



June 3, 2015

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 26, 2015, adopted their cycle 2015-1 comprehensive plan amendments (Amendment No. 15-1ESR). All large scale amendments, including one map amendment and three text amendments, were adopted.

One map amendment (PCM150101) and two text amendments (PCT150103 and PCT150105) were adopted as originally transmitted to the State. Subsequent to submittal of the Transmittal Packet, there were minor changes made to text amendment PCT150104. A copy of the PCT150104 text amendment as submitted in the Transmittal Packet with tracked changes clearly identifying the changes made subsequent and incorporated into the adopted policy is included as Exhibit A. In an effort to ensure all external review agencies have the opportunity to review the updated PCT150104 policy as adopted, all reviewing agencies will be provided a copy of this Adoption Packet.

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 B). Data and analyses for the one large scale map amendment and three text amendments were previously submitted with the original transmittal packet.
- Copies of the executed City of Tallahassee and Leon County adoption ordinances for the Cycle 2015-1 amendments on May 26, 2015 (Exhibit C). There is one City ordinance (15-0-20) and one County ordinance (15-06).

The Department received no comments from external review agencies



If you have any questions regarding this amendment package, please contact me via telephone at 850.891.6400 or by mail at 300 South Adams Street, Tallahassee, Florida 32301. The Planning Department fax number is 850.891.6404 and my e-mail address is Megan.Doherty@talgov.com.

Sincerely,

A handwritten signature in blue ink that reads "Megan Doherty".

Megan Doherty, Principal Planner

cc:

Herb Thiele (w/o attachments) Lewis Shelley (w/o attachments)
Jessica Icerman (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)

PCT150104 AS ADOPTED (Tracked Changes in Blue)

Policy 2.2.18: [L]

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. 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.~~

Intent

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

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

Allowable Uses, Densities, and Intensities

Residential

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

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

Mixed-use & Non-residential

Non-residential and mixed-use development (including, but not limited to, office and commercial uses) within the Lake Protection category may only be permitted within areas designated with the Lake Protection Node (LPN) zoning district. Within this district,

¹ (Leon County) Any development affecting real property located in whole or in part within the Lake Protection Future Land Use Map category west of US 27 North for which an initial Planned Unit Development Concept or Final Development Plan was approved before January 1, 2005 shall be vested for all uses, intensities and densities set forth in the PUD Concept Plan Ordinance. Said PUD shall be entitled to rely on the closed basin exemption previously set forth in this section if the Commission determined prior to January 1, 2005 that the PUD met the requirements for such closed basin exceptions and that such determination has not been overturned by a court of competent jurisdiction at the time vested rights are sought under this provision. If a court of competent jurisdiction invalidates such a PUD due to reasons unrelated to whether the property met the requirements for the closed basin exemption, any new or modified PUD application relating to the same real property shall be vested for the uses, intensities and densities of the previously approved PUD. All development within said certified closed basins approved pursuant to this provision shall be approved through the PUD amendment process, except that in unincorporated Leon County a one-into-two residential lot split exemption shall be processed according to the established County procedures instead of the PUD process.

single use, non-residential development shall be allowed at a maximum intensity of 10,000 square feet (s.f.) per gross acre. Projects containing a vertical mixture of uses, including any combination of office, commercial and residential uses, may receive a bonus of 2,500 s.f. per gross acre, for a total of 12,500 s.f. per gross acre.

Community and Recreational Facilities

Community ~~facilities~~services, light infrastructure, and recreational uses, ~~including, but not limited to, schools, parks, police and fire stations, and religious facilities,~~ shall be permitted within the Lake Protection (LP) and Lake Protection Node (LPN) zoning districts. ~~These~~Facilities associated with ~~these~~ uses shall be allowed at a maximum intensity of 10,000 square feet (s.f.) per gross acre.

Special Conditions

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

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

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

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

5. Existing, lawfully established, non-residential uses within the Lake Protection land use category that are compatible with surrounding uses- and meet all water quality standards for the Lake Jackson Basin shall be considered permitted uses.

~~Policy 2.2.10: [L] (Effective 12/10/91) (Deletion Effective 5/26/2015)~~

~~Reserved~~

~~Cluster of residential development in areas designated for Lake Protection Land Use shall be permitted only on those portions of parcel not located within the Lake Jackson Special Development Zone and lying below one hundred ten (110) feet NGVD nor 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.~~

Map Amendment PCM150101

10.93 Acres

From: Residential Preservation

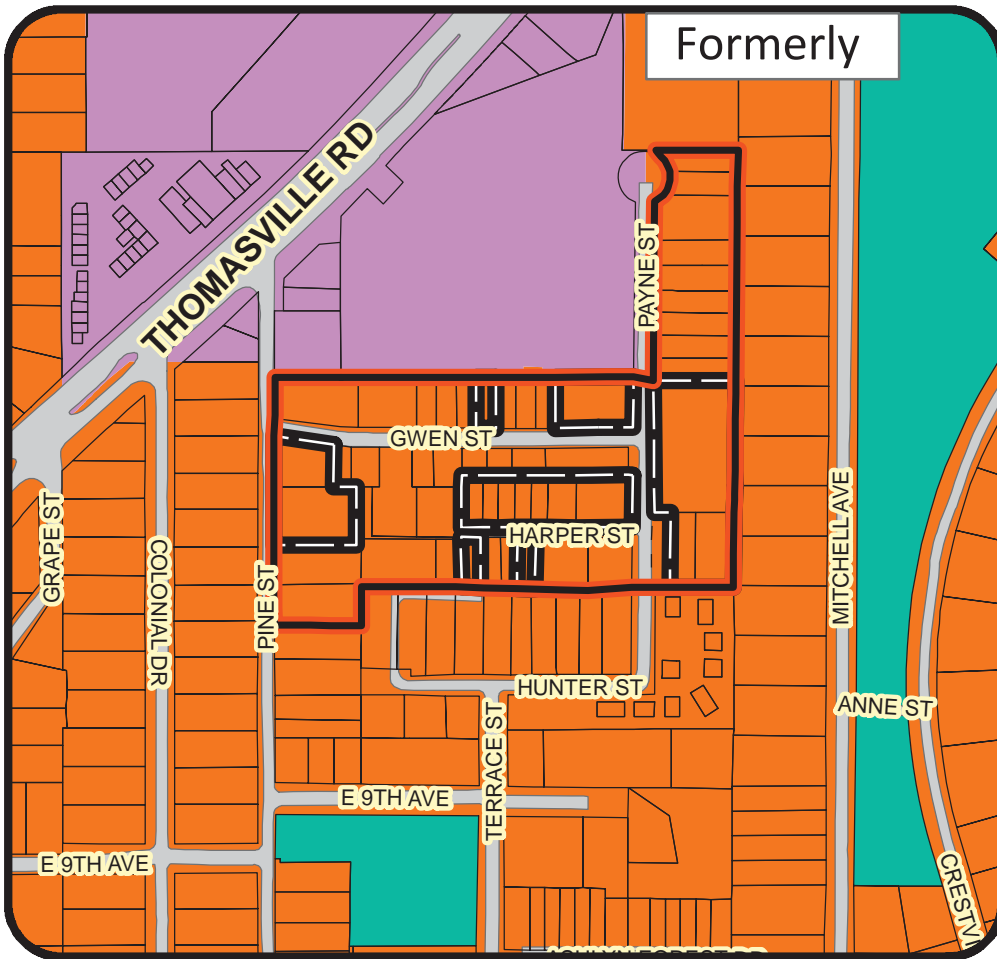
To: Urban Residential

Applicant: TALCOR Urban Housing LLC

Request: This is a request to change the Future Land Use Map designation of approximately 10.93 acres from “Residential Preservation” to “Urban Residential”. The subject area is located south of the Miracle Plaza Shopping Center and consists of all parcels along Gwen Street and Harper Street, and selected parcels along Payne Street and Pine Street. The former RP designation allows for up to six (6) dwelling units per acre. The UR designation allows for up to ten (10) dwelling units per acre.







