



July 6, 2012

Mr. Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
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 June 26, 2012, adopted their cycle 2012-1 comprehensive plan amendments (Amendment No. 12-1ESR). All adopted large scale amendments were adopted as they were originally transmitted to the State Land Planning Agency. However, the public hearing for one transmitted amendment (PCM120102) was continued to October 25, 2012. If the amendment is adopted, we will send you a separate adoption packet. If the amendment is denied, we will send you a letter indicating such.

This packet also includes one small scale amendment (PCM120101) of 6.5 acres submitted in accordance with 163.3187(1), Florida Statutes. The amendment is not within an area of critical state concern. The cumulative total number of acres for small-scale amendments approved in Tallahassee-Leon County in 2012 is 6.5 acres.

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

- One paper copy and two electronic copies in Portable Document Format (PDF) on a CD ROM of the adopted comprehensive plan amendments in strike through and underline format (Exhibit A). Data and analyses were previously submitted at the time of original transmittal.
- Copies of the City of Tallahassee and Leon County adoption ordinances for the Cycle 2012-1 amendments on June 26, 2012 (Exhibit B). The City ordinance number is 12-O-27 and County Ordinance number is 12-08.
- Data and analysis for small scale amendment PCM120101 (Exhibit C).

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

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

Sincerely,



Brian Wiebler, Senior Planner

cc:

Herb Thiele (w/o attachments)
Laura Youmans (w/o attachments)

Jim English (w/o attachments)
Linda Hudson (w/o attachments)

Map Amendment PCM120101

6.5 Acres

From: Government Operations

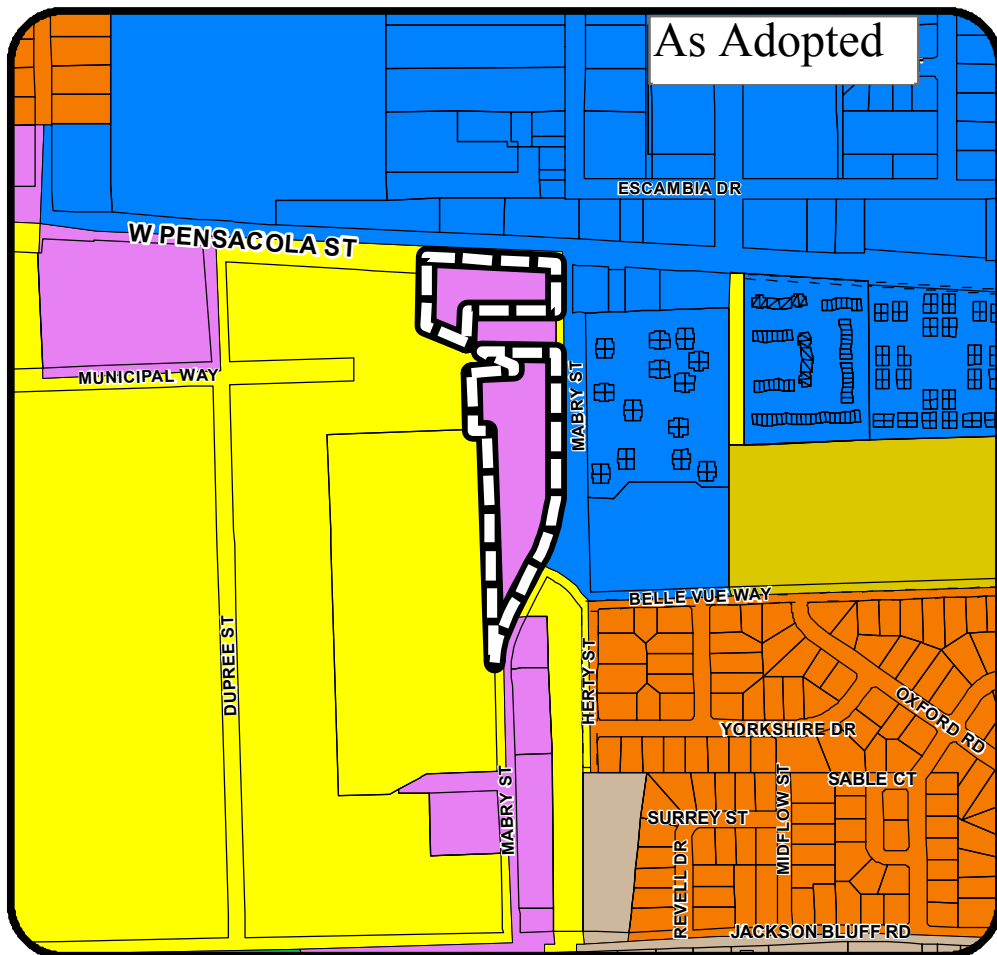
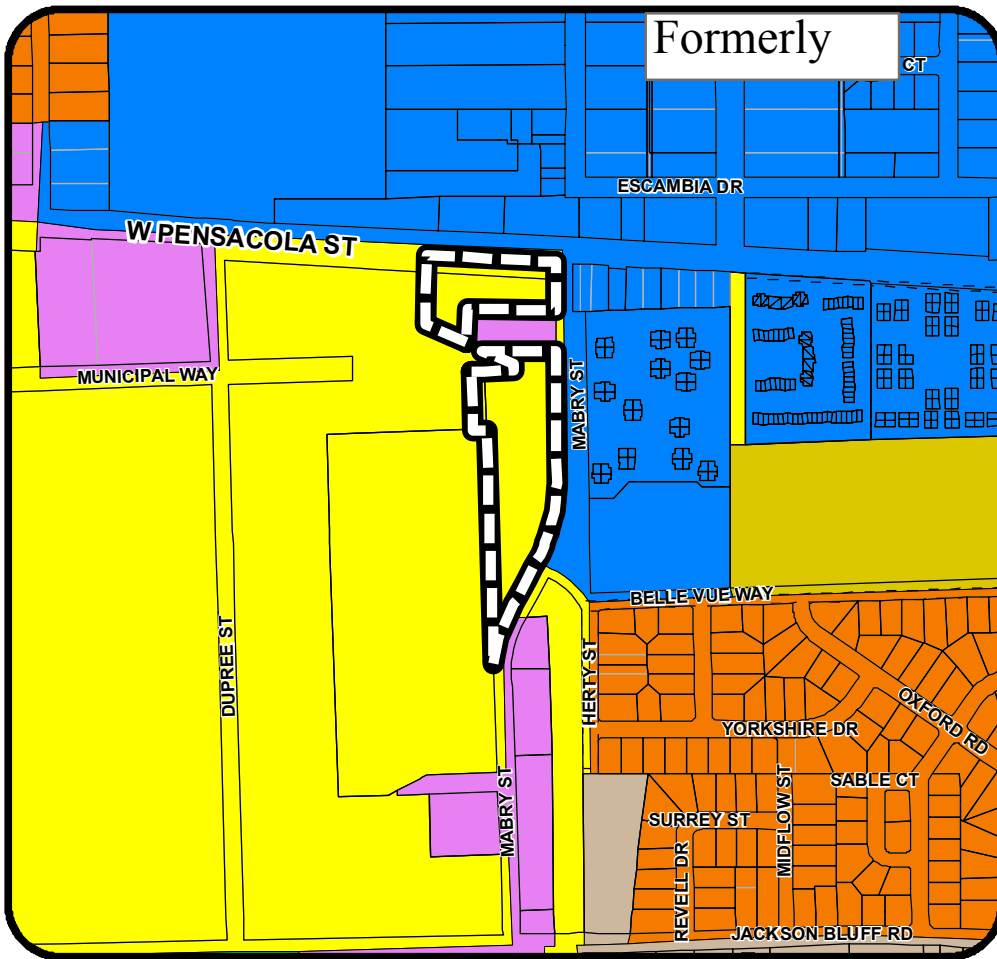
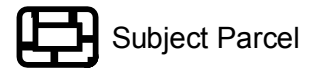
To: Suburban

ADOPTED

Future Land Use

Legend

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



AMENDMENT PCM120101 LOCATION

Formerly

Government Operation

**As Adopted
Suburban**

SITE TAX ID:
21-33-20-801-0000
21-33-20-403-0000

ACRES: 6.5 ±



Map Amendment PCM120102

15.7 Acres

From: Residential Preservation

To: Urban Residential

CONTINUED

City and County Commissions both passed motions to continue the Joint Adoption Public Hearing for Amendment PCM120102 to October 24, 2012 in City Hall.

Map Amendment PCM120103

0.63 Acres

From: Residential Preservation

To: Neighborhood Boundary

DENIED

Map Amendment PCT120104

172 Acres

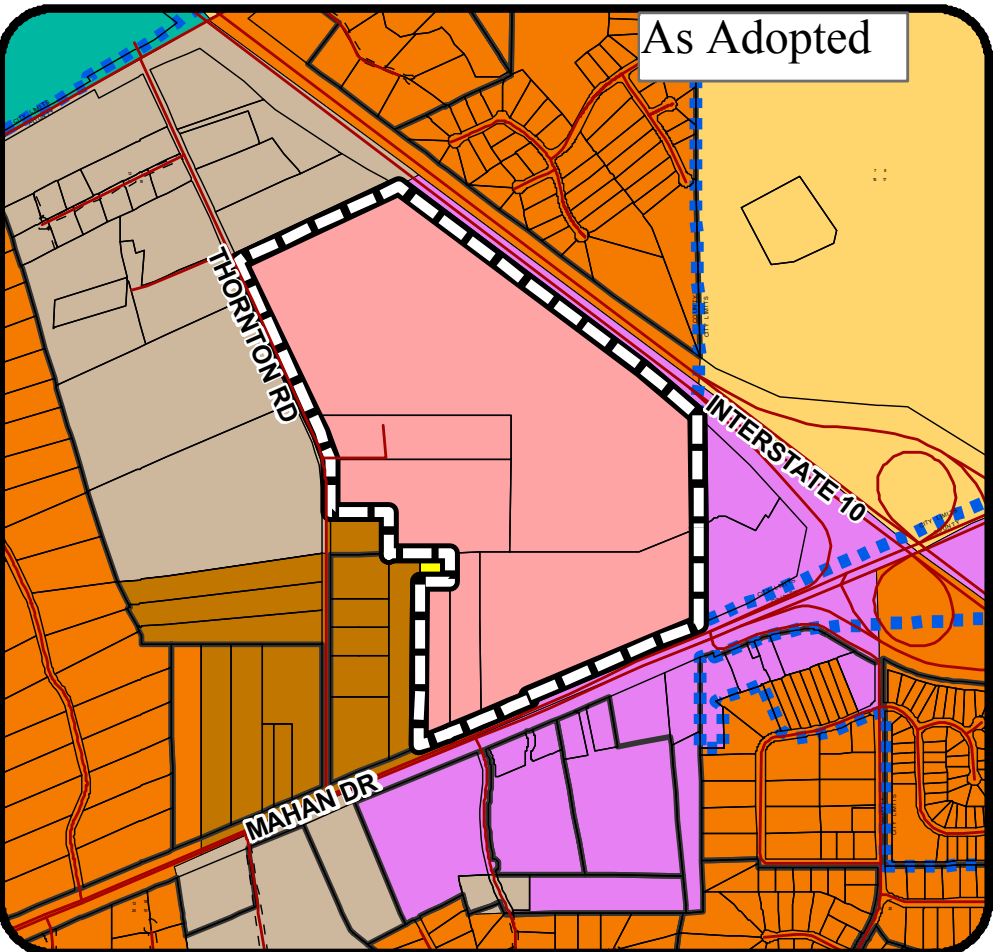
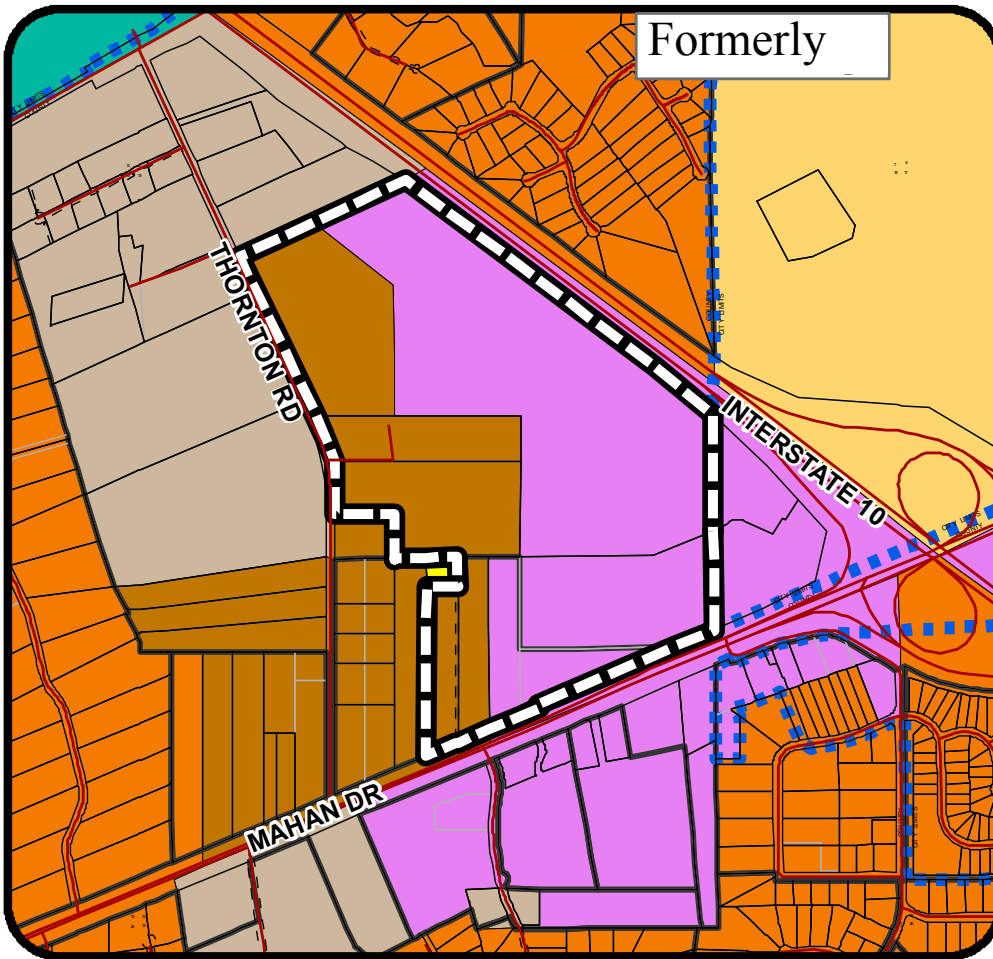
From: Suburban (109.88 Acres)
Mahan Gateway Node (62 Acres)
To: High Intensity Urban Activity Center

