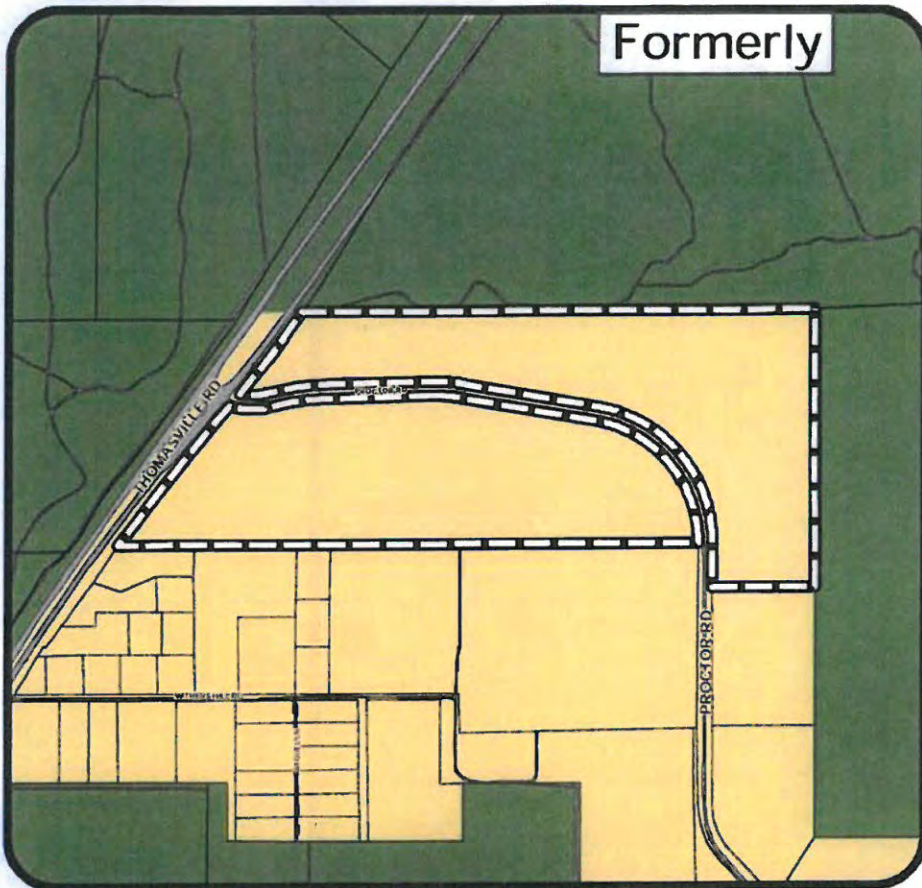
100 Acres

From: Rural
To: Government Operational

Applicant: *Board of County Commissioners*

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

ADOPTED



Future Land Use Legend

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

Thomasville Rd.
and Proctor Rd.
PCM140108

Leon County
Board of County
Commissioners

Formerly
Rural

As Adopted
Government
Operational



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

ACRES: 100.04 ±



Map Amendment PCM140109 Lake Overstreet Addition

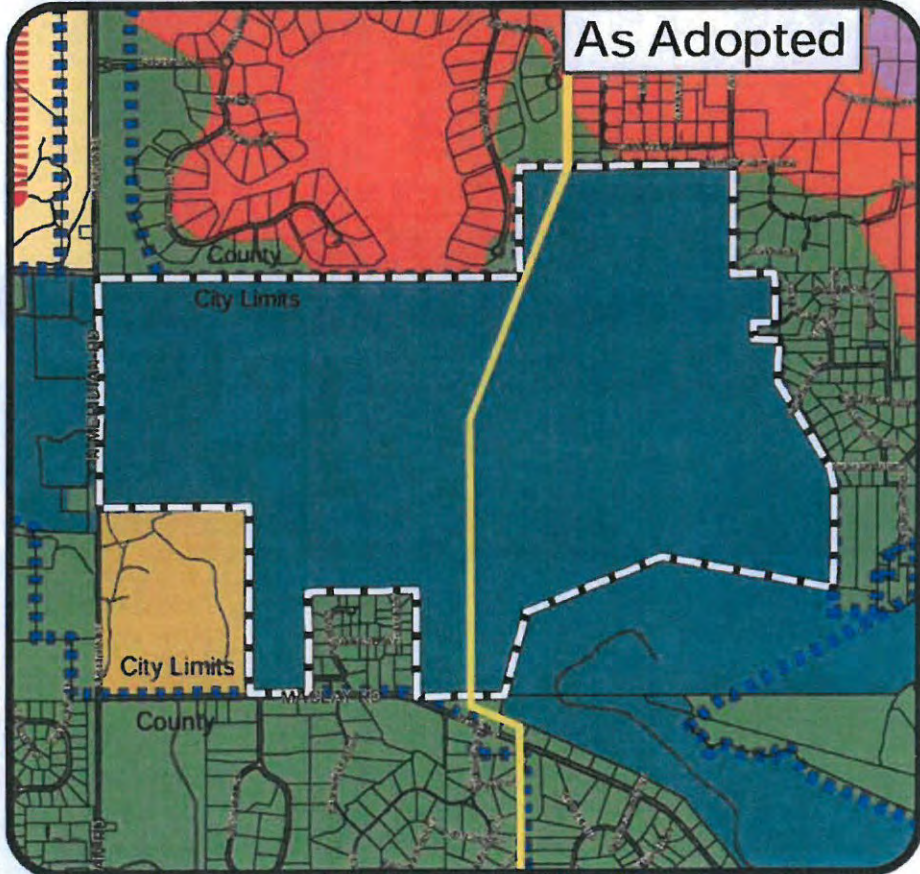
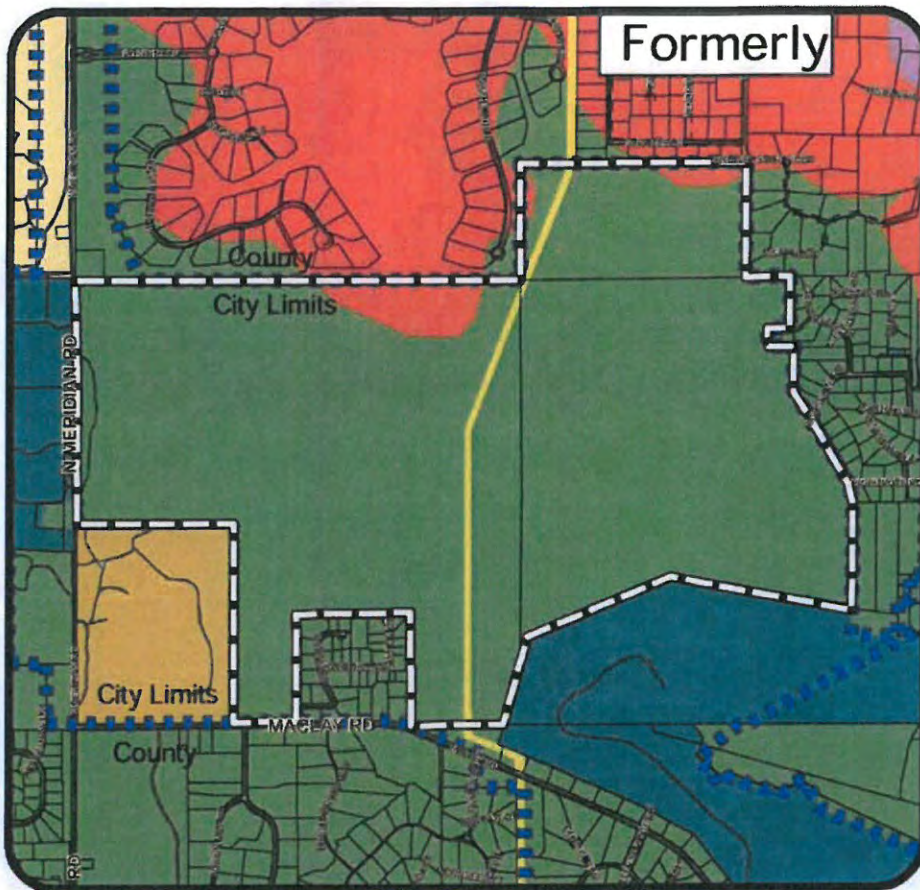
858 Acres

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

Applicant: *Board of County Commissioners*

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

ADOPTED



Future Land Use

Legend

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

 Subject Parcel

Lake Overstreet
Addition
PCM140109

Leon County
Board of County
Commissioners

Formerly
Lake Protection
& RP
As Adopted
R / OS



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

ACRES: 871 ±



ORDINANCE NO. 14- 06

1
2
3
4 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF**
5 **LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-**
6 **LEON COUNTY COMPREHENSIVE PLAN; ADOPTING**
7 **AMENDMENTS TO THE FUTURE LAND USE MAP AND LAND USE**
8 **ELEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR**
9 **SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH**
10 **THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT;**
11 **AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

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

31 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
32 Commissioners of Leon County has held several public work sessions, public meetings, and

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

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

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

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

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

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

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

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

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

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

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

13 **Section 3. Map Amendment.**

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

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

20 **Section 4. Map Amendment.**

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

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

1 **Section 5. Map Amendment.**

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

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

8 **Section 6. Map Amendment.**

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

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

15 **Section 7. Map Amendment.**

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

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

22 **Section 8. Map Amendment.**

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

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

7 **Section 9. Text Amendment.**

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

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

14 **Section 10. Text Amendment.**

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

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

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

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

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

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

9 **Section 13. Severability.**

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

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

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

19 **Section 16. Effective Date.**

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

22

1 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon
2 County, Florida, this 27th day of May, 2014.

3
4 LEON COUNTY, FLORIDA



12 BY: Kristin Dozier
13 KRISTIN DOZIER, CHAIRMAN
14 BOARD OF COUNTY COMMISSIONERS

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

18 BY: Bob Inzer
19 CLERK

20
21 APPROVED AS TO FORM:
22 COUNTY ATTORNEY'S OFFICE
23 LEON COUNTY, FLORIDA
24
25
26 BY: Herbert W.A. Thiele
27 HERBERT W.A. THIELE, ESQ.
28 COUNTY ATTORNEY

Map Amendment PCM140101

WITHDRAWN BY APPLICANT

Map Amendment PCM140102 Governor's Park Corners

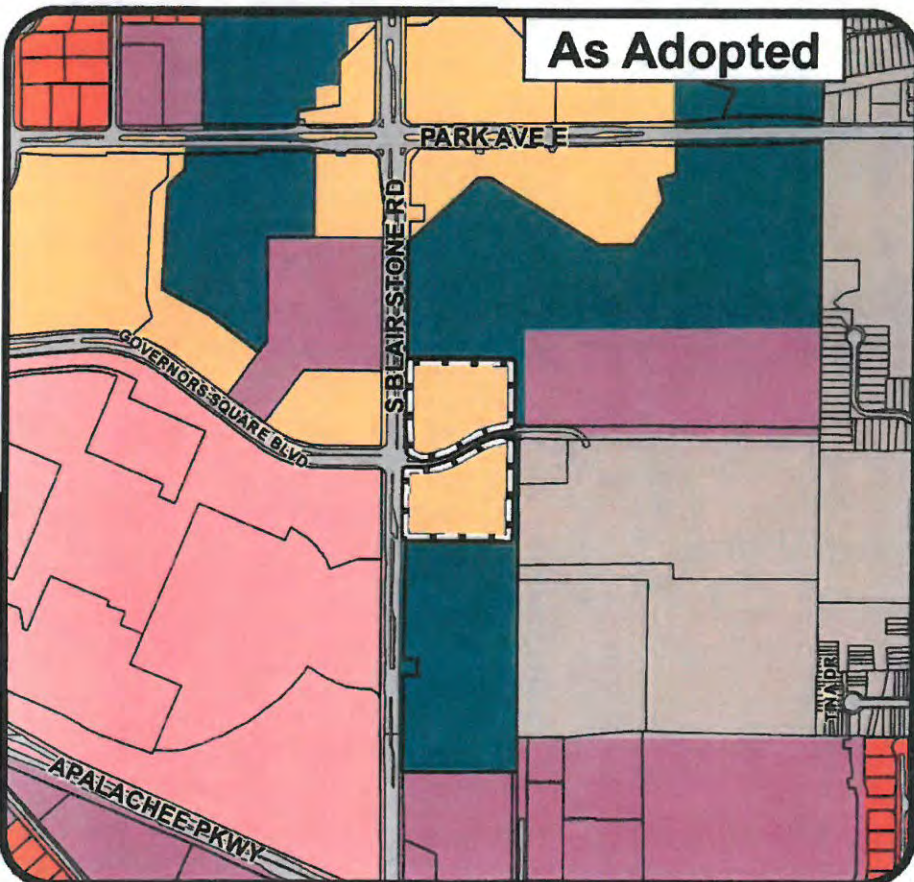
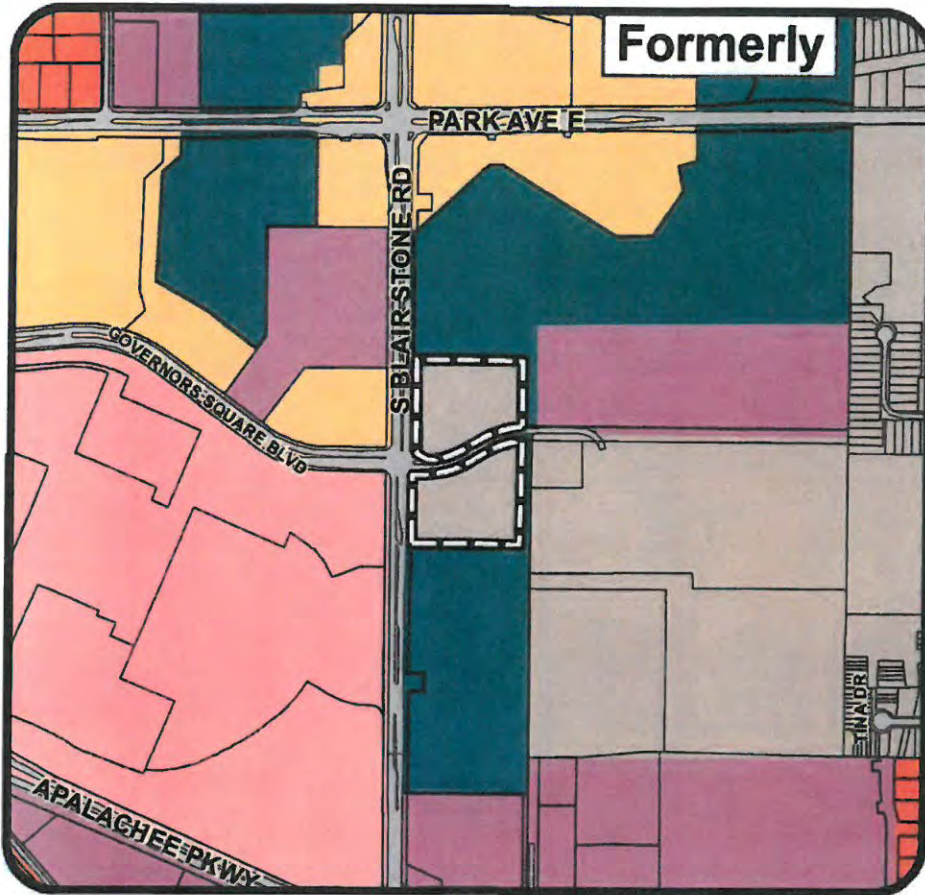
7.24 Acres