ADOPTED

Formerly



Future Land Use

Legend

-  Open Space
-  RP
-  Suburban
-  UR
-  Subject Parcel
-  Expansion area

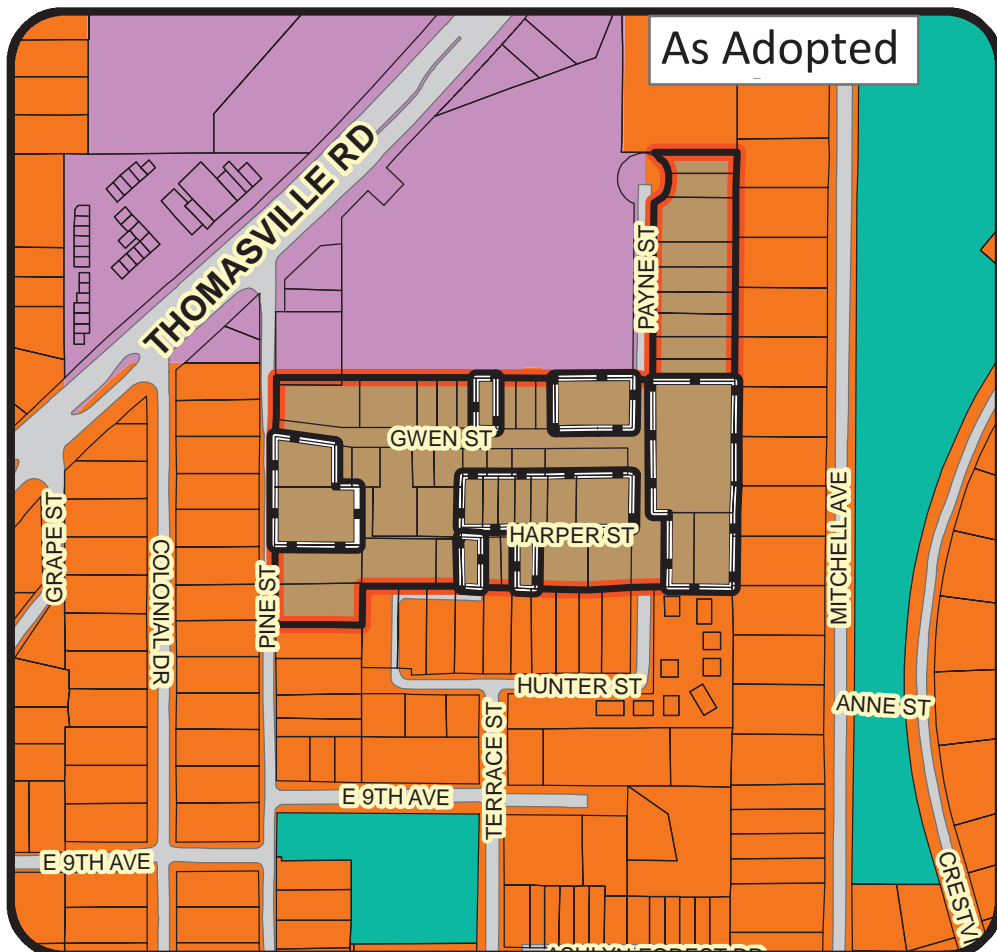
**TALCOR
Midtown
PCM150101**
TALCOR

Formerly
Residential Preservation

As Adopted
Urban Residential

ACRES: 10.93 ±

As Adopted



Text Amendment PCT150103

Removal of DRI Thresholds for the Urban Central Business District

Applicant: Tallahassee Leon County Planning Department

Request: This is a request to amend the Future Land Use Element of the Tallahassee-Leon County Comprehensive Plan to remove a portion of the section describing DRI Thresholds for the Urban Central Business District. This request also seeks to add a title to this section to reflect its contents. The section is being amended because there is no longer an Urban Central Business District. Removing references to this district will help to remove excessive language and provide clarity within the Land Use Element.

ADOPTED

PCT150103 AS ADOPTED

~~DRI THRESHOLDS FOR THE URBAN CENTRAL BUSINESS DISTRICT~~

~~Objective 9.1: [L] (Effective 7/1/94; Revision Effective 1/7/10)~~

~~As part of an Urban Infill Strategy, higher densities and intensities will be encouraged in the Downtown Overlay. Pursuant to Rule 28-24.014(10), F.A.C., the Downtown Overlay, as depicted on the map, is hereby established to increase the development of regional impact guidelines and standards by 50%, for residential, hotel, motel, office, or retail developments in this area. These increased thresholds shall apply only to those developments approved after the effective date of the implementing ordinance (Ordinance 94-0-0016AA).~~

~~Policy 9.1.1: [L] (Effective 7/1/94)~~

~~The applicable multi-use guidelines and standards may be increased by 100%, provided that one land use of the multi-use development is residential, and the residential development amounts to not less than 35% of this jurisdiction's residential threshold. (Rule 28-24.014(10)(a)2.f.)~~

~~Policy 9.1.2: [L] (Effective 7/1/94; Revision Effective 1/7/10)~~

~~If any portion of a proposed development is located outside the delineated Downtown Overlay, then the increased DRI guidelines and standards shall not apply.~~

DOWNTOWN OVERLAY DISTRICT

Objective 9.1: [L]

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

Policy 9.1.31: [L] (Effective 7/1/94; Revision Effective 1/7/10)

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

Policy 9.1.42: [L] (Revision Effective 1/7/10)

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

- The proposed parcels are contiguous to existing Central Core FLUM area;
- The proposed parcel has all the infrastructure available;

- The proposed parcel has to exhibit a need for the expansion (eg: parcel of sufficient size not available in the current Central Core FLUM for the proposed development).

Policy 9.1.53: [L] (Revision Effective 1/7/10)

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

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

Policy 9.1.64: [L] (Revision Effective 1/7/10)

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

Redevelopment

Objective 9.2: [L] (Formerly numbered 1.6; Revision Effective 1/7/10)

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

Objective 9.2.1: [L] (Effective 6/28/95; Revision Effective 1/7/10)

As part of the Redevelopment Strategy, the Gaines Street Corridor Study Area is designated as an Urban Infill and Redevelopment Area for the purpose of targeting economic development, housing, transportation, community revitalization and preservation, and land use incentives to encourage urban infill and redevelopment within the urban core of the community. This area is depicted on the Downtown Overlay map as “Gaines Street Corridor Study Area Urban Infill and Redevelopment Area.”