ADOPTED

Future Land Use

Legend

-  Activity Center
-  Governmental Operation
-  Open Space
-  Residential Preservation
-  Urban Fringe
-  Mahan Gateway Node
-  Planned Development
-  Suburban
-  Urban Residential 2
-  Subject Parcel



AMENDMENT PCM120104 LOCATION

Formerly
Suburban,
Mahan Gateway Node

As Adopted
Activity Center

SITE TAX ID:
 12-18-05-000-0100
 12-18-05-000-0110
 12-18-20-001-0000
 12-18-20-007-0000
 12-18-20-202-0000
 12-18-20-212-0000

ACRES: 172 ±



Text Amendment PCT120105

**Urban Service Area based Development of Regional Impact Exemption
Area at I-10 and Mahan Drive**

ADOPTED

Text Amendment PCT120106

Park Place Regional Activity Center

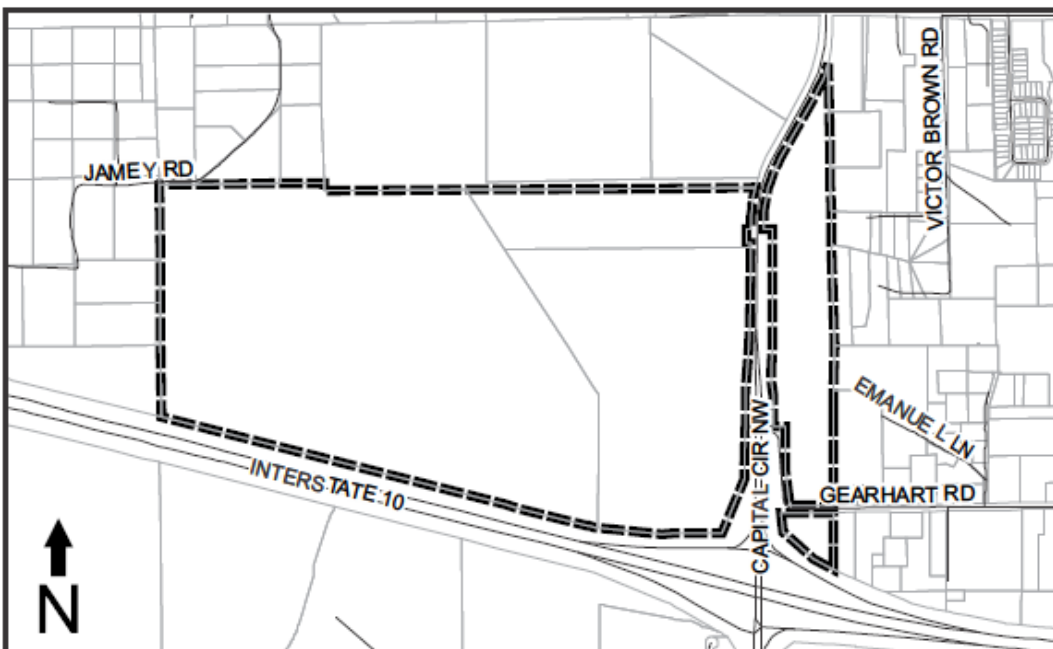
ADOPTED

PCT120106 As Adopted

Policy 9.3.2: [L]: (Effective _____/2012)

It is the intent of the local government to designate Park Place as a Regional Activity Center pursuant to Objective 9.3 [L] to use the increased Development of Regional Impact guidelines and standards consistent with Rule 28-24.014(10)(a), Florida Administrative Code. Park Place meets the parameters for a Regional Activity Center as defined in Section 380.06(2)(e), Florida Statutes, and in Rule 28-24.014(10)(c)2, Florida Administrative Code, and is depicted on the following map. Multi-use land uses for a Regional Activity Center can be accommodated by the currently designated Planned Development future land use category and development shall occur consistent with the guiding land use policies within the local comprehensive plan.

PARK PLACE ACTIVITY CENTER



Text Amendment PCT120107

WITHDRAWN

Text Amendment PCT120108

Economic Development Element

ADOPTED

PCT120108 As Adopted

The existing Economic Development Element is to be removed and replaced with the new text below.

ECONOMIC DEVELOPMENT ELEMENT GOALS, OBJECTIVES, AND POLICIES

Goal 1: [ED]

Through coordination and cooperation between private sector businesses, nonprofit organizations, higher educational institutions, local government, and the State of Florida, the economic development efforts of the City of Tallahassee and Leon County will increase entrepreneurialism; advance local businesses, and grow targeted industry sectors; and attract innovative individuals and companies to the Capital region.

The region's intellectual, cultural, physical, and natural assets will be marketed to established and new companies, investors, and creative individual entrepreneurs. These assets include Tallahassee/Leon County's highly educated, stable workforce; innovative, competitive local industries and research institutions; advanced transportation and communications infrastructure; high quality of life and unique sense of place; and a broad-based commitment to community sustainability and environmental protection. The promotion of these assets will attract and retain new businesses, local company expansions, increase tourism, and will create an increasing number and diversity of employers and educated, skilled employees in the Tallahassee/Leon County region.

Objective 1.1: [ED]

Increase new business formations using existing and new resources, assets, and coordinated strategies.

Policy 1.1.1: [ED]

Maintain an inventory of local, state and federal resources to support new business development and foster entrepreneurialism. This inventory will include capital and other funding sources; marketing, permitting, and tax rebate/tax refund information; procedures, programs, and other tools and techniques for technology transfer, licensing and commercialization; research and development resources and related services; and business incubator support services.

Policy 1.1.2: [ED]

Encourage coordination between private sector businesses, higher educational institutions, local, state, and federal government, and local, regional, and state-level economic development organizations, agencies, and other community economic development partners, consistent with local sustainability and environmental protection efforts.

Objective 1.2: [ED]

Inventory and apply best practices in business development techniques and strategies to grow existing and new local businesses, and to nurture and develop targeted-industry sectors that match the region's strengths, goals and assets, as well as provide for a diversified and sustainable regional economy, sense of place, and natural environment.

Policy 1.2.1: [ED]

Through participation in local, regional, state, and federal economic development organizations, agencies, and other community partners, support employers where appropriate by helping provide economic development marketing, research, and technical and business assistance consistent with identified targeted industrial, tourism, and other related initiatives and strategic economic development priorities.

Objective 1.3: [ED]

Attract innovative companies which provide sustainable, long-term high-wage jobs and investments in land, facilities, people, and equipment.

Policy 1.3.1: [ED]

Through participation in local, regional, state, and federal economic development organizations, agencies, and other community partners, market the Tallahassee – Leon County region's competitive assets and resources to attract targeted new employers. These resources will include site selection; regulatory assistance; tax & workforce training incentives; and financing tools.

Text Amendment PCT120109

County Housing Element

ADOPTED

PCT120109 As Adopted

Policy 1.1.1 [HC] (Effective 7/1/94) (Rev. Effective 4/10/09)

The ~~Affordable Housing Manager~~ Housing Services Division staff shall develop and present to the Housing Finance Authority and the Board for adoption an annual affordable housing program plan which integrates housing with neighborhood, economic, and social factors. The plan will evaluate the preceding year's progress and establish annual housing unit delivery objectives. The Planning Department shall provide data relating to the supply, demand, and need for affordable housing to be used in developing the plan.

Policy 1.2.4 [HC] (Effective 7/1/94)Contingent on the availability of funding, the County shall enter into public/private partnerships to encourage the private sector to provide reduced cost home repair and improvement loans and first mortgage home financing pursuant to the provisions of the Community Reinvestment Act. In order to make the program feasible, the County will investigate the establishment of a loan guarantee fund, establish a timeline, and annually review implementation of public-private funding partnerships for very low, low and moderate-income homeowner repair and improvements loans and first-time home buyer home purchase loans in order to reduce the risks to the private sector of providing home improvement and home purchase loans to very low, low and moderate income owners.

Policy 1.3.1 [HC] (Effective 7/1/94)

The Leon County Housing Finance Authority (Subsection (c) of Section 2-134 of Division 3 of Article VI of Chapter 2 of the Code of Laws of Leon County, Florida) shall ~~look into~~ designate a date-certain for determining the feasibility of the issuance of revenue bonds for the provision of affordable housing units.

Text Amendment PCT120110

Mobility Element Level of Service

ADOPTED

PCT120110 As Adopted

Policy 1.5.3

The Roadway Level of Service Standards established in ~~Policy 1.5.1 and 1.5.2~~ under Goal 1.5, and as may be duplicated in the Capital Improvements Element, may be waived if a mobility fee program is adopted into the local concurrency management manuals by the City and/or County Commissions. If implemented, the mobility fee program shall:

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

.....

Policy 1.5.7

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

ORDINANCE NO. 12-08

1
2
3 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF**
4 **LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-**
5 **LEON COUNTY COMPREHENSIVE PLAN; ADOPTING**
6 **AMENDMENTS TO THE FUTURE LAND USE MAP, LAND USE**
7 **ELEMENT, ECONOMIC DEVELOPMENT ELEMENT, COUNTY**
8 **HOUSING ELEMENT, AND MOBILITY ELEMENT; PROVIDING FOR**
9 **CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A**
10 **COPY TO BE ON FILE WITH THE TALLAHASSEE-LEON COUNTY**
11 **PLANNING DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE**
12 **DATE.**
13

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

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

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

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

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

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

4 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
5 Commissioners of the County of Leon transmitted copies of the proposed amendments of the
6 comprehensive plan to the Department of Community Affairs as the State Land Planning Agency
7 and other state and regional agencies for written comment, and transmitted one copy to each of
8 the local government or governmental agencies in the State of Florida having filed with the
9 County of Leon a request for a copy of the amended version of the comprehensive plan; and

10 WHEREAS, the Department of Community Affairs transmitted its Objections,
11 Recommendations, and Comments Report on the amended version of the comprehensive plan;
12 and

13 WHEREAS, the amendments to the comprehensive plan were reviewed in view of the
14 Objections, Recommendations, and Comments Report by the Department of Community Affairs;
15 and

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

19 WHEREAS, the Board of County Commissioners of the County of Leon further
20 considered all oral and written comments received during such public hearing, including the data
21 collection and analyses packages, the recommendations of the Tallahassee-Leon County Local
22 Planning Agency, and the Objections, Recommendations, and Comments Report of the
23 Department of Community Affairs; and

24 WHEREAS, in exercise of its authority, the Board of County Commissioners of the
25 County of Leon has determined it necessary and desirable to adopt these amendments to the
26 comprehensive plan to preserve and enhance present advantages; encourage the most appropriate

1 use of land, water and resources, consistent with the public interest; overcome present handicaps;
2 and deal effectively with future problems that may result from the use and development of land
3 within Leon County, and to meet all requirements of law;

4 BE IT ORDAINED by the Board of County Commissioners of Leon County, Florida,
5 that:

6 **Section 1. Purpose and Intent.**

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

10 **Section 2. Map Amendment.**

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

17 Map Amendment PCM120101, which relates to the Future Land Use Map.

18
19 **Section 3. Map Amendment.**

20 The public hearing and action on Map Amendment PCM120102, which relates to the
21 Future Land use Map, is hereby continued to October 24, 2012, in the City Commission
22 Chambers, Second Floor, City Hall, 300 South Adams Street, Tallahassee, Florida.

23 **Section 4. Map Amendment.**

24 The Ordinance does hereby adopt the following portion of the text attached hereto as
25 Exhibit "A," and made a part hereof, an amendment to the Tallahassee-Leon County 2030
26 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030

1 Comprehensive Plan,” as amended, in accordance therewith, being an amendment to the
2 following Plan element:

3 Map Amendment PCM120104, which relates to the Future Land Use Map.

4 **Section 5. Text Amendment.**

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

10 Text Amendment PCT120105, which relates to the Land Use Element.

11 **Section 6. Text Amendment.**

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

17 Text Amendment PCT120106, which relates to the Land Use Element.

18 **Section 7. Text Amendment.**

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

1 Text Amendment PCT120108, which relates to the Economic Development Element.

2 **Section 8. Text Amendment.**

3 The Ordinance does hereby adopt the following portion of the text attached hereto as
4 Exhibit “A,” and made a part hereof, 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 Text Amendment PCT120109, which relates to the County Housing Element.

9 **Section 9. Text Amendment.**

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

15 Text Amendment PCT120110, which relates to the Mobility Element.

16 **Section 10. Applicability and Effect.**

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

21 **Section 11. Conflict with Other Ordinances and Codes.**

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

24 **Section 12. Severability.**

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

4 **Section 13. Copy on File.**

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

10 **Section 14. Effective Date.**

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

13 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon
14 County, Florida, this 26th day of June, 2012.