From: Urban Residential-2
To: Planned Development

Applicant: *Tallahassee-Leon County Planning Department*

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

ADOPTED



Future Land Use

Legend

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

 Subject Parcel

**Blairstone Road
Near Gov. Sq. Blvd.
PCM140102**
Governor's Park Corners
Tallahassee Leon County
Planning Department

**Formerly
Urban Residential-2**
**As Adopted
Planned Development**



SITE TAX ID:
11-32-20-415-0000
11-32-20-416-0000
ACRES: 7.24 ±

Map Amendment PCM140103 Capital Circle Northwest

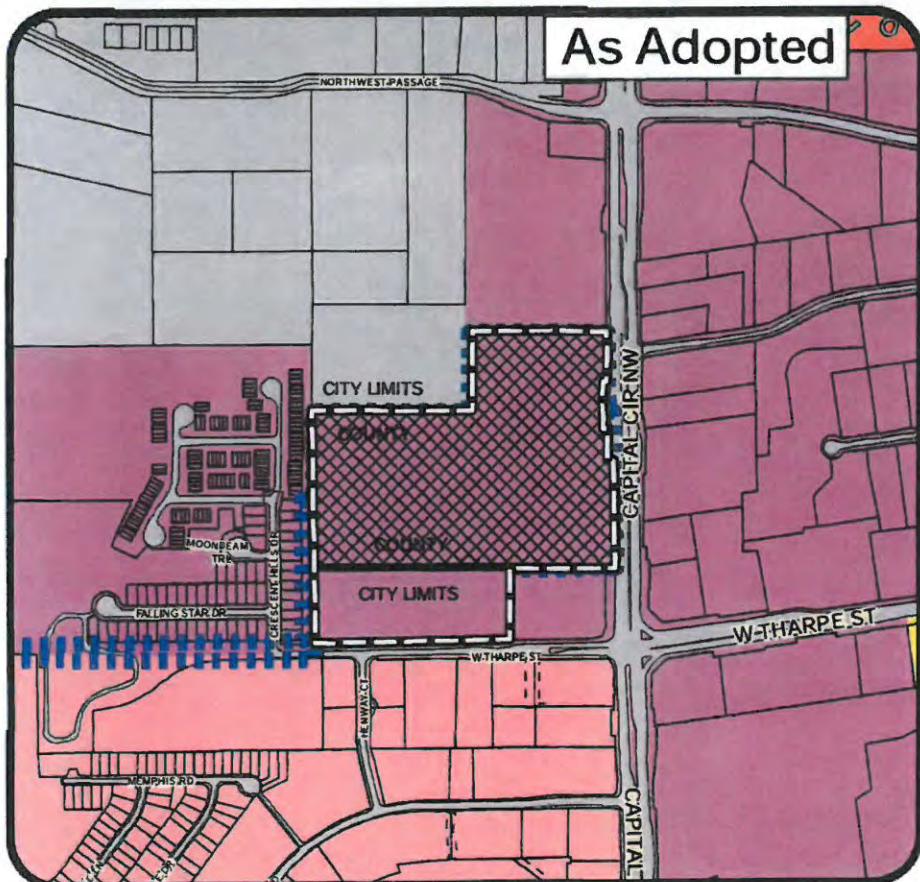
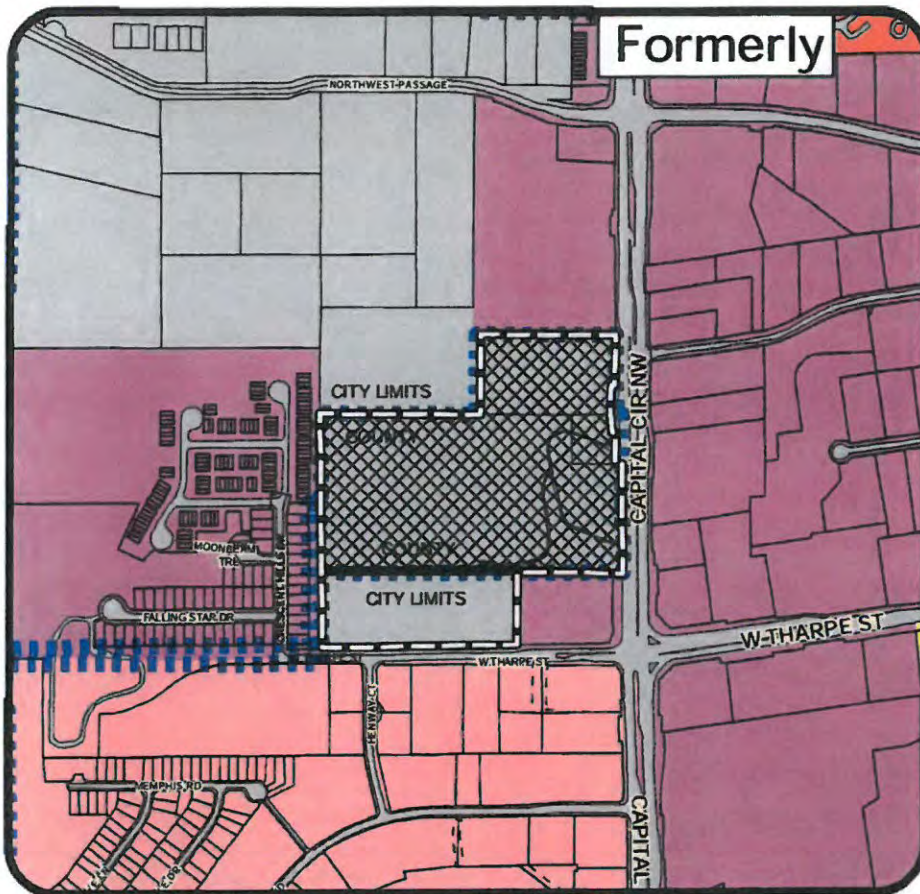
29.56 Acres

From: Industrial
To: Suburban

Applicant: *Board of County Commissioners*

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

ADOPTED



Future Land Use Legend

- Activity Center
- Industrial
- Governmental Operation
- Residential Preservation
- Suburban

- Applicant Request
- Staff Expansion
- City Limits

**Capital Circle NW
PCM140103**

Leon County
Board of
County Commissioners

**Formerly
Industrial**

**As Adopted
Suburban**

Applicant Request

SITE TAX IDs:
21-19-51-049-1100
21-19-51-051-1110
21-19-51-051-1111

ACRES: 23.50 ±

Staff expansion

TAX IDs:
21-19-55- A0010
ACRES: 6.06 ±

Total Acreage 29.56 ±



Map Amendment PCT140104 DeSoto Park Drive

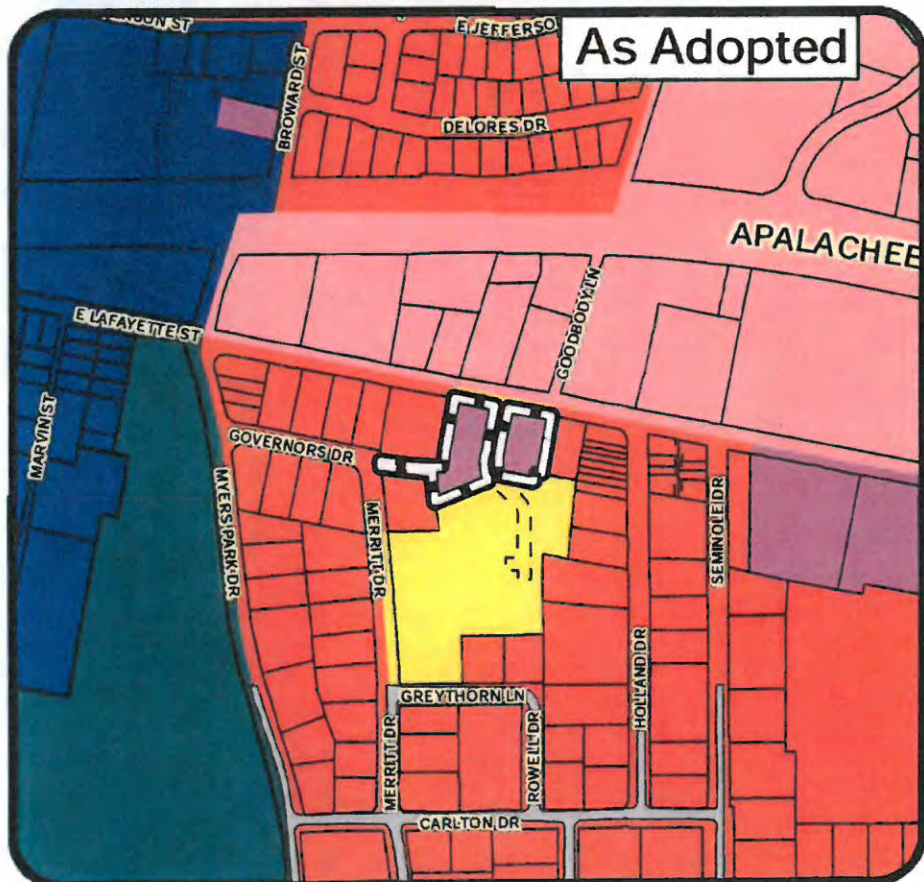
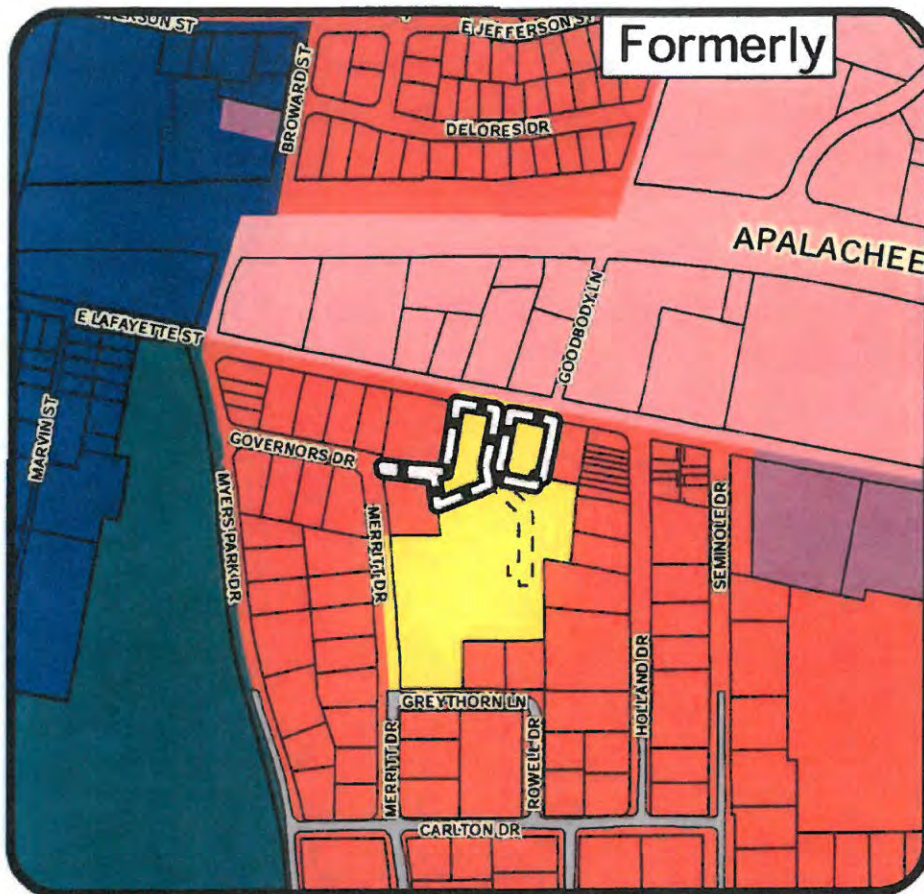
1.27 Acres

From: Government Operational
To: Suburban

Applicant: *Tallahassee-Leon County Planning Department*

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

ADOPTED



Future Land Use

Legend

- Activity Center
- Central Urban
- Governmental Operation
- Open Space
- Residential Preservation
- Suburban
- Subject Parcel
- City Limits

**E. Lafayette St.
PCM140104**

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

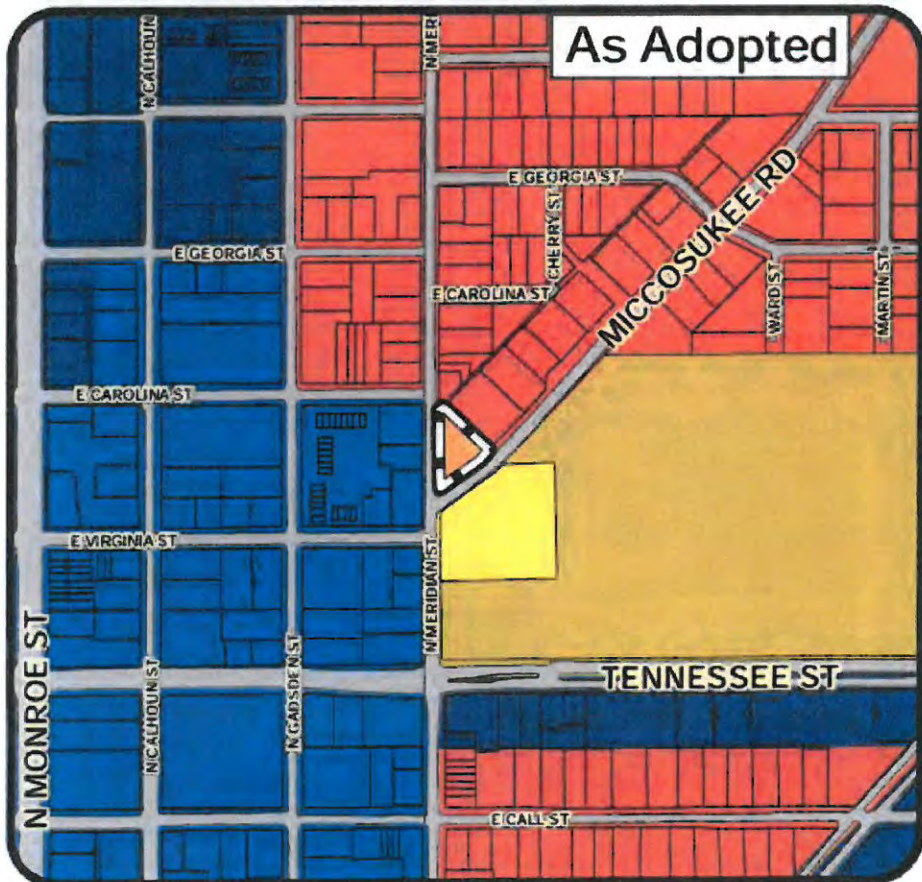
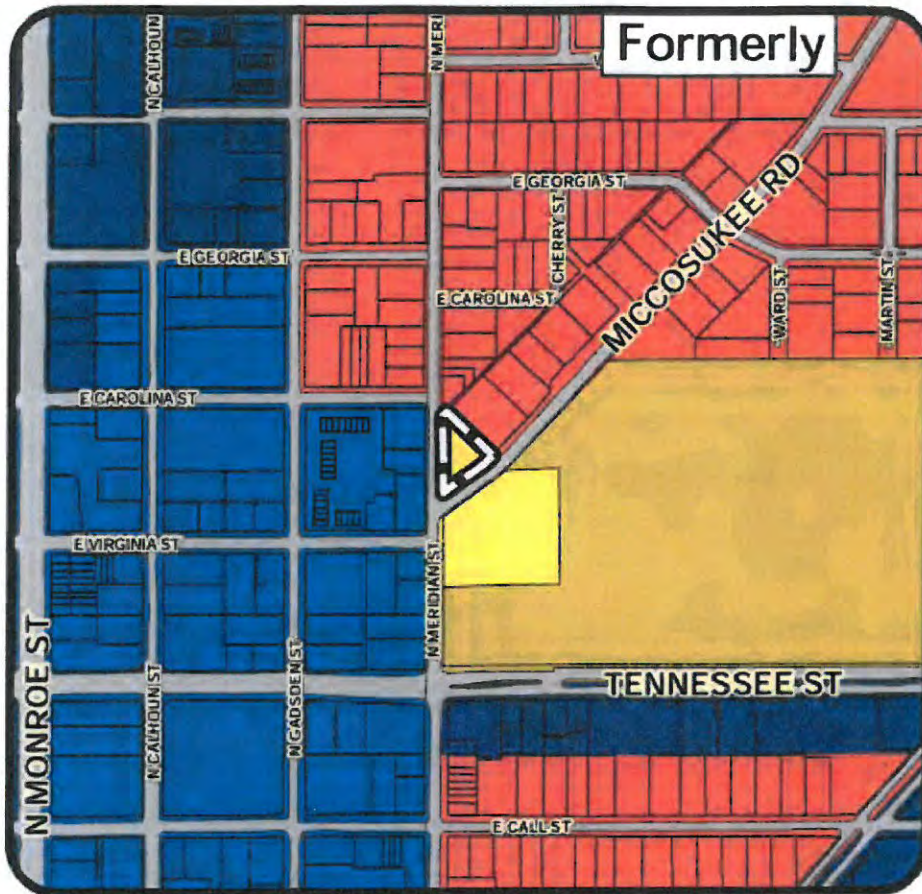
**Formerly
Government
Operational**