Policy 9.2.3: [L] (Effective 12/8/00; Formerly numbered 1.6.4; Revision Effective 1/7/10)

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

Text Amendment PCT150104

Changes to the Lake Protection Future Land Use Category

Applicant: Board of County Commissioners

Request: This policy amendment was submitted by the Planning Department as authorized by the Leon County Board of County Commissioners at a workshop on November 19, 2013. It is part of the Lake Jackson Sustainable Development project. This project was developed by the Planning Department to implement the Board's strategic initiative to "develop solutions to promote sustainable growth inside the Lake Protection Zone."

ADOPTED

PCT150104 AS ADOPTED

Policy 2.2.18: [L]

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

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Allowable Uses, Densities, and Intensities

Residential

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2. A residential density of up to eight (8) dwelling units per gross acre may be permitted within the Lake Protection Node (LPN) zoning district.

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

Community and Recreational Facilities

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

Special Conditions

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

1. The Lake Protection Node zoning district shall only be permitted at the following intersections:
 - Highway 27 North and Sessions Road
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The exact extent of these Nodes shall be specified in the City of Tallahassee and Leon County land development regulations, but generally shall not extend beyond ¼ mile from the respective intersection and shall not include areas within a Special Development Zone (SDZ) or existing single-family subdivisions.

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

volume shall be retained for all storm events up to a 100-year, 24-hour duration storm. To encourage redevelopment in the Lake Protection category, a partial credit may be applied toward existing impervious surface on previously developed sites.

4. Additional development standards deemed necessary to protect Lake Jackson from further degradation and/or improve existing water quality may be included in the land development code.

5. Existing, lawfully established, non-residential uses within the Lake Protection land use category that are compatible with surrounding uses and meet all water quality standards for the Lake Jackson Basin shall be considered permitted uses.

Policy 2.2.10: [L] (Effective 12/10/91) (Deletion Effective 5/26/2015)

Reserved

~~Cluster of residential development in areas designated for Lake Protection Land Use shall be permitted only on those portions of parcel not located within the Lake Jackson Special Development Zone and lying below one hundred ten (110) feet NGVD nor 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.~~

Text Amendment PCT150105

Changes to the Rural Future Land Use Category and Glossary

Applicant: Keep it Rural Coalition (KIRC)

Request: The intent of this amendment is to protect and enhance the rural areas as an amenity to, and supportive of, the County and the City of Tallahassee. The amendment was initially submitted by the Keep it Rural Coalition (KIRC) and approved for inclusion in the 2015-1 Cycle by the Leon County Board of County Commissioners at their December 9th, 2014 Board meeting. Per the direction of the Board at that meeting, staff utilized the proposed amendment as submitted by KIRC to evaluate compatible commercial uses within the Rural Future Land Use Map (FLUM) category, based on the intent of the Rural category and in the context of goals and objectives within the Land Use Element of the Tallahassee-Leon County Comprehensive Plan. The adopted changes to the Rural future land use category will amend the language to support non-residential uses compatible with agricultural, silvicultural, and other natural resource based activities.

ADOPTED

PCT150105 AS ADOPTED

RURAL/AGRICULTURE *

*(Leon County refers to this category as "Rural" only.)

~~Largely undeveloped acreage remotely located away from urbanized areas containing the majority of the County's present agricultural, forestry and grazing activities. Intended not to be scheduled for urban activity during the Plan Horizon due to lack of present and/or scheduled urban infrastructure services. Very low residential density (1 unit per 10 acres) and minimal commercial designed to service basic household needs of adjacent residents are allowed, as well as passive recreational land uses. Industrial and ancillary commercial land uses associated directly with the timbering and/or agri business are permitted. Intended to maintain and promote present and future agriculture land uses and to prohibit residential sprawl into remote areas lacking basic urban infrastructure services.~~

Policy 2.2.1 [L] Rural/Agriculture

Intent

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

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

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

Allowable Uses, Densities, and Intensities

Residential

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

Non-residential

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

PCT150105

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

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

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

Community and Recreational Facilities

Community services, light infrastructure, and recreational uses may be permitted provided they are compatible with the natural and rural surroundings. Facilities associated with these uses may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre.

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

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

Special Conditions

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

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

Tallahassee-Leon County Comprehensive Plan Glossary – New Definitions AS ADOPTED

Agriculture: The production, keeping or maintenance, for sale, lease or personal use, of plants and/or animals useful to humans, including, but not limited to, the growing of crops, dairying, grazing, the raising and maintenance of poultry and other livestock, horticulture, nursery, forestry, and sod farms. Commercial feed lots, the raising of furbearing animals, riding academies, livery or boarding stables or dog kennels are not considered to be normal agricultural uses.

Agritourism: Any agricultural related activity consistent with a bona fide farm or ranch or in a working forest which allows members of the general public to view or enjoy activities related to farming, ranching, historical, cultural or harvest-your-own attractions for recreational, entertainment or educational purposes.

Ecotourism: Tourism that focuses on the appreciation of natural areas, wildlife, or cultural and historical resources and strives to minimize ecological impact or damage. This nature-based tourism involves education and interpretation of the natural environment and is managed to be ecologically sustainable. Activities may include cycling, camping, fishing, hunting, paddling, hiking, birding, visiting scenic byways, agritourism, and wildlife viewing.

Silviculture: a practice, operation, or process following accepted forest management principles whereby the crops constituting forests are tended, harvested, and reforested.

ORDINANCE NO. 15-O-20

**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 Commission of the
2 City of Tallahassee has held several public work sessions, public meetings and several public
3 hearings with due public notice having been provided, on these amendments to the
4 Comprehensive Plan; and,

5 WHEREAS, on April 14, 2015, pursuant to Section 163.3184, Florida Statutes, the City
6 Commission of the City of Tallahassee transmitted copies of the proposed amendments of the
7 comprehensive plan to the Department of Economic Opportunity and other state and regional
8 agencies for written comment; and,

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

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

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

20 **Section 1. Purpose and Intent.**

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

1 **Section 2. 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, as 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 PCM150101 which relates to the Future Land Use Map.

8 **Section 3. Text Amendment.**

9 The ordinance does hereby adopt the following portion of the text attached hereto as
10 Exhibit "A," and made a part hereof, as 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 Text Amendment PCT 150103 related to the Land Use Element.

15 **Section 4. Text Amendment.**

16 The ordinance does hereby adopt the following portion of the text attached hereto as
17 Exhibit "A," and made a part hereof, as 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 Text Amendment PCT 150104 related to the Land Use Element.

1 **Section 5. Text Amendment.**

2 The ordinance does hereby adopt the following portion of the text attached hereto as
3 Exhibit "A," and made a part hereof, as 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 Text Amendment PCT 150105 related to the Land Use Element.