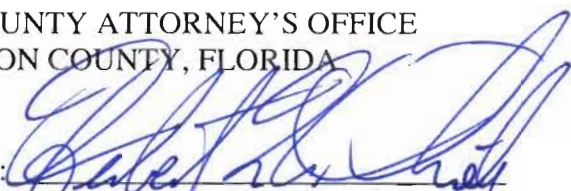
LEON COUNTY, FLORIDA

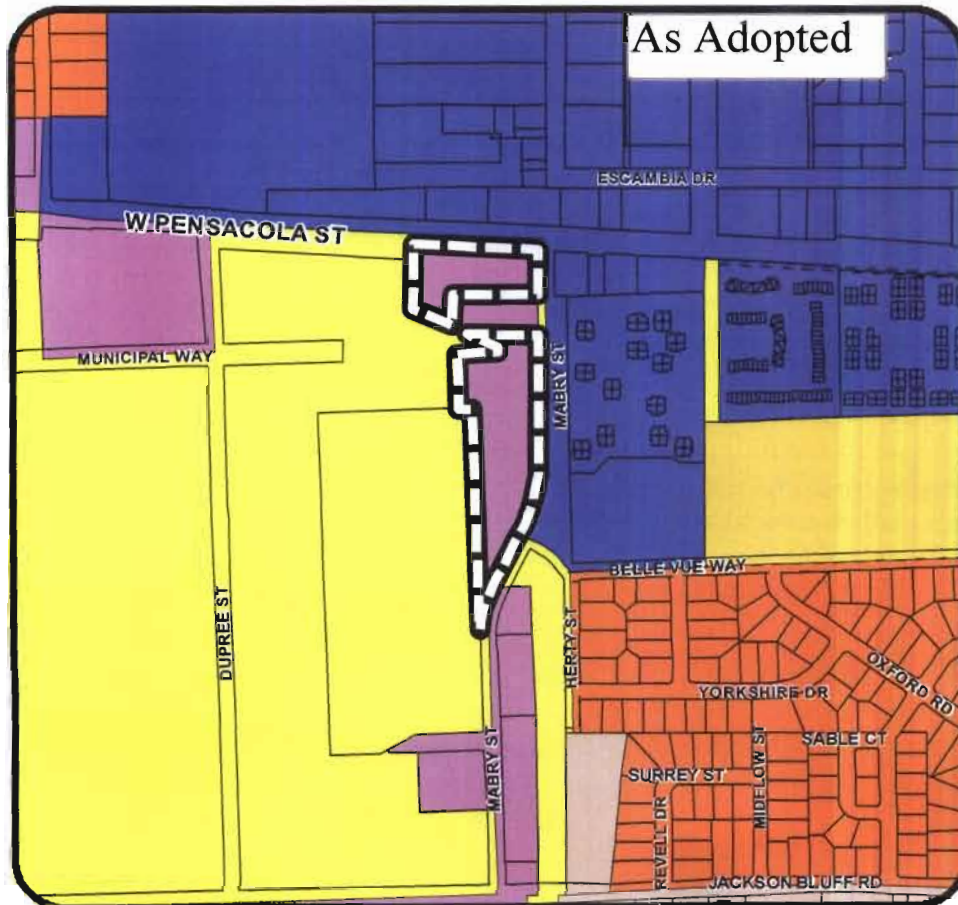
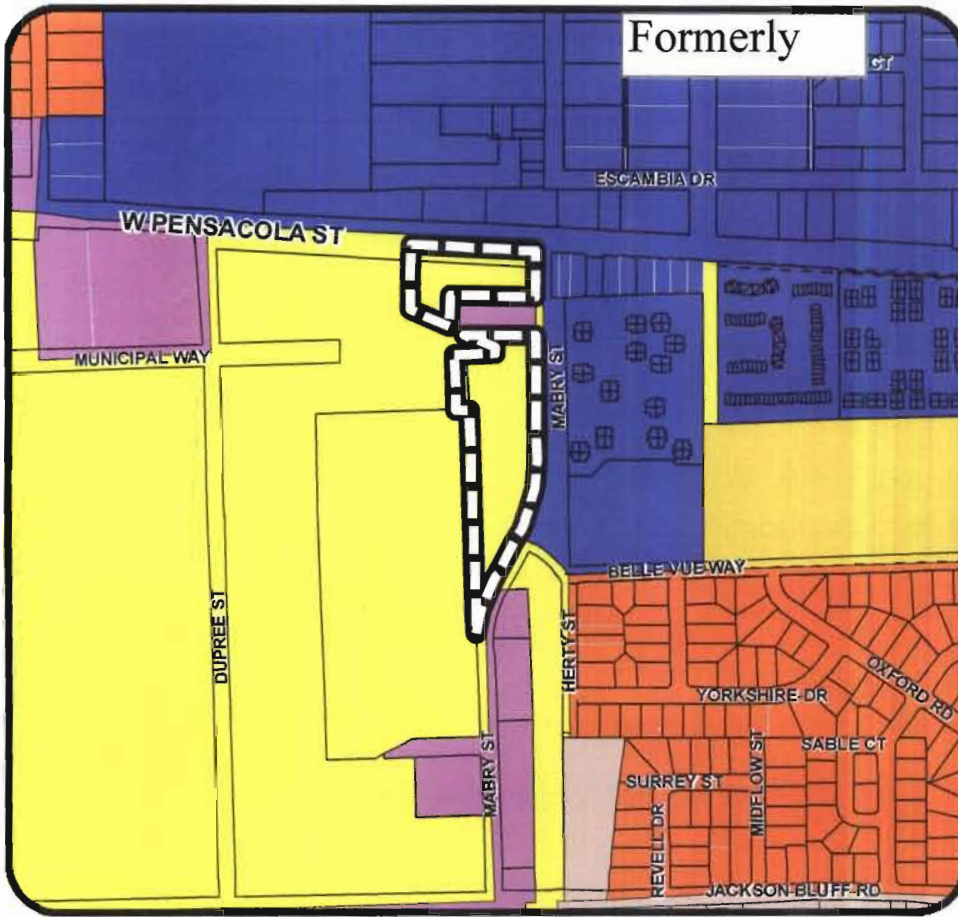
BY: Akin S. Akinyemi
AKIN S. AKINYEMI, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

24 ATTESTED BY:
25 BOB INZER, CLERK OF THE COURT

27 BY: John Stott, Deputy Clerk
28 CLERK
29
30
31









1 APPROVED AS TO FORM:
2 COUNTY ATTORNEY'S OFFICE
3 LEON COUNTY, FLORIDA

4 
5
6 BY: Herbert W.A. Thiele
7 HERBERT W.A. THIELE, ESQ.
8 COUNTY ATTORNEY



Future Land Use

Legend

-  Educational Facilities
 -  Governmental Operation
 -  Open Space
 -  Residential Preservation
 -  Suburban
 -  Urban Residential 2
 -  University Transition
-  Subject Parcel

AMENDMENT PCM120101 LOCATION

Formerly

Government Operation

As Adopted

Suburban

SITE TAX ID:
 21-33-20-801-0000
 21-33-20-403-0000

ACRES: 6.5 ±



Future Land Use

Legend

-  Activity Center
 -  Governmental Operation
 -  Open Space
 -  Residential Preservation
 -  Urban Fringe
 -  Mahan Gateway Node
 -  Planned Development
 -  Suburban
 -  Urban Residential 2
-  Subject Parcel

AMENDMENT PCM120104 LOCATION

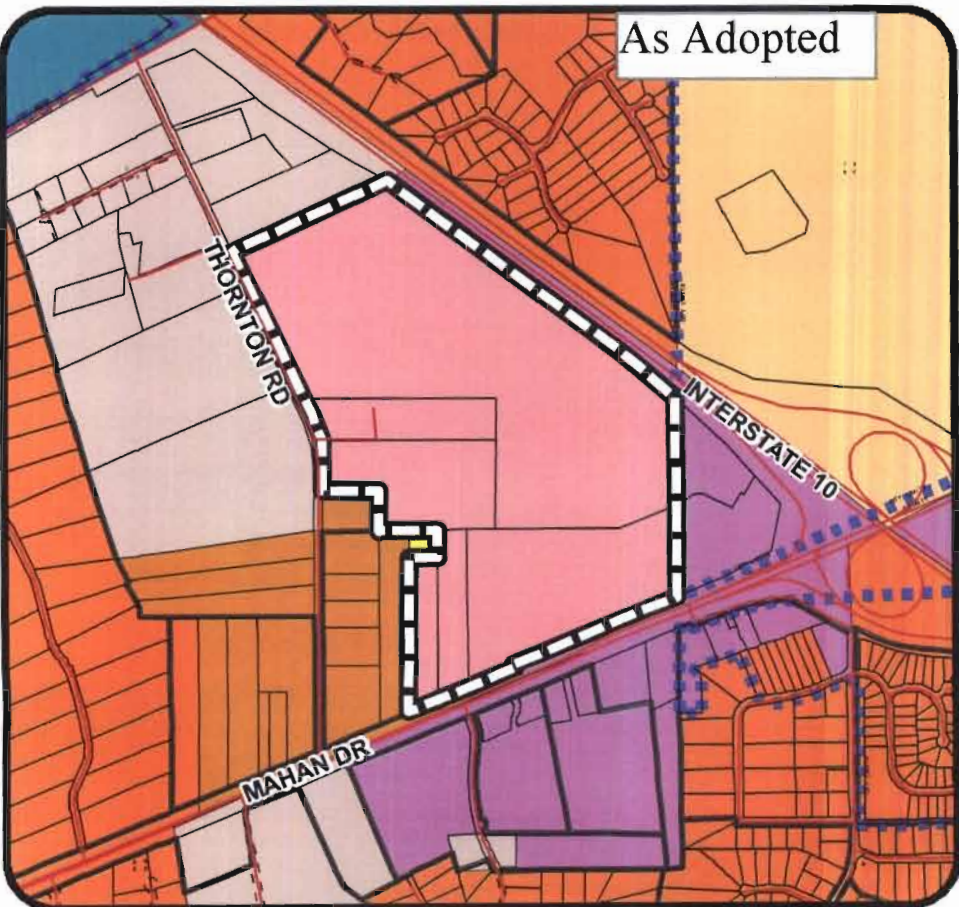
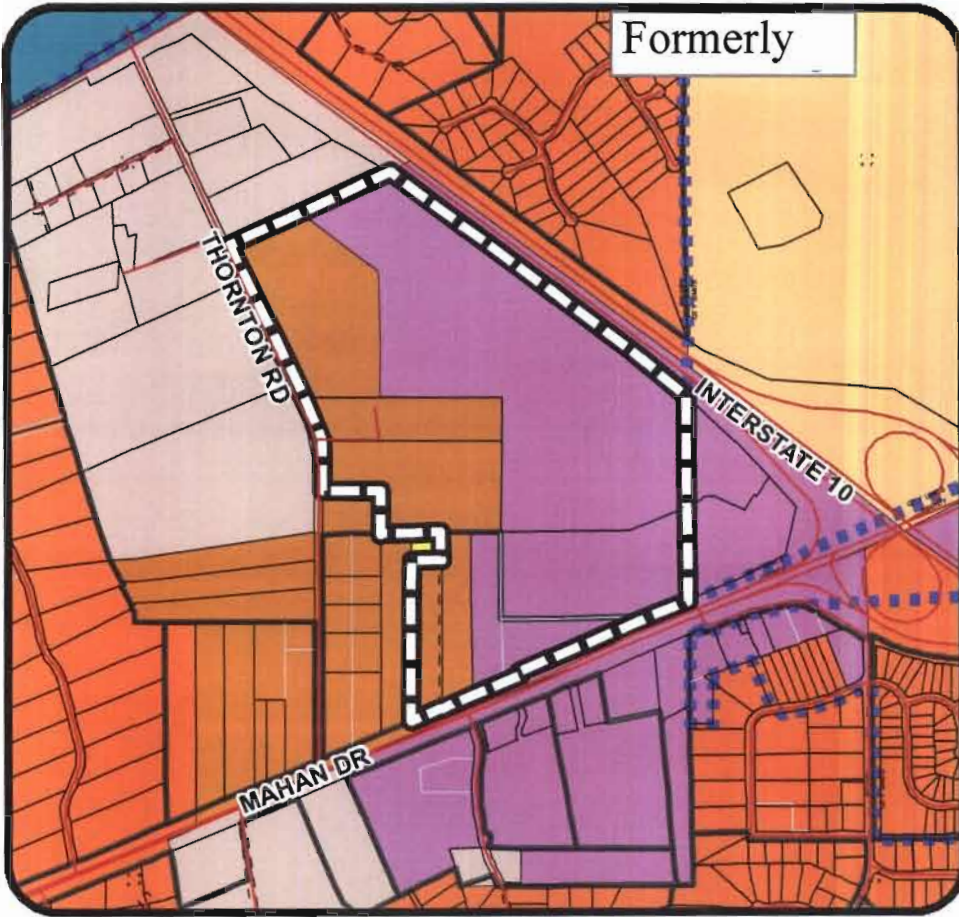
Formerly

Suburban,
Mahan Gateway Node

As Adopted
Activity Center

SITE TAX ID:
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 12-18-05-000-0110
 12-18-20-001-0000
 12-18-20-007-0000
 12-18-20-202-0000
 12-18-20-212-0000

ACRES: 172 ±



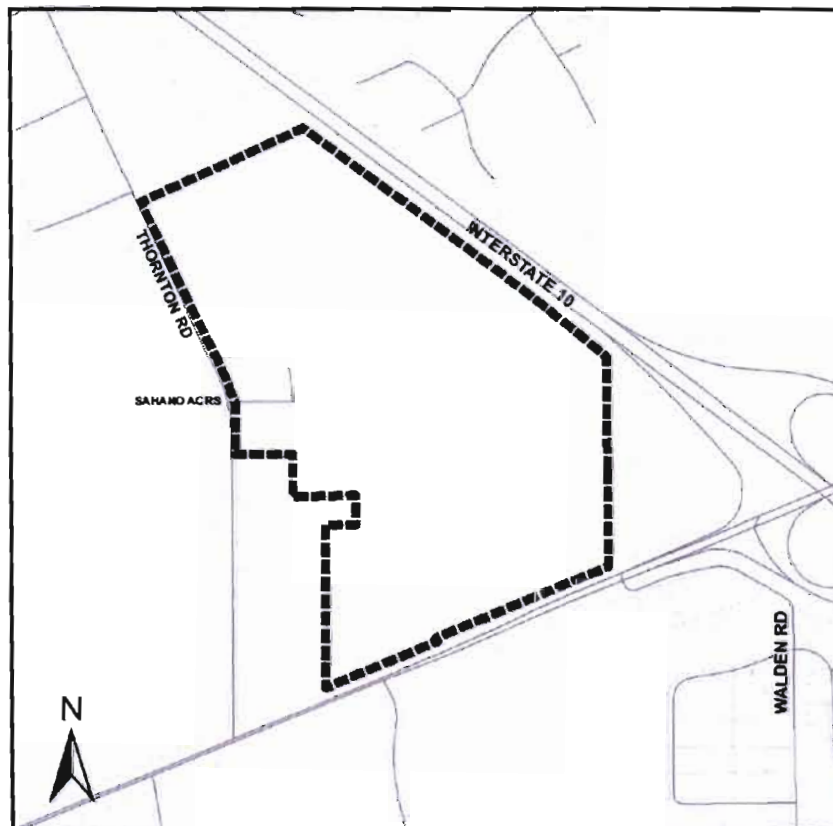
PCT120105 As Adopted:

New Policy 1.1.12 [L]:

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

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

I-10 AND MAHAN US 90 DRI EXEMPTION AREA

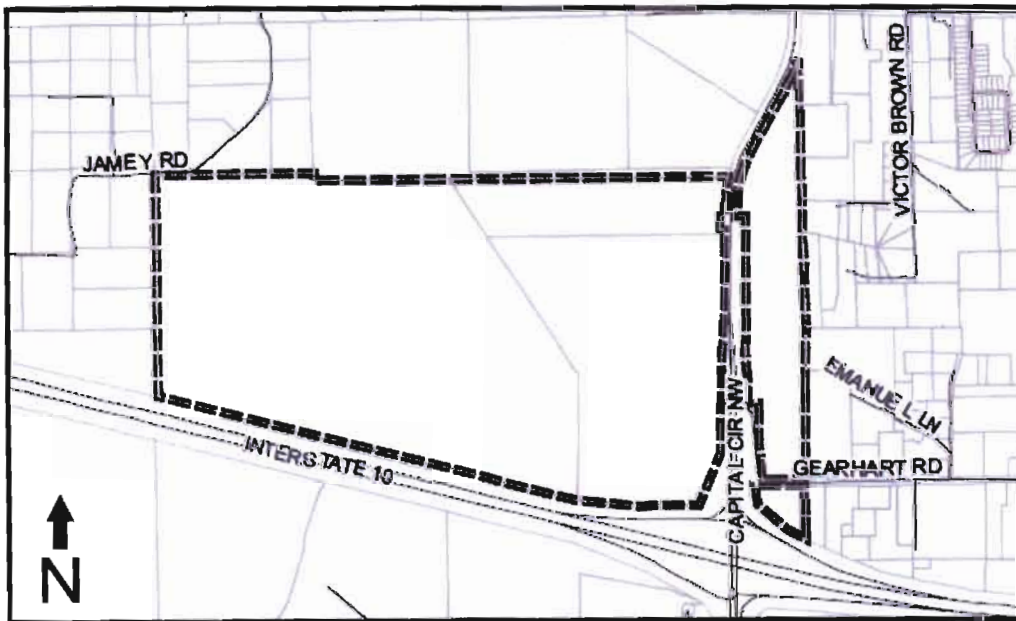


PCT120106 As Adopted

Policy 9.3.2: [L]: (Effective _____/2012)

It is the intent of the local government to designate Park Place as a Regional Activity Center pursuant to Objective 9.3 [L] to use the increased Development of Regional Impact guidelines and standards consistent with Rule 28-24.014(10)(a), Florida Administrative Code. Park Place meets the parameters for a Regional Activity Center as defined in Section 380.06(2)(e), Florida Statutes, and in Rule 28-24.014(10)(c)2, Florida Administrative Code, and is depicted on the following map. Multi-use land uses for a Regional Activity Center can be accommodated by the currently designated Planned Development future land use category and development shall occur consistent with the guiding land use policies within the local comprehensive plan.

PARK PLACE ACTIVITY CENTER



PCT120108 As Adopted

The existing Economic Development Element is to be removed and replaced with the new text below.

ECONOMIC DEVELOPMENT ELEMENT GOALS, OBJECTIVES, AND POLICIES

Goal 1: [ED]

Through coordination and cooperation between private sector businesses, nonprofit organizations, higher educational institutions, local government, and the State of Florida, the economic development efforts of the City of Tallahassee and Leon County will increase entrepreneurialism; advance local businesses, and grow targeted industry sectors; and attract innovative individuals and companies to the Capital region.

The region's intellectual, cultural, physical, and natural assets will be marketed to established and new companies, investors, and creative individual entrepreneurs. These assets include Tallahassee/Leon County's highly educated, stable workforce; innovative, competitive local industries and research institutions; advanced transportation and communications infrastructure; high quality of life and unique sense of place; and a broad-based commitment to community sustainability and environmental protection. The promotion of these assets will attract and retain new businesses, local company expansions, increase tourism, and will create an increasing number and diversity of employers and educated, skilled employees in the Tallahassee/Leon County region.

Objective 1.1: [ED]

Increase new business formations using existing and new resources, assets, and coordinated strategies.

Policy 1.1.1: [ED]

Maintain an inventory of local, state and federal resources to support new business development and foster entrepreneurialism. This inventory will include capital and other funding sources; marketing, permitting, and tax rebate/tax refund information; procedures, programs, and other tools and techniques for technology transfer, licensing and commercialization; research and development resources and related services; and business incubator support services.

Policy 1.1.2: [ED]

Encourage coordination between private sector businesses, higher educational institutions, local, state, and federal government, and local, regional, and state-level economic development organizations, agencies, and other community economic development partners, consistent with local sustainability and environmental protection efforts.

Objective 1.2: [ED]

Inventory and apply best practices in business development techniques and strategies to grow existing and new local businesses, and to nurture and develop targeted-industry sectors that match the region's strengths, goals and assets, as well as provide for a diversified and sustainable regional economy, sense of place, and natural environment.

Policy 1.2.1: [ED]

Through participation in local, regional, state, and federal economic development organizations, agencies, and other community partners, support employers where appropriate by helping provide economic development marketing, research, and technical and business assistance consistent with identified targeted industrial, tourism, and other related initiatives and strategic economic development priorities.

Objective 1.3: [ED]

Attract innovative companies which provide sustainable, long-term high-wage jobs and investments in land, facilities, people, and equipment.

Policy 1.3.1: [ED]

Through participation in local, regional, state, and federal economic development organizations, agencies, and other community partners, market the Tallahassee – Leon County region's competitive assets and resources to attract targeted new employers. These resources will include site selection; regulatory assistance; tax & workforce training incentives; and financing tools.

PCT120109 As Adopted

Policy 1.1.1 [HC] (Effective 7/1/94) (Rev. Effective 4/10/09)

The ~~Affordable Housing Manager~~ Housing Services Division staff shall develop and present to the Housing Finance Authority and the Board for adoption an annual affordable housing program plan which integrates housing with neighborhood, economic, and social factors. The plan will evaluate the preceding year's progress and establish annual housing unit delivery objectives. The Planning Department shall provide data relating to the supply, demand, and need for affordable housing to be used in developing the plan.

Policy 1.2.4 [HC] (Effective 7/1/94)Contingent on the availability of funding, the County shall enter into public/private partnerships to encourage the private sector to provide reduced cost home repair and improvement loans and first mortgage home financing pursuant to the provisions of the Community Reinvestment Act. In order to make the program feasible, the County will investigate the establishment of a loan guarantee fund, establish a timeline, and annually review implementation of public-private funding partnerships for very low, low and moderate-income homeowner repair and improvements loans and first-time home buyer home purchase loans in order to reduce the risks to the private sector of providing home improvement and home purchase loans to very low, low and moderate income owners.

Policy 1.3.1 [HC] (Effective 7/1/94)

The Leon County Housing Finance Authority (Subsection (c) of Section 2-134 of Division 3 of Article VI of Chapter 2 of the Code of Laws of Leon County, Florida) shall ~~look into~~ designate a date-certain for determining the feasibility of the issuance of revenue bonds for the provision of affordable housing units.

PCT120110 As Adopted

Policy 1.5.3

The Roadway Level of Service Standards established in ~~Policy 1.5.1 and 1.5.2~~ under Goal 1.5, and as may be duplicated in the Capital Improvements Element, may be waived if a mobility fee program is adopted into the local concurrency management manuals by the City and/or County Commissions. If implemented, the mobility fee program shall:

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

.....

Policy 1.5.7

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

**FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
(CODRS) CODING FORM**

Instructions: Florida's Department of State, Bureau of Administrative Code has developed the County Ordinance Data Retrieval System (CODRS) to facilitate the tracking of County ordinances in Florida's 67 Counties. CODRS' data base is composed of over 25,000 county ordinances enacted since 1974.

We request your cooperation in completing this coding form. It is to be completed whenever your county enacts a new ordinance. Simply complete this form and include it with other pertinent ordinance information that is submitted to the Bureau of Administrative Code.

To code this form properly, please refer to the "keyfields" description sheet that has been given to your County Attorney's Office. If you do not have this sheet please contact the Bureau. We will be happy to fax one to you for referencing purposes. Please fill out this form as completely as is possible.

Thank you for your assistance. Should you need further assistance please contact the Bureau of Administrative Code, Department of State at (850)245-6270 or Suncom 205-6270.

COUNTY: (LEON) COUNTY ORDINANCE # (12-08)
(e.g., 00-001)

PRIMARY KEYFIELD
 DESCRIPTOR: (COMPREHENSIVE PLANNING)

SECONDARY KEYFIELD
 DESCRIPTOR: (_____)

OTHER KEYFIELD
 DESCRIPTOR: (_____)

ORDINANCE DESCRIPTION: (COMP PLAN AMENDMENTS)
(25 characters maximum including spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT # 1: (9030) AMENDMENT # 2: (_____)

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL # 1: (_____) REPEAL # 3: (_____)

REPEAL # 2: (_____) REPEAL # 4: (_____)

(Others repealed: List all that apply): _____

(FOR OFFICE USE ONLY): COUNTY CODE NUMBER: (_____)

KEYFIELD 1 CODE: (_____) KEYFIELD 2 CODE: (_____)

KEYFIELD 3 CODE: (_____) Rev. 4/10/01

ORDINANCE NO. 12-O-27AA

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 Local Government Comprehensive Planning and Land Development Regulation 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

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

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of Tallahassee transmitted copies of the proposed amendments of the comprehensive plan to the Department of Community Affairs as the State Land Planning Agency and other state and regional agencies for written comment, and transmitted one (1) copy to each of the local government or governmental agencies in the State of Florida having filed with the City of Tallahassee a request for a copy of the amended version of the comprehensive plan; and,

WHEREAS, the Department of Community Affairs transmitted its Objections, Recommendations, and Comments Report on the amended version of the comprehensive plan; and,

WHEREAS, the amendments to the comprehensive plan were reviewed in view of the Objections, Recommendations, and Comments Report by the Department of Community Affairs; and,

WHEREAS, pursuant to Section 163.3184, Florida Statutes, on June 26, 2012, the City Commission of the City of Tallahassee held a public hearing with due public notice having been provided on these amendments to the comprehensive plan; and,

WHEREAS, the City Commission of the City of Tallahassee further considered all oral and written comments received during such public hearing, including the data collection and analyses packages, the recommendations of the Planning Commission, and the Objections, Recommendations, and Comments Report of the Department of Community Affairs; and,

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

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

Section 1. Purpose and Intent.

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

Section 2. Map Amendment.

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

Map Amendment PCM120101, which relates to the Future Land Use Map.

Section 3. Map Amendment.

The public hearing and action on Map Amendment PCM120102, which relates to the Future Land Use Map, is hereby continued to October 24, 2012, in the City

Commission Chambers, Second Floor, City Hall, 300 So. Adams St., Tallahassee, FL 32301.

Section 4. Map Amendment.

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

Map Amendment PCM120104, which relates to the Future Land Use Map.

Section 5. Text Amendment.

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

Text Amendment PCT120105, which relates to the Land Use Element.

Section 6. Text Amendment.

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

Text Amendment PCT120106, which relates to the Land Use Element.

Section 7. Text Amendment.

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Text Amendment PCT120108, which relates to the Economic Development Element.

Section 8. Text Amendment.

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

Text Amendment PCT120109, which relates to the County Housing Element.

Section 9. Text Amendment.

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

Text Amendment PCT120110, which relates to the Mobility Element.

Section 10. Conflict With Other Ordinances and Codes.

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

Section 11. Severability.

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

Section 12. Copy on File.

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

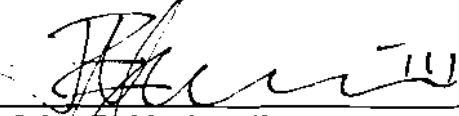
Section 13. Effective Date.

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

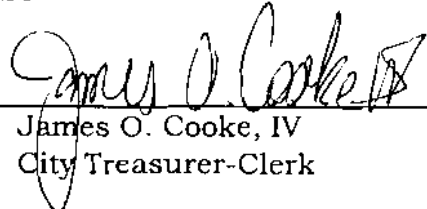
INTRODUCED in the City Commission on the 13th day of June, 2012.

PASSED by the City Commission on the 26th day of June, 2012.

