



Shared Objectives

Planning for Community Improvements

PLANNING

DEPARTMENT



a division of PLACE

Goal 1: Places Where People Want to Live, Learn, Work, and Play

Our community will maintain and build places where people want to live, work and play to:

- Provide diverse and expanded lifestyle options.
- Foster economic development in urban areas and identified activity centers.
- Promote efficient and financially feasible development patterns.
- Maintain distinct development patterns between urban, sub-urban, and rural areas.
- Plan for reduction of urban sprawl while focusing on revitalization efforts to mitigate sprawl.
- Prioritize financial viability/sustainability through savings in lower infrastructure costs.
- Benefit from viable and sustainable growth.
- Protect agricultural and forestry uses.
- Preserve natural resource-based activities, ecosystem functions and services, hazard protections, cultural resources, and scenic landscapes
- Promote development practices to support:
 - Neighborhoods that reflect the diverse population and uses in the community
 - Communities designed for pedestrians, transit, bikes and cars.
 - Places designed and built to be inclusive and accessible.
 - Urban areas framed by locally or regionally derived architecture and landscape design that celebrate local history, climate, and ecology.

Community Values

- **Livability**: The community values fostering a safe, sustainable built environment that offers distinct, vibrant urban activity centers, nodes, neighborhood centers, key corridors, and green places for living, working, and recreating in the Capital Region.
- **Choice**: The community values having lifestyle options and opportunities, and the ability to make informed choices and decisions.
- **Stewardship**: The community values the responsible management of our resources and assets.

Current Goal 1

The Comprehensive Plan shall protect and enhance the quality of life in this community by providing economically sound educational, employment, cultural, recreational, commercial, industrial and professional opportunities to its citizens while channeling inevitable growth into locations and activities that protect the natural and aesthetic environments and residential neighborhoods.

Original Draft Goal

Original Draft Goal

- Maintain the distinction between rural and urban areas.

PLANNING DEPARTMENT
UNIVERSITY OF PLACE

Comprehensive Plan Update
Community Values Survey

Community Values

These draft community values were developed based on a review of recent visioning efforts in the community. For each, please rate the degree to which you feel they represent your values.

• 1. Equity – Having services, safety, housing opportunities, jobs, education, recreation, and other elements that contribute to a high quality of life readily available to all residents.

Strongly disagree Disagree Neutral Agree Strongly agree Choose not to answer

Does anything need to be added or removed from this statement?

• 2. Livability – A safe, environmentally and economically sustainable built environment that offers distinct and vibrant mixed-use centers (development that blends residential, commercial, cultural, institutional, or industrial uses), employment districts (such as large offices and research and development complexes), neighborhoods, and green spaces.

Strongly disagree Disagree Neutral Agree Strongly agree Choose not to answer

April – September 2017

Community Input:

- *Urban in-fill should not conflict with existing neighborhood use and character.*
- *I strongly disagree with "infill" as a remedy to sprawl. How about updating and improving current neighborhoods, instead of cramming high density housing on every available patch of land?*
- *A distinction between greenspace and development, historic districts/buildings and development must also be maintained.*
- *We simply cannot provide the same level of services in rural and urban areas. Fire and public safety are, and should be, limited in rural areas.*
- *Doing this while not destroying historically black neighborhoods.*
- *Sprawl is costly and fiscally irresponsible.*
- *Mention protection of biodiversity and protect natural areas and corridors between natural areas.*

Revised Draft Goal

Revised Goal

- Livable Neighborhoods and Places



October 2017

Themes from Community Input

- Walkability
- Human-scaled environments
- Increasing affordable housing alternatives without increasing the number of student apartments
- Supporting community gardening
- Placing a greater priority on pedestrian and cyclist mobility
- Fortifying the urban service area boundary to prevent sprawled development
- Increasing traffic management
- Addressing high levels of crime

Revised Draft Goal

- Places People Love.
- Places Where People Want to Live, Work, and Play.
- Places Where People Want to Live, Learn, Work, and Play.
- Local Planning Agency
 - Workshop: December 5, 2017
 - Workshop: January 2, 2018
 - Acceptance: February 6, 2018
- Joint City/County Commission
 - Acceptance: February 27, 2018

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Objective 1.1: Growth and Population Accommodation

Tallahassee and Leon County will accommodate our population growth in a responsible manner. To support the population growth, infrastructure shall be provided economically and efficiently while protecting surrounding forest and agricultural lands from unwarranted and premature conversion to urban land uses. A growth and development strategy that provides for well-managed, orderly growth that preserves natural resources and promotes fiscal responsibility shall be leveraged to maximize economic and environmental stewardship while accommodating the increased population.

Florida Statutes

Section 163.3177(1)(f)(3):

The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.

Florida Statutes

Section 163.3177(6)(a)(2):

The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

- a. The amount of land required to accommodate anticipated growth.
- b. The projected permanent and seasonal population of the area.
- c. The character of undeveloped land.
- d. The availability of water supplies, public facilities, and services.
- e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.
- g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.
- h. The discouragement of urban sprawl.
- i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.
- j. The need to modify land uses and development patterns within antiquated subdivisions.

Florida Statutes

Section 163.3177(4):

The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

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Population Projections

County and State	Estimates (April 1, 2018)	Projections, (April 1)					
		2020	2025	2030	2035	2040	2045
LEON	292,332						
Low		282,800	285,200	287,100	287,100	285,000	282,400
Medium		296,600	309,900	320,900	330,000	337,300	344,100
High		310,900	333,300	354,900	374,600	392,900	411,400

Population Projections

Population Projections (BEBR)

- 2018 = 292,332
- 2045 = 344,100
- Growth = 51,768 people

Persons Per Housing Unit

- 2017 County = 2.33

New Units Needed by 2045

- $51,768 \text{ people} / 2.33 \text{ people per unit} = 22,218 \text{ Units}$
- Multiplier: $22,218 \times 1.5 = 33,327$

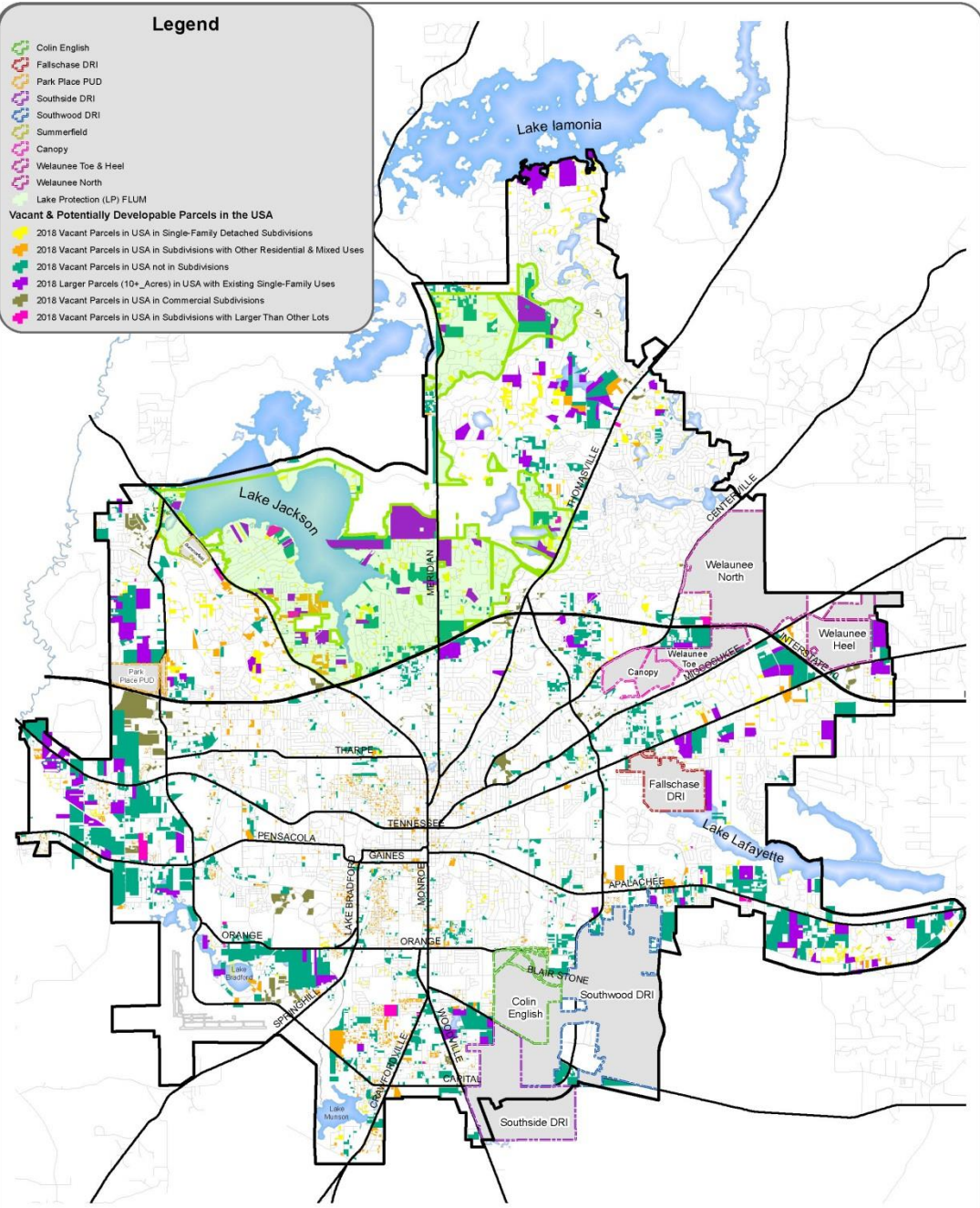
State of the Land Use Element Report

What the Land Use Element Gets Right:

The Urban Service Area (USA) boundary promotes compact and efficient growth by directing future development to areas where residents and businesses can expect the availability of urban infrastructure and services, such as roads, mass transit, stormwater facilities, sanitary sewer, solid waste, and parks. The intent of the Urban Service Area is to promote efficient and compact urban growth, protect the rural character of areas outside the USA from incompatible uses and densities; and assure that local government can afford to provide needed urban services to areas designated to receive such services. (Page 13)

State of the Land Use Element Report

Recommendation: Move forward with a comprehensive revision to the Land Use Element to address the issues identified in this report, but maintain and expand on strong policies that continue to implement community goals for responsible growth and development. (Page 16)



Legend

- Colin English
- Fallschase DRI
- Park Place PUD
- Southside DRI
- Southwood DRI
- Summerfield
- Canopy
- Welaunee Toe & Heel
- Welaunee North
- Lake Protection (LP) FLUM

Vacant & Potentially Developable Parcels in the USA

- 2018 Vacant Parcels in USA in Single-Family Detached Subdivisions
- 2018 Vacant Parcels in USA in Subdivisions with Other Residential & Mixed Uses
- 2018 Vacant Parcels in USA not in Subdivisions
- 2018 Larger Parcels (10+ Acres) in USA with Existing Single-Family Uses
- 2018 Vacant Parcels in USA in Commercial Subdivisions
- 2018 Vacant Parcels in USA in Subdivisions with Larger Than Other Lots

Vacant & Potentially Developable Parcels in the USA

This product has been compiled from the most accurate source data from Leon County and the City of Tallahassee. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County and the City of Tallahassee assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



Objective 1.1: Growth and Population Accommodation

Tallahassee and Leon County will accommodate our population growth in a responsible manner. To support the population growth, infrastructure shall be provided economically and efficiently while protecting surrounding forest and agricultural lands from unwarranted and premature conversion to urban land uses. A growth and development strategy that provides for well-managed, orderly growth that preserves natural resources and promotes fiscal responsibility shall be leveraged to maximize economic and environmental stewardship while accommodating the increased population.

Objective 1.2: Community Context

Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas may include existing development patterns, future development patterns based on land use and zoning, natural features, and other physical factors. The context areas shall be used as the basis for planning and design in the City of Tallahassee and Leon County.