**As Adopted
Suburban**



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





Future Land Use

Legend

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

 Subject Parcel

**N. Meridian
PCM140105**
180 Consulting
Tallahassee/Leon County
Planning Department

**Formerly
Government
Operational**

**As Adopted
Neighborhood Boundary**



SITE TAX ID:
11-31-46-000-0010
ACRES: 0.39 ±

**PLANNING
DEPARTMENT**
TALLAHASSEE, LEON COUNTY
PLANNING, LAND DEVELOPMENT AND COMMUNITY ENGAGEMENT

Map Amendment PCT140106 Mission San Luis

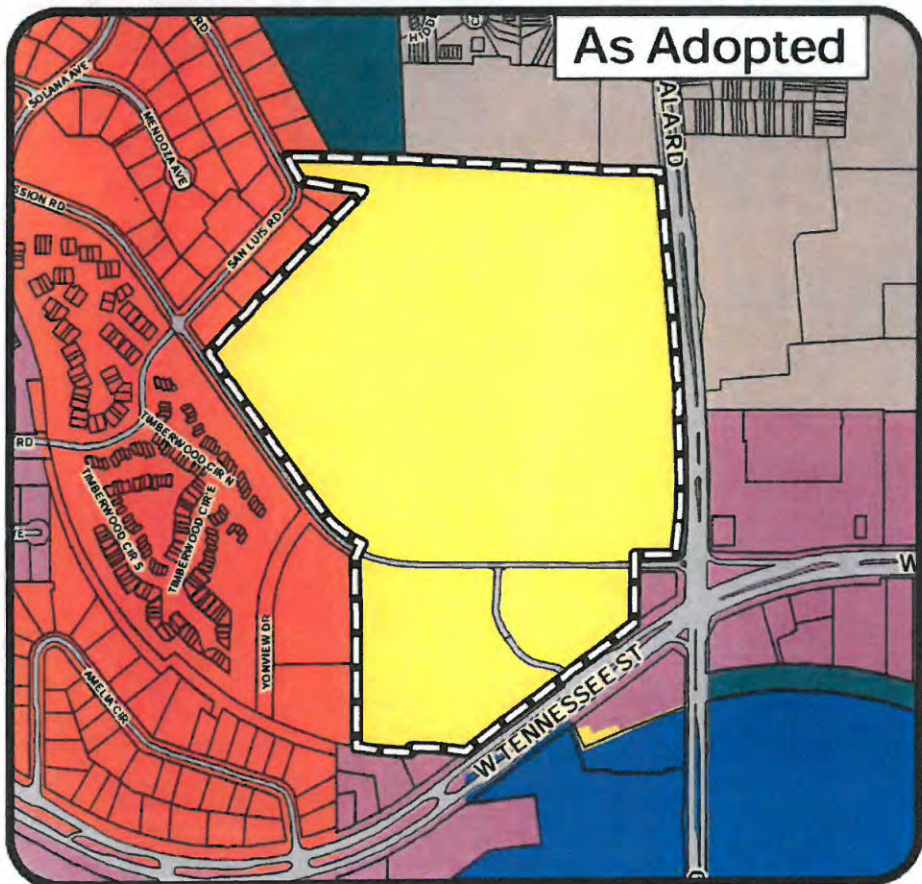
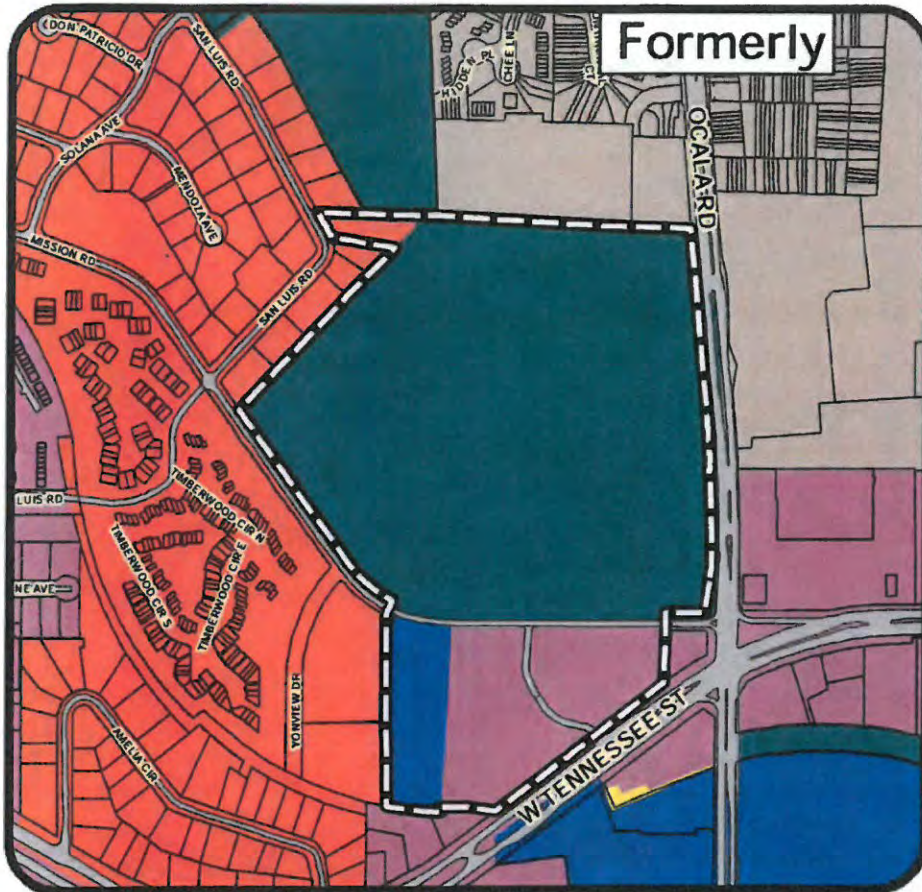
63.35 Acres

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

Applicant: *Tallahassee-Leon County Planning Department*

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

ADOPTED



Future Land Use

Legend

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

Subject Parcel

Ocala and Mission Rd.
PCM140106

Mission San Luis

Tallahassee/Leon County
Planning Department

Formerly
Residential Preservation
Recreation/Open Space
Suburban and University
Transition

As Adopted
Government
Operational



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

ACRES: 63.35 ±



Map Amendment PCM140107 Governor's Mansion and the Grove

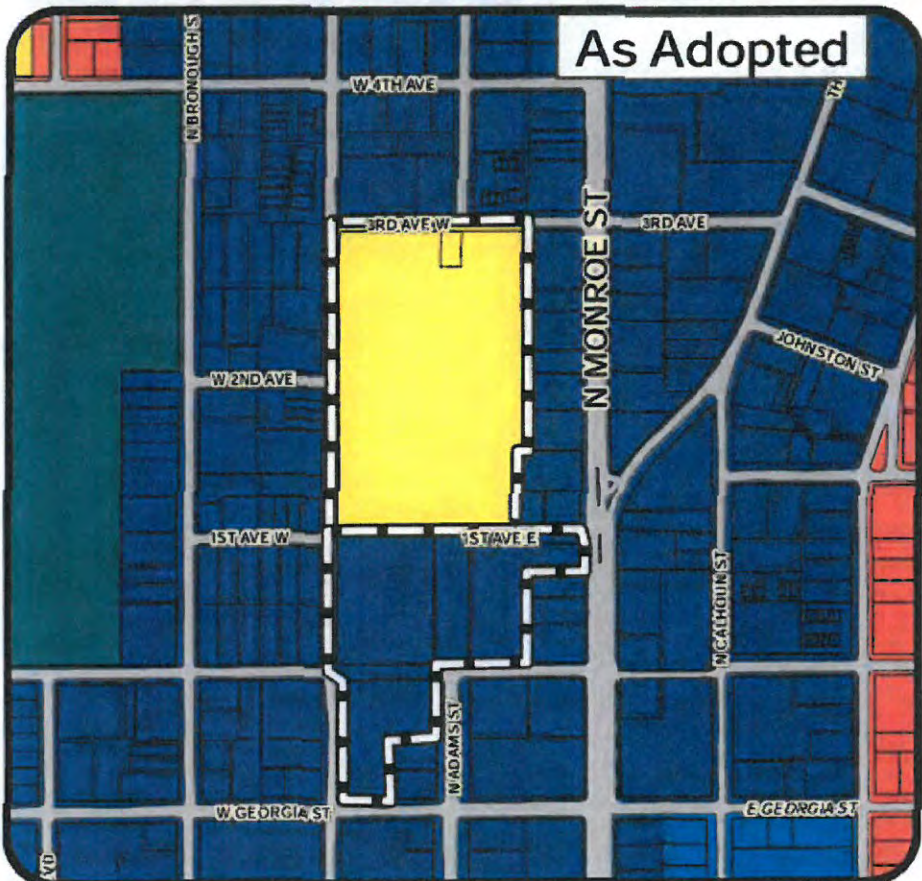
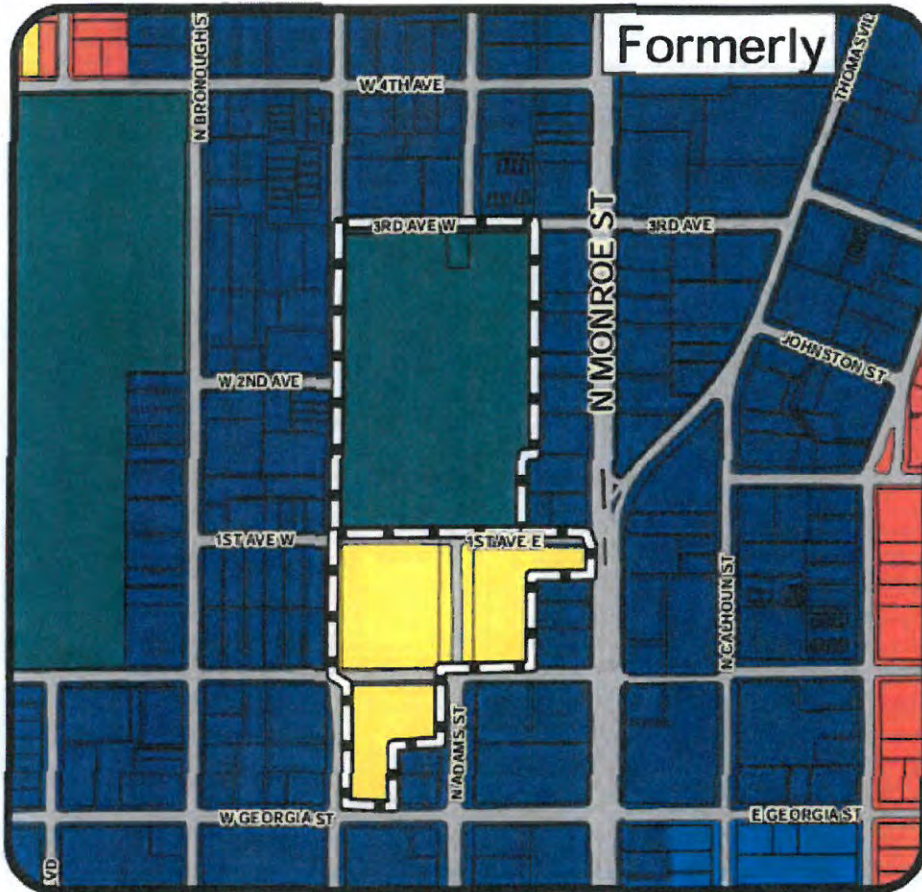
16.88 Acres

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

Applicant: *Tallahassee-Leon County Planning Department*

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

ADOPTED



Future Land Use

Legend

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

 Subject Parcel

Duval & Brevard St.

PCM140107

Governor's Mansion,
The Grove

Tallahassee/Leon County
Planning Department

Formerly
Open Space,
Central Urban
and
Government Operational

As Adopted
Central Urban
and
Government Operational

SITE TAX ID:

21-25-20-419-000-0

21-25-20-419-000-1

21-25-45-000-002-0

21-25-45-000-003-0

21-36-40-173-386-5

21-25-20-488-000-0

ACRES: 16.88 ±

TALLAHASSEE LEON COUNTY
PLANNING
DEPARTMENT
PLACE PLANNING LAND MANAGEMENT AND COMMUNITY ENHANCEMENT



Map Amendment PCM140108 Northeast Park

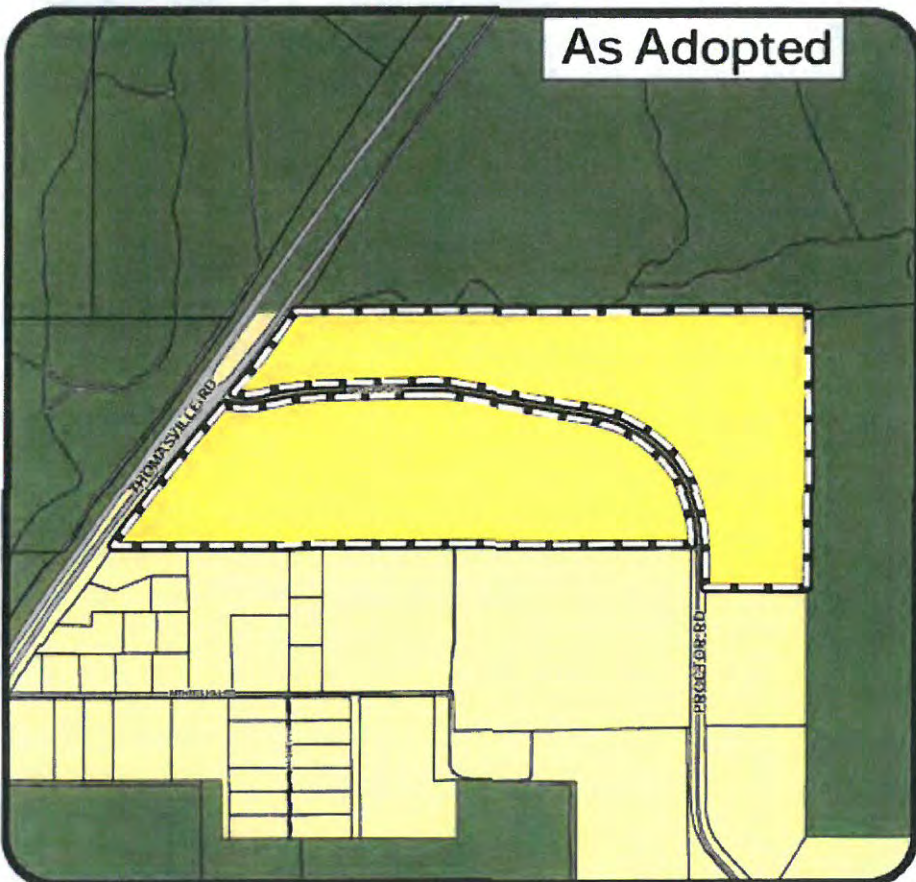
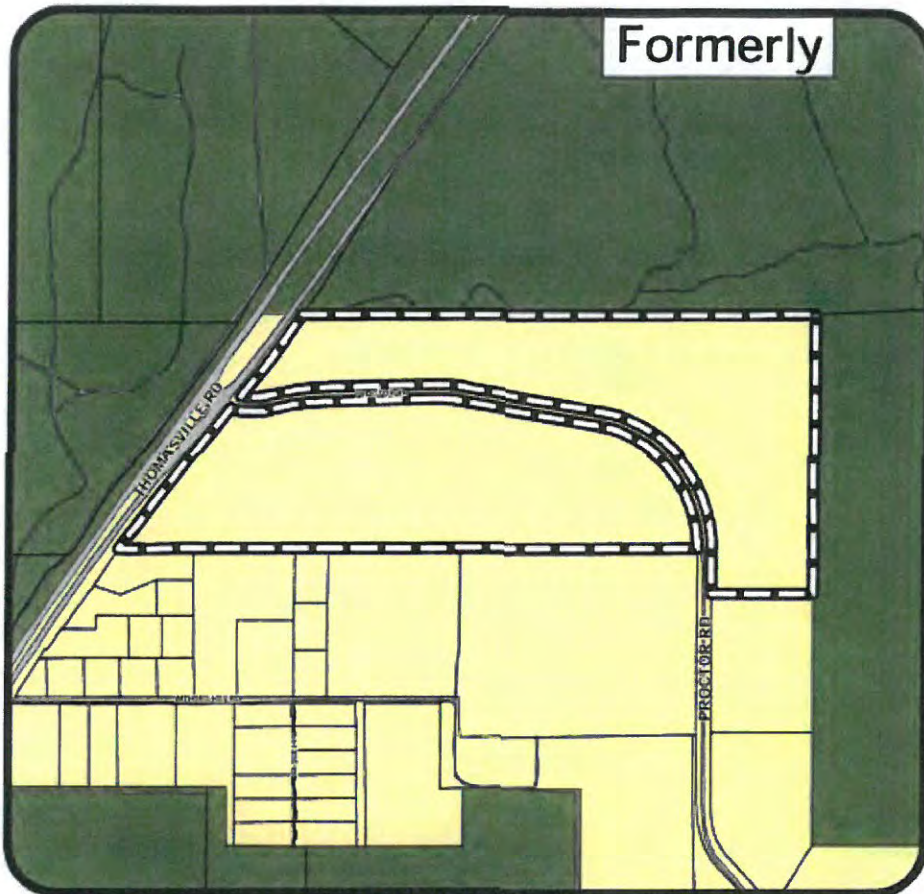
100 Acres