8 **Section 6. Conflict With Other Ordinances and Codes.**

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

12 **Section 7. Severability.**

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

16 **Section 8. Copy on File.**

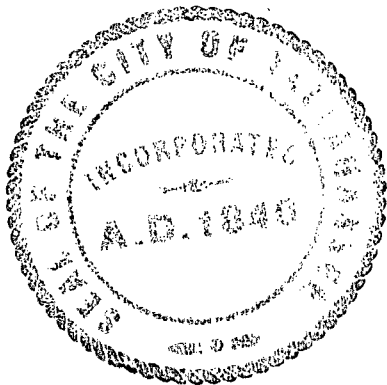
17 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public,
18 a certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon
19 2030 Comprehensive Plan and these amendments thereto, shall also be located in the
20 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies
21 available to the public for a reasonable publication charge.

Section 9. Effective Date.

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

INTRODUCED to the City Commission on the 13th day of May, 2015.

PASSED by the City Commission on the 26th day of May, 2015.



CITY OF TALLAHASSEE

By: Andrew D. Gillum
Andrew D. Gillum
Mayor

ATTEST:

APPROVED AS TO FORM:

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

By: Lewis E. Shelley
Lewis E. Shelley
City Attorney

RECEIVED
CITY TREASURER-CLERK
2015 JUN -3 AM 7:56

Map Amendment PCM150101

10.93 Acres

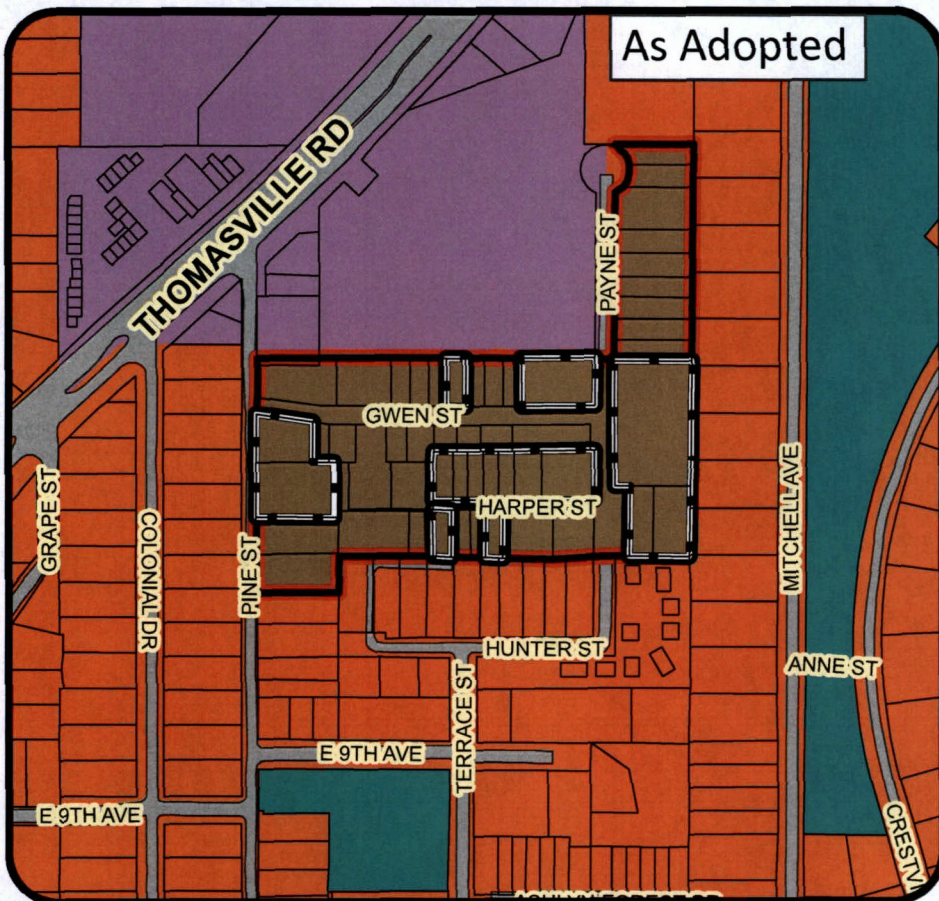
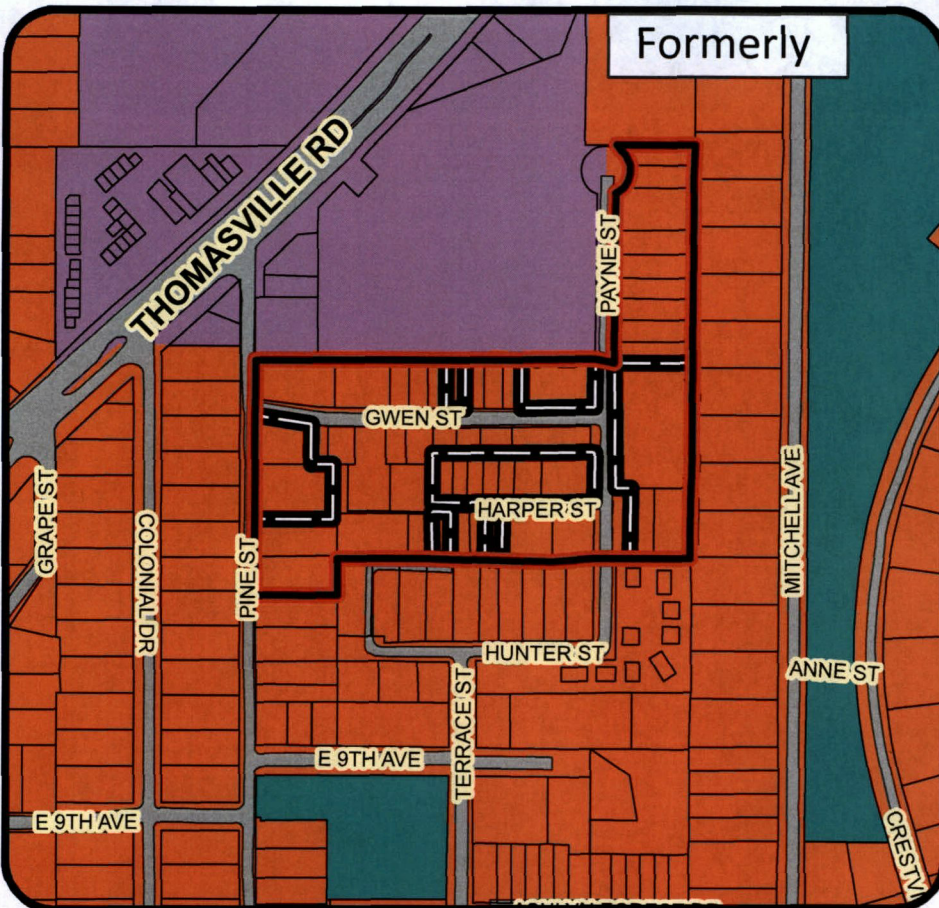
From: Residential Preservation

To: Urban Residential

Applicant: TALCOR Urban Housing LLC







Request: This is a request to change the Future Land Use Map designation of approximately 10.93 acres from "Residential Preservation" to "Urban Residential". The subject area is located south of the Miracle Plaza Shopping Center and consists of all parcels along Gwen Street and Harper Street, and selected parcels along Payne Street and Pine Street. The former RP designation allows for up to six (6) dwelling units per acre. The UR designation allows for up to ten (10) dwelling units per acre.