FDOT Context Classification



FDOT Context Classification



Context Classification System

- At the heart of Complete Streets
- Puts the context in "context-based design"
- Based on the common "transect" system
- Allows fine-tuned designs beyond "urban/rural"
- Help determine design criteria, including appropriate design speed



C1	C2	C2T	C3R	C3C	C4	C5	C6
Preserve	Rural	Rural Town	Suburban Residential	Suburban Commercial	Urban General	Urban Center	Urban Core

CONTEXT CLASSIFICATION MATRIX

Table 1 Context Classification Matrix presents a framework to determine the context classifications along state roadways. This Context Classification Matrix outlines (1) distinguishing characteristics, (2) primary measures, and (3) secondary measures.

The distinguishing characteristics give a broad description of the land use types and street patterns found within each context classification. The primary and secondary measures provide more detailed assessments of the existing or future conditions along the roadway. These measures can be evaluated through a combination of a field visit, internet-based

aerial and street view imagery, map analysis, and review of existing or future land use or existing zoning information. The Context Classification Matrix presents the primary and secondary measures thresholds for the eight context classifications.

Appendix A illustrates the eight FDOT context classifications through case studies. These case studies present examples of real-world values for the primary and secondary measures that determine a roadway's context classification.

TABLE 1 CONTEXT CLASSIFICATION MATRIX

Context Classification	(1) Distinguishing Characteristics	(2) Primary Measures								(3) Secondary Measures			
		Land Use	Building Height	Building Placement	Fronting Uses	Location of Off-street Parking	Roadway Connectivity			Allowed Residential Density	Allowed Office/Retail Density	Population Density	Employment Density
							Intersection Density	Block Perimeters	Block Length				
	Description	Floor Levels	Description	Yes/No	Description	Intersections/Square Mile	Feet	Feet	Dwelling Units/Acre	Floor-Area Ratio (FAR)	Persons/Acre	Jobs/Acre	
C1-Natural	Lands preserved in a natural or wilderness condition, including lands unsuitable for settlement due to natural conditions.	Conservation Land, Open Space, or Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
C2-Rural	Sparsely settled lands; may include agricultural land, grassland, woodland, and wetlands.	Agricultural or Single-Family Residential	1 to 2	Detached buildings with no consistent pattern of setbacks	No	N/A	<20	N/A	N/A	<1	N/A	<2	N/A
C2T-Rural Town	Small concentrations of developed areas immediately surrounded by rural and natural areas; includes many historic towns.	Retail, Office, Single-Family or Multi-Family Residential, Institutional, or Industrial	1 to 2	Both detached and attached buildings with no or shallow (<20') front setbacks	Yes	Mostly on side or rear; occasionally in front	>100	<3,000	<500	>4	>0.25	N/A	>2
C3R-Suburban Residential	Mostly residential uses within large blocks and a disconnected or sparse roadway network.	Single-Family or Multi-Family Residential	1 to 2, with some 3	Detached buildings with medium (20' to 75') front setbacks	No	Mostly in front; occasionally in rear or side	<100	N/A	N/A	1 to 8	N/A	N/A	N/A
C3C-Suburban Commercial	Mostly non-residential uses with large building footprints and large parking lots within large blocks and a disconnected or sparse roadway network.	Retail, Office, Multi-Family Residential, Institutional, or Industrial	1 (retail uses) and 1 to 4 (office uses)	Detached buildings with large (>75') setbacks on all sides	No	Mostly in front; occasionally in rear or side	<100	>3,000	>660	N/A	<0.75	N/A	N/A
C4-Urban General	Mix of uses set within small blocks with a well-connected roadway network. May extend long distances. The roadway network usually connects to residential neighborhoods immediately along the corridor or behind the uses fronting the roadway.	Single-Family or Multi-Family Residential, Institutional, Neighborhood Scale Retail, or Office	1 to 3, with some taller buildings	Both detached and attached buildings with no setbacks or up to medium (<75') front setbacks	Yes	Mostly on side or rear; occasionally in front	>100	<3,000	<500	>4	N/A	>5	>5
C5-Urban Center	Mix of uses set within small blocks with a well-connected roadway network. Typically concentrated around a few blocks and identified as part of a civic or economic center of a community, town, or city.	Retail, Office, Single-Family or Multi-Family Residential, Institutional, or Light Industrial	1 to 5, with some taller buildings	Both detached and attached buildings with no or shallow (<20') front setbacks	Yes	Mostly on side or rear; occasionally in front, or in shared off-site parking facilities	>100	<2,500	<500	>8	>0.75	>10	>20
C6-Urban Core	Areas with the highest densities and building heights, and within FDOT classified Large Urbanized Areas (population >1,000,000). Many are regional centers and destinations. Buildings have mixed uses, are built up to the roadway, and are within a well-connected roadway network.	Retail, Office, Institutional, or Multi-Family Residential	>4, with some shorter buildings	Mostly attached buildings with no or minimal (<10') front setbacks	Yes	Side or rear; often in shared off-site garage parking	>100	<2,500	<660	>16	>2	>20	>45

More information on measures with undefined thresholds (N/A) are included in Appendix B. The thresholds presented in Table 1 are based on the following sources, with modifications made based on Florida case studies:

1) *2008 Smart Transportation Guidebook: Planning and Designing Highways and Streets that Support Sustainable and Livable Communities*, New Jersey Department of Transportation and Pennsylvania Department of Transportation;

2) *2012 Florida TOD Guidebook*, Florida Department of Transportation;

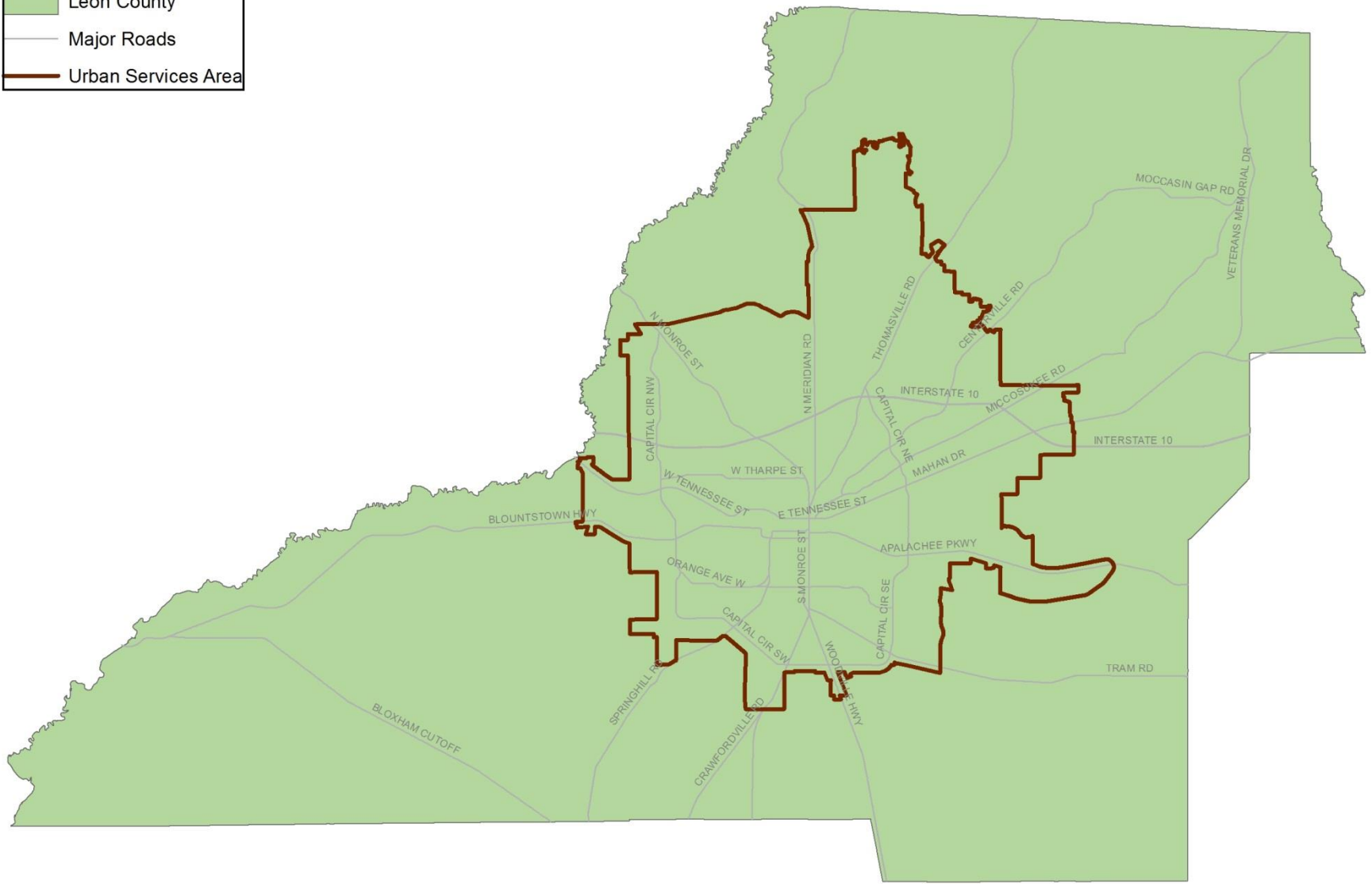
3) *2009 SmartCode Version 9.2*, Duany, Andres, Sandy Sorlien, and William Wright; and

4) *2010 Designing Walkable Urban Thoroughfares: A Context Sensitive Approach*, Institute of Transportation Engineers and Congress for the New Urbanism.