From: Rural
To: Government Operational





Applicant: *Board of County Commissioners*

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

ADOPTED



Future Land Use Legend

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

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

Leon County
Board of County
Commissioners

**Formerly
Rural**

**As Adopted
Government
Operational**



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

ACRES: 100.04 ±



Map Amendment PCM140109 Lake Overstreet Addition

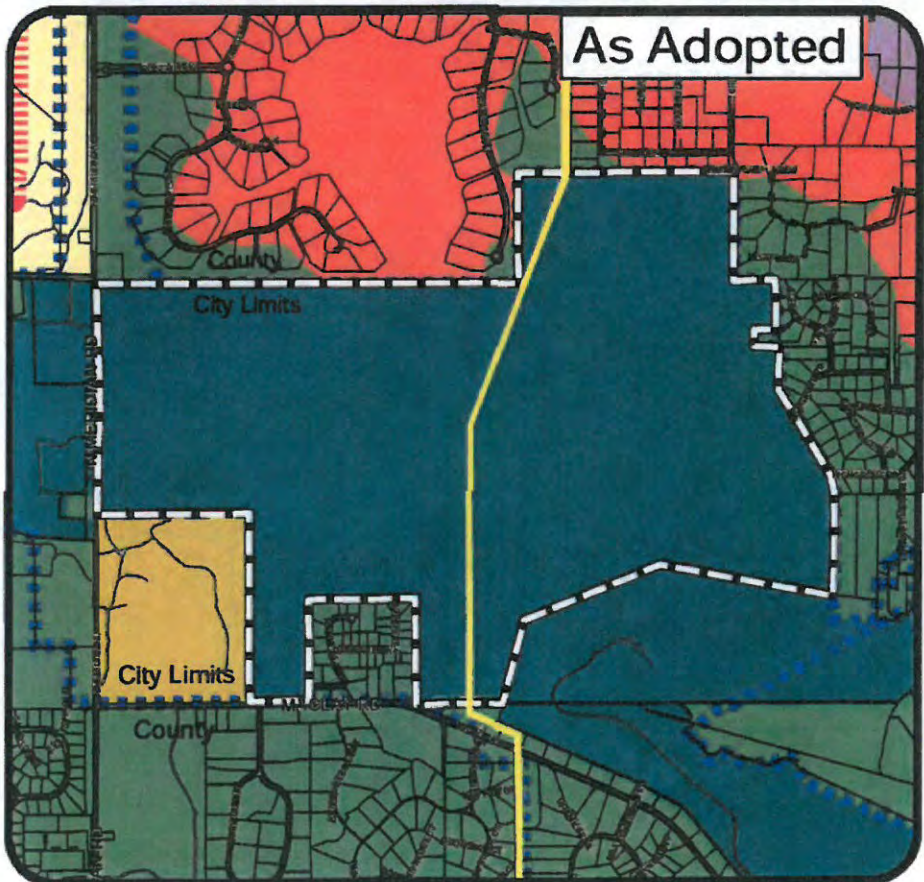
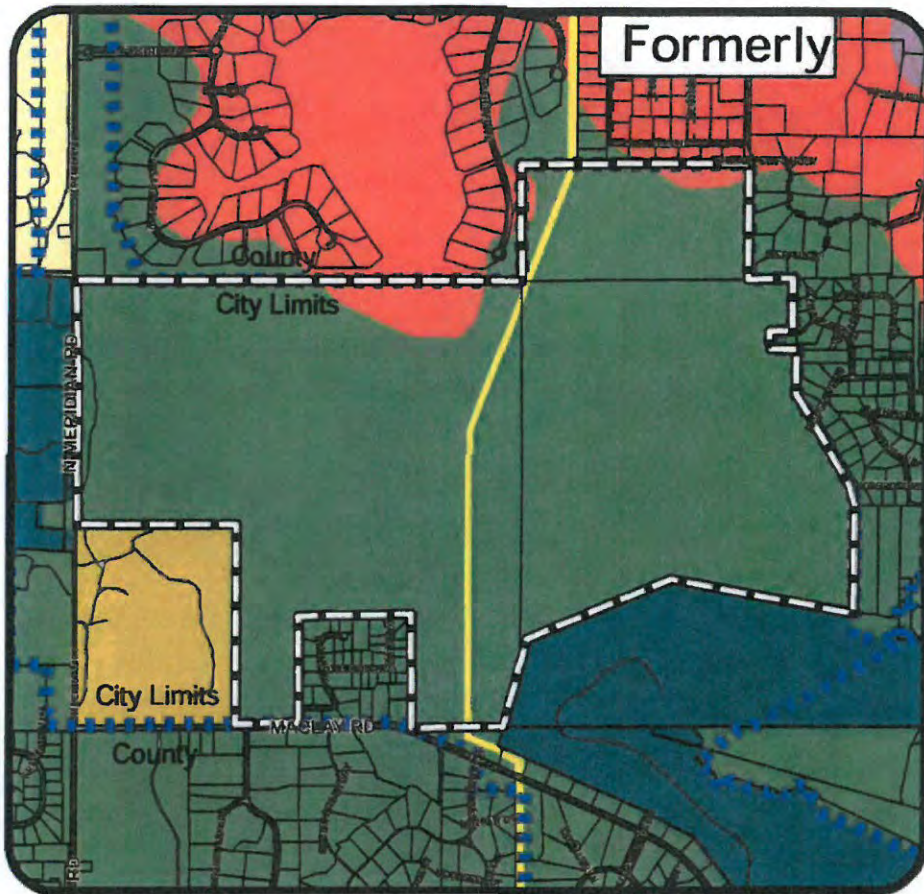
858 Acres

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

Applicant: *Board of County Commissioners*

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

ADOPTED



Future Land Use

Legend

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

 Subject Parcel

Lake Overstreet
Addition
PCM140109

Leon County
Board of County
Commissioners

Formerly
Lake Protection
& RP
As Adopted
R / OS



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

ACRES: 871 ±

Text Amendment PCT140110

WITHDRAWN BY APPLICANT

Text Amendment PCT140111 Changes to Suburban Category Per-Parcel Development Limitations

Applicant: *City of Tallahassee Growth Management*

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

ADOPTED

PCT140111 As Adopted

Policy 2.2.5: [L]

SUBURBAN *(Effective 3/14/07)*

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

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

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

Suburban Intensity Guidelines (Effective 3/14/07)

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre ⁽⁴⁾	10,000 sq. ft. per acre	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 units/acre ⁽⁴⁾	10,000sq. ft. per acre ⁽⁵⁾	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/acre	20,000 sq. ft. per acre	
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools	8 to 20 units/acre	20,000 sq.ft. per acre ⁽⁶⁾	
Village Center	Residential, Office, Commercial up to 50,000 sq ft, maximum business size. Centers shall not be located closer than 1/4 mile to another village center or commercial development including more than 20,000 sq ft of floor area.	8 to 16 units/acre	12,500 sq. ft. per acre per parcel for center 20 acres or less ⁽⁷⁾	
Urban Pedestrian Center	Residential, Office, Commercial up to 200,000 sq-ft , Recreation, Light Infrastructure & Community Service	6 to 16 units/acre ⁽¹⁾	Up to 20,000 sq ft/acre ⁽²⁾	35-50%
Suburban Corridor	Residential, Office, Commercial up to 200,000 sq-ft per center , Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 units/acre	Up to 25,000 sq ft/acre ⁽⁸⁾	
Medical Center	Residential, Office, Commercial up to 200,000 sq-ft per center , Recreation, Light Infrastructure & Community Service	6 to 20 units/acre ⁽¹⁾	80,000 sq ft/acre ⁽²⁾	
Business Park	Office, Residential and Commercial,	Up to 16 units/acre	20,000 sq ft/acre	
Light Industrial	Office, Commercial up to 10,000 sq ft per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools and ancillary residential	1 unit / development	20,000 sq ft /acre ⁽⁹⁾	5-10%

Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use ~~up to 200,000 SF per parcel~~ is allowed.
- (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.
- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail ~~up to 200,000 SF per parcel~~ is allowed.
- (9) Storage areas may be 50,000 SF per acre.

Text Amendment PCT140112 Lake Protection Minimum Lot Size

Applicant: *Board of County Commissioners*

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

ADOPTED

PCT140112 As Adopted

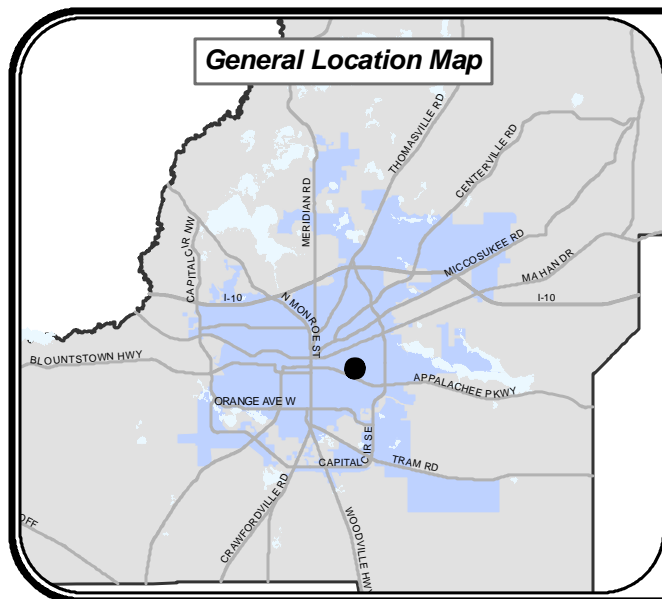
LAKE PROTECTION (*Rev. Effective 12/22/95; Revision Effective 7/26/06; Renumbered 3/14/07*)

This is a protection category that is specific to the well documented scientific concerns regarding the degradation and continuing pollution of Lake Jackson. The category is based on the lake basin boundary adjusted to include contributing watersheds but to exclude existing, more intensely developed areas south of Interstate 10. Consistent with the purpose of this category, Lake Protection densities and intensities shall be applied to undeveloped areas within the Lake Jackson drainage basin when such properties are developed.

The Lake Protection category allows residential uses of one unit per two acres¹. An option to develop at a density of one unit per gross acre is available within the City as long as the resultant development clusters the units on 25% of the property and maintains the remaining 75% in natural open space. In the unincorporated portions of the Lake Protection category clustering is allowed on 40% of the site at a net density of two (2) units per acre on the developed portion of the property. The remaining 60% of the property must remain in natural open space. ~~Minimum lot sizes under the cluster option are 1/2-acre.~~ The cluster options are intended to preserve green space within this land use category and be designed to minimize non-point pollution from the site. Cluster of residential development in areas designated for Lake Protection land use shall be permitted only on those portions of parcels not located within the Lake Jackson Special Development Zone and lying below one hundred ten (110) feet NGVD, and for higher elevations not determined to be severely limited by environmental constraints. Such constraints may be determined by on-site environmental analysis, building or soil limitation ratings in the Leon County Soil Survey, or other natural resource inventory determined appropriate by the local government.

Industrial, office and commercial uses are prohibited in the Lake Protection category within the city limits. In the unincorporated areas of the Lake Protection category, minor office and minor commercial uses may be approved through the PUD process only if development retains its resultant stormwater on site. All industrial, commercial and office uses other than minor are prohibited in the unincorporated areas of the Lake Protection category as well. Urban services are intended for this category inside the Urban Service Area. Additional requirements based on scientific studies and deemed necessary to protect the lake from further degradation, as well as improve existing water quality, will be included in the land development code. Existing non-residential uses within the Lake Protection land use category that meet all water quality standards required in the comprehensive plan by the time frames required in the plan, will be considered permitted uses.

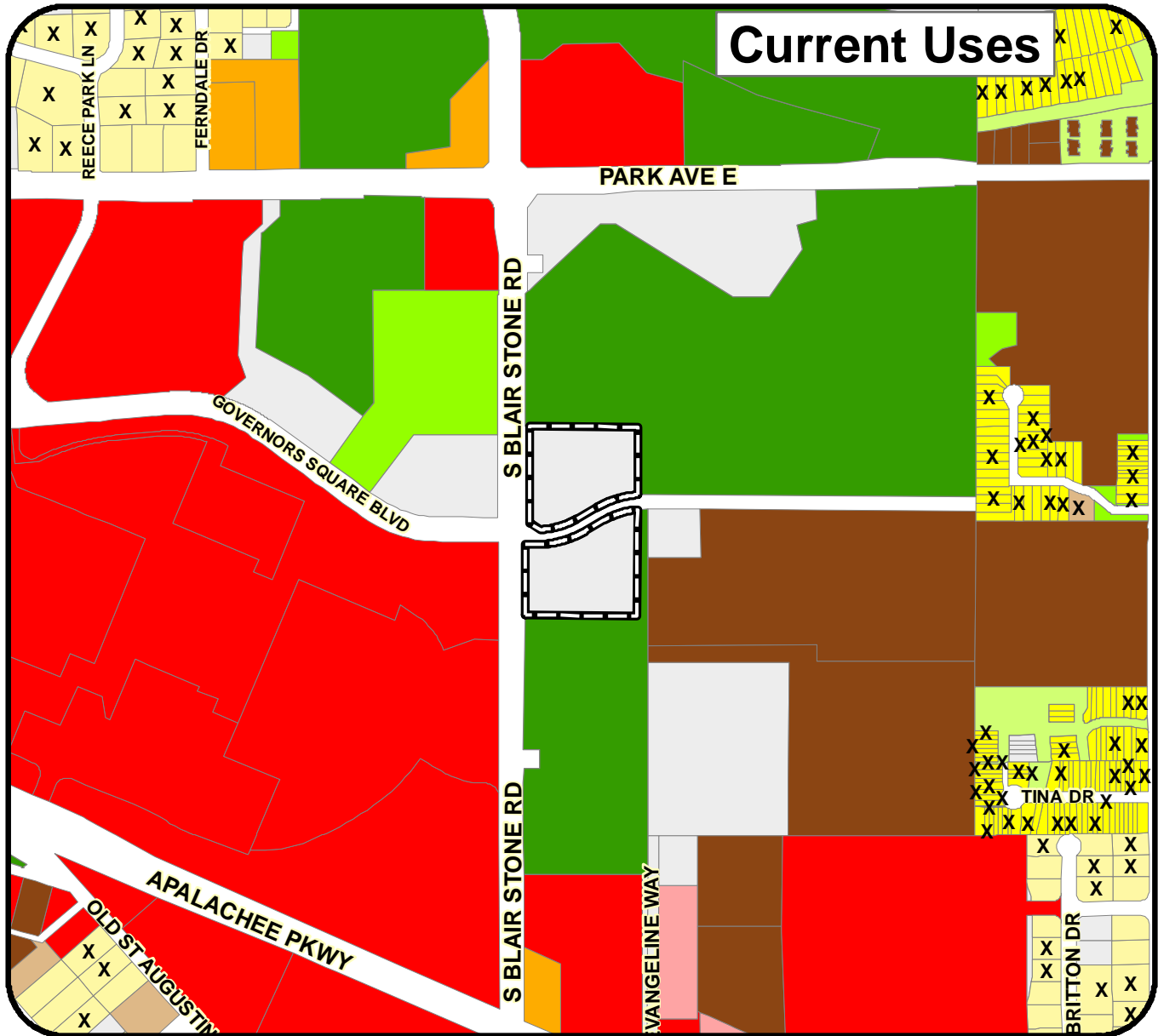
Within the Lake Protection Category, stormwater for non-single family and non-vested uses shall be retained on-site.



