



July 20, 2017

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

Re: Adopted Comprehensive Plan Amendments Package (17-2ESR)

Dear Mr. Eubanks:

The Tallahassee-Leon County Planning Department hereby submits the adopted amendments for the 2017-2 Comprehensive Plan Amendment Cycle for the City of Tallahassee and Leon County, amending the joint Tallahassee-Leon County 2030 Comprehensive Plan. These amendments are submitted pursuant to the City Commission adoption public hearing on June 28, 2017 and the Board of County Commissioners meeting on July 11, 2017.

As transmitted to the State Land Planning Agency and review agencies, the adopted amendments package includes one large-scale map amendment and two text amendments. The Tallahassee City Commission and Leon County Board of County Commissioners adopted the Comprehensive Plan amendments as transmitted to the State Land Planning Agency. No additional changes were made in the adopted amendments that the Department of Economic Opportunity did not previously review. Concurrency has not been rescinded for any amendment.

Enclosed are the following ordinances adopting the comprehensive plan amendments:

- City of Tallahassee Ordinance 17-O-22 adopted June 28, 2017
- Leon County Ordinance No. 17-13 adopted July 11, 2017

The appropriate review agencies are copied on this letter and provided with a complete adopted amendments package in Portable Document Format (PDF).

If you have any questions concerning the proposed amendments, please contact Artie White at (850) 891-6400; 300 South Adams Street, Tallahassee, FL 32301; FAX: (850) 891-6404; e-mail artie.white@talgov.com

Sincerely,

Cherie Bryant, AICP
Planning Director
Tallahassee-Leon County Planning Department



cc:

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)

Jessica Icerman (w/o attachments)
Lou Norvell (w/o attachments)

MATRIX FOR 2017 OUT-OF-CYCLE AMENDMENTS

A = Approve
D = Denial
AM = Approve as Modified

<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Planning Staff Recommendation</i>	<i>LPA Recommendation</i>	<i>Commission Position</i>
PCM201709	FUTURE LAND USE MAP Holy Comforter Episcopal School	From: Planned Development To: Suburban 83.76 acres	A	A	A
PCT201701	LAND USE ELEMENT Welaunee Critical Area Plan	Amend Goal 13 of the Land Use Element to align Comprehensive Plan, Planned Unit Development, and Development Agreement.	A	A	A
PCT201702	GLOSSARY Community Services	Amend the definition of “Community Services” in the glossary of the Comprehensive Plan to better align with the definitions in the City of Tallahassee and the Leon County Land Development Codes	A	A	A

Adoption Amendment Package
17-2ESR

Adopted Map and Text Amendments

See attached.

A copy of any data and analyses the local government deems appropriate:

No additional data and analysis. The local government is relying on previously submitted data and analysis.

Copies of executed ordinances

See attached.

List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review:

None.