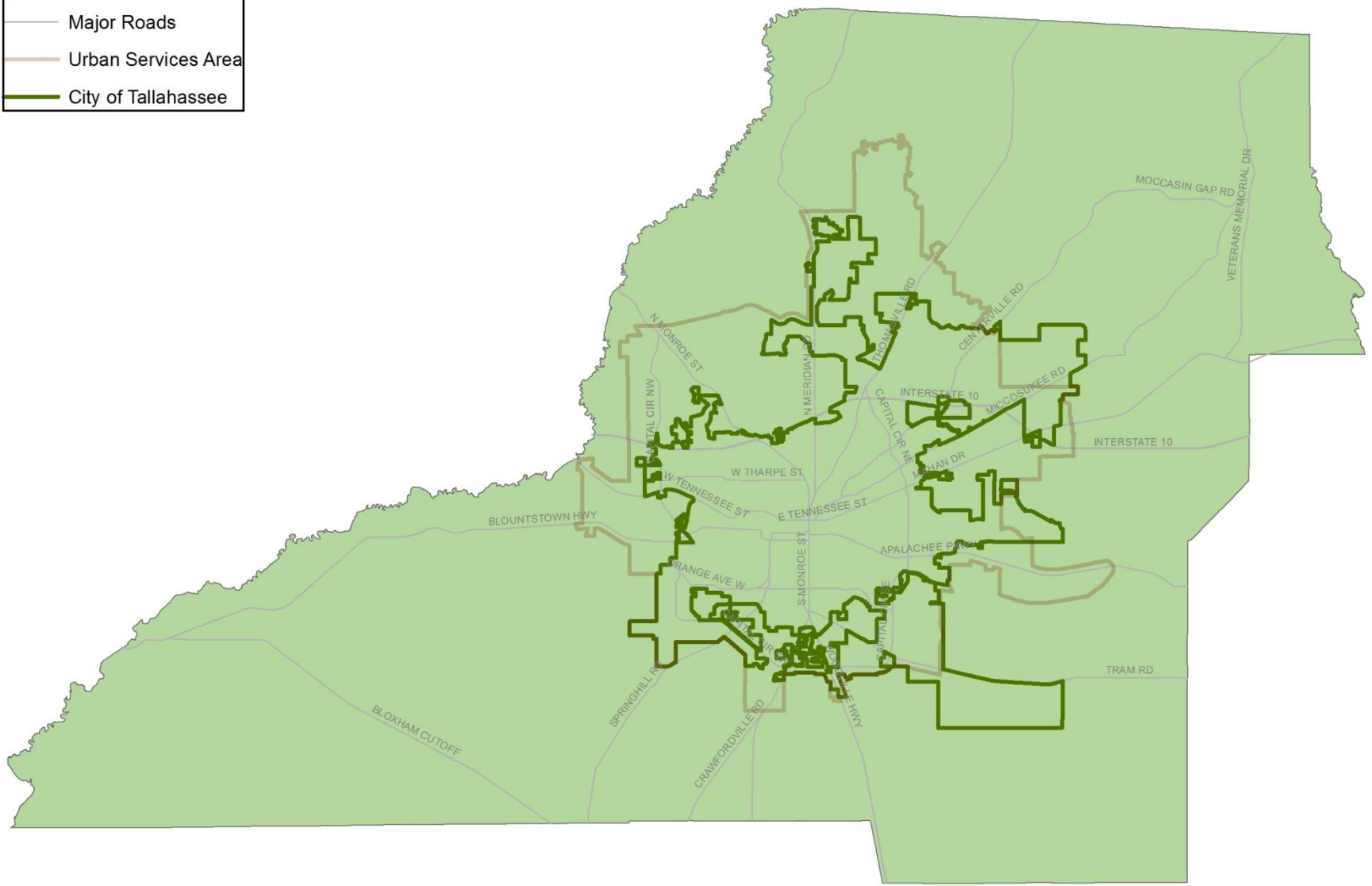
Legend

- Leon County
- Major Roads
- Urban Services Area



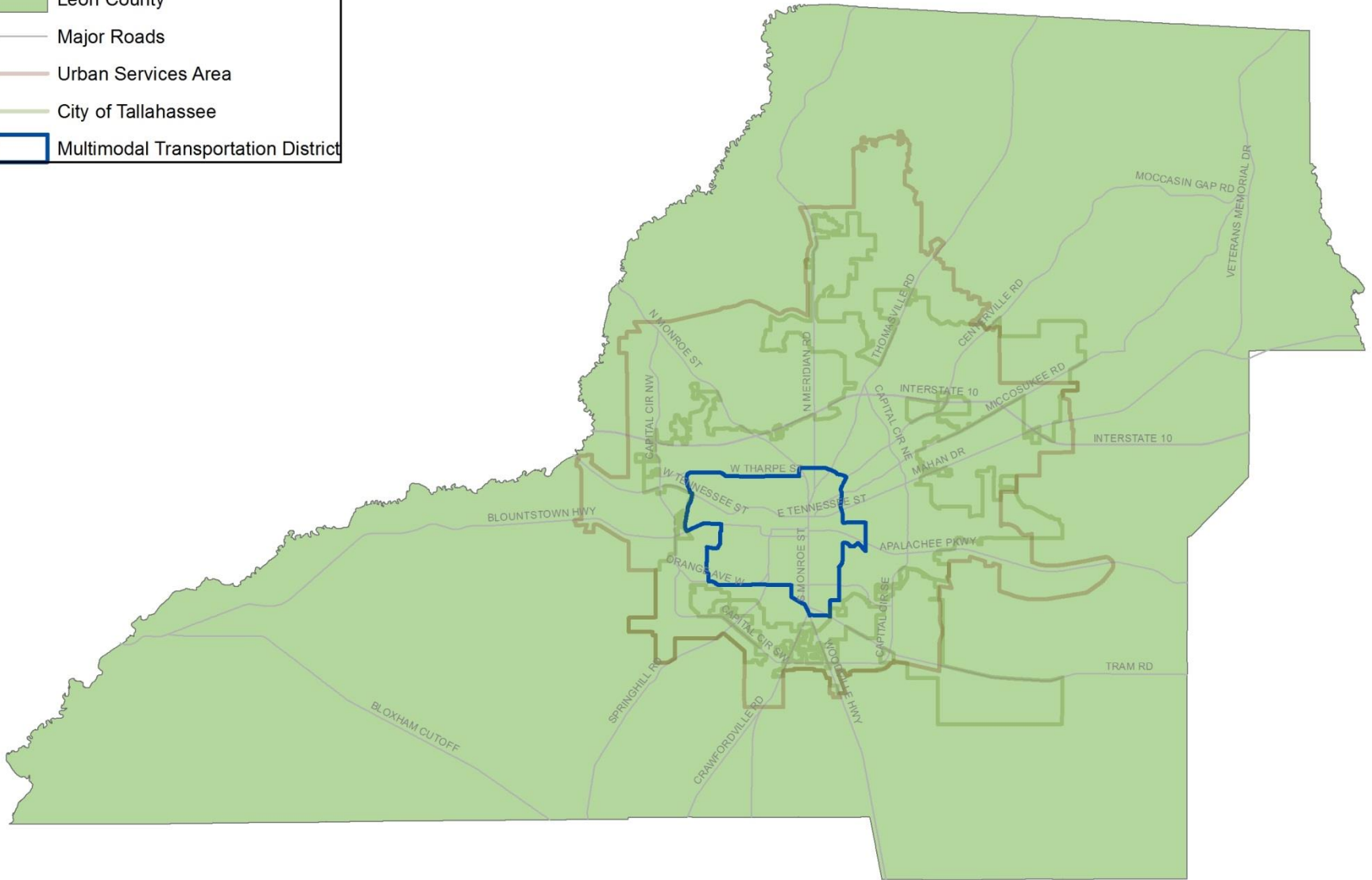
Legend

- Leon County
- Major Roads
- Urban Services Area
- City of Tallahassee



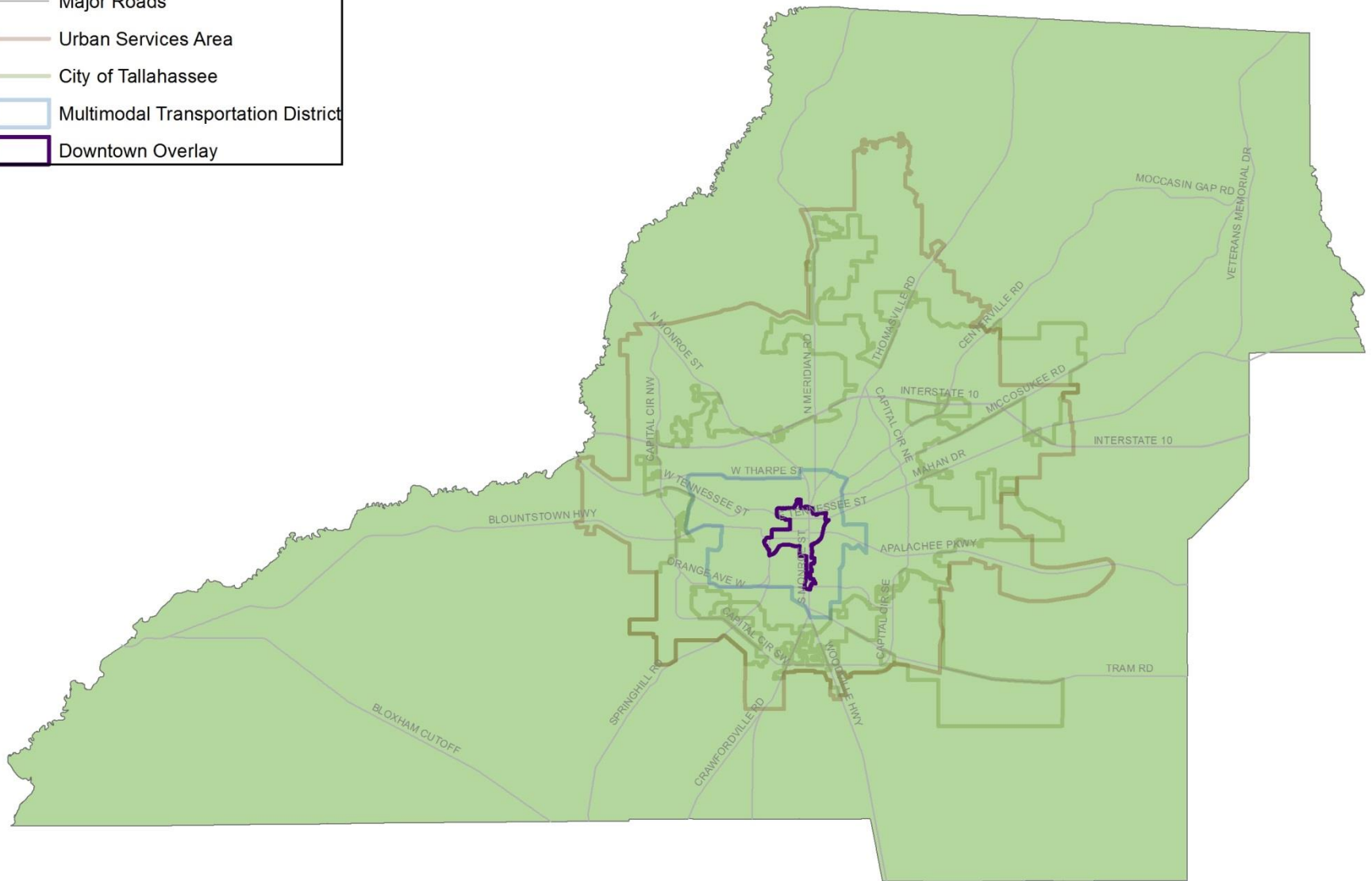
Legend

- Leon County
- Major Roads
- Urban Services Area
- City of Tallahassee
- Multimodal Transportation District