ADOPTED



Future Land Use

Legend

-  Open Space
-  RP
-  Suburban
-  UR
-  Subject Parcel
-  Expansion area

**TALCOR
Midtown
PCM150101
TALCOR**

Formerly
Residential Preservation

As Adopted
Urban Residential

ACRES: 10.93 ±



Text Amendment PCT150103

Removal of DRI Thresholds for the Urban Central Business District

Applicant: Tallahassee Leon County Planning Department

Request: This is a request to amend the Future Land Use Element of the Tallahassee-Leon County Comprehensive Plan to remove a portion of the section describing DRI Thresholds for the Urban Central Business District. This request also seeks to add a title to this section to reflect its contents. The section is being amended because there is no longer an Urban Central Business District. Removing references to this district will help to remove excessive language and provide clarity within the Land Use Element.

ADOPTED

PCT150103 AS ADOPTED

DRI THRESHOLDS FOR THE URBAN CENTRAL BUSINESS DISTRICT

Objective 9.1: [L] (Effective 7/1/94; Revision Effective 1/7/10)

~~As part of an Urban Infill Strategy, higher densities and intensities will be encouraged in the Downtown Overlay. Pursuant to Rule 28-24.014(10), F.A.C., the Downtown Overlay, as depicted on the map, is hereby established to increase the development of regional impact guidelines and standards by 50%, for residential, hotel, motel, office, or retail developments in this area. These increased thresholds shall apply only to those developments approved after the effective date of the implementing ordinance (Ordinance 94-0-0016AA).~~

Policy 9.1.1: [L] (Effective 7/1/94)

~~The applicable multi-use guidelines and standards may be increased by 100%, provided that one land use of the multi-use development is residential, and the residential development amounts to not less than 35% of this jurisdiction's residential threshold. (Rule 28-24.014(10)(a)2.f.)~~

Policy 9.1.2: [L] (Effective 7/1/94; Revision Effective 1/7/10)

~~If any portion of a proposed development is located outside the delineated Downtown Overlay, then the increased DRI guidelines and standards shall not apply.~~

DOWNTOWN OVERLAY DISTRICT

Objective 9.1: [L]

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

Policy 9.1.31: [L] (Effective 7/1/94; Revision Effective 1/7/10)

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

Policy 9.1.42: [L] (Revision Effective 1/7/10)

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

- The proposed parcels are contiguous to existing Central Core FLUM area;
- The proposed parcel has all the infrastructure available;

PCT150103

- The proposed parcel has to exhibit a need for the expansion (eg: parcel of sufficient size not available in the current Central Core FLUM for the proposed development).

Policy 9.1.53: [L] (Revision Effective 1/7/10)

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

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

Policy 9.1.64: [L] (Revision Effective 1/7/10)

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

Redevelopment

Objective 9.2: [L] (Formerly numbered 1.6; Revision Effective 1/7/10)

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

Objective 9.2.1: [L] (Effective 6/28/95; Revision Effective 1/7/10)

As part of the Redevelopment Strategy, the Gaines Street Corridor Study Area is designated as an Urban Infill and Redevelopment Area for the purpose of targeting economic development, housing, transportation, community revitalization and preservation, and land use incentives to encourage urban infill and redevelopment within the urban core of the community. This area is depicted on the Downtown Overlay map as "Gaines Street Corridor Study Area Urban Infill and Redevelopment Area."

Policy 9.2.3: [L] (Effective 12/8/00; Formerly numbered 1.6.4; Revision Effective 1/7/10)

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

Text Amendment PCT150104

Changes to the Lake Protection Future Land Use Category

Applicant: Board of County Commissioners

Request: This policy amendment was submitted by the Planning Department as authorized by the Leon County Board of County Commissioners at a workshop on November 19, 2013. It is part of the Lake Jackson Sustainable Development project. This project was developed by the Planning Department to implement the Board's strategic initiative to "develop solutions to promote sustainable growth inside the Lake Protection Zone."

ADOPTED

PCT150104 AS ADOPTED

Policy 2.2.18: [L]

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. 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.

Intent

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

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

Allowable Uses, Densities, and Intensities

Residential

The Lake Protection category shall allow for residential uses at a base density of one (1) dwelling unit per two (2) gross acres¹. To encourage compact and efficient development, two density bonus options are available for properties within the category:

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

¹ (Leon County) Any development affecting real property located in whole or in part within the Lake Protection Future Land Use Map category west of US 27 North for which an initial Planned Unit Development Concept or Final Development Plan was approved before January 1, 2005 shall be vested for all uses, intensities and densities set forth in the PUD Concept Plan Ordinance. Said PUD shall be entitled to rely on the closed basin exemption previously set forth in this section if the Commission determined prior to January 1, 2005 that the PUD met the requirements for such closed basin exceptions and that such determination has not been overturned by a court of competent jurisdiction at the time vested rights are sought under this provision. If a court of competent jurisdiction invalidates such a PUD due to reasons unrelated to whether the property met the requirements for the closed basin exception, any new or modified PUD application relating to the same real property shall be vested for the uses, intensities and densities of the previously approved PUD. All development within said certified closed basins approved pursuant to this provision shall be approved through the PUD amendment process, except that in unincorporated Leon County a one-into-two residential lot split exemption shall be processed according to the established County procedures instead of the PUD process.

Mixed-use & Non-residential

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

Community and Recreational Facilities

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

Special Conditions

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

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

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

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

volume shall be retained for all storm events up to a 100-year, 24-hour duration storm. To encourage redevelopment in the Lake Protection category, a partial credit may be applied toward existing impervious surface on previously developed sites.

4. Additional development standards deemed necessary to protect Lake Jackson from further degradation and/or improve existing water quality may be included in the land development code.

5. Existing, lawfully established, non-residential uses within the Lake Protection land use category that are compatible with surrounding uses and meet all water quality standards for the Lake Jackson Basin shall be considered permitted uses.

PCT150104

Policy 2.2.10: [L] (Effective 12/10/91) (Deletion Effective 5/26/2015)

~~Reserved~~

~~Cluster of residential development in areas designated for Lake Protection Land Use shall be permitted only on those portions of parcel not located within the Lake Jackson Special Development Zone and lying below one hundred ten (110) feet NGVD nor 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.~~

Text Amendment PCT150105

Changes to the Rural Future Land Use Category and Glossary

Applicant: Keep it Rural Coalition (KIRC)

Request: The intent of this amendment is to protect and enhance the rural areas as an amenity to, and supportive of, the County and the City of Tallahassee. The amendment was initially submitted by the Keep it Rural Coalition (KIRC) and approved for inclusion in the 2015-1 Cycle by the Leon County Board of County Commissioners at their December 9th, 2014 Board meeting. Per the direction of the Board at that meeting, staff utilized the proposed amendment as submitted by KIRC to evaluate compatible commercial uses within the Rural Future Land Use Map (FLUM) category, based on the intent of the Rural category and in the context of goals and objectives within the Land Use Element of the Tallahassee-Leon County Comprehensive Plan. The adopted changes to the Rural future land use category will amend the language to support non-residential uses compatible with agricultural, silvicultural, and other natural resource based activities.