**Blairstone Road
Near Gov. Sq. Blvd.
PCM140102**
Governor's Park Corners
Tallahassee Leon County Planning Dept.

SITE TAX ID:
11-32-20-415-0000
11-32-20-416-0000
ACRES: 7.24 ±





Legend



Subject Parcel



Homestead Exemption Parcels

Current Uses (Oct. 2013)

- | | |
|------------------------------------|---|
| Single Family Detached/Mobile Home | Warehouse |
| Single Family Attached | School |
| Two-Family Dwelling | Open Space Common Areas |
| Multi-Family | Open Space Resource Protection |
| Motel/Hospital/Clinic | Open Space Recreation/Parks |
| Retail | Religious/Non-profit |
| Office | Transportation/Communications/Utilities |
| | Vacant |

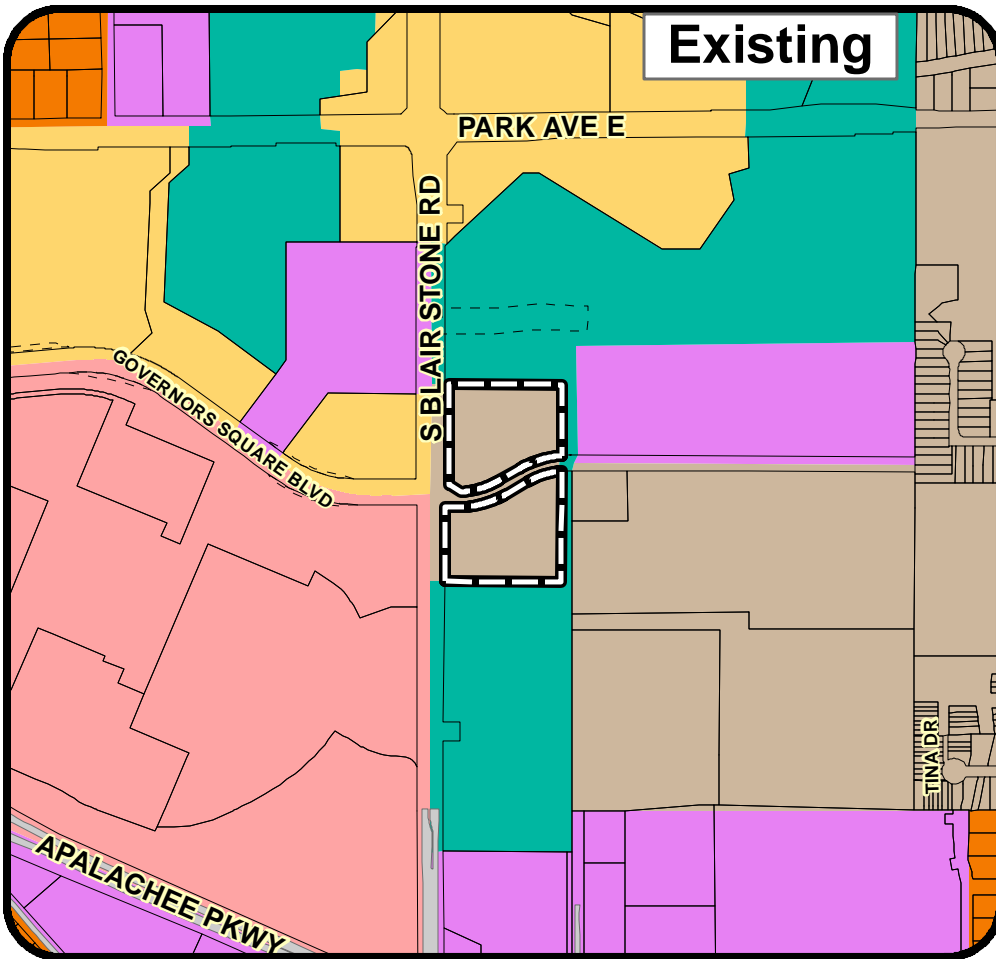
**Blairstone Road
Near Gov. Sq. Blvd.
PCM140102
Governor's Park Corners
Tallahassee Leon County
Planning Department**

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

ACRES: 7.24 ±



Existing



Future Land Use

Legend

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



Subject Parcel

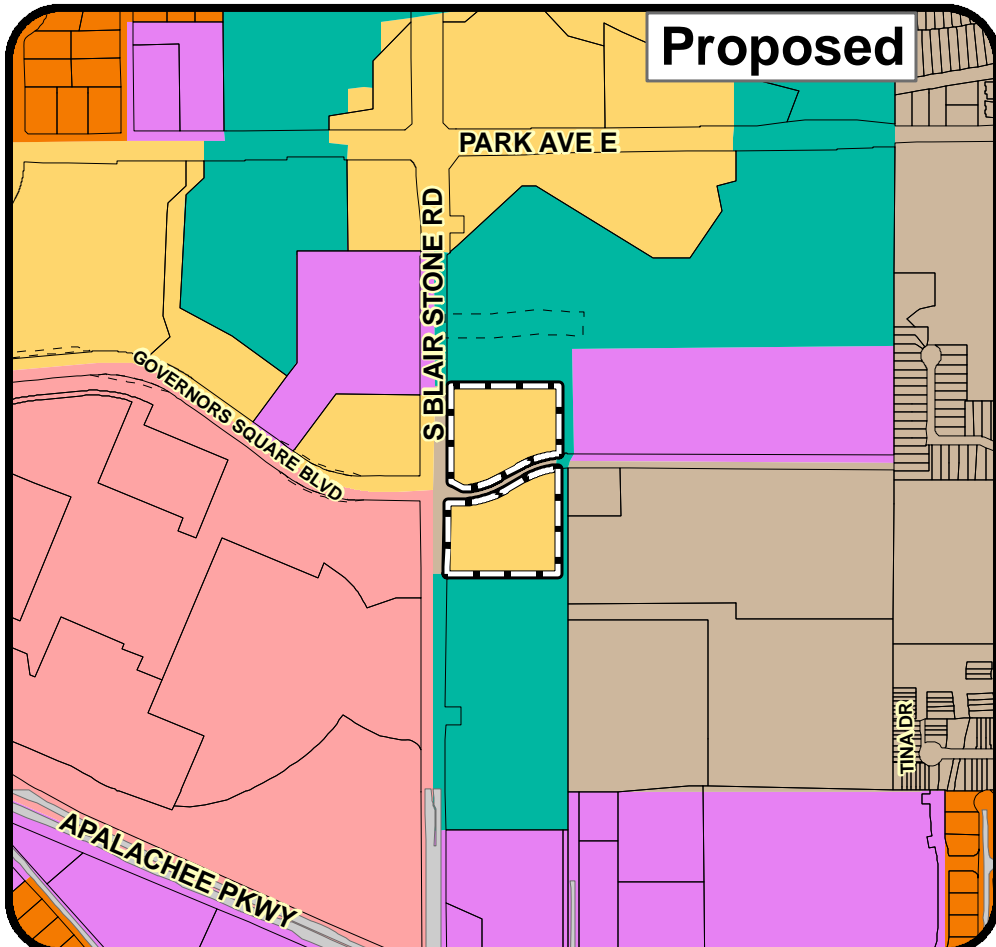
**Blairstone Road
Near Gov. Sq. Blvd.
PCM140102**

Governor's Park Corners
Tallahassee Leon County
Planning Department

**Existing
Urban Residential-2**

**Proposed
Planned Development**

Proposed

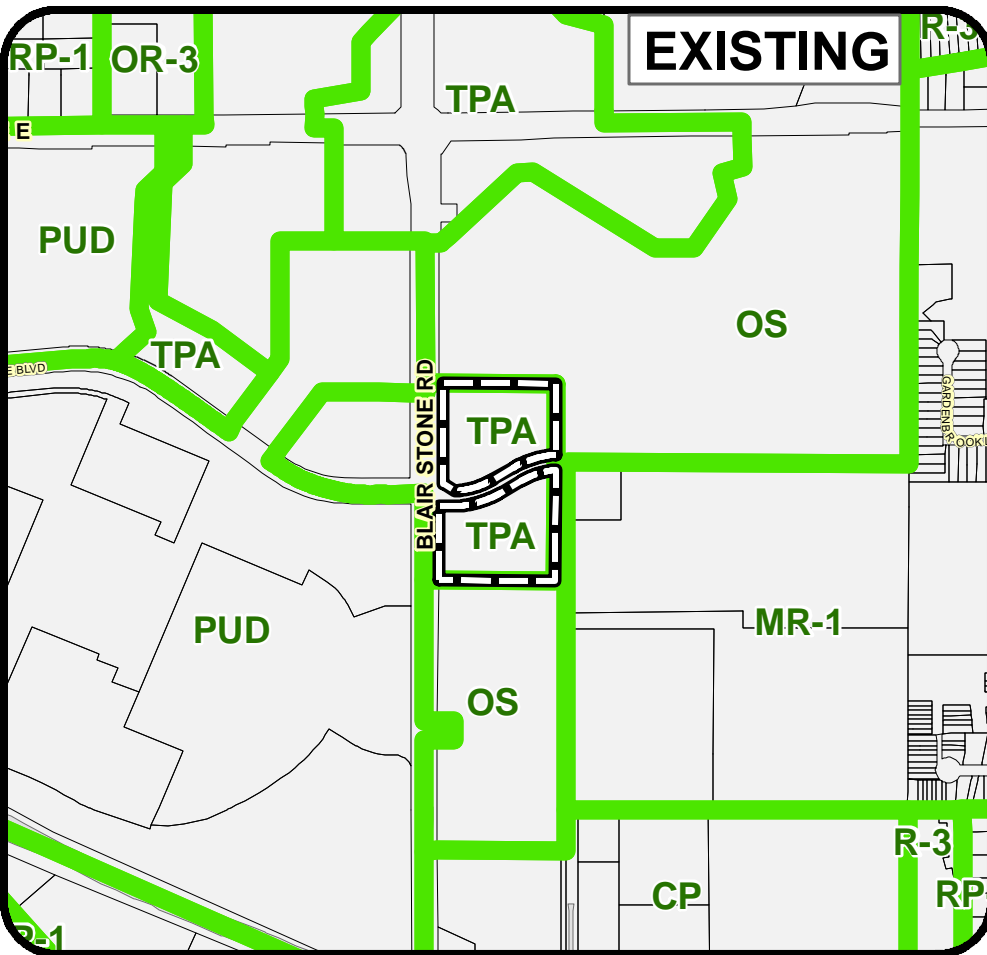


**SITE TAX ID:
11-32-20-415-0000
11-32-20-416-0000**

ACRES: 7.24 ±

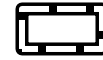


EXISTING



ZONING

Legend



Subject Parcel

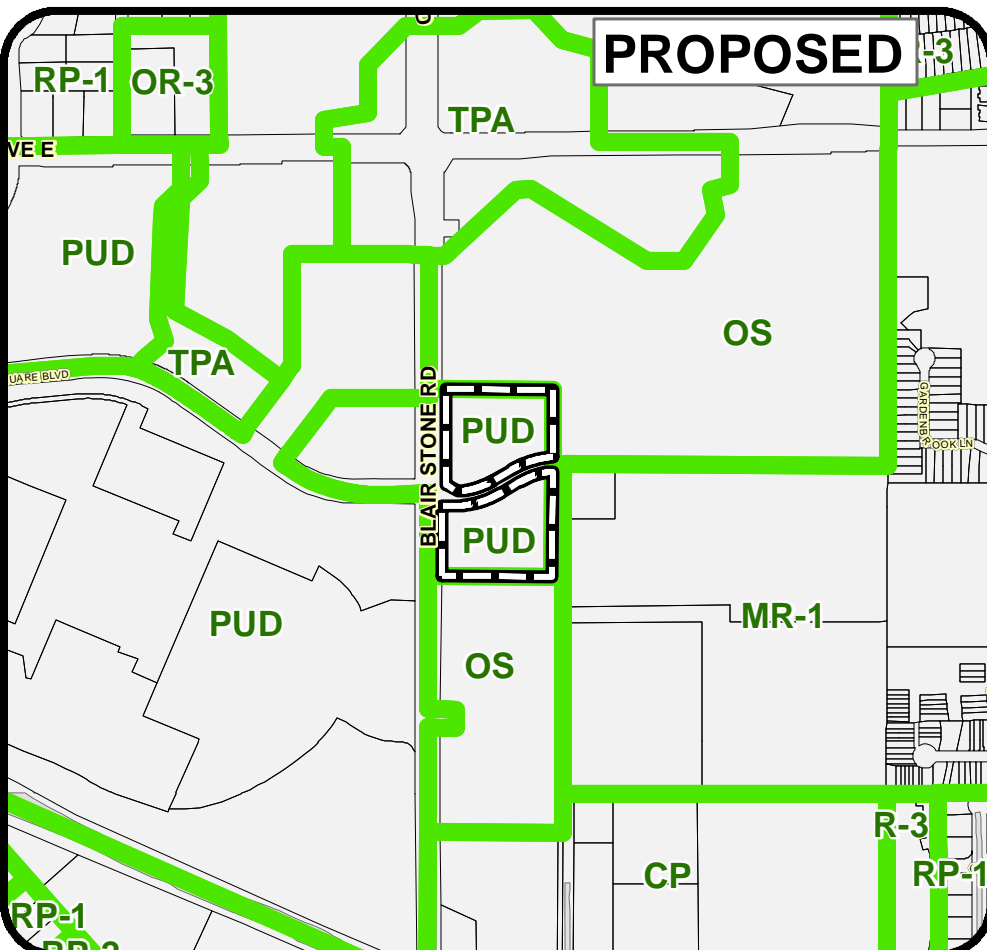


zoning

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

Governor's Park Corners
Tallahassee Leon County
Planning Department

PROPOSED



**Existing
TPA**

**Proposed
PUD**



**SITE TAX ID:
11-32-20-415-0000
11-32-20-416-0000
ACRES: 7.24 ±**



PLACE. PLANNING. LAND MANAGEMENT AND COMMUNITY ENHANCEMENT.