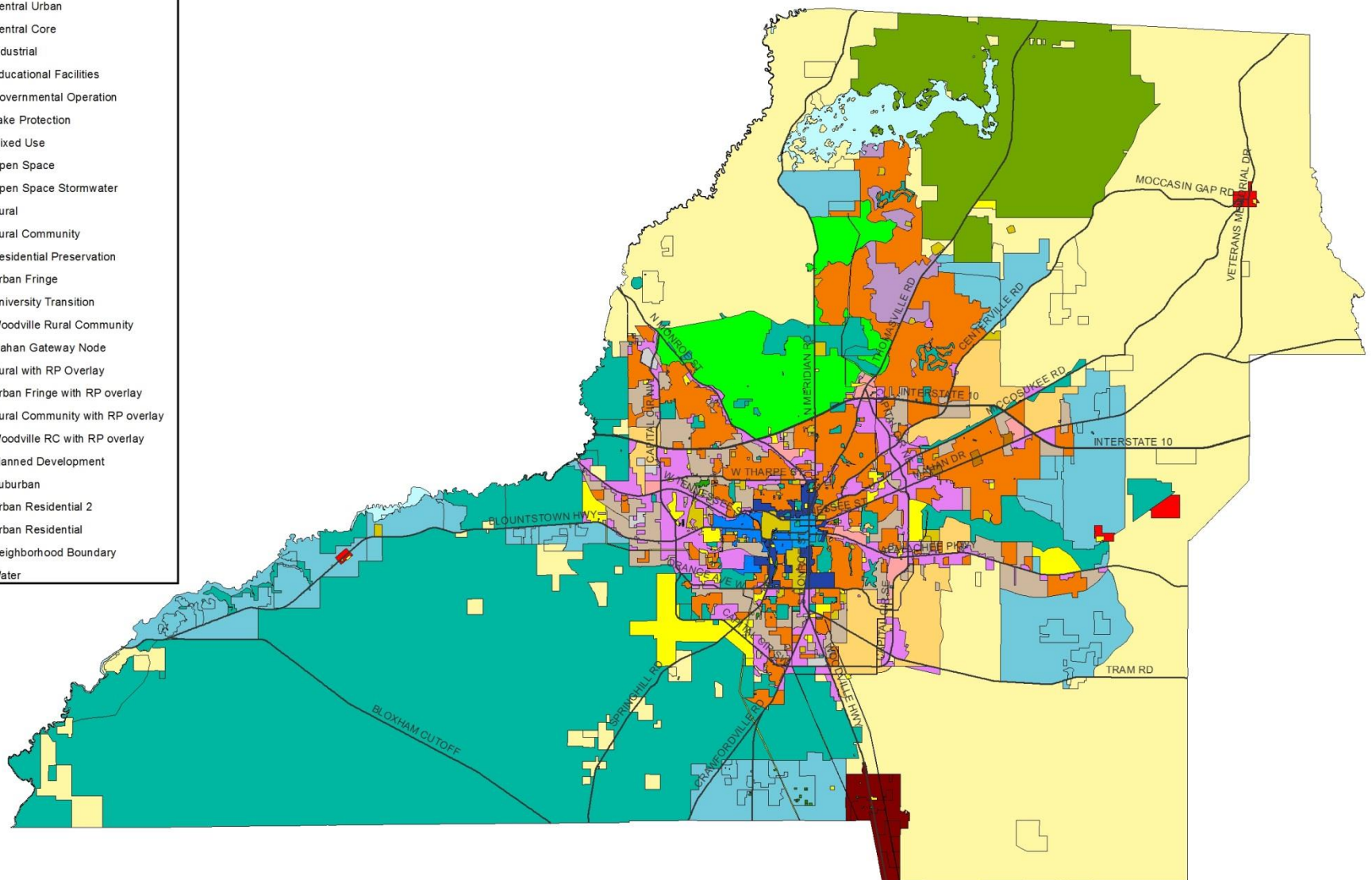


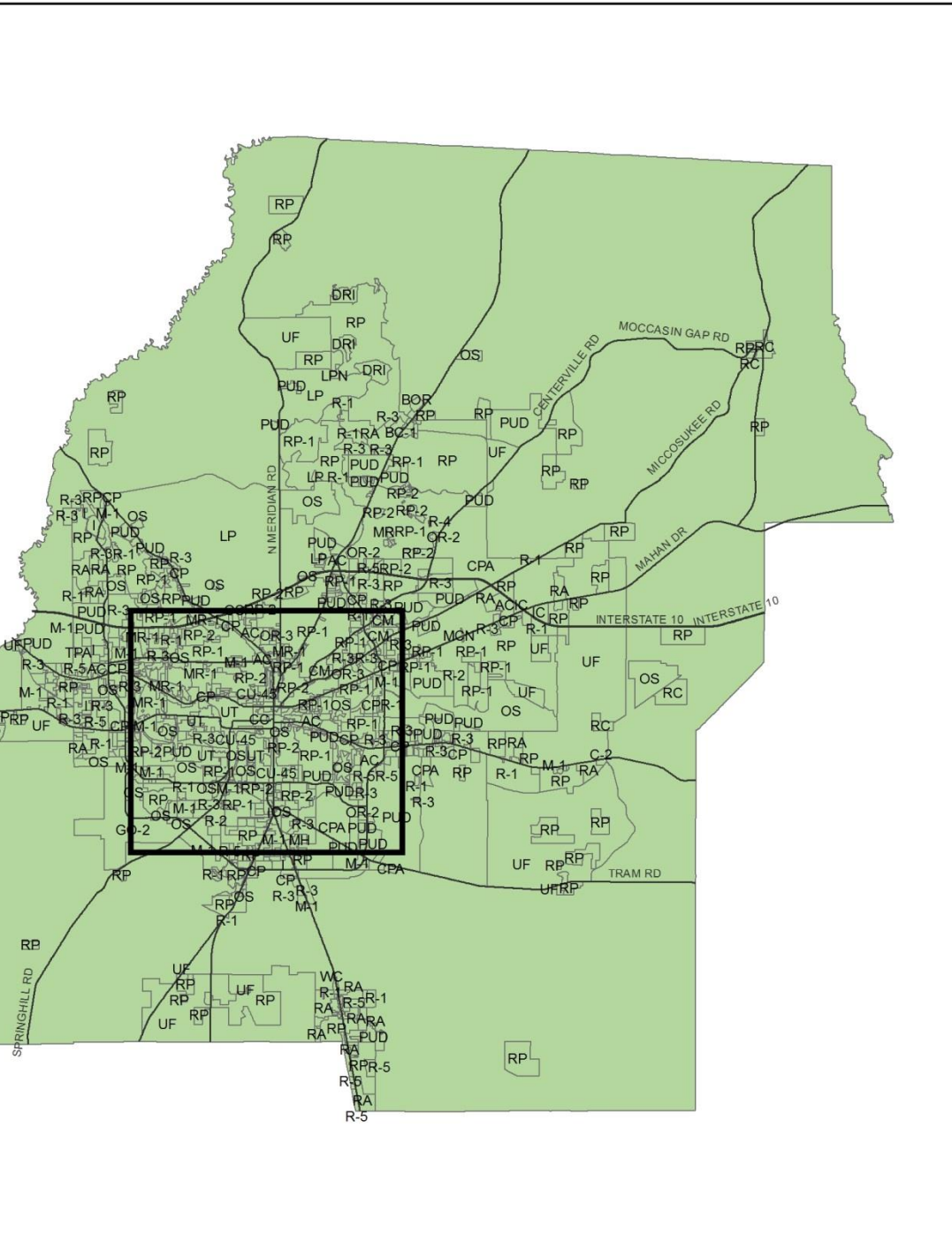
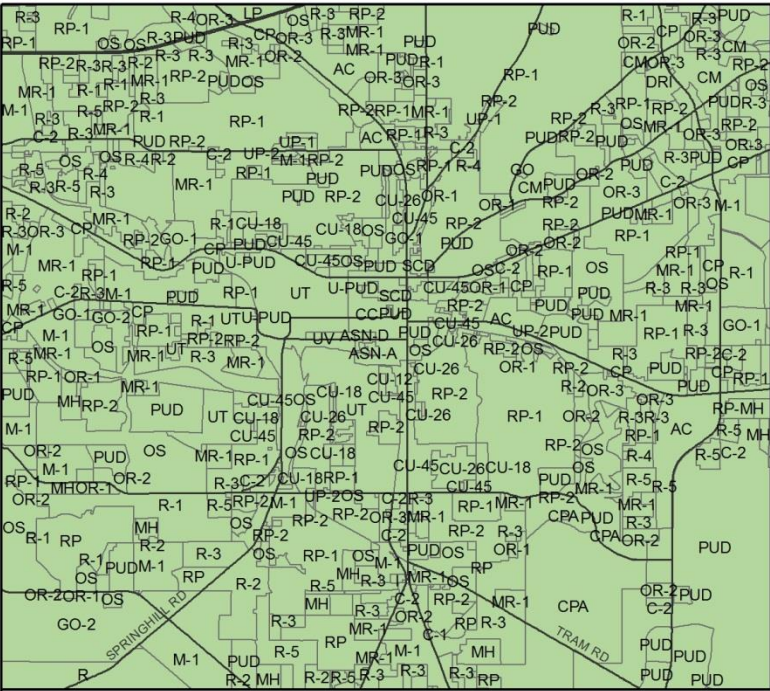
Legend

- Leon County
- Major Roads
- Urban Services Area
- City of Tallahassee
- Multimodal Transportation District
- Downtown Overlay



- Legend**
- Major Roads
 - Activity Center
 - Agriculture/Silviculture/Conservation
 - Central Urban
 - Central Core
 - Industrial
 - Educational Facilities
 - Governmental Operation
 - Lake Protection
 - Mixed Use
 - Open Space
 - Open Space Stormwater
 - Rural
 - Rural Community
 - Residential Preservation
 - Urban Fringe
 - University Transition
 - Woodville Rural Community
 - Mahan Gateway Node
 - Rural with RP Overlay
 - Urban Fringe with RP overlay
 - Rural Community with RP overlay
 - Woodville RC with RP overlay
 - Planned Development
 - Suburban
 - Urban Residential 2
 - Urban Residential
 - Neighborhood Boundary
 - Water





Land Use Residential Densities

Maximum Residential Densities
By Land Use Category

- Activity Center (45)
- Central Urban (45)
- Central Core (150)
- Lake Protection (8)
- Bradfordville Mixed Use (20)
- Rural (0.1)
- Rural Community (4)
- Residential Preservation (6)
- Urban Fringe (0.33)
- University Transition (100)
- Woodville Rural Community (4)
- Mahan Gateway Node (16)
- Suburban (20)
- Urban Residential (10)
- Urban Residential 2 (20)
- Neighborhood Boundary (8)



Objective 1.2: Community Context

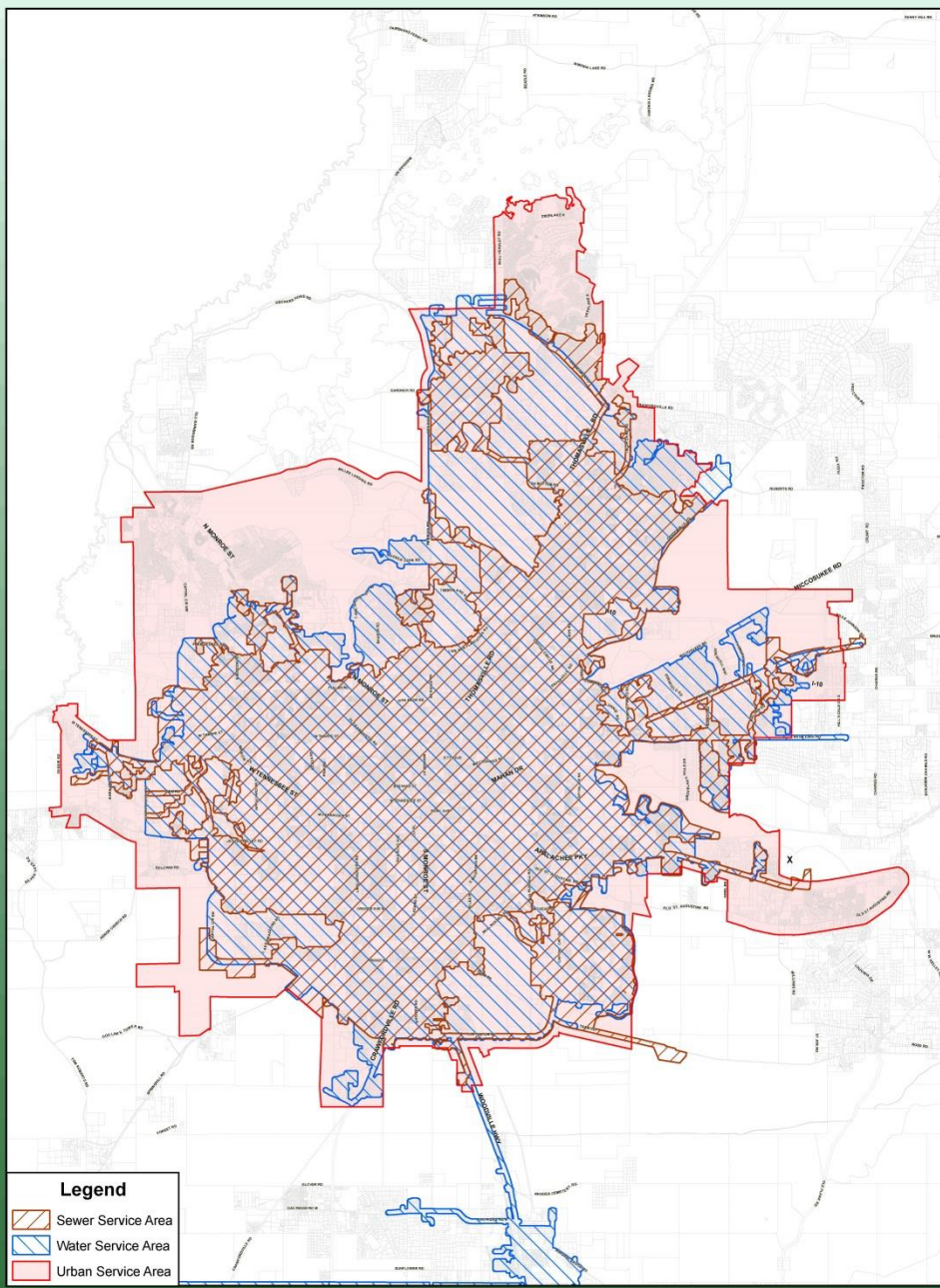
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Objective 1.3: Efficient and Financially Feasible Development:

Promote efficient and financially feasible development patterns that maintain distinct natural, rural, sub-urban, and urban areas.

Current Objective 1.1

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...