ADOPTED

PCT150105 AS ADOPTED

RURAL/AGRICULTURE *

*(Leon County refers to this category as "Rural" only.)

Largely undeveloped acreage remotely located away from urbanized areas containing the majority of the County's present agricultural, forestry and grazing activities. Intended not to be scheduled for urban activity during the Plan Horizon due to lack of present and/or scheduled urban infrastructure services. Very low residential density (1 unit per 10 acres) and minimal commercial designed to service basic household needs of adjacent residents are allowed, as well as passive recreational land uses. Industrial and ancillary commercial land uses associated directly with the timbering and/or agri-business are permitted. Intended to maintain and promote present and future agriculture land uses and to prohibit residential sprawl into remote areas lacking basic urban infrastructure services.

Policy 2.2.1 [L] Rural/Agriculture

Intent

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

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

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

Allowable Uses, Densities, and Intensities

Residential

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

Non-residential

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

PCT150105

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

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

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

Community and Recreational Facilities

Community services, light infrastructure, and recreational uses may be permitted provided they are compatible with the natural and rural surroundings. Facilities associated with these uses may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre.

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

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

Special Conditions

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

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

PCT150105

Tallahassee-Leon County Comprehensive Plan Glossary – New Definitions AS ADOPTED

Agriculture: The production, keeping or maintenance, for sale, lease or personal use, of plants and/or animals useful to humans, including, but not limited to, the growing of crops, dairying, grazing, the raising and maintenance of poultry and other livestock, horticulture, nursery, forestry, and sod farms. Commercial feed lots, the raising of furbearing animals, riding academies, livery or boarding stables or dog kennels are not considered to be normal agricultural uses.

Agritourism: Any agricultural related activity consistent with a bona fide farm or ranch or in a working forest which allows members of the general public to view or enjoy activities related to farming, ranching, historical, cultural or harvest-your-own attractions for recreational, entertainment or educational purposes.

Ecotourism: Tourism that focuses on the appreciation of natural areas, wildlife, or cultural and historical resources and strives to minimize ecological impact or damage. This nature-based tourism involves education and interpretation of the natural environment and is managed to be ecologically sustainable. Activities may include cycling, camping, fishing, hunting, paddling, hiking, birding, visiting scenic byways, agritourism, and wildlife viewing.

Silviculture: a practice, operation, or process following accepted forest management principles whereby the crops constituting forests are tended, harvested, and reforested.

ORDINANCE NO. 15- 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 Leon County to prepare and enforce comprehensive plans for the development
16 of the County; and

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

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

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

30 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
31 Commissioners of Leon County has held several public work sessions, public meetings, and
32 public hearings on proposed amendments to the comprehensive plan, with due public notice

1 having been provided, to obtain public comment, and has considered all written and oral
2 comments received during said work sessions, public meetings and public hearings; and

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

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

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

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

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

23 **Section 1. Purpose and Intent.**

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

1 **Section 2. Map Amendment.**
2

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

8 Map Amendment PCM150101, which relates to the Future Land Use Map.
9

10 **Section 3. Text Amendment.**

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

16 Text Amendment PCT150103, which relates to the Land Use Element.

17 **Section 4. Text Amendment.**

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

23 Text Amendment PCT150104, which relates to the Land Use Element.

24 **Section 5. Text 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 Text Amendment PCT150105, which relates to the Land Use Element.

7 **Section 6. Applicability and Effect.**

8 The applicability and effect of this update to the 2030 Comprehensive Plan shall be as
9 provided by the Community Planning Act, Sections 163.3161 through 163.3215, Florida
10 Statutes, and this Ordinance, and shall apply to all properties under the jurisdiction of Leon
11 County.

12 **Section 7. Conflict with Other Ordinances and Codes.**

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

15 **Section 8. Severability.**

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

19 **Section 9. Copy on File.**

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

F14-00125

1 **Section 10. Effective Date.**

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

4 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon
5 County, Florida, this 26th day of May, 2015.