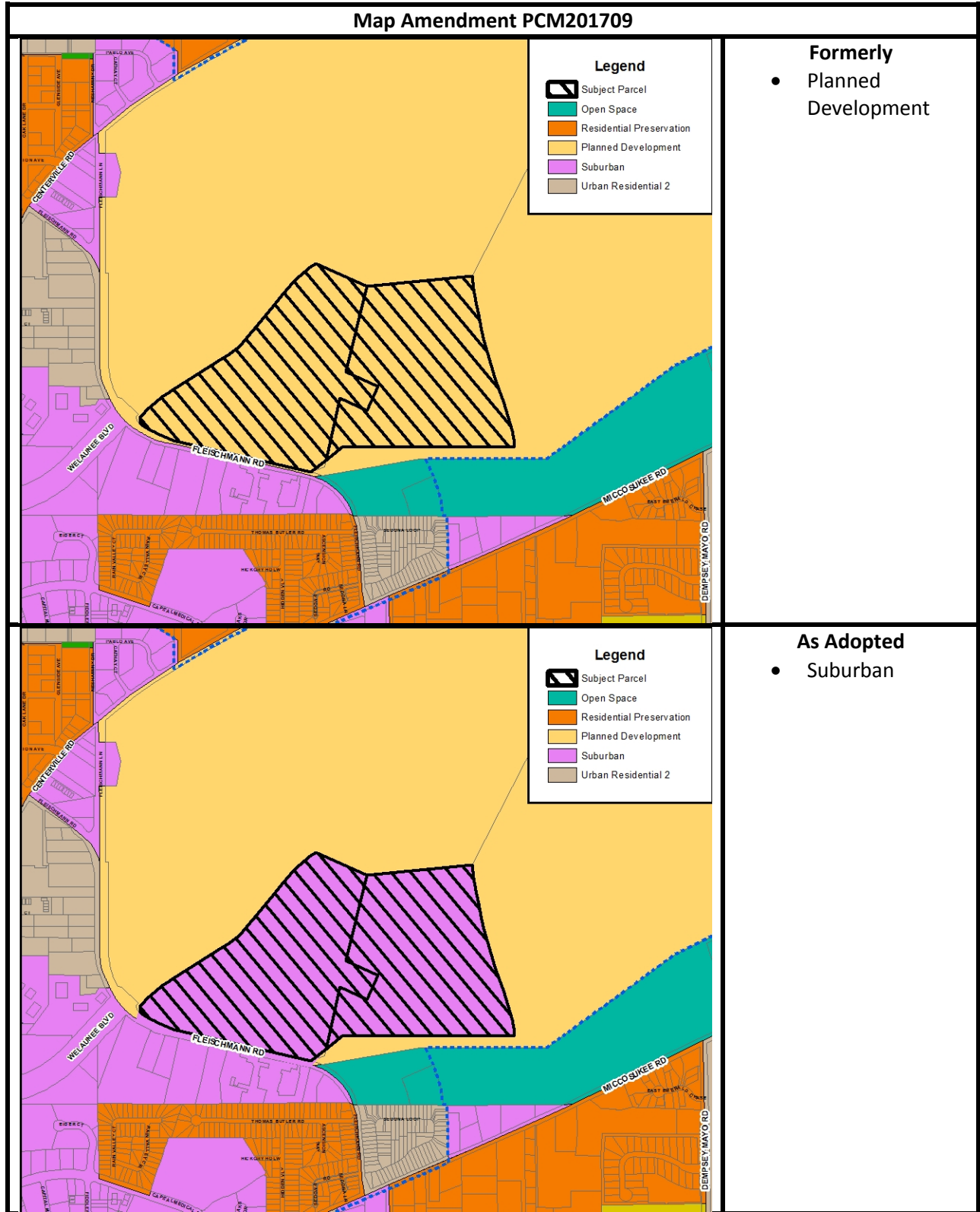
List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment:

None.

Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity:

Not applicable.

Adopted Amendments



Adopted Amendments

Text Amendment PCT201701

Policy 13.1.1: Plan Overview for Toe and Heel

- (4) The Toe and Heel may develop in phases consistent with necessary infrastructure and services and, ~~for the Heel, consistent~~ with the phasing schedules on ~~Table 13-1 and Table 13-2, which are~~ is based on projections of densities and intensities of use derived from the corresponding acreage. Sub phases or stages of each phase in ~~Tables 13-1 and 13-2~~ may be developed in separate PUDs. The Toe and the Heel may be developed concurrently. ~~Tables 13-1 and 13-2 are~~ is attached as part of this Objective.
- (5) A comprehensive plan amendment shall be required in order to exceed the projected total number of residential units or the projected total nonresidential square footage for the ~~Toe or Heel, respectively,~~ as set forth in Table 13-2. Such an amendment shall be consistent with the requirements of Objective LU 6.2 and its supporting policies.

Policy 13.1.3: Land Use

- (1) Land uses in the Toe and Heel shall be assigned on the basis of the following categories as established in PUD Concept Plans:

(A) EMPLOYMENT CENTER

Employment centers shall be located proximate to major transportation arteries in order to provide jobs for residents as well as regional employment opportunities. Employment centers are intended to contain a mix of uses and not be a single-use environment. They shall be designed with shared parking opportunities for nonresidential uses that have peak parking demands other than during normal office hours. An employment center shall range in size between ~~15 to~~ 15 acres and 150 acres. Allowable uses include office, hotels and inns, light industrial, warehousing and distribution, laboratories, research, printing, banks, retail, restaurants and cafes, infrastructure including stormwater management facilities, civic, religious and institutional uses, and educational uses. Residential uses shall not be allowed except when located above the ground floor in mixed-use office buildings.