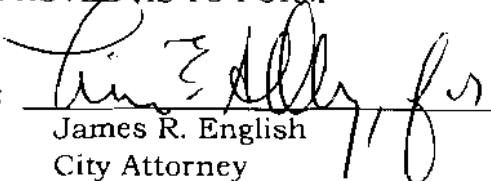
CITY OF TALLAHASSEE

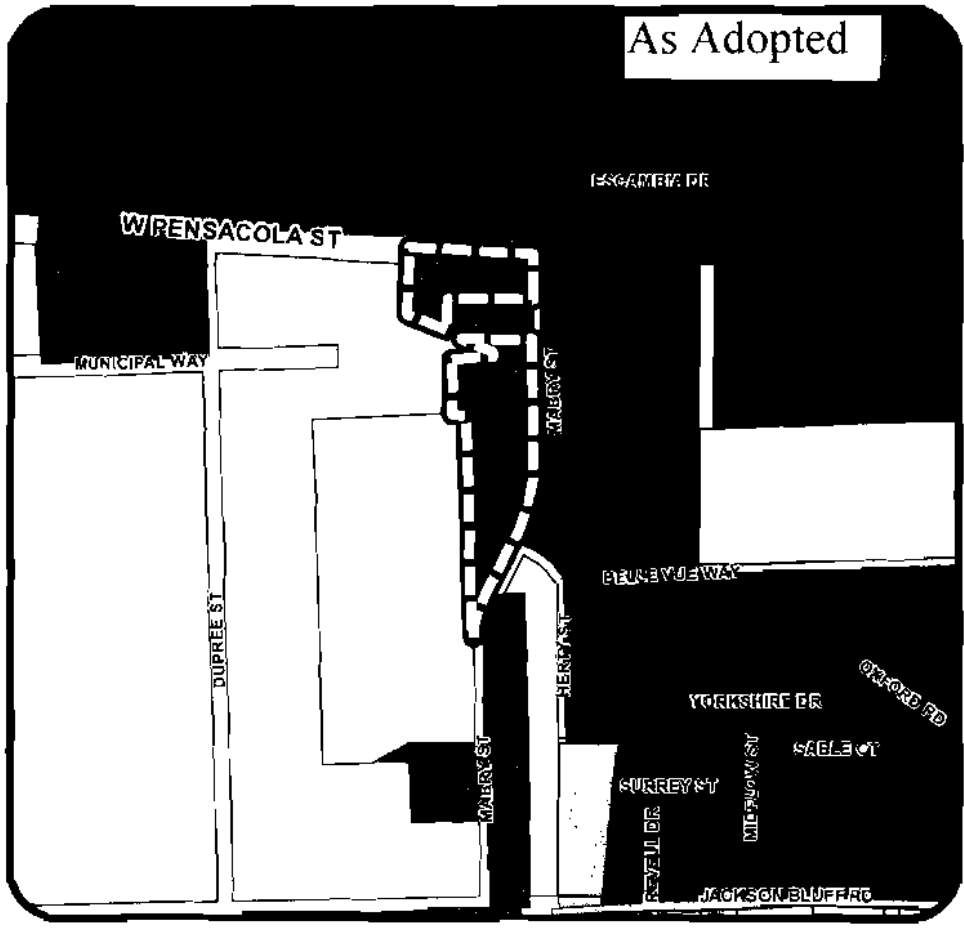
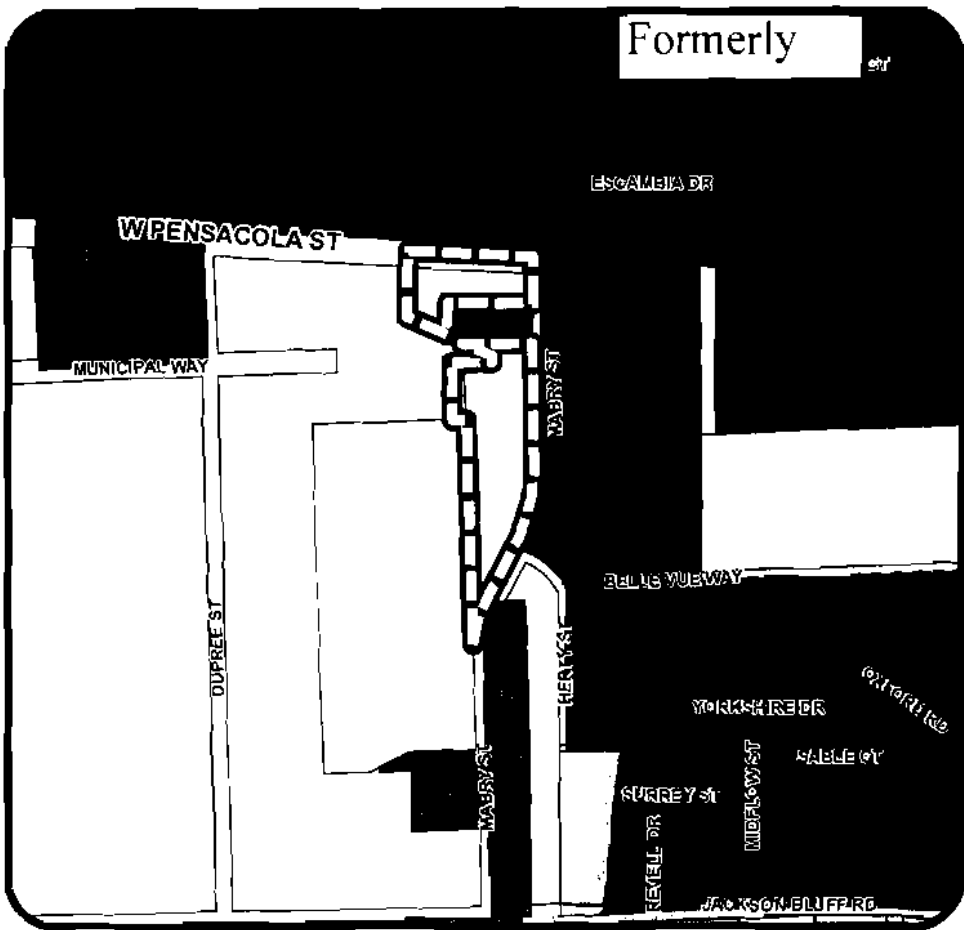
By: 
John R. Marks, III
Mayor

ATTEST:

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

APPROVED AS TO FORM

By: 
James R. English
City Attorney



Future Land Use

Legend

- Educational Facilities
- Governmental Operation
- Open Space
- Residential Preservation
- Suburban
- Urban Residential 2
- University Transition
- Subject Parcel

AMENDMENT PCM120101 LOCATION

Formerly

Government Operation

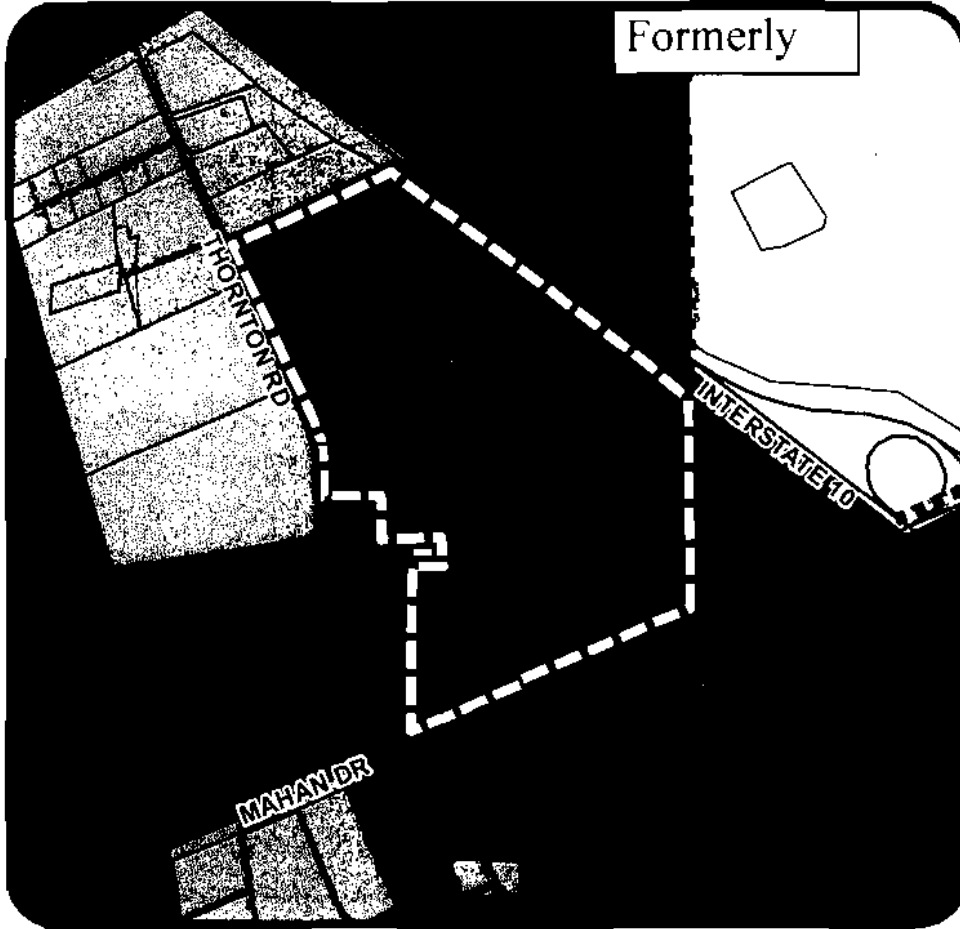
As Adopted
 Suburban

SITE TAX ID:
 21-33-20-801-0000
 21-33-20-403-0000

ACRES: 6.5 ±

PLANNING
 DEPARTMENT





Future Land Use

Legend

- Activity Center
- Governmental Operation
- Open Space
- Residential Preservation
- Urban Fringe
- Mahan Gateway Node
- Planned Development
- Suburban
- Urban Residential 2
- Subject Parcel

AMENDMENT PCM120104 LOCATION

Formerly

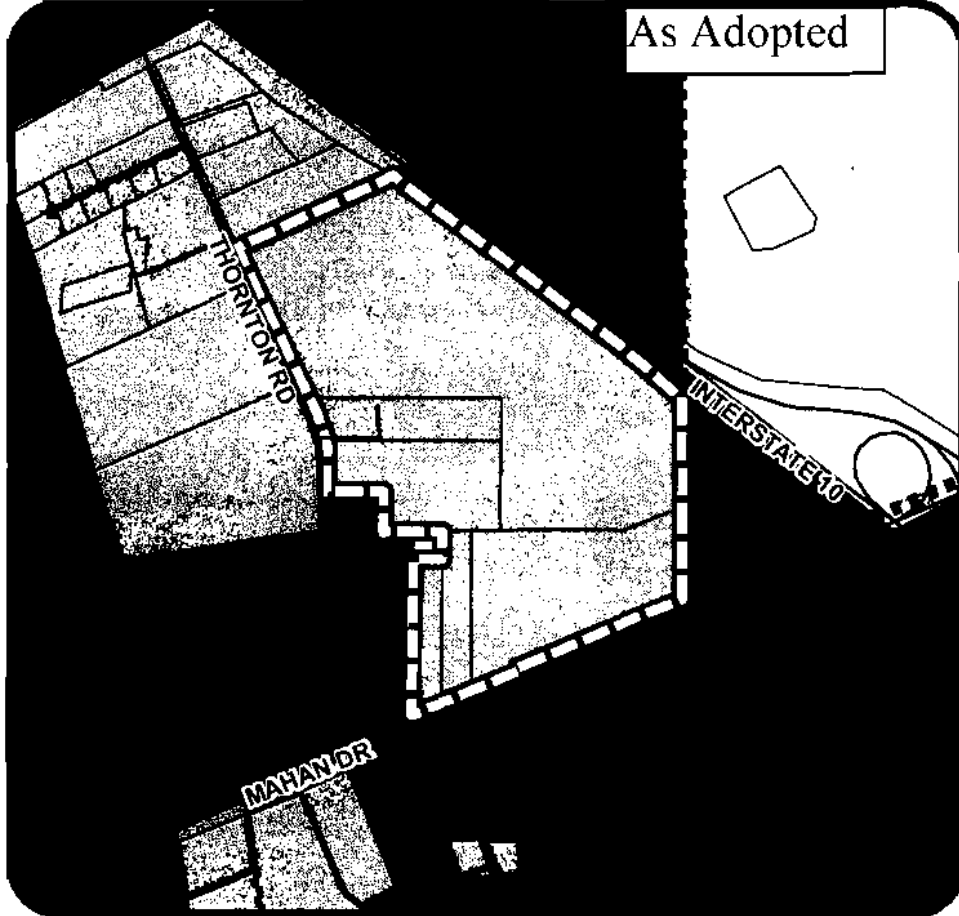
Suburban,
Mahan Gateway Node

As Adopted
Activity Center

- SITE TAX ID:
- 12-18-05-000-0100
 - 12-18-05-000-0110
 - 12-18-20-001-0000
 - 12-18-20-007-0000
 - 12-18-20-202-0000
 - 12-18-20-212-0000

ACRES: 172 ±

PLANNING
DEPARTMENT



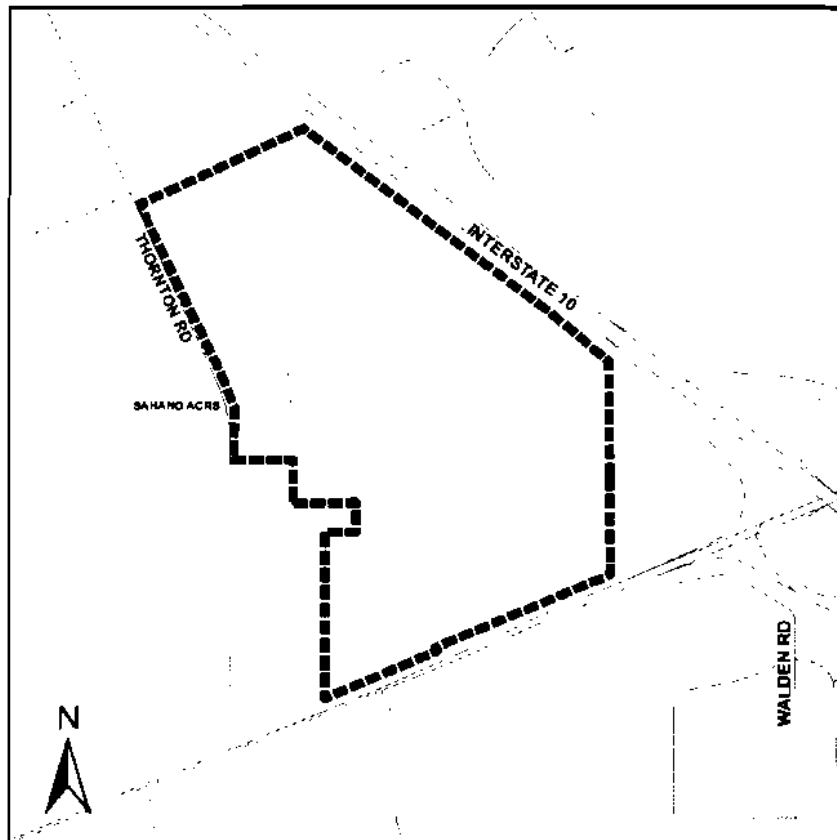
PCT120105 As Adopted:

New Policy 1.1.12 [L]:

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

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

I-10 AND MAHAN US 90 DRI EXEMPTION AREA

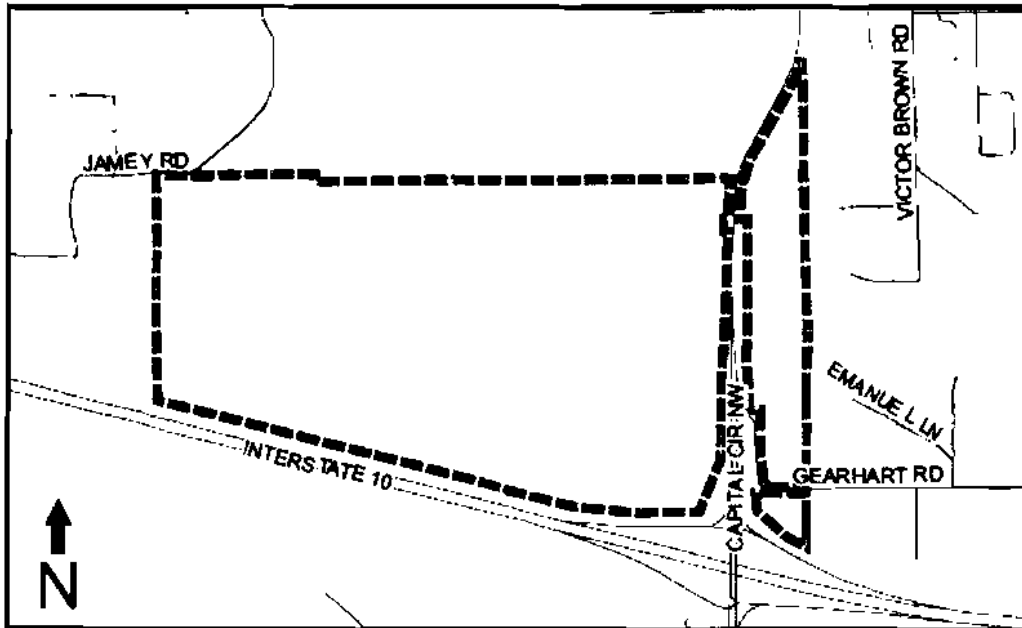


PCT120106 As Adopted

Policy 9.3.2: [L]: (Effective _____/2012)

It is the intent of the local government to designate Park Place as a Regional Activity Center pursuant to Objective 9.3 [L] to use the increased Development of Regional Impact guidelines and standards consistent with Rule 28-24.014(10)(a), Florida Administrative Code. Park Place meets the parameters for a Regional Activity Center as defined in Section 380.06(2)(e), Florida Statutes, and in Rule 28-24.014(10)(c)2, Florida Administrative Code, and is depicted on the following map. Multi-use land uses for a Regional Activity Center can be accommodated by the currently designated Planned Development future land use category and development shall occur consistent with the guiding land use policies within the local comprehensive plan.

PARK PLACE ACTIVITY CENTER



PCT120108 As Adopted

The existing Economic Development Element is to be removed and replaced with the new text below.

ECONOMIC DEVELOPMENT ELEMENT GOALS, OBJECTIVES, AND POLICIES

Goal 1: [ED]

Through coordination and cooperation between private sector businesses, nonprofit organizations, higher educational institutions, local government, and the State of Florida, the economic development efforts of the City of Tallahassee and Leon County will increase entrepreneurialism; advance local businesses, and grow targeted industry sectors; and attract innovative individuals and companies to the Capital region.

The region's intellectual, cultural, physical, and natural assets will be marketed to established and new companies, investors, and creative individual entrepreneurs. These assets include Tallahassee/Leon County's highly educated, stable workforce; innovative, competitive local industries and research institutions; advanced transportation and communications infrastructure; high quality of life and unique sense of place; and a broad-based commitment to community sustainability and environmental protection. The promotion of these assets will attract and retain new businesses, local company expansions, increase tourism, and will create an increasing number and diversity of employers and educated, skilled employees in the Tallahassee/Leon County region.

Objective 1.1: [ED]

Increase new business formations using existing and new resources, assets, and coordinated strategies.

Policy 1.1.1: [ED]

Maintain an inventory of local, state and federal resources to support new business development and foster entrepreneurialism. This inventory will include capital and other funding sources; marketing, permitting, and tax rebate/tax refund information; procedures, programs, and other tools and techniques for technology transfer, licensing and commercialization; research and development resources and related services; and business incubator support services.

Policy 1.1.2: [ED]

Encourage coordination between private sector businesses, higher educational institutions, local, state, and federal government, and local, regional, and state-level economic development organizations, agencies, and other community economic development partners, consistent with local sustainability and environmental protection efforts.

Objective 1.2: |ED|

Inventory and apply best practices in business development techniques and strategies to grow existing and new local businesses, and to nurture and develop targeted-industry sectors that match the region's strengths, goals and assets, as well as provide for a diversified and sustainable regional economy, sense of place, and natural environment.

Policy 1.2.1: |ED|

Through participation in local, regional, state, and federal economic development organizations, agencies, and other community partners, support employers where appropriate by helping provide economic development marketing, research, and technical and business assistance consistent with identified targeted industrial, tourism, and other related initiatives and strategic economic development priorities.

Objective 1.3: |ED|

Attract innovative companies which provide sustainable, long-term high-wage jobs and investments in land, facilities, people, and equipment.

Policy 1.3.1: |ED|

Through participation in local, regional, state, and federal economic development organizations, agencies, and other community partners, market the Tallahassee – Leon County region's competitive assets and resources to attract targeted new employers. These resources will include site selection; regulatory assistance; tax & workforce training incentives; and financing tools.

PCT120109 As Adopted

Policy 1.1.1 [HC] (Effective 7/1/94) (Rev. Effective 4/10/09)

The ~~Affordable Housing Manager~~ Housing Services Division staff shall develop and present to the Housing Finance Authority and the Board for adoption an annual affordable housing program plan which integrates housing with neighborhood, economic, and social factors. The plan will evaluate the preceding year's progress and establish annual housing unit delivery objectives. The Planning Department shall provide data relating to the supply, demand, and need for affordable housing to be used in developing the plan.

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PCT120110 As Adopted

Policy 1.5.3

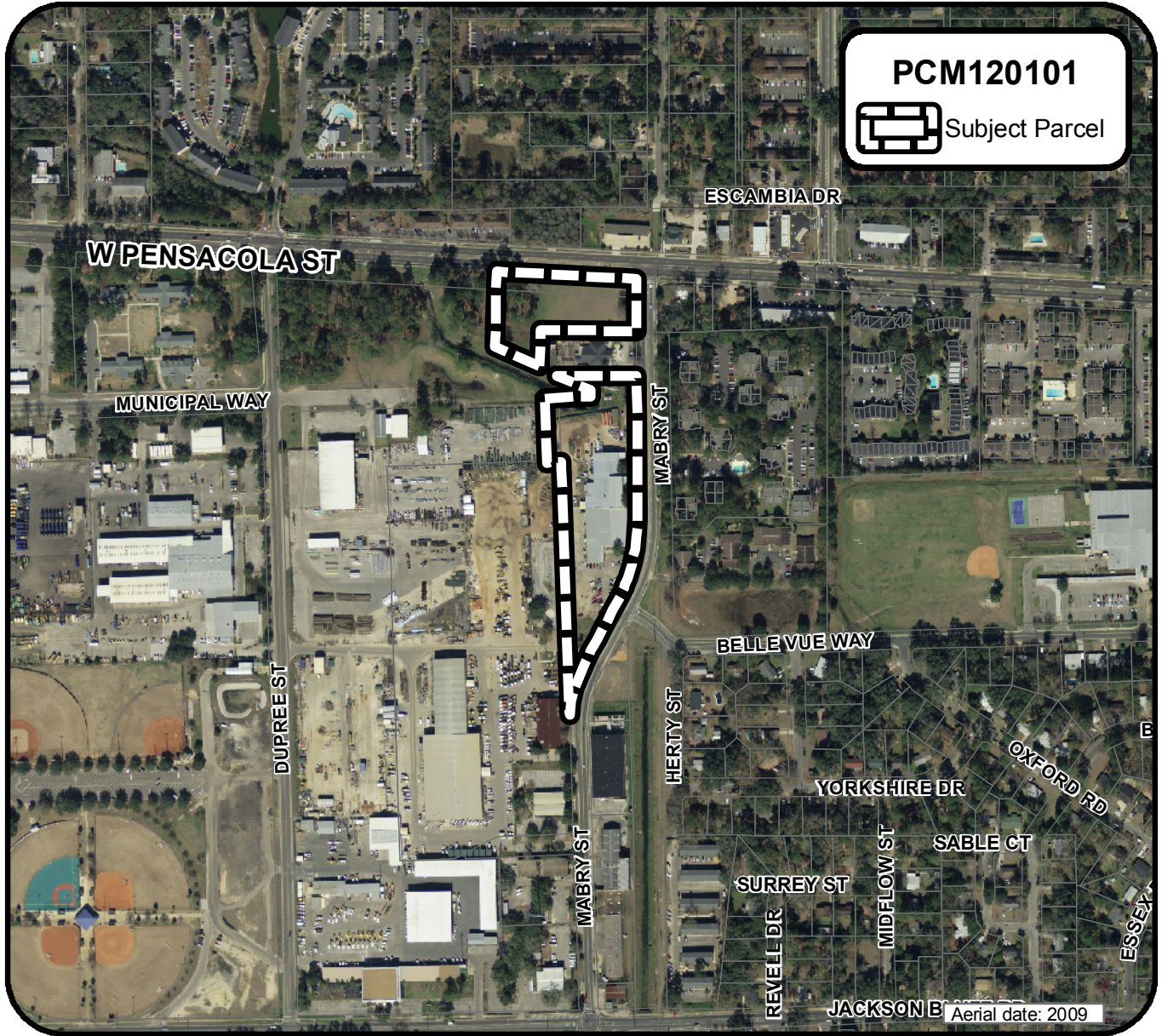
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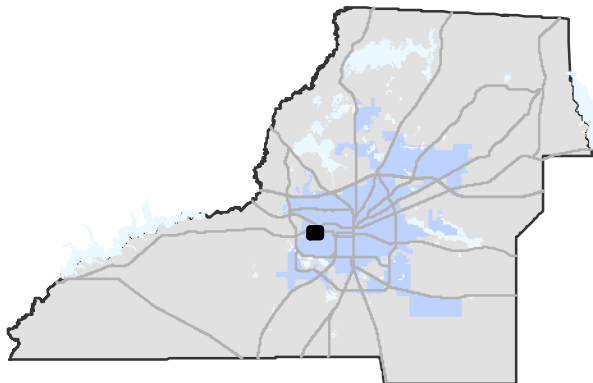
.....

Policy 1.5.7

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



General Location Map

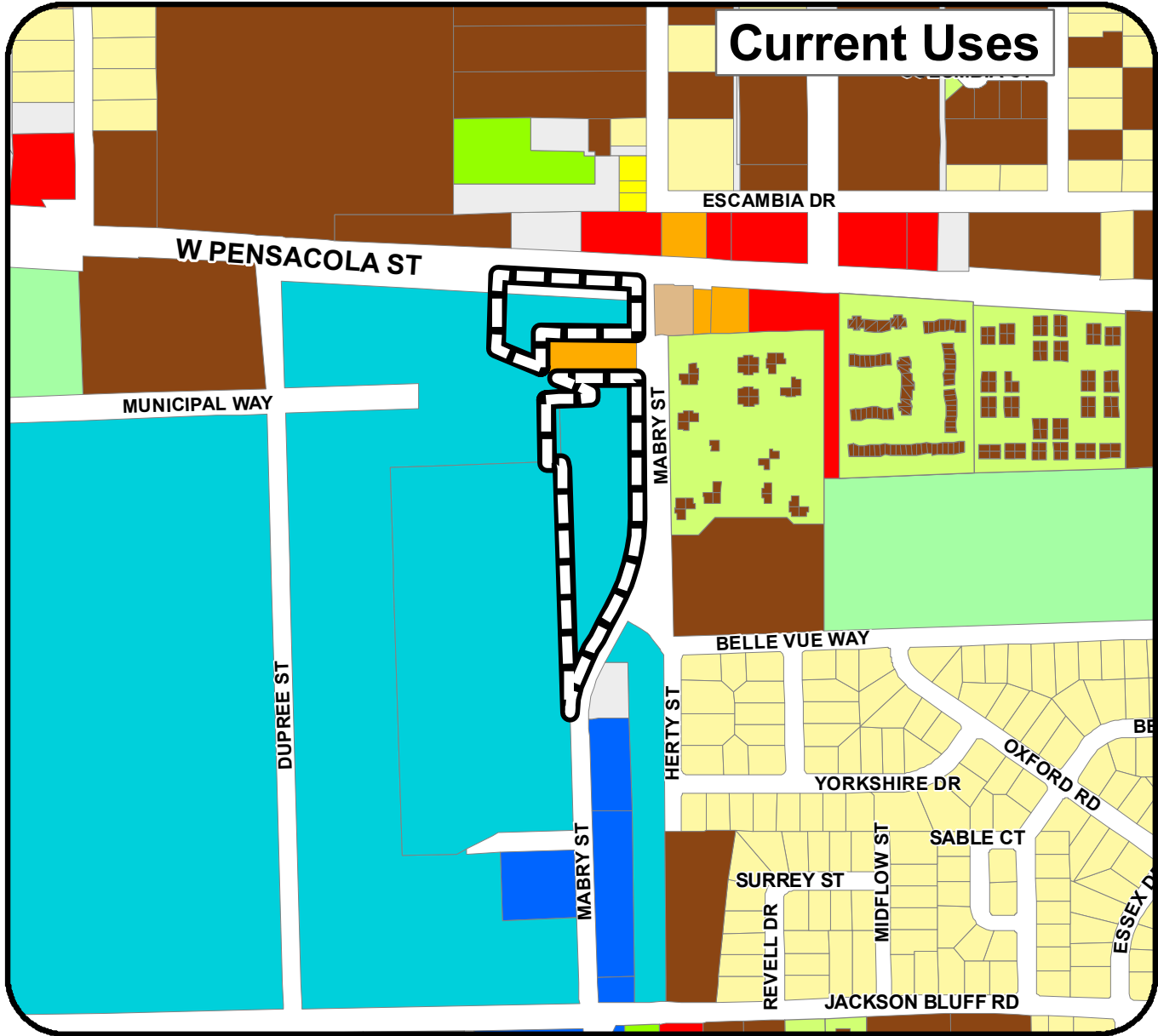


AMENDMENT PCM120101 LOCATION



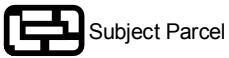
SITE TAX ID:
21-33-20-801-0000
21-33-20-403-0000