MAP AMENDMENT #: PCM140102

APPLICANT: Tallahassee-Leon County Planning Department

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

CITY X COUNTY

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

REQUESTED DESIGNATION: Planned Development (PD)

DATE: January 8, 2014

PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140102

A. SUMMARY:

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

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

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

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

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

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

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

C. APPLICANT'S REASON FOR THE AMENDMENT:

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

D. STAFF ANALYSIS:

Location and Existing Adjacent Land Uses

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

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

Current Future Land Use Map Designation: Urban Residential-2

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

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

Proposed Future Land Use Map Designation: Planned Development

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

Major Planning Issues Analysis

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

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

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

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

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

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

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

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

Transportation Analysis and Conclusion:

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

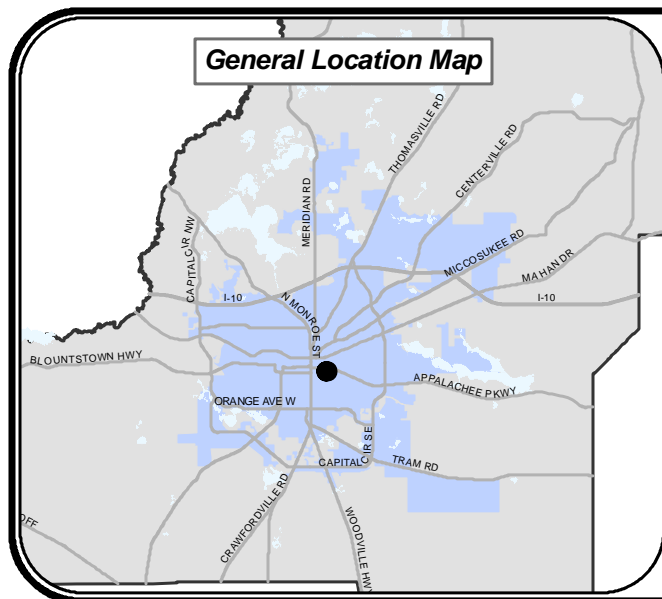
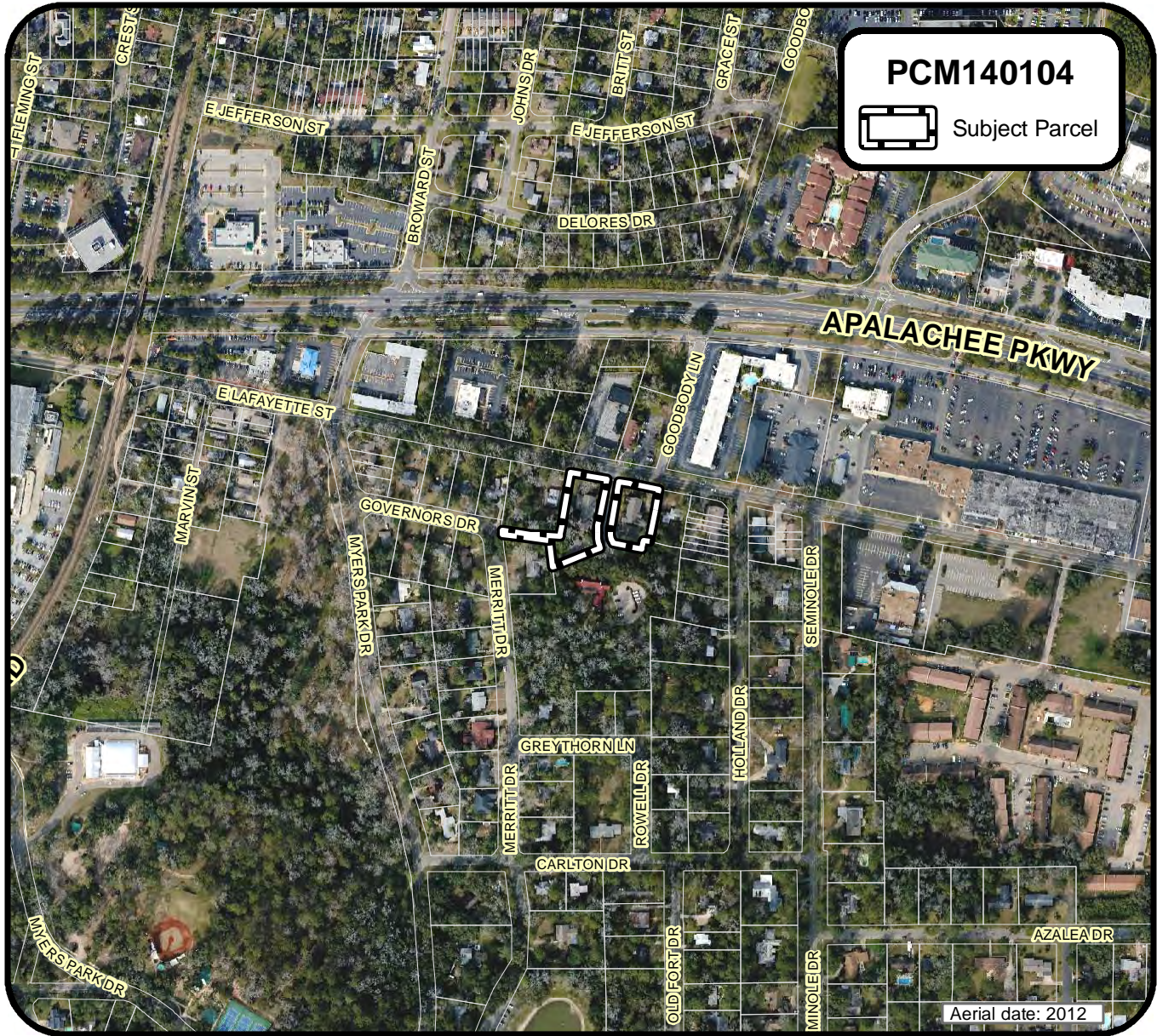
Schools: The subject site is in the Apalachee, Fairview and Rickards school attendance zones. As the existing and requested future land use categories both allow up to 20 dwelling units per acre, there is no increase in potential students based on the maximum residential development allowed under the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

F. CONCLUSION:

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

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

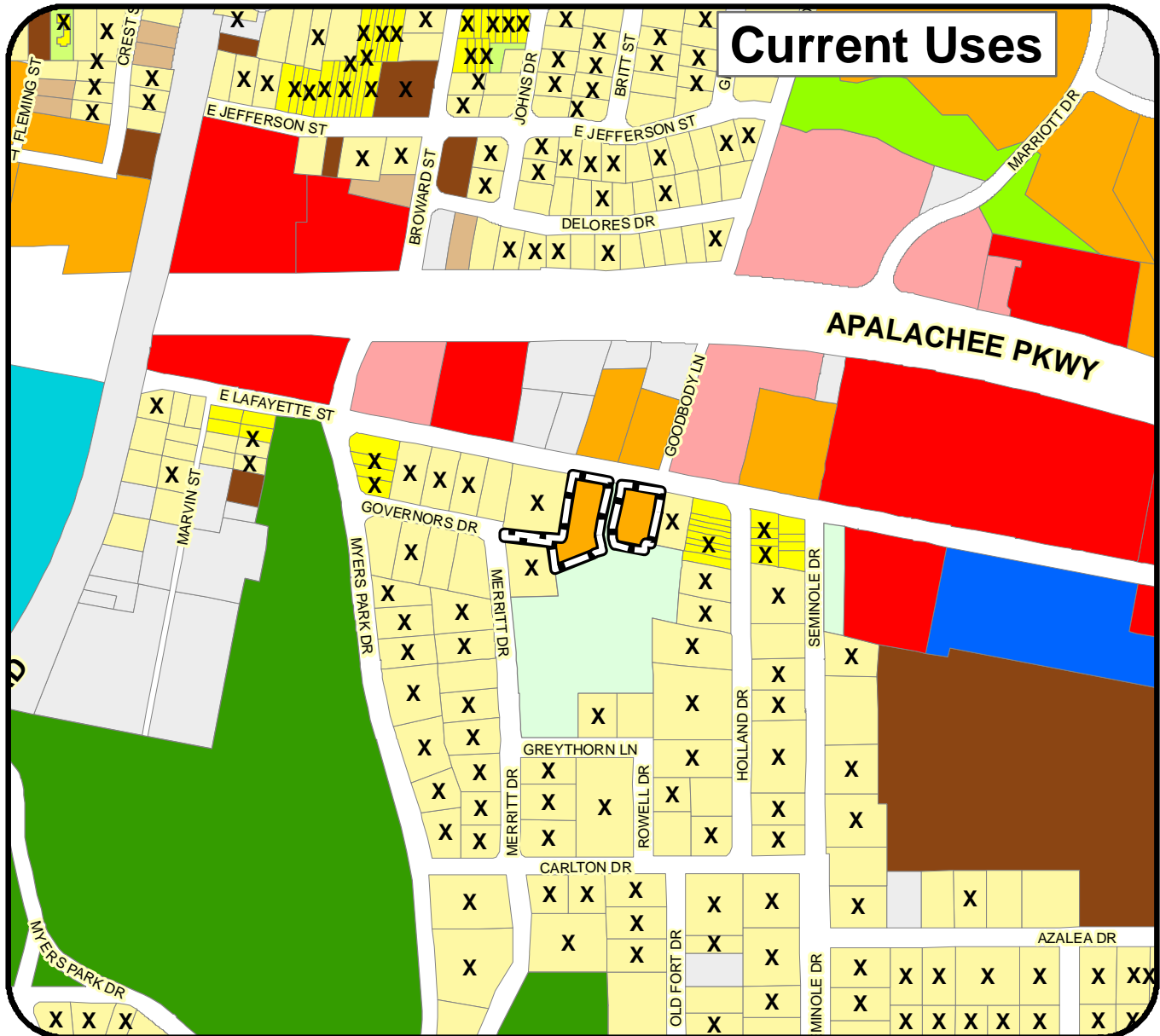
Thus, based on the data, analysis, and conclusions, staff is recommending approval of this amendment.



**E. Lafayette St.
PCM140104**
*Desoto Park Law Firm,
Fl. Trans. Builders Assoc.*
**Tallahassee/Leon County
Planning Department**

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





Legend



Subject Parcel



Homestead Exemption Parcels

Current Uses (Oct. 2013)

- | | |
|------------------------------------|--------------------------------|
| Single Family Detached/Mobile Home | Warehouse |
| Single Family Attached | Government Operation |
| Two-Family Dwelling | Open Space Undesignated |
| Multi-Family | Open Space Common Areas |
| Motel/Hospital/Clinic | Open Space Resource Protection |
| Retail | Open Space Recreation/Parks |
| Office | Vacant |

**E. Lafayette St.
PCM140104**

*Desoto Park Law Firm,
Fl. Trans. Builders Assoc.*

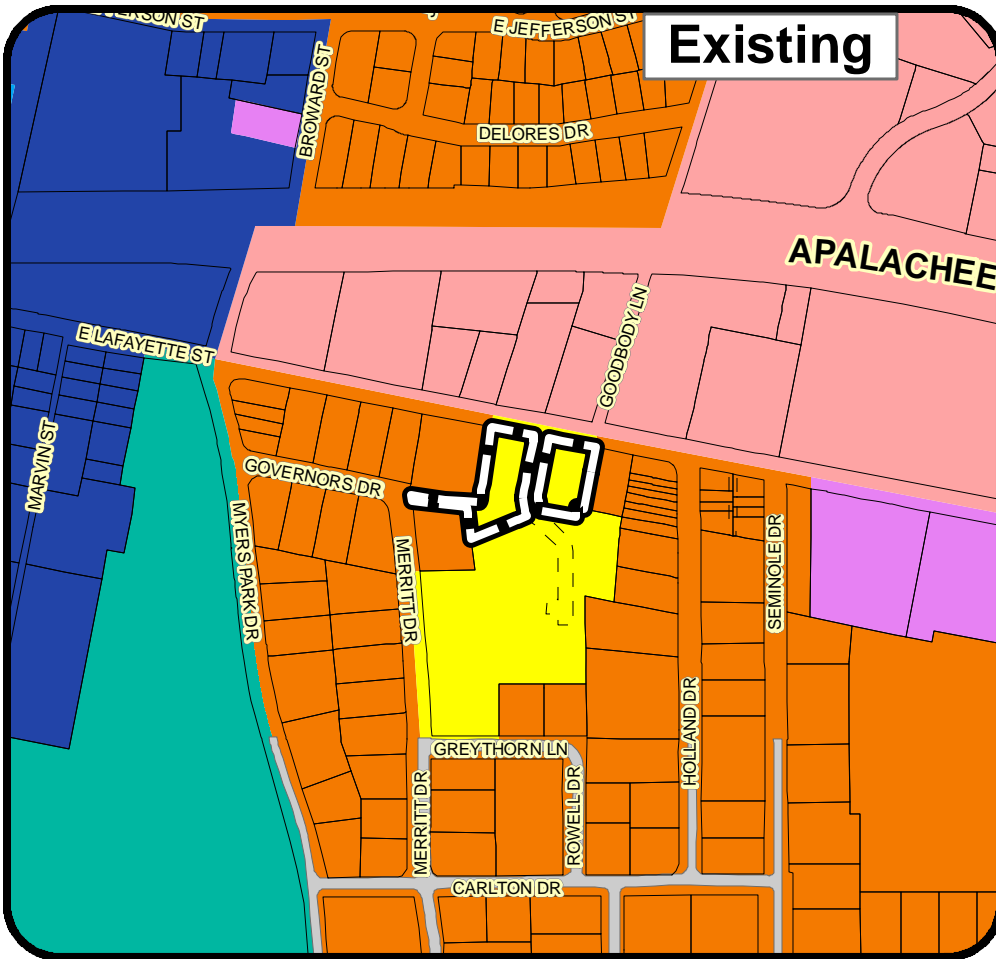
**Tallahassee/Leon County
Planning Department**