6
7 LEON COUNTY, FLORIDA



15 BY: Mary Ann Lindley
16 MARY ANN LINDLEY, CHAIRMAN
17 BOARD OF COUNTY COMMISSIONERS

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

21 BY: John Stott, Deputy Clerk
22 CLERK

23
24 APPROVED AS TO FORM:
25 COUNTY ATTORNEY'S OFFICE
26 LEON COUNTY, FLORIDA

27
28 BY: Herbert W.A. Thiele
29 HERBERT W.A. THIELE, ESQ.
30 COUNTY ATTORNEY
31

EXHIBIT A

Map Amendment PCM150101

10.93 Acres

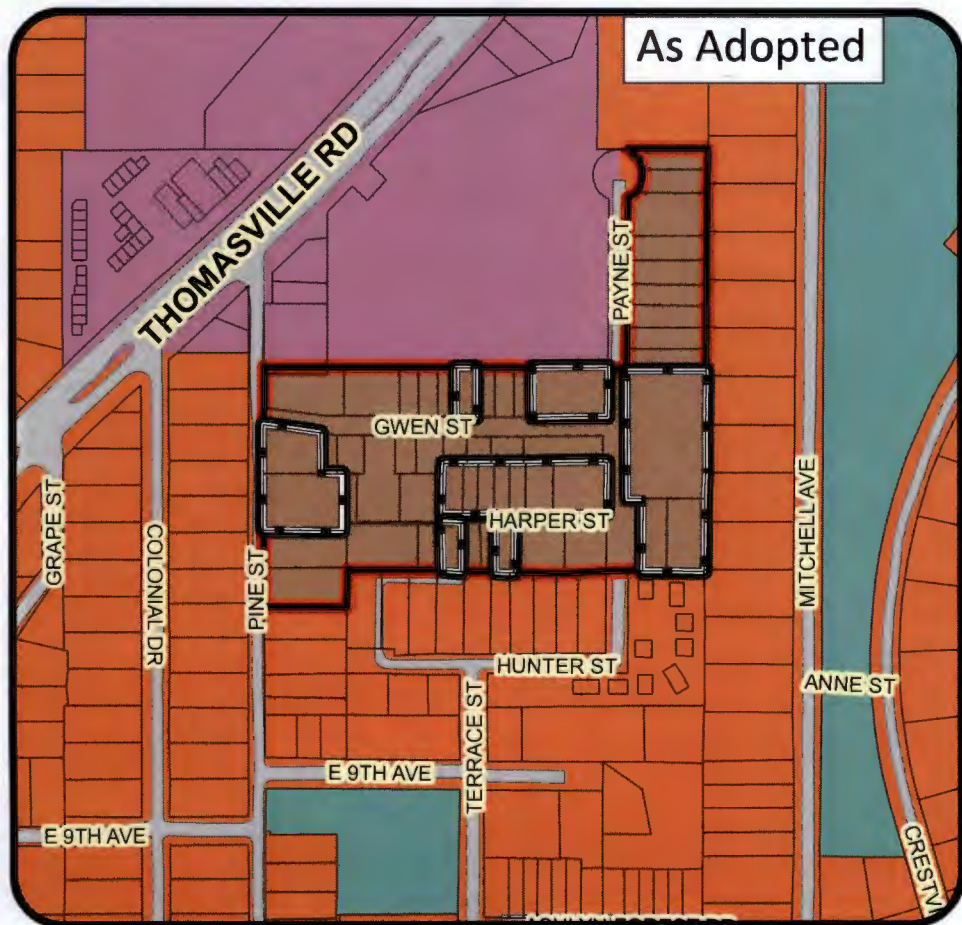
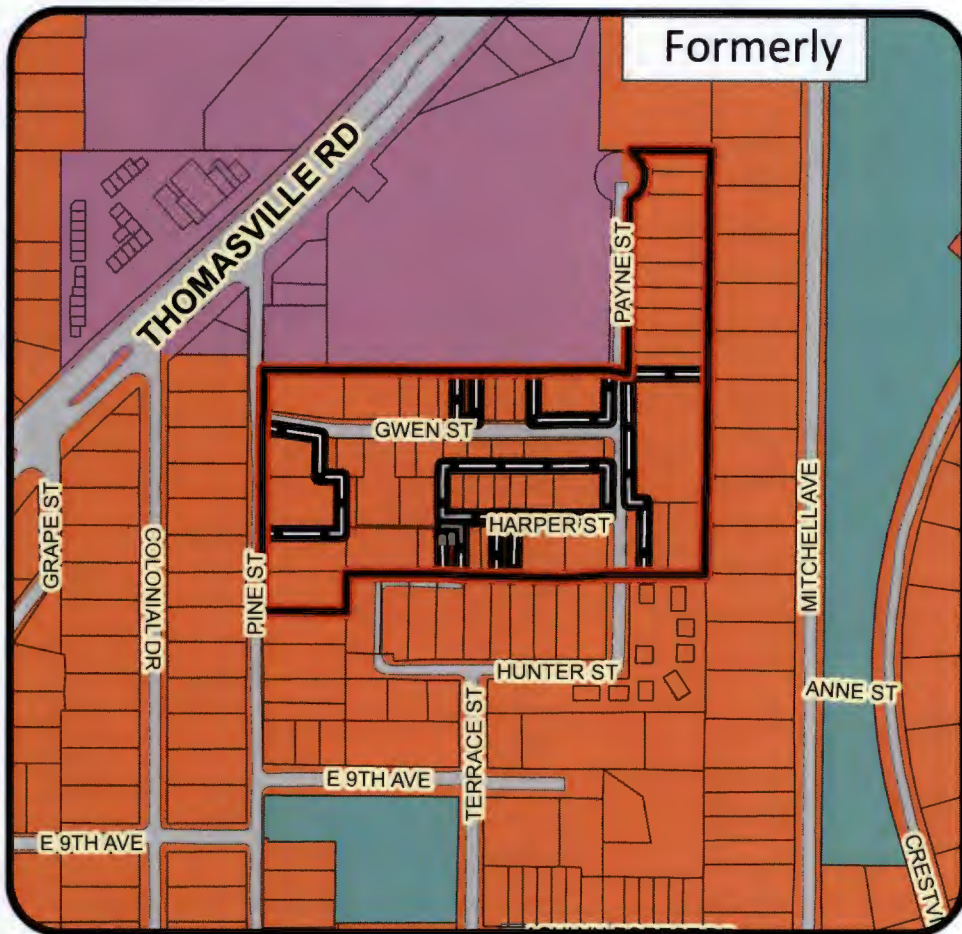
From: Residential Preservation

To: Urban Residential

Applicant: TALCOR Urban Housing LLC

Request: This is a request to change the Future Land Use Map designation of approximately 10.93 acres from “Residential Preservation” to “Urban Residential”. The subject area is located south of the Miracle Plaza Shopping Center and consists of all parcels along Gwen Street and Harper Street, and selected parcels along Payne Street and Pine Street. The former RP designation allows for up to six (6) dwelling units per acre. The UR designation allows for up to ten (10) dwelling units per acre.



ADOPTED



Future Land Use

Legend

-  Open Space
-  RP
-  Suburban
-  UR

-  Subject Parcel
-  Expansion area

**TALCOR
Midtown
PCM150101
TALCOR**

**Existing
Residential Preservation**

**As Adopted
Urban Residential**

ACRES: 10.93 ±



Text Amendment PCT150103

Removal of DRI Thresholds for the Urban Central Business District

Applicant: Tallahassee Leon County Planning Department

Request: This is a request to amend the Future Land Use Element of the Tallahassee-Leon County Comprehensive Plan to remove a portion of the section describing DRI Thresholds for the Urban Central Business District. This request also seeks to add a title to this section to reflect its contents. The section is being amended because there is no longer an Urban Central Business District. Removing references to this district will help to remove excessive language and provide clarity within the Land Use Element.

ADOPTED

PCT150103

PCT150103 AS ADOPTED

DRI THRESHOLDS FOR THE URBAN CENTRAL BUSINESS DISTRICT

~~Objective 9.1: [L] (Effective 7/1/94; Revision Effective 1/7/10)~~

~~As part of an Urban Infill Strategy, higher densities and intensities will be encouraged in the Downtown Overlay. Pursuant to Rule 28-24.014(10), F.A.C., the Downtown Overlay, as depicted on the map, is hereby established to increase the development of regional impact guidelines and standards by 50%, for residential, hotel, motel, office, or retail developments in this area. These increased thresholds shall apply only to those developments approved after the effective date of the implementing ordinance (Ordinance 94-0-0016AA).~~

~~Policy 9.1.1: [L] (Effective 7/1/94)~~

~~The applicable multi-use guidelines and standards may be increased by 100%, provided that one land use of the multi-use development is residential, and the residential development amounts to not less than 35% of this jurisdiction's residential threshold. (Rule 28-24.014(10)(a)2.f.)~~

~~Policy 9.1.2: [L] (Effective 7/1/94; Revision Effective 1/7/10)~~

~~If any portion of a proposed development is located outside the delineated Downtown Overlay, then the increased DRI guidelines and standards shall not apply.~~

DOWNTOWN OVERLAY DISTRICT

Objective 9.1: [L]

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

Policy 9.1.31: [L] (Effective 7/1/94; Revision Effective 1/7/10)

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

Policy 9.1.42: [L] (Revision Effective 1/7/10)

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

- The proposed parcels are contiguous to existing Central Core FLUM area;
- The proposed parcel has all the infrastructure available;

PCT150103

- The proposed parcel has to exhibit a need for the expansion (eg: parcel of sufficient size not available in the current Central Core FLUM for the proposed development).