ACRES: 6.5 ±



Current Uses

Legend



Current Uses (Oct. 2011)

- | | |
|------------------------------------|--------------------------------|
| Single Family Detached/Mobile Home | Warehouse |
| Single Family Attached | Government Operation |
| Two-Family Dwelling | School |
| Multi-Family | Open Space Common Areas |
| Retail | Open Space Resource Protection |
| Office | Vacant |

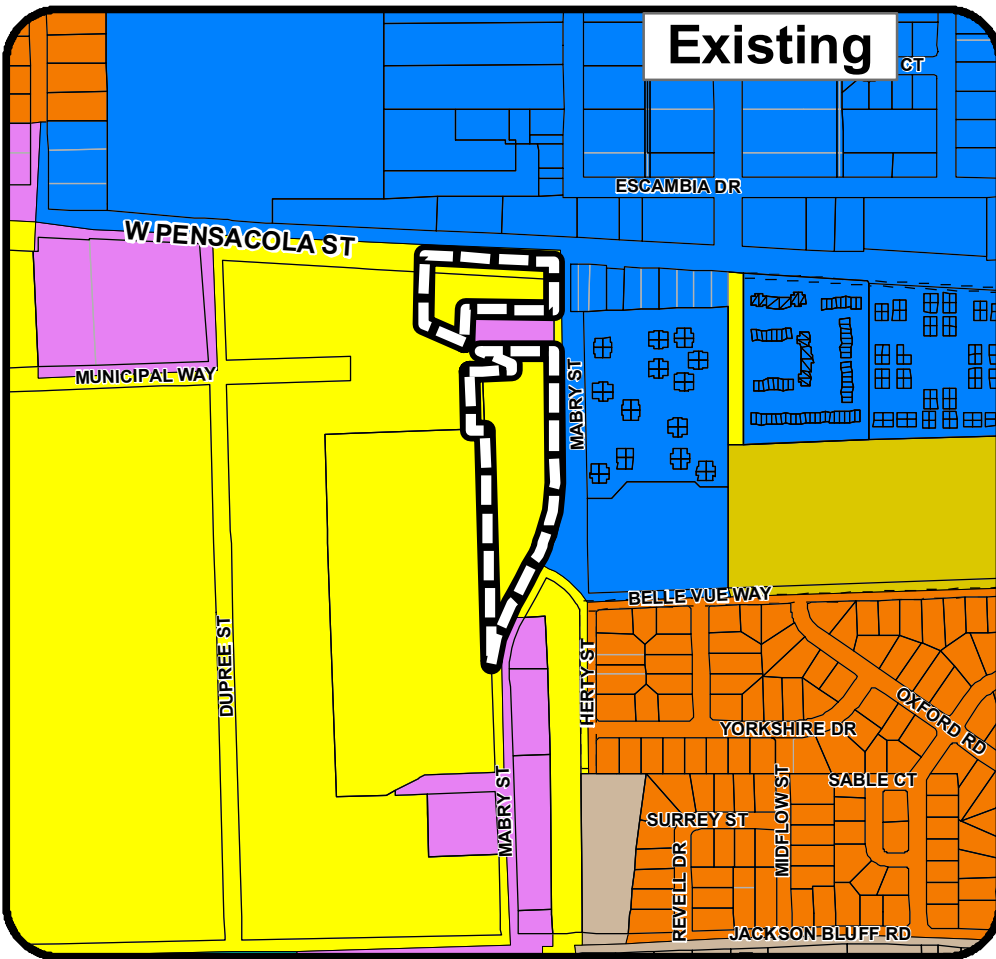
AMENDMENT PCM120101 LOCATION

SITE TAX ID:
21-33-20-801-0000
21-33-20-403-0000

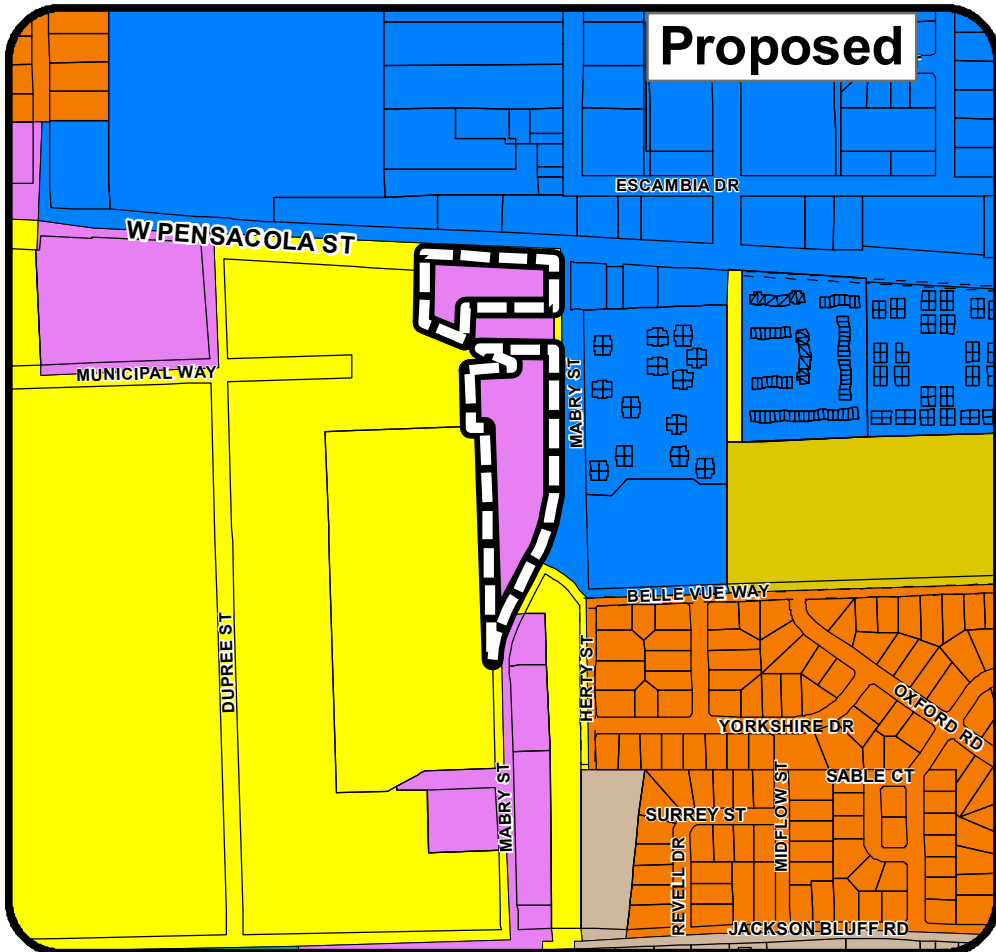
ACRES: 6.5 ±



Existing



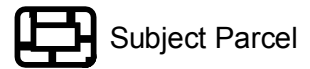
Proposed



Future Land Use

Legend

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



Subject Parcel

**AMENDMENT
PCM120101
LOCATION**

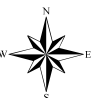
Existing

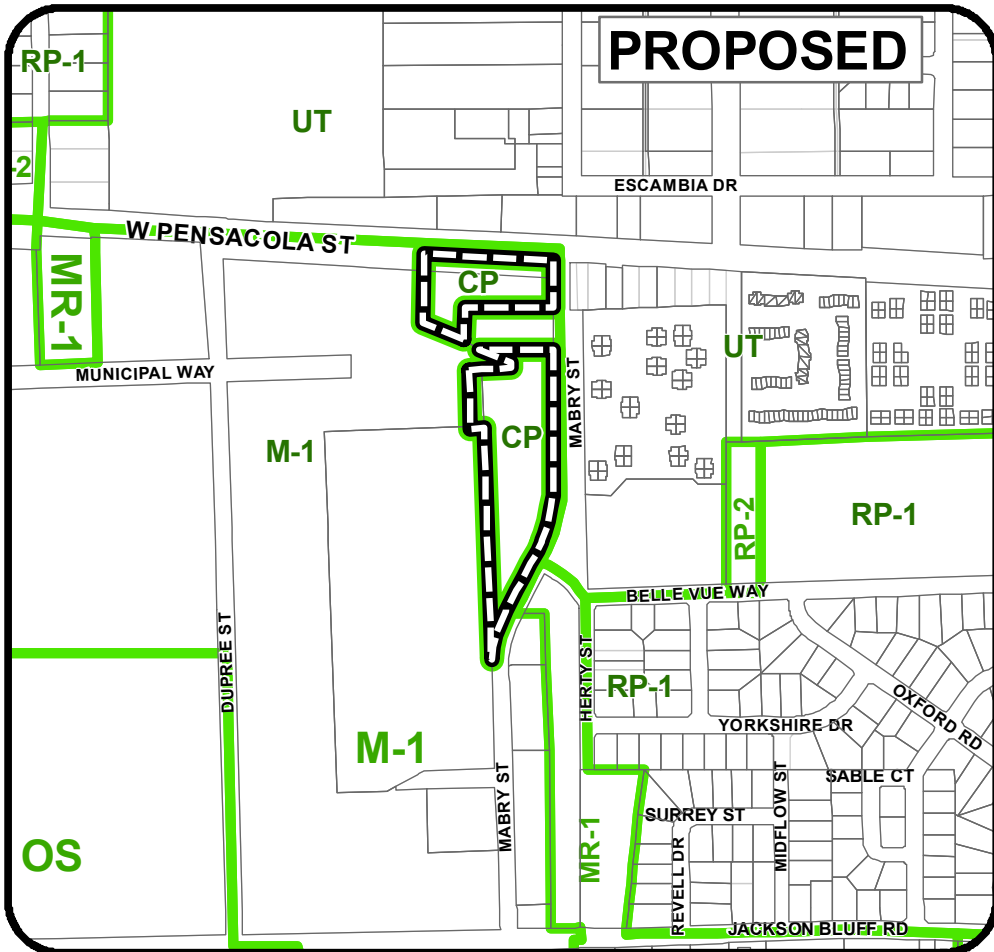
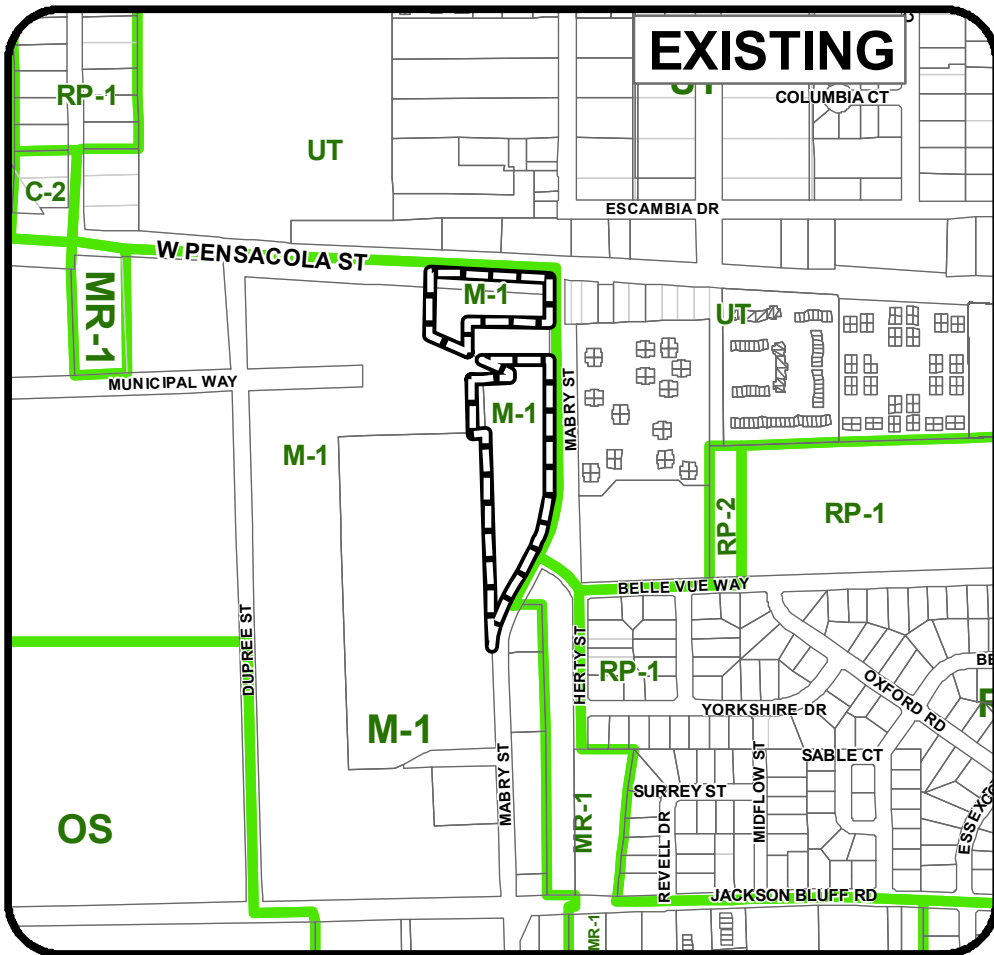
Government Operation

**Proposed
Suburban**

SITE TAX ID:
21-33-20-801-0000
21-33-20-403-0000

ACRES: 6.5 ±





ZONING

Legend



Subject Parcel



zoning

AMENDMENT PCM120101 LOCATION

Existing
Light Industrial

Proposed
Commercial Parkway

SITE TAX ID:
21-33-20-801-0000
21-33-20-403-0000



MAP AMENDMENT: PCM120101

APPLICANT: Goodwill Industries – Big Bend, Incorporated (Represented by Inovia Consulting Group)

TAX I.D. #: Portions of 21-33-20-801-000-0 and 21-33-20-403-000-0 (totaling 6.439 acres)

CITY X COUNTY

CURRENT DESIGNATION: Government Operational

REQUESTED DESIGNATION: Suburban

DATE: February 16, 2012, Updated March 16, 2012 (strikethrough/underline)

PRELIMINARY STAFF RECOMMENDATION:

Approve amendment PCM120101 to revise the land use designation to Suburban.