Water and Sewer Service Areas

Balancing Growth and Sustainability

Scale Comparison: **Approximately 300 Residential Units**

Subdivision: Avg ½ acre lot

218 acres

4.04 miles of roads



Apartments/Condos
5 acres



Townhouses
10-15 acres



Small Lot Homes
30 acres

Cost per mile to resurface 2-lane road: Approximately \$550,000

Cost for 4.04 miles of roads: Approximately \$2.2 Million

Objective 1.3: Efficient and Financially Feasible Development:

Promote efficient and financially feasible development patterns that maintain distinct natural, rural, sub-urban, and urban areas.

Objective 1.4: Fiscally Responsible Growth:

Promote growth and development in the community that utilizes existing infrastructure. Growth and development in the community that requires new public facilities will recover the cost of providing and maintaining these facilities by generating increased taxable value, increasing sales taxes, and/or creating new jobs.

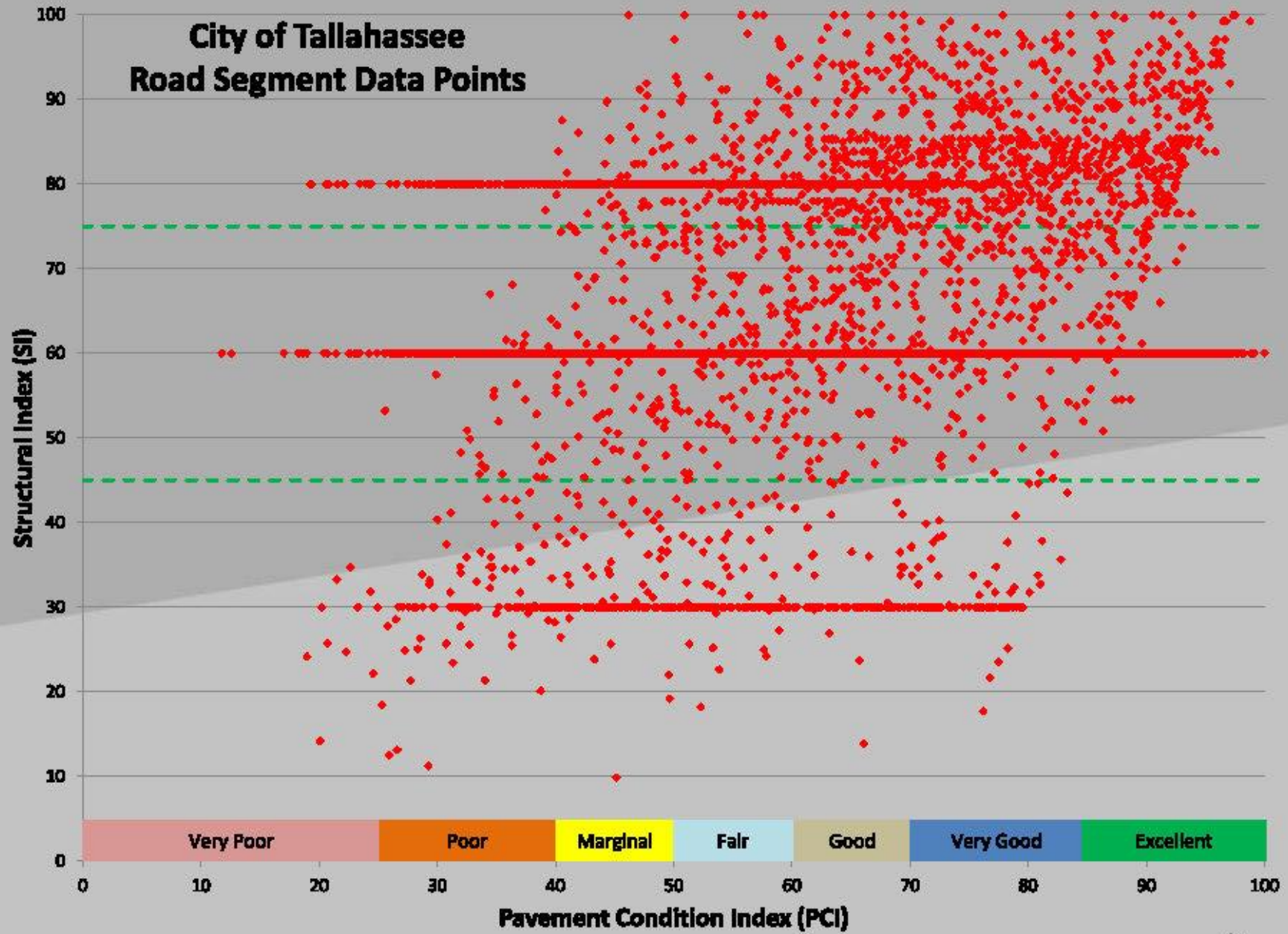
Current Goal 3

Tallahassee-Leon County should continue to grow with an emphasis on selected growth that pays for itself through the provision of well-paid jobs and economic leverage factors which enhance the quality of life of the community.

FDOT Per Mile Costs

Model	Cost per Mile
New Construction Undivided 2 Lane Rural Road with 5' Paved Shoulders	\$2,202,091.07
Milling and Resurfacing 2 Lane Rural Road with 5' Paved Shoulders	\$488,077.63
Widen Existing 2 Lane Arterial to 4 Lanes Undivided; Add 1 Lane to Each Side; 5' Paved Shoulders	\$2,313,327.76
New Construction Suburban 4 Lane with Paved Shoulders Outside and Curb Median	\$4,528,418.97
Widen 4 Lane Suburban Roadway with 6.5' Paved Shoulder and Convert to C&G Out; Stripe for Bike Lane	\$2,656,003.59
New Construction 2 Lane Undivided Urban Arterial with 4' Bike Lanes	\$4,981,799.76
Mill and Resurface 4 Lane Undivided Urban Roadway with 4' Bike Lanes	\$979,031.92
Widen 4 Lane Urban Divided Arterial to 6 Lane Urban Divided with 22' Median and 4' Bike Lanes:	\$4,683,454.13

City of Tallahassee Road Segment Data Points

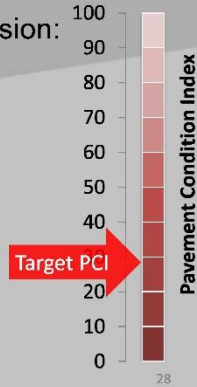


Available Pavement Treatment Processes



Milling and Resurfacing

- 3" to 6" Milling
2.5" to 3.5" New Asphalt
- **\$53/S.Y.**
- Life Extension:
15-20 yrs.

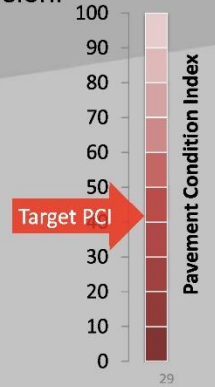


Available Pavement Treatment Processes



Thick Overlay

- 2" Asphalt Overlay
- **\$27/S.Y.**
- Life Extension:
15-20 yrs.

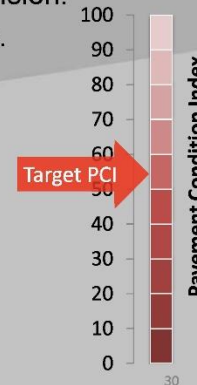


Available Pavement Treatment Processes



Standard Overlay

- 3/4" to 1" Asphalt Overlay
- **\$22/S.Y.**
- Life Extension:
15-20 yrs.

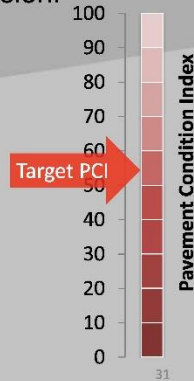


Available Pavement Treatment Processes

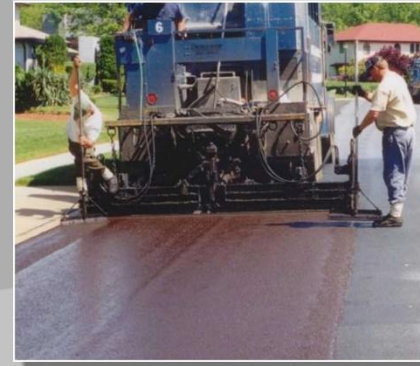


Hot in Place Recycling

- 1" Recycled +1" Overlay
- **\$15/S.Y.**
- Life Extension: 10-12 yrs.

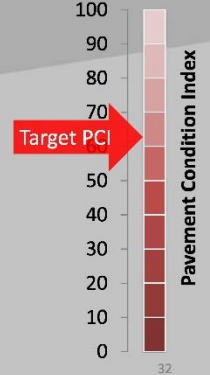


Available Pavement Treatment Processes



Micro-Surface

- 1/2" Surface Treatment
- **\$3.50/S.Y.**
- Life Extension: 7-10 yrs.