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

- (H) Institutional uses (including but not limited to an elementary school, senior citizens' activity center, assisted living facility, adult living facility, rehabilitation center, and adult care/memory unit) may be located in any land use district in the Toe.

Policy 13.1.4: Transportation

- (1) These general transportation guidelines shall apply on the Toe and Heel as established in PUD Concept Plans and shown in Figure 13-3 and Figure 13-4, respectively:
- (D) Multi-modal facilities (for motorists, cyclists, and pedestrians) shall be provided on all

~~collector and arterial roads. On road bicycle lanes shall be provided on all collector and arterial roads.~~

- (2) The following transportation guidelines shall apply in the Toe as established in PUD Concept Plans and shown in Figure 13-3:
 - (C) Road access to the Toe from Fleischmann Road shall be provided ~~at a maximum of two locations, including Welaunee Boulevard~~ in accordance with City standards and subject to City approval.

~~Table 13-1 Welaunee (Toe) Phasing Schedule by Land Use~~ [Delete Table]

Figure 13-1 Welaunee Toe Generalized Site Plan

Mixed Use Planning Areas may include town center, neighborhood center, employment center, residential, and school and community use categories.

Adopted Amendments

Text Amendment PCT201702

COMMUNITY SERVICES: A facility owned or operated by a public or private entity or agency that provides a service or significant public benefit directly to the general public, such as ~~libraries~~ libraries, religious facilities, police/fire stations, hospitals, museums, and schools.

ORDINANCE NO. 17-O-22

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, 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, on May 23, 2017, 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 Economic Opportunity and other state and regional agencies for written comment; and,

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

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

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

9 **Section 1. Purpose and Intent.**

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

13 **Section 2. Map Amendment.**

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

19 Map Amendment PCM201709 which relates to the Future Land Use Map.

20 **Section 3. Text Amendment.**

21 The ordinance does hereby adopt the following portion of the text attached hereto as
22 Exhibit "B," and made a part hereof, as an amendment to the Tallahassee-Leon County

23

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

4 Text Amendment PCT201701 related to the Land Use Element.

5 **Section 4. Text Amendment.**

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

11 Text Amendment PCT201702 related to the Glossary.

12 **Section 5. Conflict With Other Ordinances and Codes.**

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

16 **Section 6. Severability.**

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

20 **Section 7. Copy on File.**

21 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a
22 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon
23

1 County 2030 Comprehensive Plan and these amendments thereto, shall also be located in the
2 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies
3 available to the public for a reasonable publication charge.

4 **Section 8. Effective Date.**

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

7 INTRODUCED in the City Commission on the 14th day of June, 2017.

8 PASSED by the City Commission on the 28th day of June, 2017.

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CITY OF TALLAHASSEE

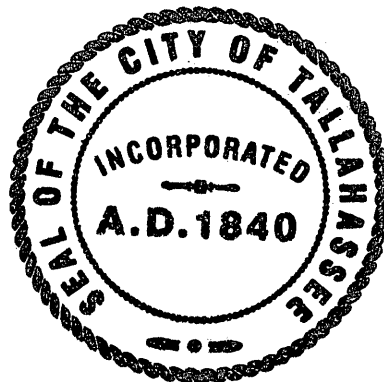
By: Andrew D. Gillum
Andrew D. Gillum
Mayor

ATTEST:

APPROVED AS TO FORM:

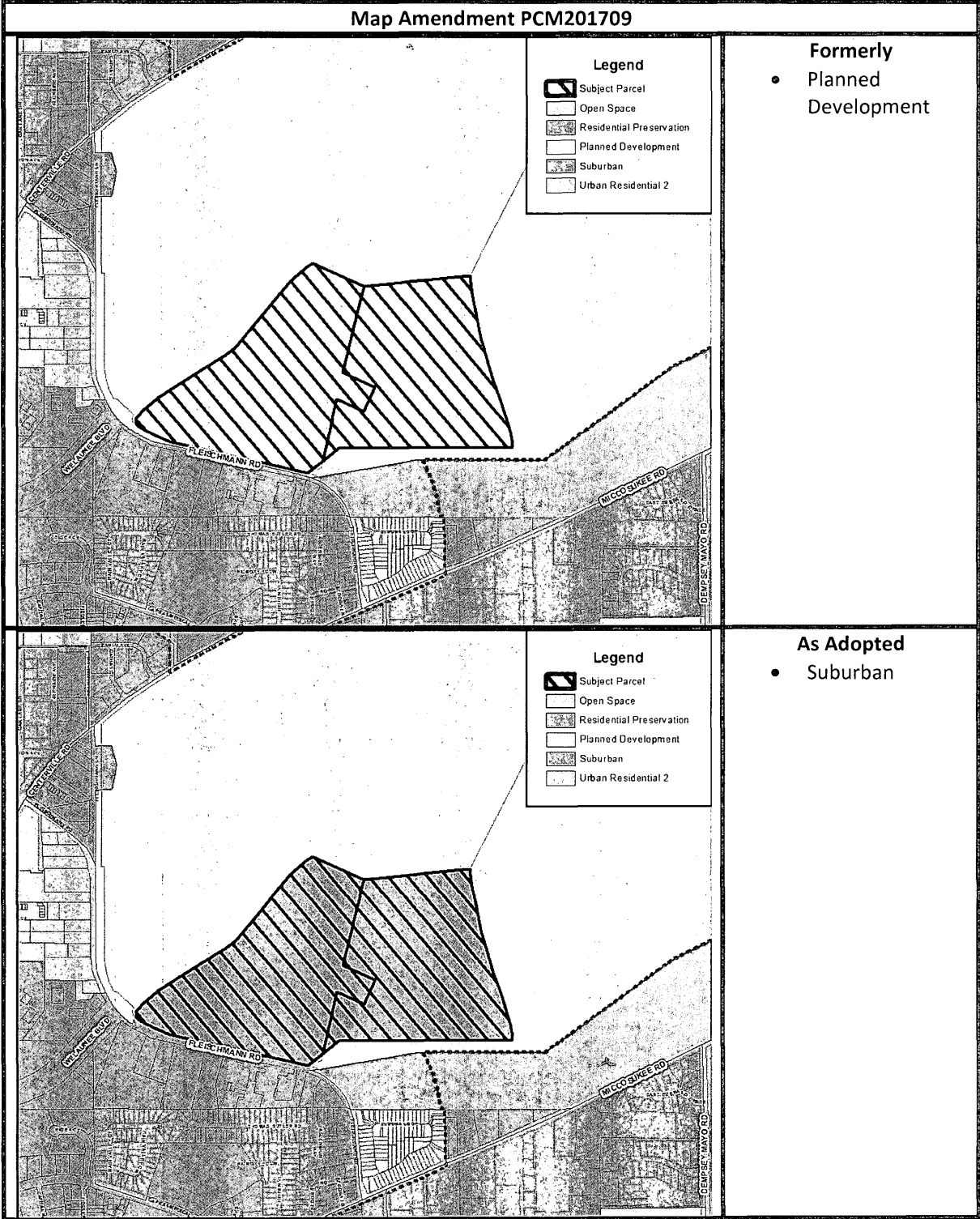
By: James O. Cooke, IV
James O. Cooke, IV
City Treasurer-Clerk

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



Ordinance No. 17-O-22
Exhibit A

Map Amendment PCM201709



Formerly
• Planned Development

As Adopted
• Suburban

Ordinance No. 17-O-22

Exhibit B
Page 1 of 2

Text Amendment PCM201701

Policy 13.1.1: Plan Overview for Toe and Heel

- (4) The Toe and Heel may develop in phases consistent with necessary infrastructure and services and, for the Heel, consistent with the phasing schedules on ~~Table 13-1 and~~ Table 13-2, which ~~are~~ is based on projections of densities and intensities of use derived from the corresponding acreage. Sub phases or stages of each phase in ~~Tables 13-1 and 13-2~~ may be developed in separate PUDs. The Toe and the Heel may be developed concurrently. ~~Tables 13-1 and 13-2 are~~ is attached as part of this Objective.
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Figure 13-1 Welaunee Toe Generalized Site Plan

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Ordinance No. 17-O-22
Exhibit C

Text Amendment PCM201702

COMMUNITY SERVICES: A facility owned or operated by a public or private entity or agency that provides a service or significant public benefit directly to the general public, such as Libraries libraries, religious facilities, police/fire stations, hospitals, museums, and schools.