**SITE TAX ID:
11-31-52- A-0080
11-31-52- A-0100**

ACRES: 1.27 ±



Existing



Future Land Use

Legend

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

Subject Parcel

City Limits

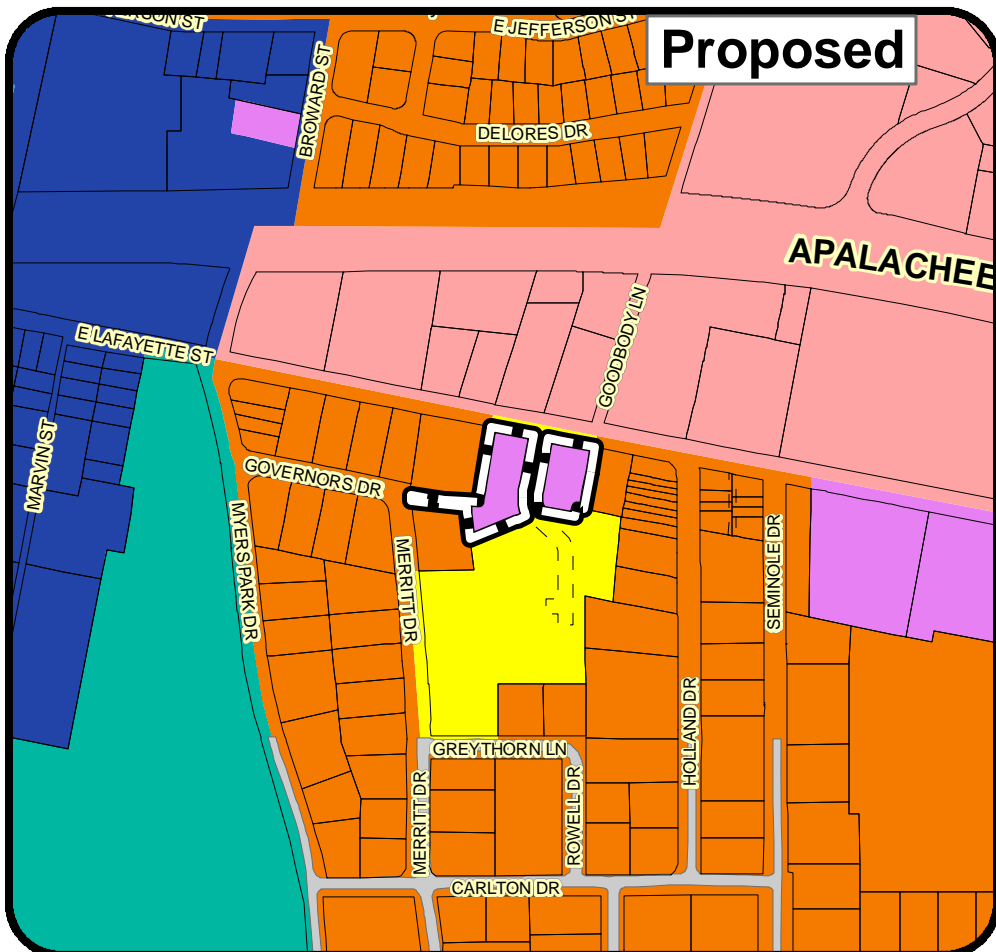
**E. Lafayette St.
PCM140104**

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

**Existing
Government
Operational**

**Proposed
Suburban**

Proposed



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



PLACE - PLANNING LAND MANAGEMENT AND COMMUNITY ENHANCEMENT

ZONING

Legend



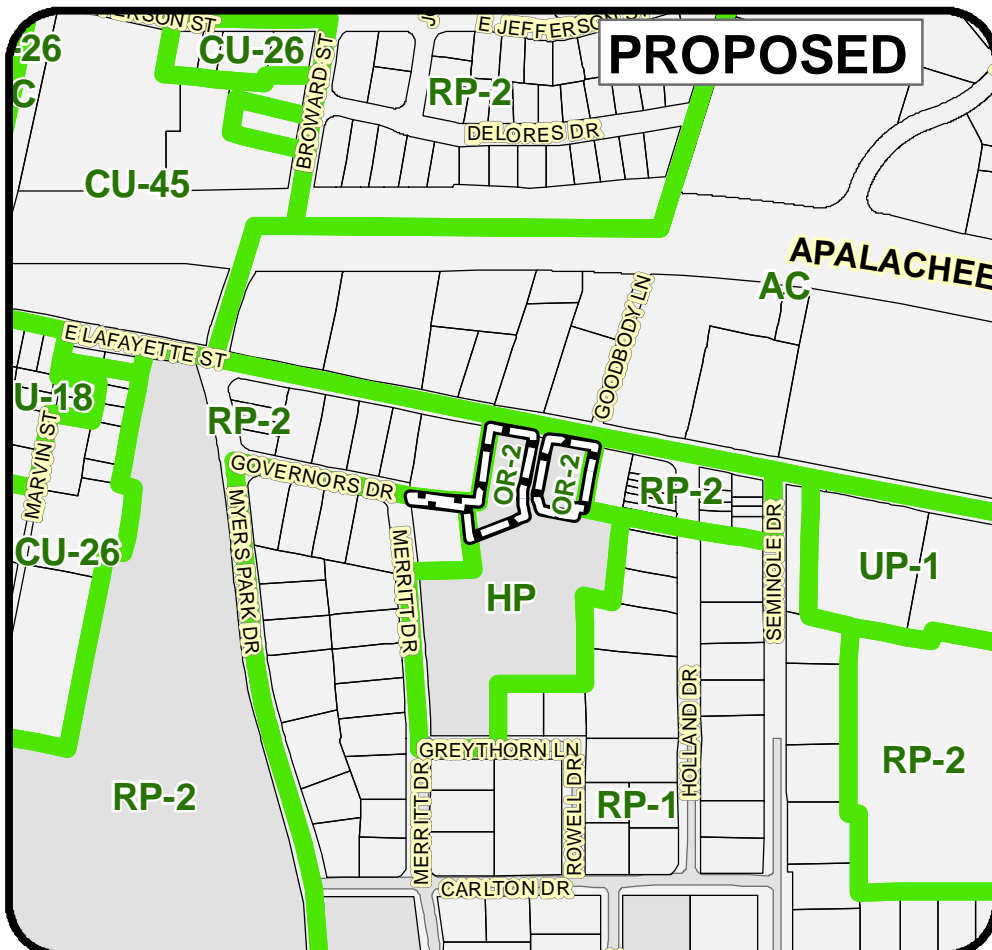
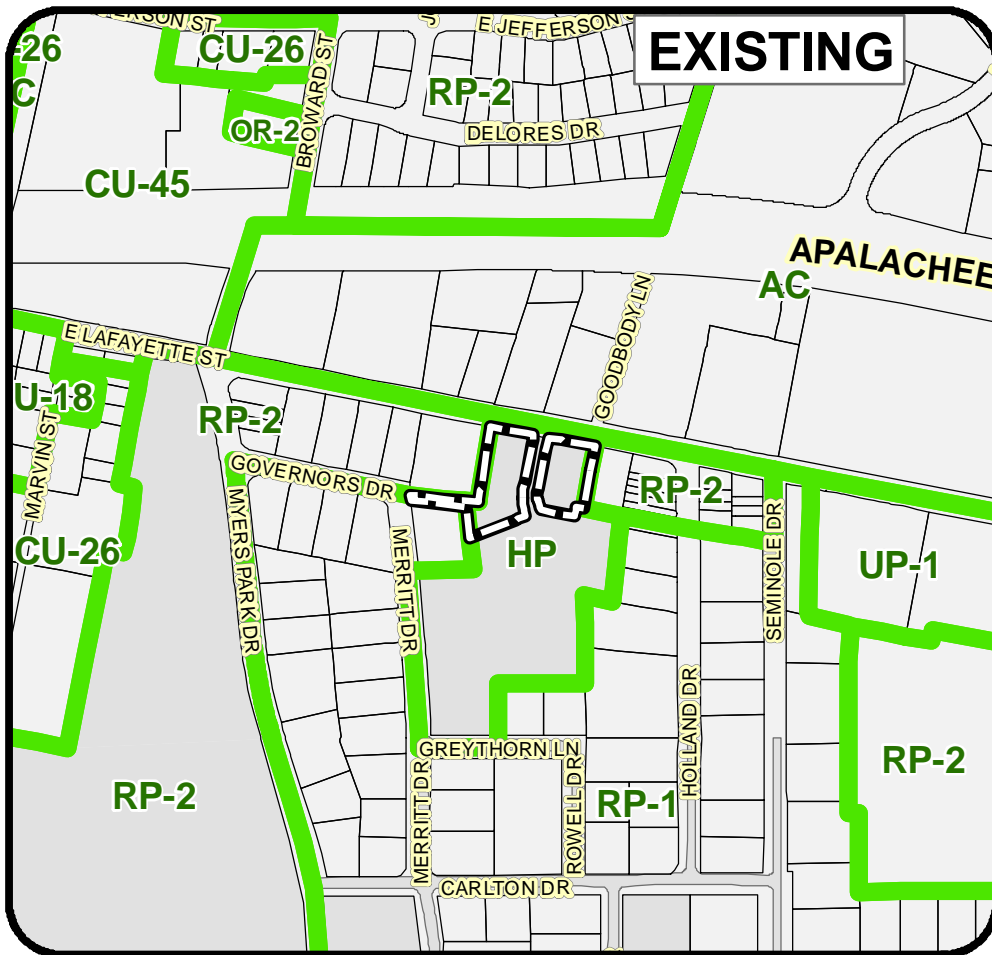
Subject Parcel



zoning



Historic Preservation Overlay



**E. Lafayette St.
PCM140104**

*Desoto Park Law Firm,
Fl. Trans. Builders Assoc.*

Tallahassee/Leon County
Planning Department

Existing

Historic Preservation
with
Historic Preservation
Overlay

Proposed

Office Residential 2
with
Historic Preservation
Overlay



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

MAP AMENDMENT #: PCM140104

APPLICANT: Tallahassee-Leon County Planning Department

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

CITY X **COUNTY**

CURRENT DESIGNATION: Government Operational

REQUESTED DESIGNATION: Suburban

DATE: January 8, 2014

PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140104

A. SUMMARY:

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

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

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

C. APPLICANT’S REASON FOR THE AMENDMENT:

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

D. STAFF ANALYSIS:

Current Future Land Use Map Designation & Zoning District

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

Government Operational Future Land Use

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

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

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

Historic Preservation Zoning District

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

Proposed Future Land Use Map Designation & Zoning District

Suburban Future Land Use

The intent of the Suburban Land Use category is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance.

Office Residential-2 Zoning District

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

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

Reasons for Changing Future Land Use Map Designation & Zoning District

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

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

Historic Preservation Overlay

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

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

The proposed rezoning will include a Historic Preservation Overlay.

Limited Use Site Plan

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

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features:

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

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

3. Other:

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

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

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

4. Schools:

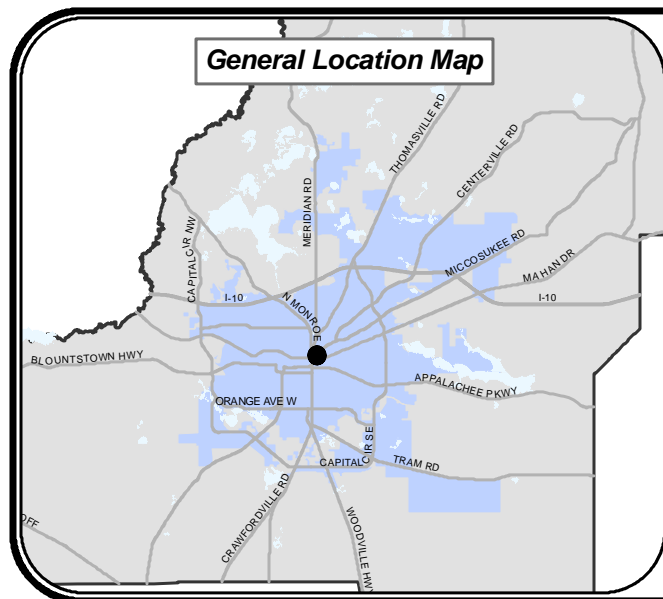
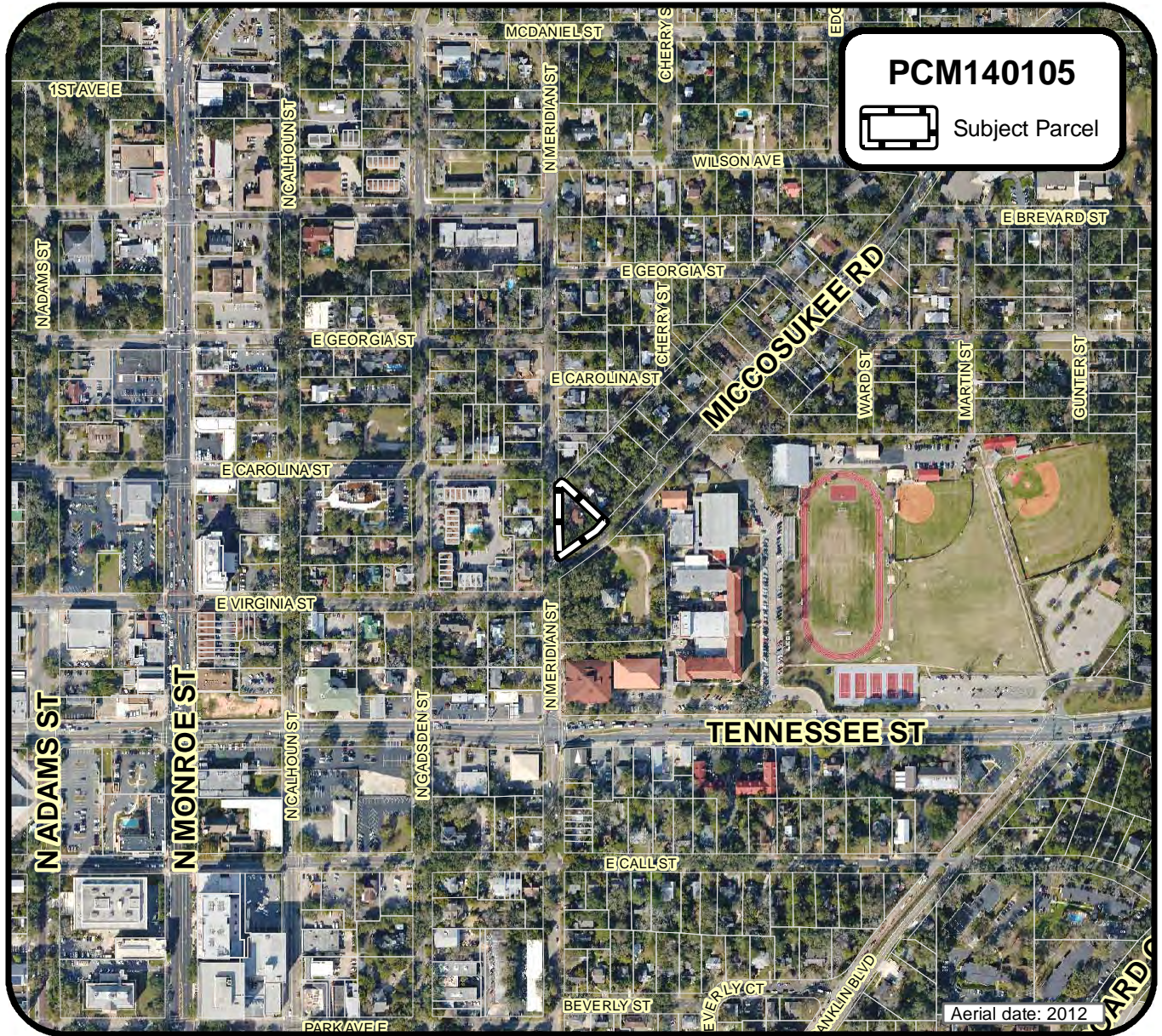
The subject site is in the Hartsfield, Fairview, and Rickards school attendance zones. School concurrency calculations will be conducted in the future is a new site plan for proposed development is submitted.

F. CONCLUSION:

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

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

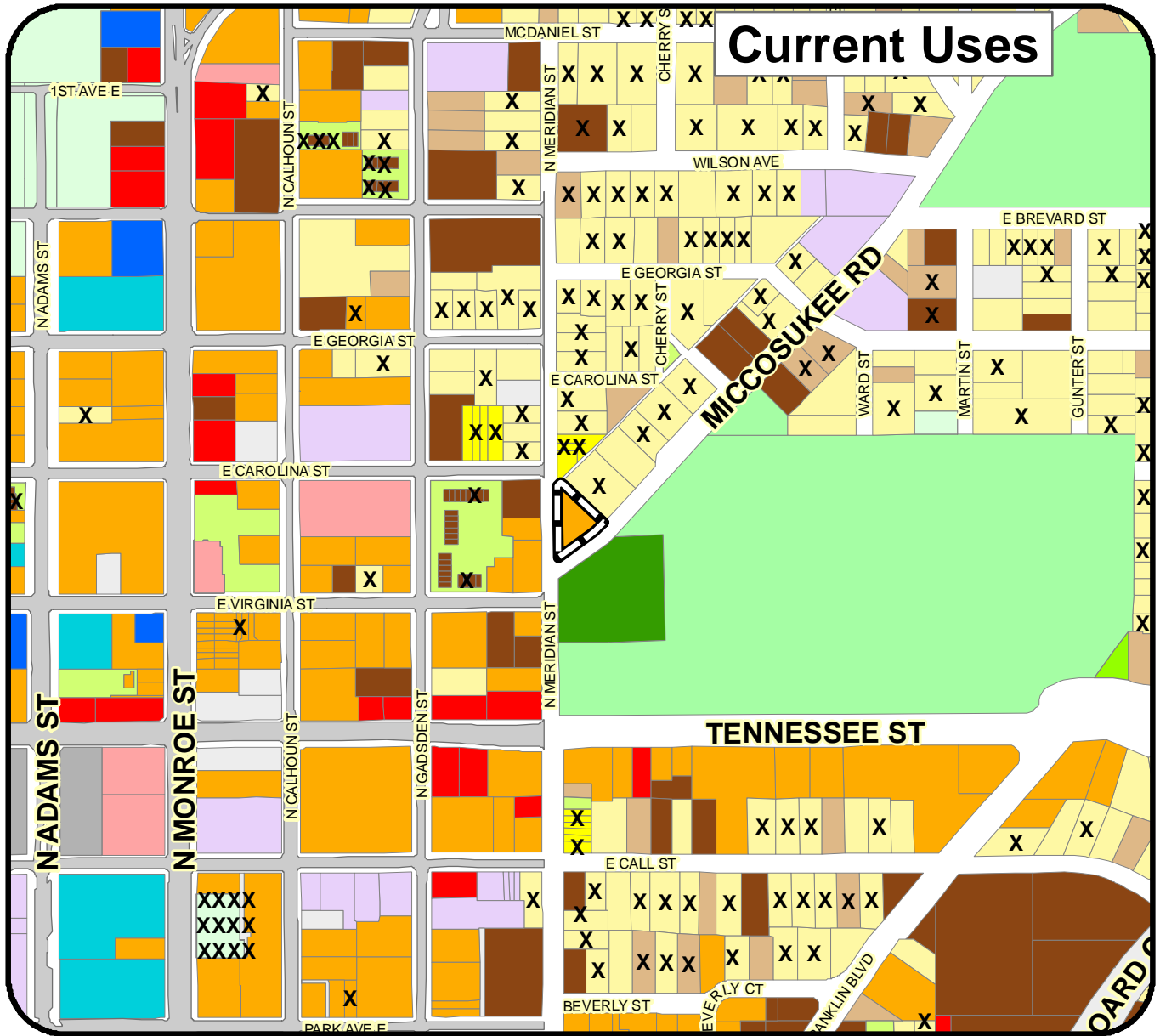
Based on this analysis and its conclusions, Planning Department staff recommends approval of this amendment.