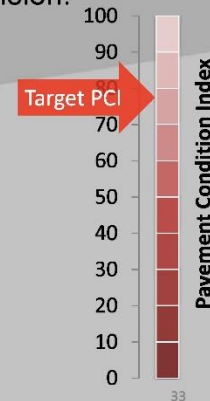


Available Pavement Treatment Processes

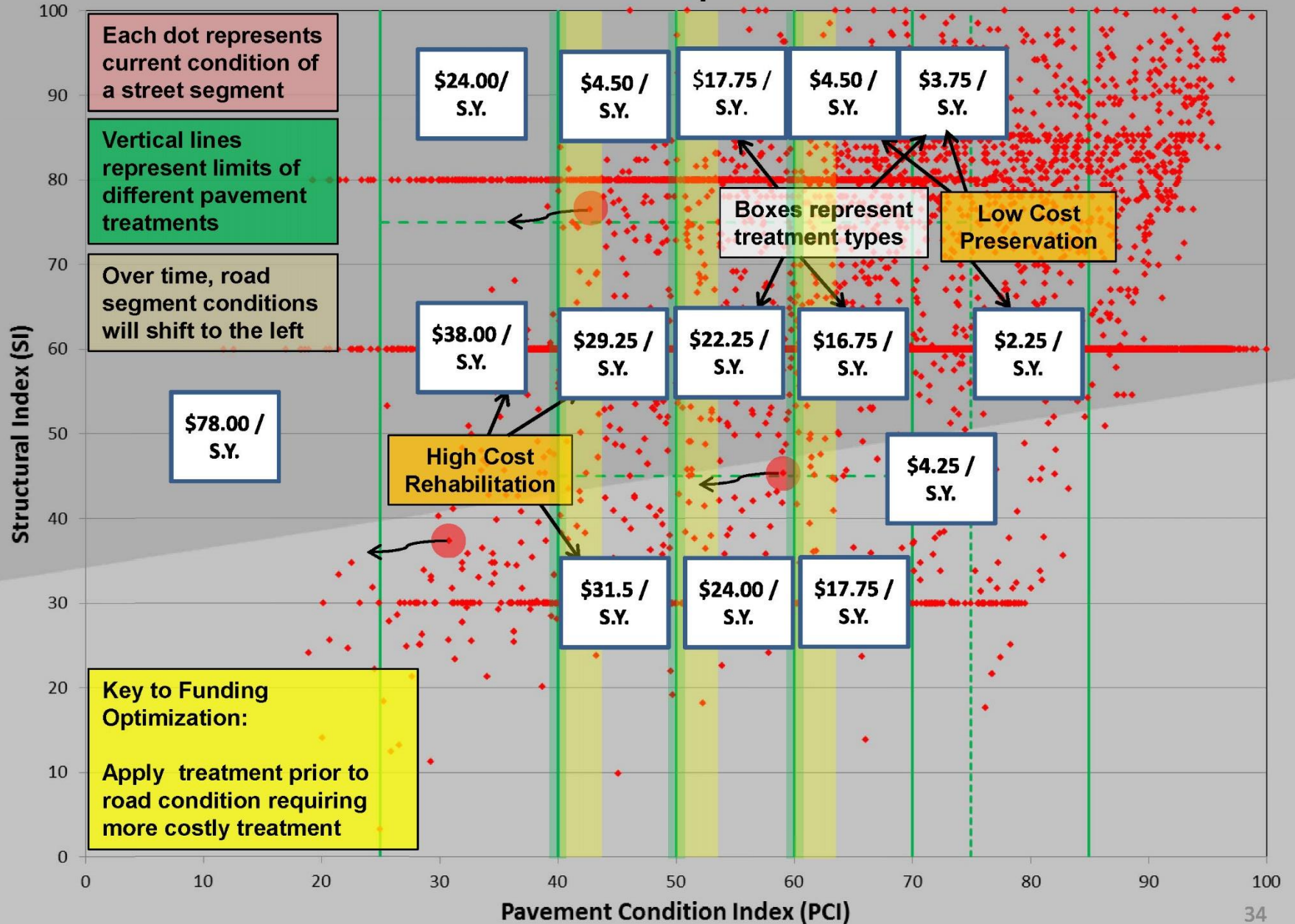


Seal Coat

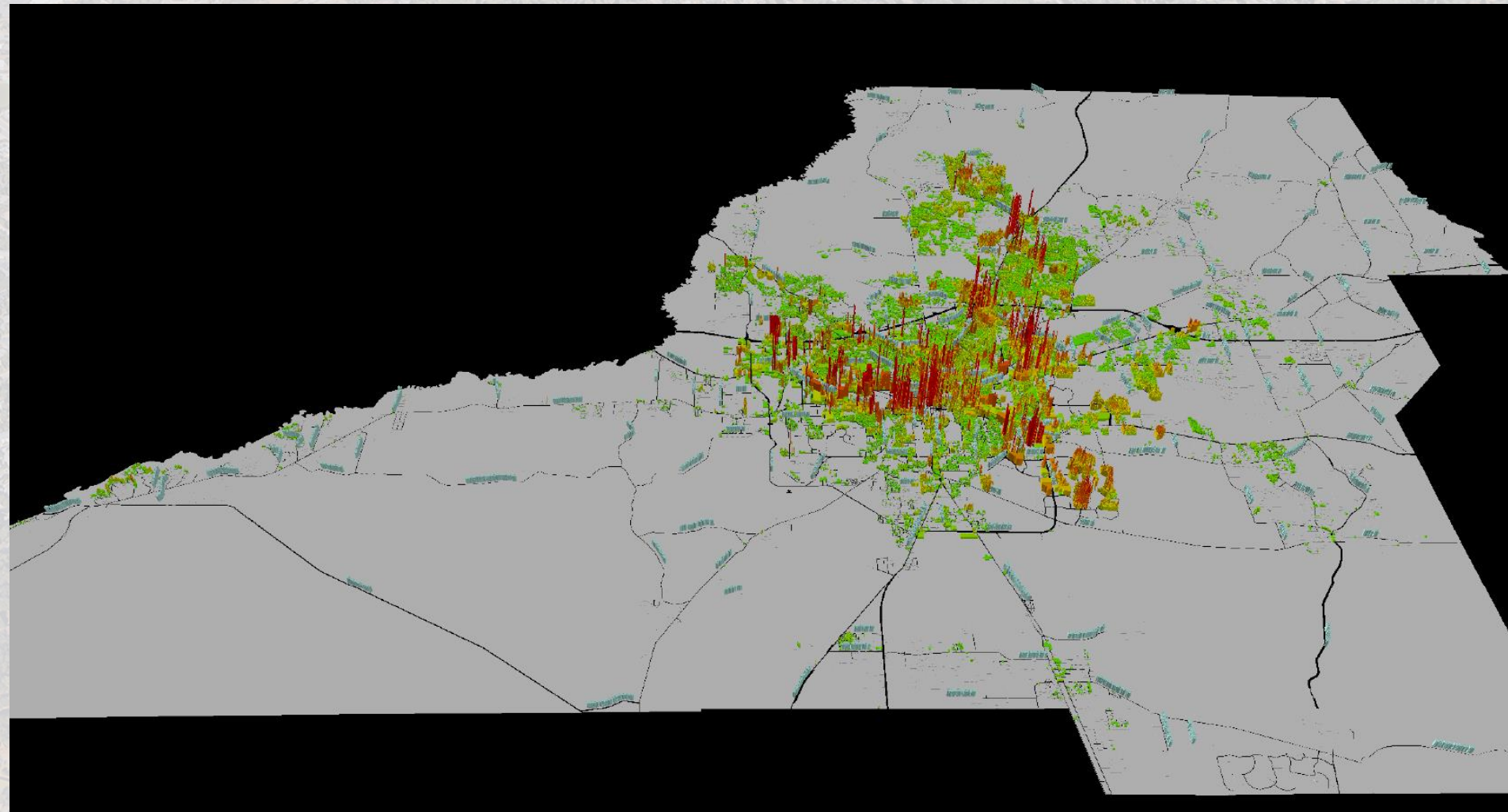
- 0" Surface Treatment
- **\$2.00/S.Y.**
- Life Extension: 3-5 yrs.



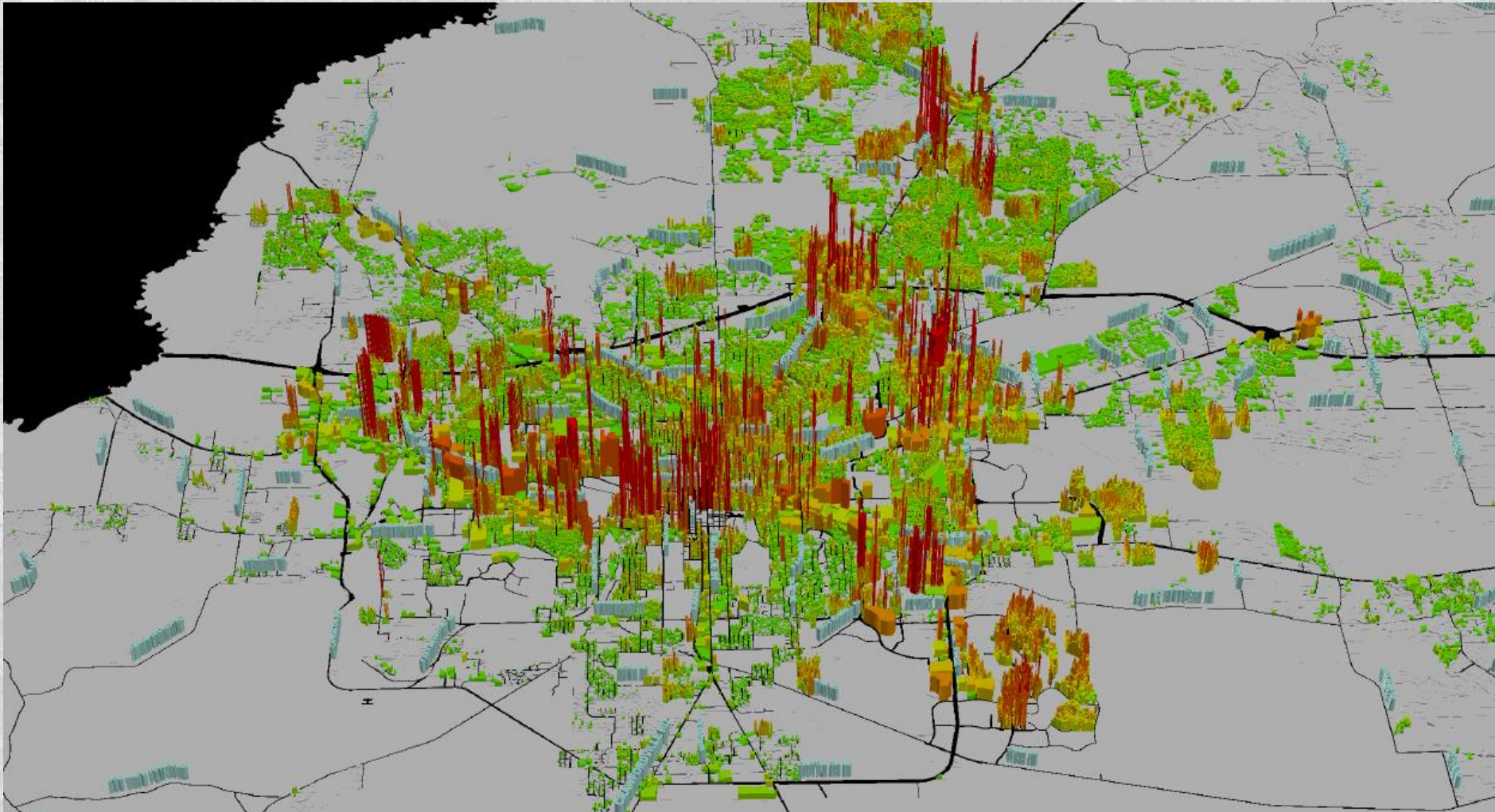
Treatment Selection Optimization Process



Taxable Value Per Acre



Taxable Value Per Acre



Property Name	Address	Taxable Value / Acre	Use	Area	Taxable Value	FLU	Zoning
Plaza Tower	300 S DuVal Street	\$ 101,221,868	Residential Tower / Mixed Ground	0.4	\$ 40,488,747.20	CC	Kleman Plaza PUD
Tallahassee Center	215 W College Avenue	\$ 45,634,776	Residential Tower / Mixed Ground	0.37	\$ 16,884,867.12	CC	Kleman Plaza PUD
Highpoint Center	106 E College Avenue	\$ 44,092,968	Office Tower	0.22	\$ 9,700,452.96	CC	Central Core
Tennyson Condominiums	121 N Monroe Street	\$ 32,413,700	Residential Tower / Mixed Ground	0.6	\$ 19,448,220.00	CC	Downtown Mixed-Use Condo Project PUD
SunTrust Tower	215 S Monroe Street	\$ 24,384,169	Office Tower	0.65	\$ 15,849,709.85	CC	Central Core
Alliance Center Condominiums	119 S Monroe Street	\$ 20,417,541	Office Tower	0.43	\$ 8,779,542.63	CC	Central Core
Monroe-Park Tower	101 N Monroe Street	\$ 19,726,308	Office Tower	0.56	\$ 11,046,732.48	CC	Special Character District
The Onyx	444 W College Avenue	\$ 17,390,883.00	Residential Tower / Mixed Ground	2.58	\$ 44,868,478.14	CC	Central Core
GreenbergTraurig Building	101 E College Avenue	\$ 17,245,025.00	Office Tower	0.13	\$ 2,241,853.25	CC	Central Core
601 Copeland	601 S Copeland Street	\$ 15,056,816.00	Residential Complex	1.35	\$ 20,326,701.60	CC	Central Core
Casa Mia Apartments	725-731 W St Augustine Street 606-608 Collier Street	\$ 14,640,861.00	Residential Complex	0.2	\$ 2,928,172.20	UT	University Transition
Florida League of Cities Building	301 S Bronough Street	\$ 14,292,714.00	Office Tower	0.43	\$ 6,145,867.02	CC	Central Core
113 E College	113 E College Avenue	\$ 13,097,877.00	Office Tower	0.09	\$ 1,178,808.93	CC	Central Core
DoubleTree Hotel	101 S Adams Street	\$ 12,427,331.00	Hotel	0.98	\$ 12,178,784.38	CC	Central Core
The Cloisters	415 S Francis Street	\$12,086,047	Residential Complex	0.02	\$ 241,720.94	CC	All Saints Zoning District-A
The Luxe	545 Whitehall Street	\$ 11,792,430.00	Residential Tower / Mixed Ground	2.07	\$ 24,410,330.10	UT	West End U-PUD
Ameris Bank Building	150 S Monroe Street	\$ 11,593,021.00	Office Tower	0.16	\$ 1,854,883.36	CC	Central Core
812 S Michael	812 St Michael Street	\$ 11,277,719.00	Residential Complex	0.02	\$ 225,554.38	CC	All Saints Zoning District-A
Southern Strategy Group	100 E College Avenue	\$ 11,236,922.00	Office Tower	0.07	\$ 786,584.54	CC	Central Core
Eclipse of Madison	607 Collier Street	\$ 10,892,732.00	Residential Tower / Mixed Ground	0.94	\$ 10,239,168.08	UT	University Transition
CollegeTown Phase I	705 S Woodward Avenue	\$ 10,818,929.00	Residential Tower / Mixed Ground	1.48	\$ 16,012,014.92	UT	University Urban Village
Catalyst Apartments	631 W Madison Street	\$ 10,169,949.00	Residential Tower / Mixed Ground	2.82	\$ 28,679,256.18	UT	University Urban Village
Nine at Bellevue	240-256 Soho Court	\$ 9,770,583.00	Residential Complex	0.02	\$ 195,411.66	UT	University Transition
Capital Regional Medical Center	1819 Buford Court	\$ 9,747,854.00	Residential Complex	0.03	\$ 292,435.62	SUB	Medical Arts Commercial
CollegeTown Parking Garage	815 W Madison Street	\$ 9,720,386.00	Public Parking	1.01	\$ 9,817,589.86	UT	University Urban Village