TALLAHASSEE DEMOCRAT

PUBLISHED DAILY

TALLAHASSEE-LEON FLORIDA

STATE OF FLORIDA COUNTY OF LEON:

Before the undersigned authority personal appeared Casey Cavill, who on oath says that he or she is a Legal Advertising Representative of the Tallahassee Democrat, a daily newspaper published at Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC HEARING

In the Second Judicial Circuit Court was published in said newspaper in the issue of:

6/18/2017

Affiant further says that the said Tallahassee Democrat is a newspaper published at Tallahassee, in the said Leon County, Florida, and that the said newspaper has heretofore been continuously published in Leon County, Florida each day and has been entered as periodicals matter at the post office in Tallahassee, in said Leon County, for a period of one year next preceding the first publication of the attached copy of advertisement; the affiant further says that he or she has never paid nor promised any person, firm or corporation and discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

CASEY CAVILL

LEGAL ADVERTISING REPRESENTATIVE

Sworn to and subscribed before me.

This 27 Day of June 2017 by

Casey Cavill _____

Personally Known

(SEAL)

NOTARY PUBLIC
STATE OF FLORIDA
COUNTY OF LEON

Teri M. Ismail



Notice of Change of Land Use Comprehensive Plan Amendment Public Hearing

Notice is hereby given that the Tallahassee City Commission will conduct public hearing on Wednesday June 28 2017 at 6 pm, at the City Commission Chambers, 2nd Floor, City Hall, Tallahassee, Florida to consider adoption of the ordinances entitled to wit:

ORDINANCE NO. 17-O-22

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.

Map Amendment

Requested Map Amendment:

Holy Comforter Episcopal School

Reference Number: PCM201709

Address: East side of Fleischmann Road

Applicant: City of Tallahassee

This is a request to change the Future Land Use Map (FLUM) designation of the Holy Comforter Episcopal School site from Planned Development to Suburban. The purpose of the proposed amendment is to address the build-out plan for Holy Comforter Episcopal School site.

Text Amendments

Requested Text Amendment:

Welaunee Critical Area Plan

Reference Number: PCT201701

Element: Land Use

Applicant: City of Tallahassee

This is a request to amend several policies for Goal 13 [L] (Welaunee Critical Area Plan) to move development details for the Toe portion of Welaunee from the Comprehensive Plan to the updated Planned Unit Development.

Requested Text Amendment: Community Facilities

Reference Number: PCT201702

Element: Glossary

Applicant: City of Tallahassee

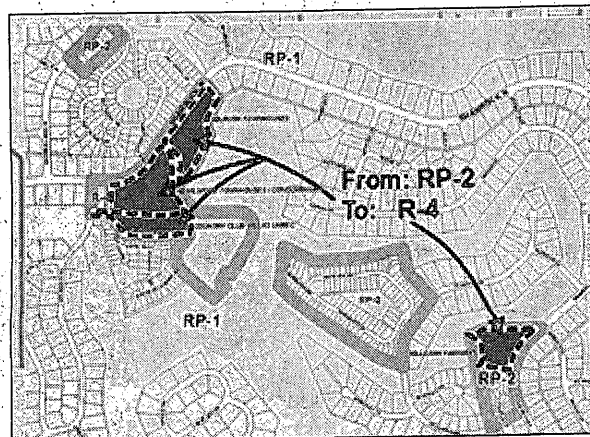
This is a request to amend the definition of "community services" in the glossary of the Comprehensive Plan to be consistent with the definitions included in the City of Tallahassee and the Leon County Land Development Codes.

ORDINANCE NO. 17-Z-14

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN R-4 URBAN RESIDENTIAL ON THE OFFICIAL ZONING MAP

OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

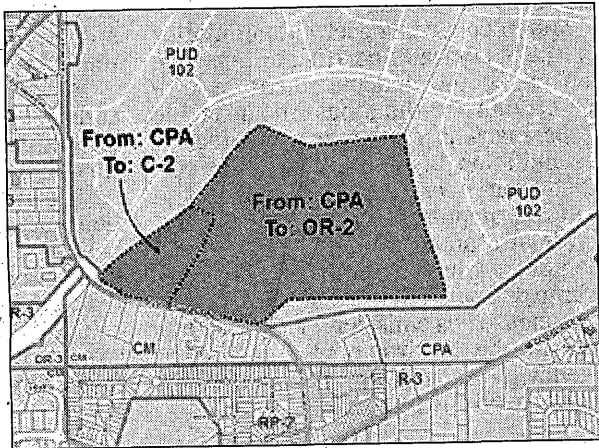
This application requests a change to the Official Zoning Map from the Residential Preservation-2 (RP-2) Zoning District to the Urban Residential (R-4) Zoning District. The subject site consists of approximately 19.23 acres and includes the Kilrush Townhouses, Kenilwood Townhouses/Condominiums, Country Club Villas Unrec., and Killearn Fairways neighborhoods.