A. SUMMARY:

This is a request to change the Future Land Use Map designation from “Government Operational” to the “Suburban” category for approximately 6.439 acres for the Goodwill Industries Center on Mabry Drive. ~~Currently Goodwill Industries operates on approximately 7.434 leased acres which it leases this acreage and now intends to purchase it from the City. A portion of the leased property, the Dick Howser Center, is already designated Suburban and thus is not part of the proposed land use change.~~ The subject property houses Goodwill operations including a warehouse, storage buildings, and small retail store. Encompassed by the property is the .995 acre Dick Howser Center which is a service, support, and child care center for physically and mentally challenged youth. It is owned by the Dick Howser Center for Childhood Services, Inc. [a subsidiary of Goodwill Industries-Big Bend, Incorporated], and is already designated Suburban. Thus, it is not part of the proposed land use change. The existing Government Operational designation is intended for community services, infrastructure, and state and federal government facilities. The proposed Suburban category allows a range of uses including non-residential uses and higher density housing up to 20 dwelling units per acre and would accommodate the anticipated ownership transition from the City to a private entity.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. The Future Land Use pattern in this area is consistent with the requested land use designation. The use would fit within the current Suburban, Commercial Parkway, and Central Urban uses along the Pensacola corridor.
2. The application for the Suburban land use category and Commercial Parkway zoning is appropriate because it would better reflect the existing and planned uses by Goodwill Industries; and it is located within the Urban Service Area having availability of infrastructure, including sewer services and mass transit.

C. APPLICANT'S REASON FOR THE AMENDMENT:

The Goodwill Industries' agent initiated the proposed amendment because it is engaged in negotiating purchase for the property. The proposed Suburban land use would replace the current Government Operational land use to better accommodate the existing and planned land uses on the property.

D. STAFF ANALYSIS

Existing FLUM & Zoning

The 6.439 acre property has a current Future Land Use Map (FLUM) designation of Government Operational and a zoning designation of M-1. The area is within the City and the USA but is just outside the Multimodal Transportation District (MMTD).

Government Operational and M-1 Zoning

The existing Government Operational designation is intended for community services, infrastructure, and state and federal government facilities. The category contains facilities, which include those defined on the Land Use Development Matrix as Community Services, Light Infrastructure, Heavy Infrastructure, and Post-Secondary uses, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal governments. There is no express limitation on the intensity for development of government operational facilities for either non-residential or residential uses.

The M-1 zoning is a Light Industrial District that is intended to be located in areas designated Suburban on the future land use map of the comprehensive plan and shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted. The district is not intended to accommodate heavy industrial operations or to accommodate commercial or residential development which would restrict the principal light industrial operations. The zoning allows up to 20,000 square feet of gross building floor area for permitted uses and 50,000 square feet of gross building floor area per acre for storage areas within buildings or warehousing as a principal use. One residential unit per industrial use for a watchman or guard is allowed in the M-1 industrial zoning category.

Proposed Land Use and Zoning

Suburban Land Use

The Suburban land use category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. It is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities are intended ideally to be located near residential areas, if possible within walking distance.

This category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most

suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern. To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Development is required to comply with the Suburban Intensity Guidelines. Business activities are not intended to serve area residents only, and as a result, may attract shoppers from throughout larger portions of the community.

The Suburban category allows higher density housing up to 20 dwelling units per acre and a wide variety of office and commercial uses. The maximum number of units on 6.439 acres is 128 residential units and approximately 128,000 square feet of non-residential uses [calculated at 20,000 square feet per acre].

Commercial Parkway Zoning

The Commercial Parkway (CP) district is intended to be located in areas designated Suburban on the future land use map of the comprehensive plan and shall apply to areas exhibiting an existing development pattern of office, general commercial, warehouse, community facilities, and intensive automotive commercial development abutting urban area arterial roadways with high traffic volumes. The CP district is characterized by a linear pattern of development. The access management standards set forth in the CP district addressing limitations placed on access are intended to minimize and control ingress and egress to arterial roadways and to promote smooth and safe traffic flow of the general traveling public.

To encourage the benefits from mixed use development where residences are located in close proximity to the office and commercial uses allowed within the district including convenience and opportunity for residents and improved market access for business establishments, medium density multi-family residential development up to a maximum of 16 dwelling units per acre is allowed.

If a Commercial Parkway zoning is located within the MMTD, the current land use code requires implementation of MMTD design standards including zero lot lines, parking in the rear or side, and transparency of buildings.

Urban Services Area

The subject area is within the Urban Service Area (USA) established by Objective 1.1 of the Land Use Element of the Comprehensive Plan. This planning tool is intended to direct development to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and the service capacity to accommodate growth in an environmentally acceptable manner.

The USA was established by local government following the adoption of the comprehensive Plan in order to help Tallahassee and Leon County grow in a responsible manner by providing the economically feasible and efficient distribution of infrastructure necessary for development. The USA is also intended to protect surrounding forest and agricultural lands from unwarranted and premature conversion to urban land use. There are a number of policies that address the USA and the relationship between development and available capital infrastructure to support higher land use densities and

intensities. (Capital infrastructure is defined in the Comprehensive Plan as sewer and water, roads, mass transit, solid waste, drainage, and parks.) A listing of these policies includes:

- Policy 1.1.1[L] in the Land Use Element requires new development to be concentrated within the USA.
- Policy 1.1.2 [L] requires local government to provide capital infrastructure improvements within the USA over the planning horizon.
- Policy 1.1.5 [L] states that Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure.
- Policy 1.1.7 [L] requires that higher density and mixed use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure.
- Policy 1.1.9 [L] stating that land use categories may include higher intensity requirements for nonresidential development.
- Policy 1.1.11 [L] states the urban service area as a growth management strategy is used to guide and coordinate land uses with the availability of infrastructure.

Additional Supporting Information

The application of the Suburban land use category is appropriate for this area because of the context of the amendment and the existing land use pattern. The area along the Pensacola Street corridor is a mixture of Central Urban, Suburban, Government Operational and Education Facilities. As mentioned above, ~~part of the site leased by Goodwill~~ Dick Howser Center is already designated Suburban. The Suburban category, with its high density and intensity uses, is identical to those found on the north side of Pensacola adjacent to the government complex and is compatible with the higher densities and intensities found in the Central Urban designation. The Suburban land use category allows a number non-residential uses at 20,000 gsf per acre for a maximum of 200,000 square feet and allows up to 20 dwelling units per acre. Central urban is located primarily along major corridors and major universities; it allows up to 45 dwelling units per acre and a variety of non-residential uses that can be developed up to 200,000 gsf.

The zoning in this area is mixed including a number of commercial and residential zoning categories. Commercial Parkway zoning is found north of the Pensacola Street within the MMTD. The proposed Commercial Parkway zoning would be consistent with the existing zoning categories which include R-2, C-1, C-2, RP-1, RP-2, M-1, MR-1, and UT. The subject property is located on City land adjacent to a number of city operated offices and facilities, and a city park, Messer Fields. The current zoning for these uses is M-1 and OS.

The application for the Suburban Land Use Category and the Commercial Parkway zoning ~~are~~ is appropriate for two reasons. One reason is that the property is currently designated Government Operational intended for local government services, facilities and infrastructure, and the property is currently being considered for sale to Goodwill Industries from the City. The current and intended use into the future is to maintain a donation center, retail and warehouse uses; it is not being used for local government infrastructure or services. Secondly, it is appropriate for this area because of its location within the USA, and it is consistent with those policies listed above that address development within the USA. Based on the availability of infrastructure, the area within the USA is intended for greater densities and intensities over the planning horizon. Sufficient water and sewer capacity exists to serve the subject property.

E. ENVIRONMENTAL FEATURES & IMPACT ON INFRASTRUCTURE:

1. Environmental Features:

This approximately 6.439 acre amendment is an already developed site. Currently there is one easement to support drainage. The property includes part of a small area identified as a 100-year floodplain. There are no other known environmentally sensitive features in the subject area.

2. Water/Sewer:

According to the City of Tallahassee, adequate sanitary sewer and water exist at the site; and adequate capacity is available to serve the existing building and future development.

3. Transportation:

Roadways: In analyzing the impact from the proposed land use amendment, staff notes that a significant level of development is currently allowed under the existing Government Operational and M-1 zoning designations. The land use would currently allow up to 50,000 square feet of gross building floor area per acre for storage areas within buildings or warehousing as a principal use or 20,000 sf of gross building floor area per acre for light industrial uses generating approximately 124 peak hour trips. In comparison, the suburban category would allow 64 units (presuming 50% residential at 20 du/acre) for 71 peak hour trips and 64,000 gsf of non-residential use (presuming 50% non-residential at 20,000 gsf per acre) for a potential of 238 peak hour trips for an intense commercial use such as a shopping center. The land use change results in a theoretical net increase of 185 peak hour trips. Segments of adjacent Pensacola street west of Appleyard Drive are projected to operate below the adopted level of service by 2015. Planned improvements are included in the Significant Benefit Table in the Capital Improvements Element which includes a plan for a \$40M improvement to Pensacola Street, and thus there is a planned strategy to address the anticipated roadway deficiency. Staff also notes that achievement of the maximum peak hour trips could only occur through redevelopment as a majority of the site/parcel is already built with a child care and Goodwill donation center which is anticipated to remain and be expanded with additional storage and retail.

Through the existing Significant Benefit program and the potential development of a Mobility Fee System, the requisite planning will continue to occur to address transportation needs into the future including identification of roadway and other multi-modal projects. Nothing in the proposed amendment would exempt it from being assessed by the local government under either approach.

Transit Availability: The Tall Timbers Transit route runs east and west bound along Pensacola Street. There are also two transfer stations at the intersection of Pensacola and Appleyard that serve the Canopy, Forest and Tall Timbers routes. These facilities are able to serve the subject property.

Bicycle/Pedestrian Facilities Availability: Sidewalks exist along east and west bound Pensacola Street and along the northbound side of Mabry Street. No bicycle lanes are present; however, the Leon County Mobility Plan identifies a bicycle lane on the north side of west Pensacola Street.

4. Schools:

The area under consideration is within the following public school districts: Sabal Palm Elementary, Nimms Middle, and Godby High. The School District staff has examined the plan amendment information and has identified potential student generation and resulting capacity.

<i>School Name</i>	<i>Sable Palm Elementary</i>	<i>Nims Middle</i>	<i>Godby High</i>
Potential Students Generated	29	12	13
Present Capacity	24	536	300
Post Development Capacity	-5	524	287

The figures in the table above are preliminary calculations provided by School Board staff based on the maximum residential development allowed in the Suburban future land use category for the entire 7.4 acre Goodwill Site parcels. Staff does not identify comments with exceeding the elementary capacity for several reasons. One reason is that the calculation of maximum theoretical residential uses does not take into the existing condition of the site as it is mostly already developed. Second, some overestimation of units generating students occurred due to not factoring in the required mixed of uses for new development and using a slightly higher acreage associated with the entire site rather than that subject to the land use amendment. Finally, where elementary capacity is exceeded, the current system allows consideration of available capacity at adjacent facilities at the development review stage. The current adjacent facilities include Astoria Park, Pineview, Bond, and Riley Elementary Schools with a combined available capacity of 539 seats based on the 2011/2012 Florida Inventory of School Houses as reported in the Five-Year District Facilities Workplan. This number would more than accommodate the five seats needed at the elementary level. The school board and planning staff also recognize that the final school concurrency calculations will be conducted in the future when a site plan for proposed development is submitted.

5. 5-Year Capital Improvements Projects:

There are currently bike lane and signal improvements as well as pedestrian improvements for Pensacola Street in the Capital Improvements Schedule. Additionally the Significant Benefit facilities program identifies widening Pensacola Street from Appleyard Drive to Capital Circle as a major improvement.

F. VESTED / EXEMPT STATUS: Not Applicable

G. CONCLUSION:

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

1. The Future Land Use pattern in this area is consistent with the requested land use designation. The use would fit within the current Suburban, Commercial Parkway, and Central Urban uses along the Pensacola corridor.
2. The application for the Suburban land use category and Commercial Parkway zoning is appropriate because it would better reflect the existing and planned uses by Goodwill Industries; and it is located within the Urban Service Area having availability of infrastructure, including sewer services and mass transit.

Based on this analysis and its conclusions, Planning Department staff recommends changing the area of the subject property currently designed as Government Operational to Suburban.

H. ATTACHMENTS:

None.