Property Name	Taxable Value / Acre	Use	Area	Taxable Value	FLU	Zoning
Single Family Residence	\$1,007.00	Single Family Detached/Mobile Home	1.84	\$1,852.88	Urban Residential 2	Manufactured Home and Single Family Residential
Single Family Residence	\$1,007.00	Single Family Detached/Mobile Home	0.37	\$372.59	Urban Fringe with Residential Preservation	Residential Preservation
Single Family Residence	\$1,010.00	Single Family Detached/Mobile Home	0.26	\$262.60	Urban Fringe	Urban Fringe
Single Family Residence	\$1,028.00	Single Family Detached/Mobile Home	3.47	\$3,567.16	Residential Preservation	Residential Preservation
Single Family Residence	\$1,044.00	Single Family Detached/Mobile Home	0.08	\$83.52	Rural	Rural
Single Family Residence	\$1,056.00	Single Family Detached/Mobile Home	0.26	\$274.56	Rural	Rural
Single Family Residence	\$1,069.00	Single Family Detached/Mobile Home	1.3	\$1,389.70	Rural with Residential Preservation	Residential Preservation
Single Family Residence	\$1,070.00	Single Family Detached/Mobile Home	0.29	\$310.30	Urban Fringe	Lake Talquin Recreational/Urban Fringe
Single Family Residence	\$1,077.00	Single Family Detached/Mobile Home	3.32	\$3,575.64	Rural Community	Rural Community
Single Family Residence	\$1,089.00	Single Family Detached/Mobile Home	0.5	\$544.50	Rural	Rural
Single Family Residence	\$1,095.00	Single Family Detached/Mobile Home	0.26	\$284.70	Rural with Residential Preservation	Residential Preservation
Single Family Residence	\$1,096.00	Single Family Detached/Mobile Home	0.14	\$153.44	Rural with Residential Preservation	Residential Preservation
Single Family Residence	\$1,097.00	Single Family Detached/Mobile Home	0.08	\$87.76	Woodville Rural Community	Rural
Single Family Residence	\$1,097.00	Single Family Detached/Mobile Home	0.48	\$526.56	Urban Residential 2	Single Family Detached R-1
Single Family Residence	\$1,106.00	Single Family Detached/Mobile Home	0.49	\$541.94	Urban Fringe	Urban Fringe
Single Family Residence	\$1,111.00	Single Family Detached/Mobile Home	0.71	\$788.81	Urban Residential 2	Single Family Detached R-1
Single Family Residence	\$1,115.00	Single Family Detached/Mobile Home	0.7	\$780.50	Urban Fringe with Residential Preservation	Residential Preservation
Single Family Residence	\$1,126.00	Single Family Detached/Mobile Home	0.1	\$112.60	Rural with Residential Preservation	Residential Preservation
Single Family Residence	\$1,127.00	Single Family Detached/Mobile Home	2.25	\$2,535.75	Urban Residential 2	Manufactured Home and Single Family Residential
Single Family Residence	\$1,145.00	Single Family Detached/Mobile Home	0.21	\$240.45	Rural with Residential Preservation	Residential Preservation
Single Family Residence	\$1,187.00	Single Family Detached/Mobile Home	1.09	\$1,293.83	Urban Residential 2	Manufactured Home and Single Family Residential
Single Family Residence	\$1,212.00	Single Family Detached/Mobile Home	0.36	\$436.32	Rural with Residential Preservation	Residential Preservation
Single Family Residence	\$1,225.00	Single Family Detached/Mobile Home	1.74	\$2,131.50	Rural with Residential Preservation	Residential Preservation

Existing Land Use	Mean Taxable Value Per Acre
Multi-Family	\$2,331,388.59
Office	\$1,588,999.41
Hotel/Motel	\$1,359,340.60
Retail	\$962,994.68
Single Family Attached	\$887,370.36
Medical	\$489,711.42
Two-Family Dwelling	\$421,330.61
Single Family Detached/Mobile Home	\$293,890.65
Warehouse	\$231,272.72
Open Space Common Area	\$211,899.30
Schools/Colleges/Universities	\$60,035.76
Vacant	\$54,343.52
Transportation/Communication/Utilities	\$28,098.92
Religious/Non-Profit	\$11,064.64
Open Space Undesignated	\$1,304.82
Open Space Resource Protection	\$825.29
Open Space Recreation Parks	\$509.88
Water	\$16.65
Open Space State and National Forest	\$0.00

Objective 1.4: Fiscally Responsible Growth:

Promote growth and development in the community that utilizes existing infrastructure. Growth and development in the community that requires new public facilities will recover the cost of providing and maintaining these facilities by generating increased taxable value, increasing sales taxes, and/or creating new jobs.

Objective 1.5 – Preservation of Rural Areas:

Preserve rural areas of the community and prevent the conversion of rural lands into low density, single use districts. Protect agricultural and silvicultural uses, natural resource-based activities, ecosystem functions, ecosystem services, scenic vistas, and pastoral landscapes

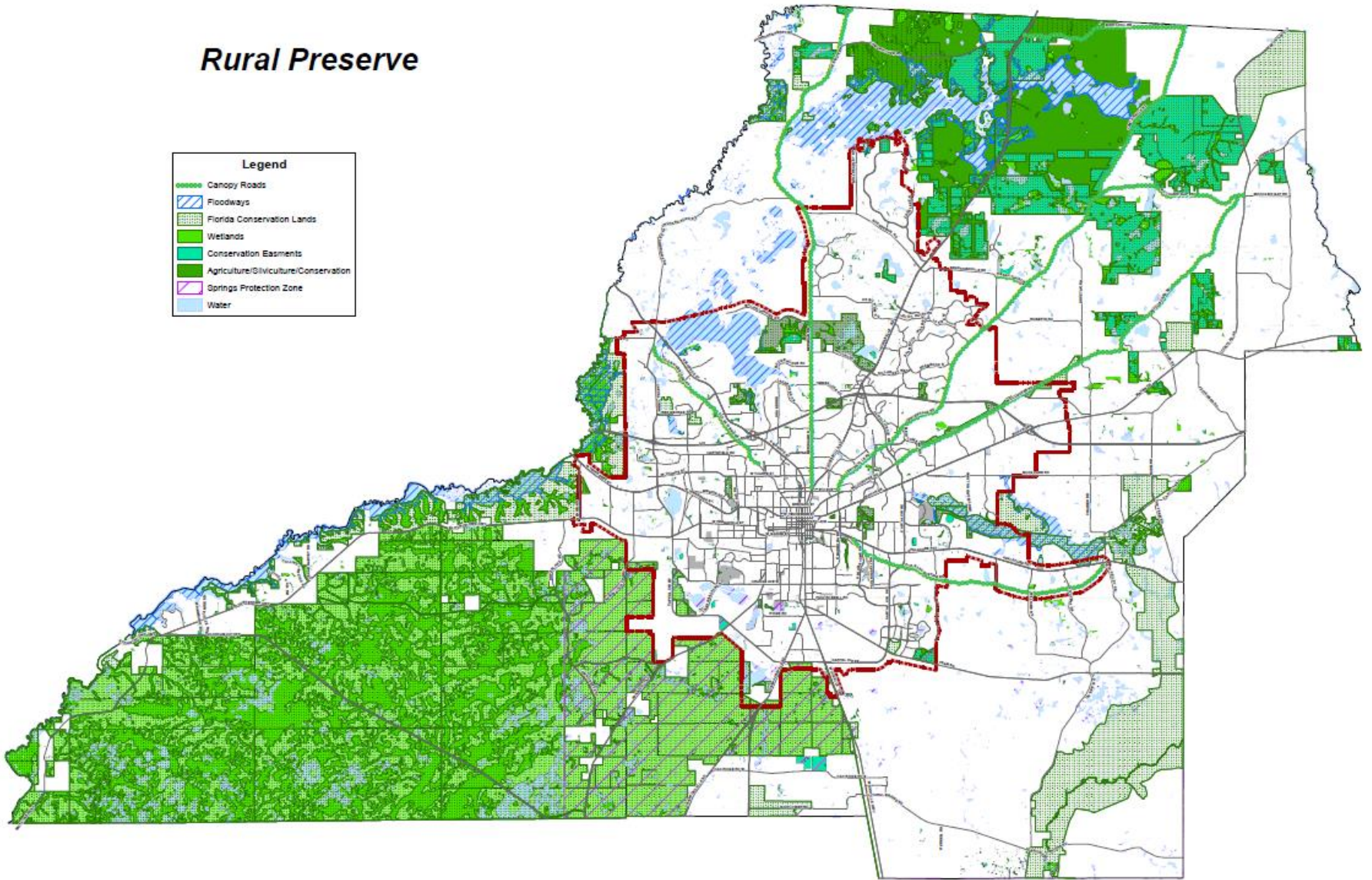
Public Input

- *I'm starting to see lots of sprawl East Mahan. That needs to stop.*
- *If you want rural life live there if you want urban life live there. In between is the suburbs. If you try to mix both you don't have either.*
- *Sprawl is costly and fiscally irresponsible.*
- *Not much available land without destroying current natural eco system*
- *This is critical if we want to ensure the long-term fiscal and environmental sustainability of our community.*
- *Very much agree with this. We simply cannot provide the same level of services in rural and urban areas. Fire and public safety are, and should be, limited in rural areas.*