N. Meridian
PCM140105
180 Consulting
Tallahassee/Leon County
Planning Department

SITE TAX ID:
11-31-46-000-0010
ACRES: 0.39 ±





Current Uses

Legend



Subject Parcel



Homestead Exemption Parcels

Current Uses (Oct. 2013)

- | | |
|------------------------------------|---|
| Single Family Detached/Mobile Home | Government Operation |
| Single Family Attached | School |
| Two-Family Dwelling | Open Space Undesignated |
| Multi-Family | Open Space Common Areas |
| Motel/Hospital/Clinic | Open Space Resource Protection |
| Retail | Open Space Recreation/Parks |
| Office | Religious/Non-profit |
| Warehouse | Transportation/Communications/Utilities |
| | Vacant |

**N. Meridian
PCM140105**

180 Consulting

**Tallahassee/Leon County
Planning Department**

SITE TAX ID:

11-31-46-000-0010

ACRES: 0.39 ±



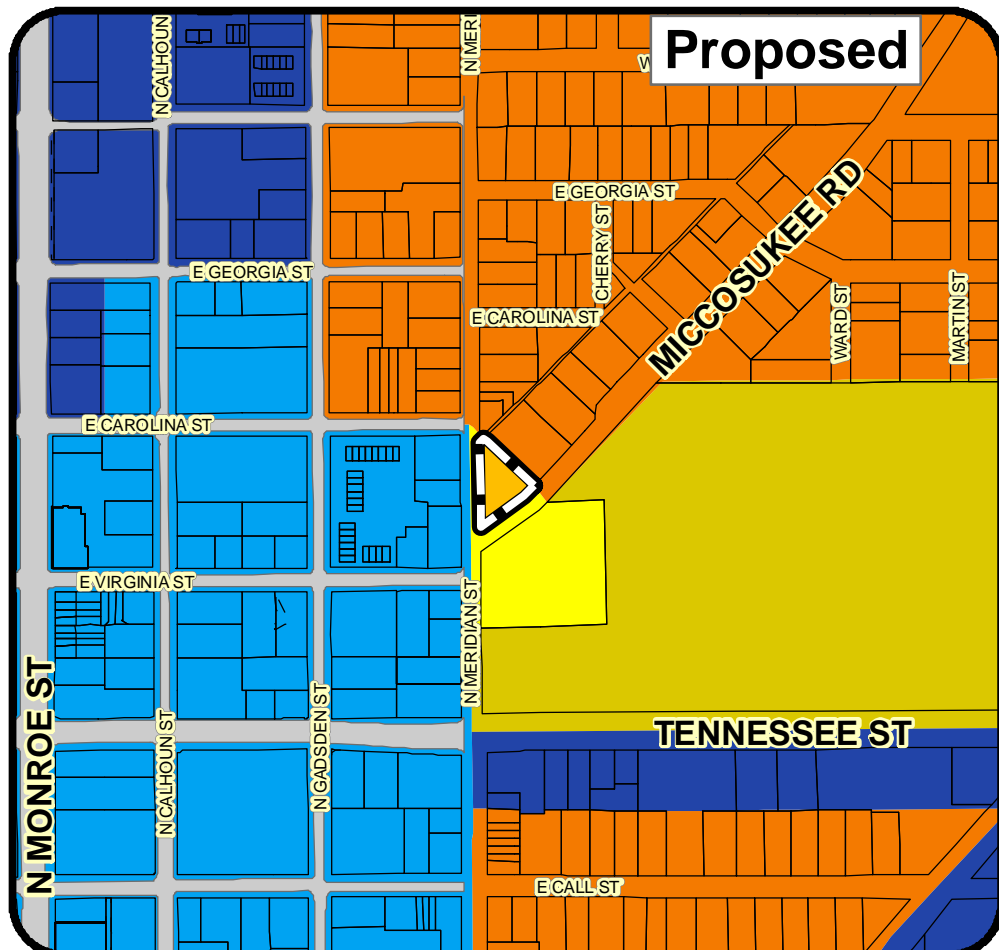
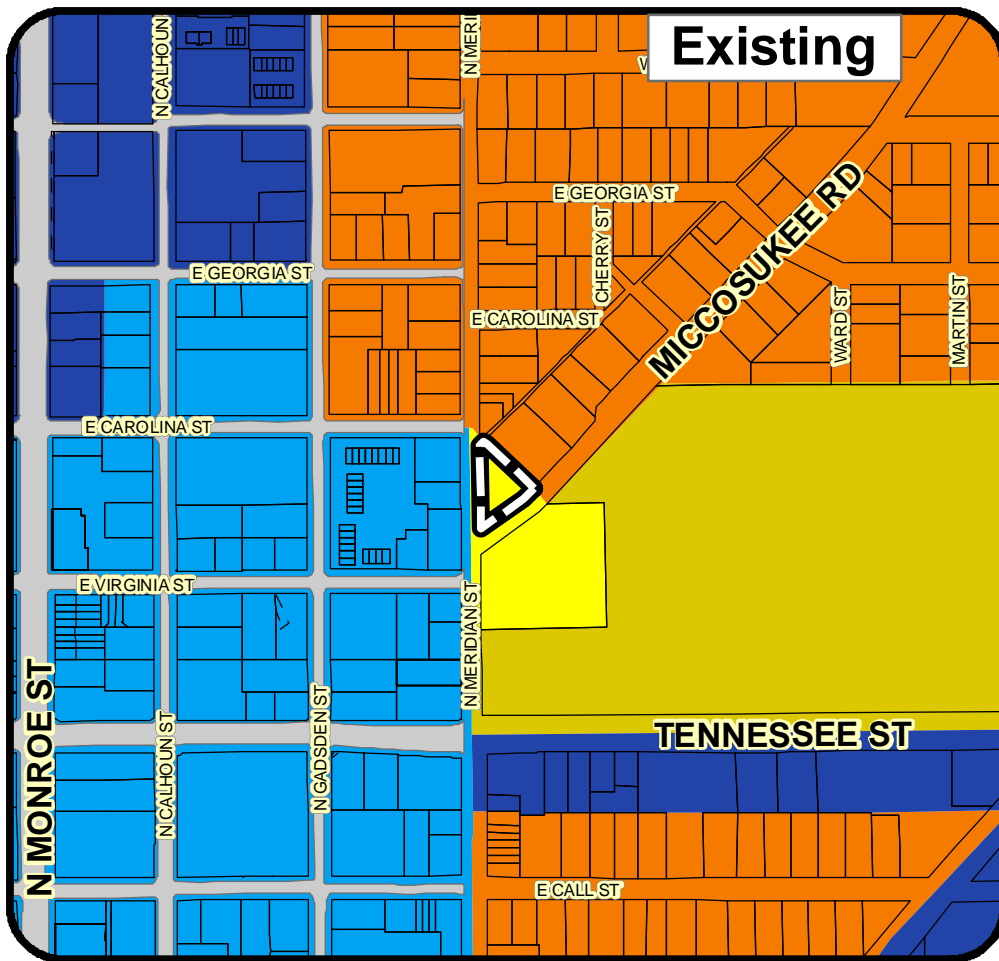
Future Land Use

Legend

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



Subject Parcel



**N. Meridian
PCM140105**

180 Consulting

**Tallahassee/Leon County
Planning Department**

**Existing
Government
Operational**

**Proposed
Neighborhood Boundary**

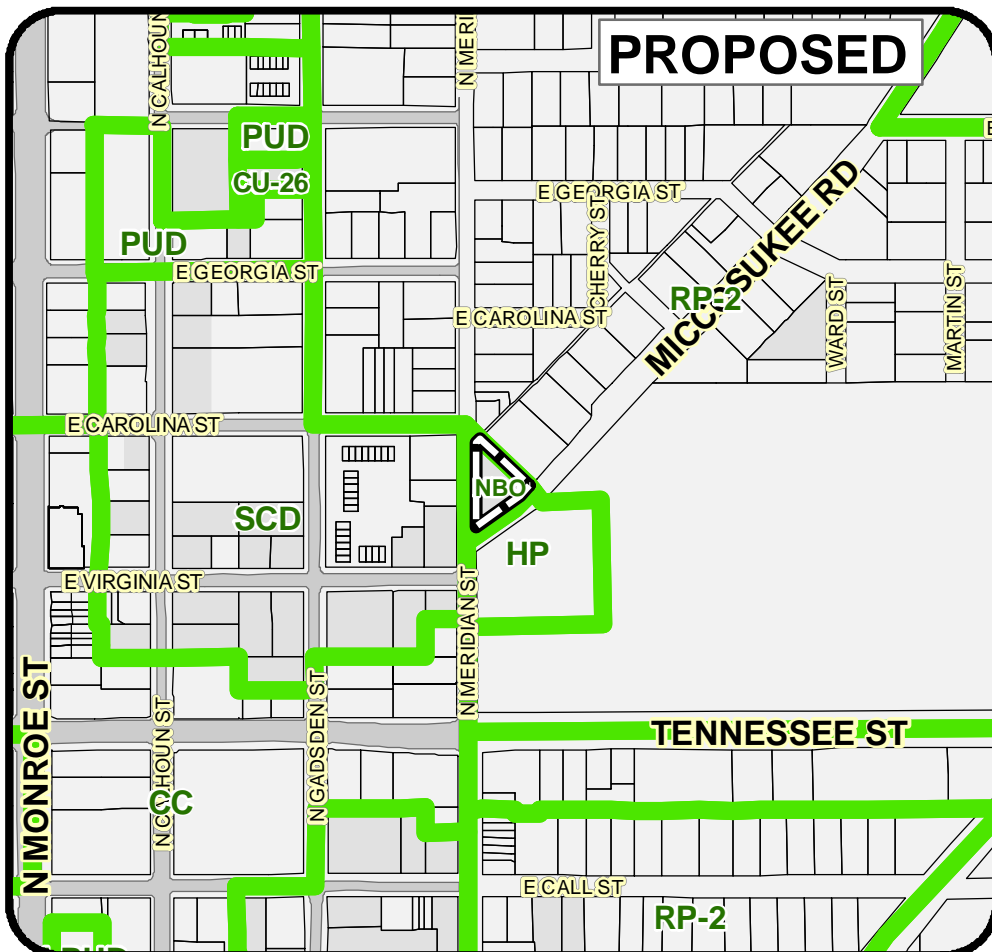
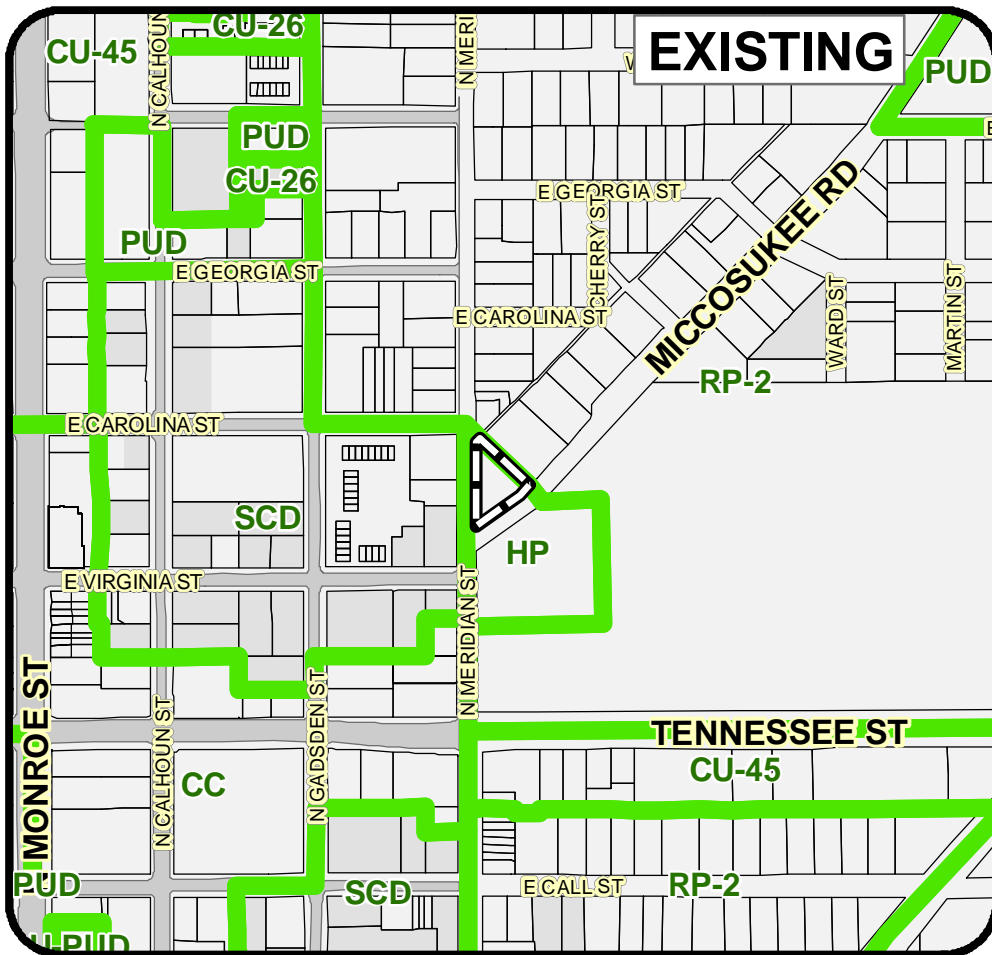


**SITE TAX ID:
11-31-46-000-0010**

ACRES: 0.39 ±



TALLAHASSEE - LEON COUNTY
PLANNING DEPARTMENT
PLACE - PLANNING - LAND MANAGEMENT AND COMMUNITY ENHANCEMENT



ZONING

Legend



Subject Parcel



zoning

**N. Meridian
PCM140105**

180 Consulting

Tallahassee/Leon County
Planning Department

Existing

Historic Preservation
with
Historic Preservation
Overlay

Proposed

Neighborhood Boundary
Office, with
Historic Preservation
Overlay



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

ACRES: 0.39±

MAP AMENDMENT #: PCM140105

APPLICANT: Tallahassee-Leon County Planning Department

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

CITY X **COUNTY**

CURRENT DESIGNATION: Government Operational

REQUESTED DESIGNATION: Neighborhood Boundary

DATE: January 8, 2014

PRELIMINARY STAFF RECOMMENDATION: Approve Amendment PCM140105

A. SUMMARY:

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

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

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

C. APPLICANT’S REASON FOR THE AMENDMENT:

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

D. STAFF ANALYSIS:

Current Future Land Use Map Designation & Zoning District

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

Government Operational Future Land Use

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

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

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

Historic Preservation Zoning District

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

Proposed Future Land Use Map Designation & Zoning District

Neighborhood Boundary Future Land Use

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

Neighborhood Boundary Office Zoning District

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

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

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

Reasons for Changing Future Land Use Map Designation & Zoning District

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

Historic Preservation Overlay

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

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

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

The proposed rezoning will include a Historic Preservation Overlay.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features:

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

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

3. Other:

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

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

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

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

F. CONCLUSION:

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

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

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