ORDINANCE NO. 17-Z-25

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN OFFICE RESIDENTIAL-2 AND GENERAL COMMERCIAL (C-2) ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This application requests a change to the Official Zoning Map from Critical Planning Area (CPA) to Office Residential 2 (OR-2) and General Commercial (C-2). The subject site consists of approximately 83.79 acres and is located off Fleischmann Road. This rezoning implements Comprehensive Plan Map Amendment PCM201709, which is proposed for adoption on June 28, 2017.



4x15

Interested parties may appear at the meeting and be heard with respect to the proposed ordinances and resolutions. The application, ordinances and resolutions are on file at the Tallahassee-Leon County Planning Department; 3rd floor, Frenchtown Renaissance Center, 435 N. Macomb Street, Tallahassee, Florida and may be reviewed between 8:00 A.M. and 5:00 P.M. For further information please call 891-6400. If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least three (3) working days prior to the hearing. The phone number for the Florida Relay TDD Service is 1-800-955-8771.

NOTICE: PLEASE BE ADVISED that if a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City Commission does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

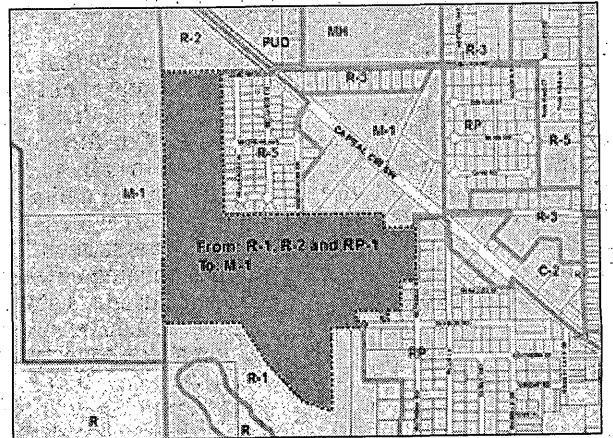
DisplayCityAd

Rezoning

ORDINANCE NO. 17-Z-12

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN M-1 LIGHT INDUSTRIAL ON THE OFFICIAL ZONING MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The proposed Ordinance will rezone the subject site from the Single Family Detached Residential (R-1 and R-2) and Residential Preservation-1 Zoning Districts to the Light Industrial (M-1) Zoning District. This rezoning implements Comprehensive Plan Map Amendment PCM201701.



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.

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Section 2. 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 PCT201702, which relates to the Glossary.

Section 3. Applicability and Effect.

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

Section 4. Conflict with Other Ordinances and Codes.

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

Section 5. 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 6. 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 County 2030 Comprehensive Plan and these updates thereto, shall also be located in the

1 Tallahassee-Leon County Planning Department. The Planning Director shall also make copies
2 available to the public for a reasonable publication charge.

3 **Section 7. Effective Date.**

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

6 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon
7 County, Florida, this 11th day of July, 2017.

8
9 LEON COUNTY, FLORIDA



10
11
12 BY: *John E. Dailey*
13 JOHN E. DAILEY, CHAIRMAN
14 BOARD OF COUNTY COMMISSIONERS
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16

17 ATTESTED BY:
18 GWENDOLYN MARSHALL, CLERK
19 OF THE COURT AND COMPTROLLER

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22 BY: *Gwendolyn Marshall*
23 CLERK
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26 APPROVED AS TO FORM:
27 COUNTY ATTORNEY'S OFFICE
28 LEON COUNTY, FLORIDA

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31 BY: *Herbert W.A. Thiele*
32 HERBERT W.A. THIELE, ESQ.
33 COUNTY ATTORNEY

Exhibit A

Text Amendment PCT201702

COMMUNITY SERVICES: A facility owned or operated by a public or private entity or agency that provides a service or significant public benefit directly to the general public, such as Libraries libraries, religious facilities, police/fire stations, hospitals, museums, and schools.