Policy 9.1.53: [L] (Revision Effective 1/7/10)

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

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

Policy 9.1.64: [L] (Revision Effective 1/7/10)

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

Redevelopment

Objective 9.2: [L] (Formerly numbered 1.6; Revision Effective 1/7/10)

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

Objective 9.2.1: [L] (Effective 6/28/95; Revision Effective 1/7/10)

As part of the Redevelopment Strategy, the Gaines Street Corridor Study Area is designated as an Urban Infill and Redevelopment Area for the purpose of targeting economic development, housing, transportation, community revitalization and preservation, and land use incentives to encourage urban infill and redevelopment within the urban core of the community. This area is depicted on the Downtown Overlay map as “Gaines Street Corridor Study Area Urban Infill and Redevelopment Area.”

Policy 9.2.3: [L] (Effective 12/8/00; Formerly numbered 1.6.4; Revision Effective 1/7/10)

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

Text Amendment PCT150104

Changes to the Lake Protection Future Land Use Category

Applicant: Board of County Commissioners

Request: This policy amendment was submitted by the Planning Department as authorized by the Leon County Board of County Commissioners at a workshop on November 19, 2013. It is part of the Lake Jackson Sustainable Development project. This project was developed by the Planning Department to implement the Board's strategic initiative to "develop solutions to promote sustainable growth inside the Lake Protection Zone."

ADOPTED

PCT150104

PCT150104 AS ADOPTED

Policy 2.2.18: [L]

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. 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.~~

PCT150104

Intent

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

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

Allowable Uses, Densities, and Intensities

Residential

The Lake Protection category shall allow for residential uses at a base density of one (1) dwelling unit per two (2) gross acres¹. To encourage compact and efficient development, two density bonus options are available for properties within the category:

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

¹ (Leon County) Any development affecting real property located in whole or in part within the Lake Protection Future Land Use Map category west of US 27 North for which an initial Planned Unit Development Concept or Final Development Plan was approved before January 1, 2005 shall be vested for all uses, intensities and densities set forth in the PUD Concept Plan Ordinance. Said PUD shall be entitled to rely on the closed basin exemption previously set forth in this section if the Commission determined prior to January 1, 2005 that the PUD met the requirements for such closed basin exceptions and that such determination has not been overturned by a court of competent jurisdiction at the time vested rights are sought under this provision. If a court of competent jurisdiction invalidates such a PUD due to reasons unrelated to whether the property met the requirements for the closed basin exemption, any new or modified PUD application relating to the same real property shall be vested for the uses, intensities and densities of the previously approved PUD. All development within said certified closed basins approved pursuant to this provision shall be approved through the PUD amendment process, except that in unincorporated Leon County a one-into-two residential lot split exemption shall be processed according to the established County procedures instead of the PUD process.

PCT150104

Mixed-use & Non-residential

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

Community and Recreational Facilities

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

Special Conditions

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

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

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

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

PCT150104

volume shall be retained for all storm events up to a 100-year, 24-hour duration storm. To encourage redevelopment in the Lake Protection category, a partial credit may be applied toward existing impervious surface on previously developed sites.

4. Additional development standards deemed necessary to protect Lake Jackson from further degradation and/or improve existing water quality may be included in the land development code.

5. Existing, lawfully established, non-residential uses within the Lake Protection land use category that are compatible with surrounding uses and meet all water quality standards for the Lake Jackson Basin shall be considered permitted uses.

PCT150104

~~Policy 2.2.10: [L] (Effective 12/10/91) (Deletion Effective 5/26/2015)~~

~~Reserved~~

~~Cluster of residential development in areas designated for Lake Protection Land Use shall be permitted only on those portions of parcel not located within the Lake Jackson Special Development Zone and lying below one hundred ten (110) feet NGVD nor 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.~~

Text Amendment PCT150105

Changes to the Rural Future Land Use Category and Glossary

Applicant: Keep it Rural Coalition (KIRC)

Request: The intent of this amendment is to protect and enhance the rural areas as an amenity to, and supportive of, the County and the City of Tallahassee. The amendment was initially submitted by the Keep it Rural Coalition (KIRC) and approved for inclusion in the 2015-1 Cycle by the Leon County Board of County Commissioners at their December 9th, 2014 Board meeting. Per the direction of the Board at that meeting, staff utilized the proposed amendment as submitted by KIRC to evaluate compatible commercial uses within the Rural Future Land Use Map (FLUM) category, based on the intent of the Rural category and in the context of goals and objectives within the Land Use Element of the Tallahassee-Leon County Comprehensive Plan. The adopted changes to the Rural future land use category will amend the language to support non-residential uses compatible with agricultural, silvicultural, and other natural resource based activities.

ADOPTED

PCT150105

PCT150105 AS ADOPTED

RURAL/AGRICULTURE *

(Leon County refers to this category as "Rural" only.)

~~Largely undeveloped acreage remotely located away from urbanized areas containing the majority of the County's present agricultural, forestry and grazing activities. Intended not to be scheduled for urban activity during the Plan Horizon due to lack of present and/or scheduled urban infrastructure services. Very low residential density (1 unit per 10 acres) and minimal commercial designed to service basic household needs of adjacent residents are allowed, as well as passive recreational land uses. Industrial and ancillary commercial land uses associated directly with the timbering and/or agri-business are permitted. Intended to maintain and promote present and future agriculture land uses and to prohibit residential sprawl into remote areas lacking basic urban infrastructure services.~~

Policy 2.2.1 [L] Rural/Agriculture

Intent

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

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

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

Allowable Uses, Densities, and Intensities

Residential

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

Non-residential

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

PCT150105

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

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

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

Community and Recreational Facilities

Community services, light infrastructure, and recreational uses may be permitted provided they are compatible with the natural and rural surroundings. Facilities associated with these uses may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre.

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

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

Special Conditions

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

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

PCT150105

Tallahassee-Leon County Comprehensive Plan Glossary – New Definitions AS ADOPTED

Agriculture: The production, keeping or maintenance, for sale, lease or personal use, of plants and/or animals useful to humans, including, but not limited to, the growing of crops, dairying, grazing, the raising and maintenance of poultry and other livestock, horticulture, nursery, forestry, and sod farms. Commercial feed lots, the raising of furbearing animals, riding academies, livery or boarding stables or dog kennels are not considered to be normal agricultural uses.

Agritourism: Any agricultural related activity consistent with a bona fide farm or ranch or in a working forest which allows members of the general public to view or enjoy activities related to farming, ranching, historical, cultural or harvest-your-own attractions for recreational, entertainment or educational purposes.

Ecotourism: Tourism that focuses on the appreciation of natural areas, wildlife, or cultural and historical resources and strives to minimize ecological impact or damage. This nature-based tourism involves education and interpretation of the natural environment and is managed to be ecologically sustainable. Activities may include cycling, camping, fishing, hunting, paddling, hiking, birding, visiting scenic byways, agritourism, and wildlife viewing.

Silviculture: a practice, operation, or process following accepted forest management principles whereby the crops constituting forests are tended, harvested, and reforested.