Rural Preserve

Legend

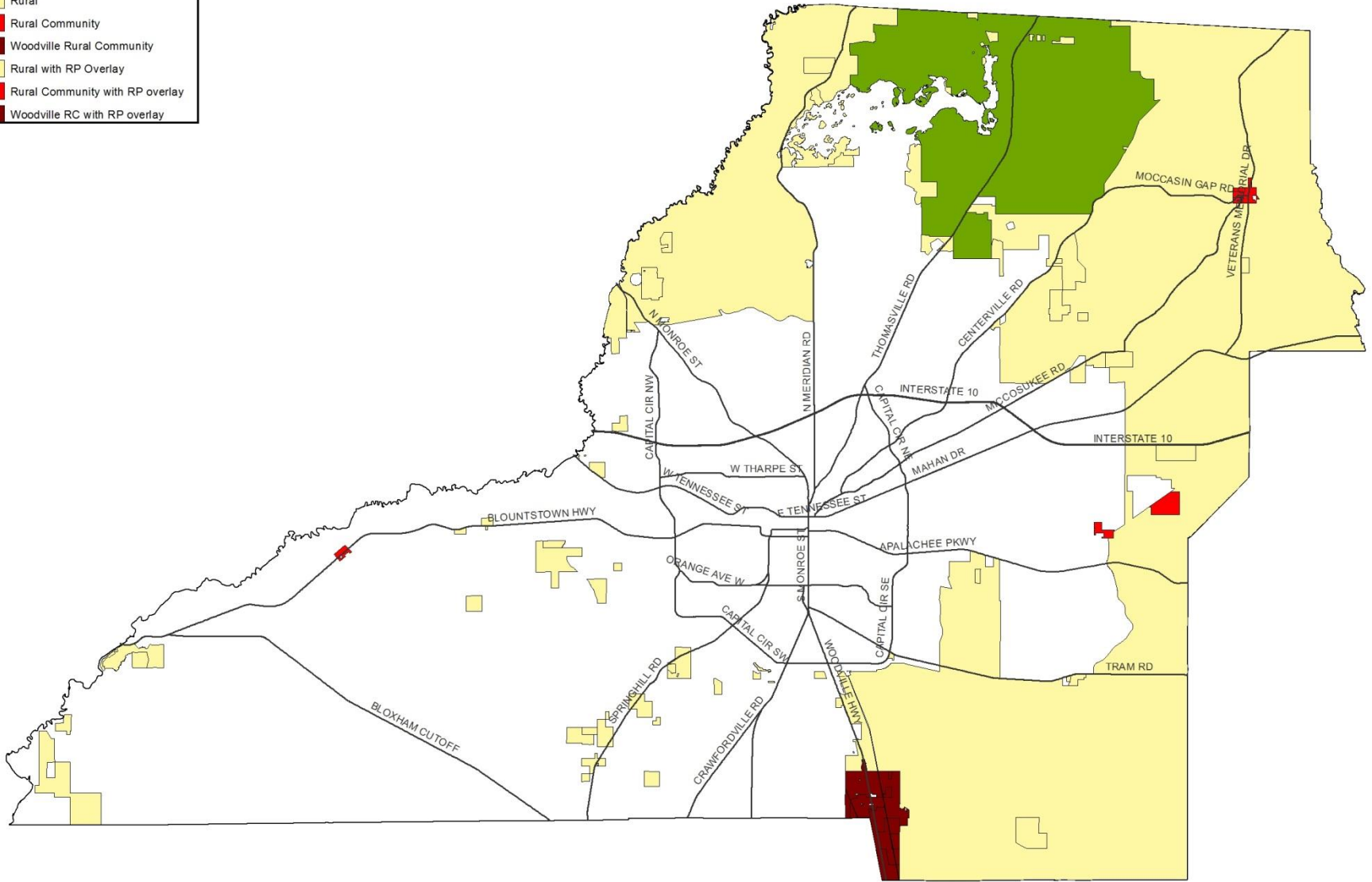
- Canopy Roads
- Floodways
- Florida Conservation Lands
- Wetlands
- Conservation Easements
- Agriculture/Silviculture/Conservation
- Springs Protection Zone
- Water

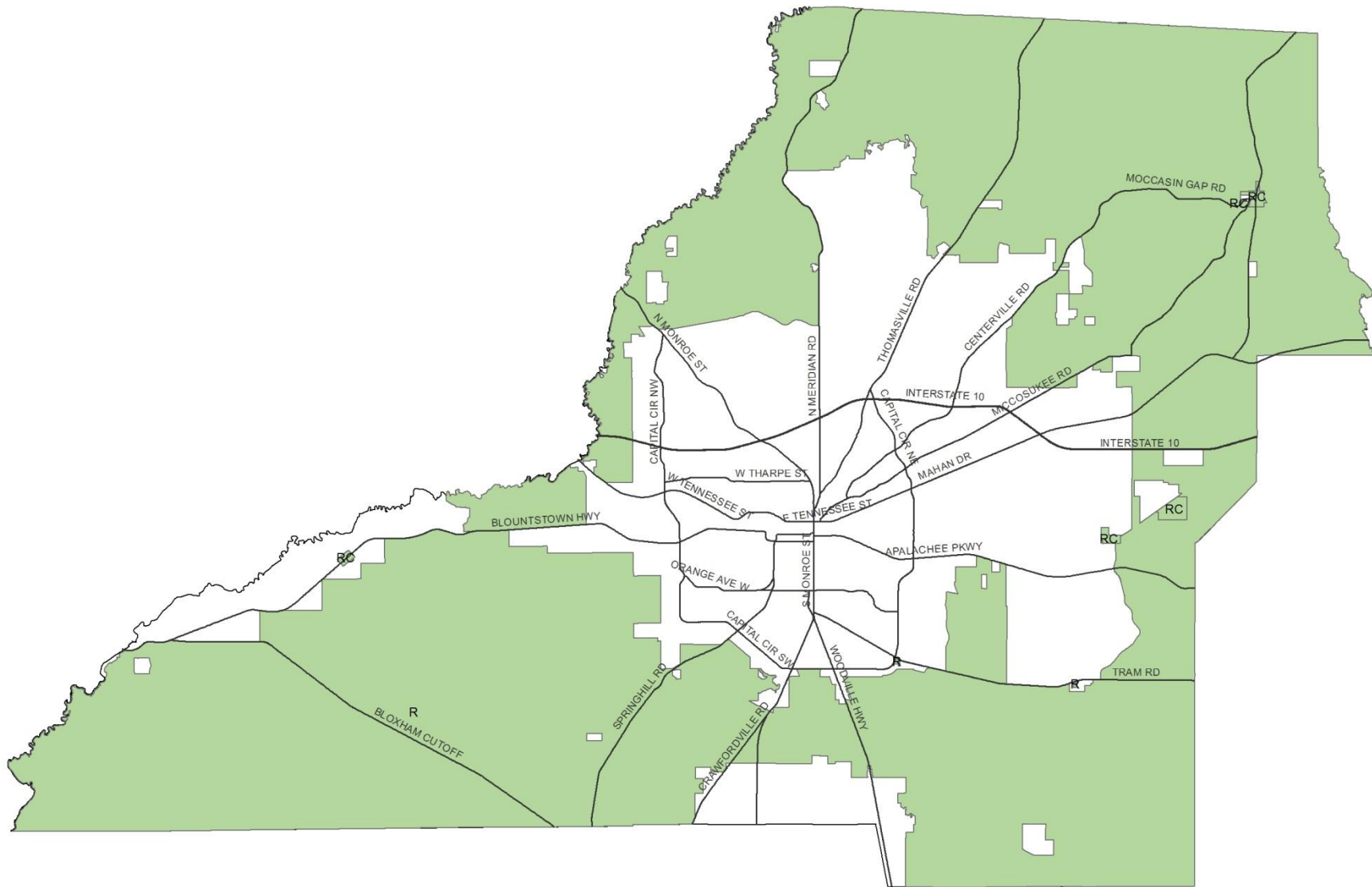


11,000 5,500 0 11,000 Feet

Legend

- Major Roads
- Agriculture/Silviculture/Conservation
- Rural
- Rural Community
- Woodville Rural Community
- Rural with RP Overlay
- Rural Community with RP overlay
- Woodville RC with RP overlay





Objective 1.5 – Preservation of Rural Areas:

Preserve rural areas of the community and prevent the conversion of rural lands into low density, single use districts. Protect agricultural and silvicultural uses, natural resource-based activities, ecosystem functions, ecosystem services, scenic vistas, and pastoral landscapes

Objective 1.6 – Disconnected Development:

Leverage transportation connectivity and urban design principles to mitigate the impacts of automobile-oriented, single-use development. Strategies to mitigate these impacts shall focus on reducing environmental impacts and improving mobility, especially for people walking, people riding bikes, and people using transit.

Public Input

- *Design places for people and pedestrians.*
- *Sidewalks increase access to items like fresh foods, jobs, recreation, and places.*
- *With sidewalks, people would feel safer walking in their neighborhoods, which could have health benefits.*
- *Sidewalks could increase community access to community gardens, farmer markets, and farm sharing locations when grocery stores are not conveniently located.*
- *Need to provide more sidewalks in older established neighborhoods that may have developed without them, e.g. Killlearn.*
- *Activity centers should be pedestrian friendly. In many of our activity centers, traffic and pedestrians are competing for the same space, thus keeping people away from them, e.g. downtown.*
- *One-way streets have little appeal for pedestrians.*
- *Biking and walking access is important.*
- *Equal distribution of bicycle/pedestrian facilities; everyone should have access to common amenities within ten minutes.*
- *Bicycle/pedestrian facilities should be prioritized in more difficult places, like canopy roads (while preserving trees).*
- *Newly developed areas should be very walkable.*
- *Bicycle/pedestrian connectivity of parks is important.*

Public Input

- *Need more ways to get places without cars, especially outside of Capital Circle.*
- *Multi-modal priorities that are currently being pushed are good.*
- *How do we address topography in terms of cycling? Bike lanes, etc.*
- *Biking is getting safer and easier - this is great.*
- *Still unsafe to ride in many places, especially between safe areas.*
- *Need better connectivity; good places to ride aren't connected.*
- *Bike riding is self-limiting because our population is aging.*
- *More people will ride as safety increases and stigma (bike riding is for lower income people) decreases.*
- *The traffic circle at FAMU Way is dangerous for bikes.*



Objective 1.6 – Disconnected Development:

Leverage transportation connectivity and urban design principles to mitigate the impacts of automobile-oriented, single-use development. Strategies to mitigate these impacts shall focus on reducing environmental impacts and improving mobility, especially for people walking, people riding bikes, and people using transit.

Objective 1.7 – Urban Design:

Incorporate urban design standards and design guidelines that serve as predictable guides for change into the Land Development Regulations for the City of Tallahassee and Leon County.

Public Input

- *More CEPTD [Crime Prevention Through Environmental Design] design needed: “eyes on the street”- more front porches, complete streets, wider sidewalks and planting strips, and more social cohesiveness.*
- *New housing should be compatible with existing homes (architectural standards and urban design).*
- *Activity centers should be pedestrian friendly. In many of our activity centers, traffic and pedestrians are competing for the same space, thus keeping people away from them, e.g. downtown.*
- *Do not make parking areas desert spots with no trees. Provide some tree shading in parking lots.*
- *Develop with nature and maintain our trees.*
- *Do not want development that chips away from the things we value as a community, e.g. our trees.*
- *Remember nature is a partner, not an adversary.*

Current Goal 1

The Comprehensive Plan shall protect and enhance the quality of life in this community by providing economically sound educational, employment, cultural, recreational, commercial, industrial and professional opportunities to its citizens while channeling inevitable growth into locations and activities that protect the natural and aesthetic environments and residential neighborhoods.

Current Policy 1.4.1

Density and intensity incentives shall be established within the required land development regulations to encourage growth in areas which minimize and mitigate development's negative impact on the natural and aesthetic environment.

Current Objective 3.1

Provide for convenient, aesthetically pleasing and environmentally sound commercial opportunities which are easily accessible through planned integration into the existing transportation network. In furtherance of this objective, maintain a system of land development regulations and/or ordinances which facilitate the implementation of the policies adopted in relation to commercial land use.

Current Objective 3.2

Provide for the convenient, aesthetically pleasing and compatible location of office uses to provide business and professional services and employment opportunities that are easily accessible through planned integration into the existing transportation network.

Current Objective 9.2

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



ACTION PLAN



URBAN DESIGN GUIDELINES for the GAINES STREET

DESIGN REVIEW DISTRICTS TALLAHASSEE, FLORIDA

Supplementing Section 10 of the adopted
Land Development Regulations for
Design Review Districts, and the adopted
Gaines Street Revitalization Plan



FRENCHTOWN — PLACEMAKING —

Draft - 08/09/2018

Community
DRUG STORE



THE LOOK OF FRENCHTOWN



A Guide to Designing Within the Character of Frenchtown

Objective 1.7 – Urban Design:

Incorporate urban design standards and design guidelines that serve as predictable guides for change into the Land Development Regulations for the City of Tallahassee and Leon County.

Objective 1.8 – Public Infrastructure:

Provide public infrastructure, public facilities, and public services that are necessary for public health, safety, and wellbeing efficiently, effectively, and equitably.

Public Input

- *We need to ensure equity of infrastructure in neighborhoods.*
- *Equity in distribution of neighborhood infrastructure is important. Sidewalks and access to food ensure equity of infrastructure. Lighting and sidewalks are good.*
- *Access to utility infrastructure is needed in some neighborhoods, e.g., gas connections*
- *Sidewalks could increase community access to community gardens, farmer markets, and farm sharing locations when grocery stores are not conveniently located.*
- *Sidewalks increase access to items like fresh foods, jobs, recreation, and places.*
- *With sidewalks, people would feel safer walking in their neighborhoods, which could have health benefits.*

Objective 1.8 – Public Infrastructure:

Provide public infrastructure, public facilities, and public services that are necessary for public health, safety, and wellbeing efficiently, effectively, and equitably.

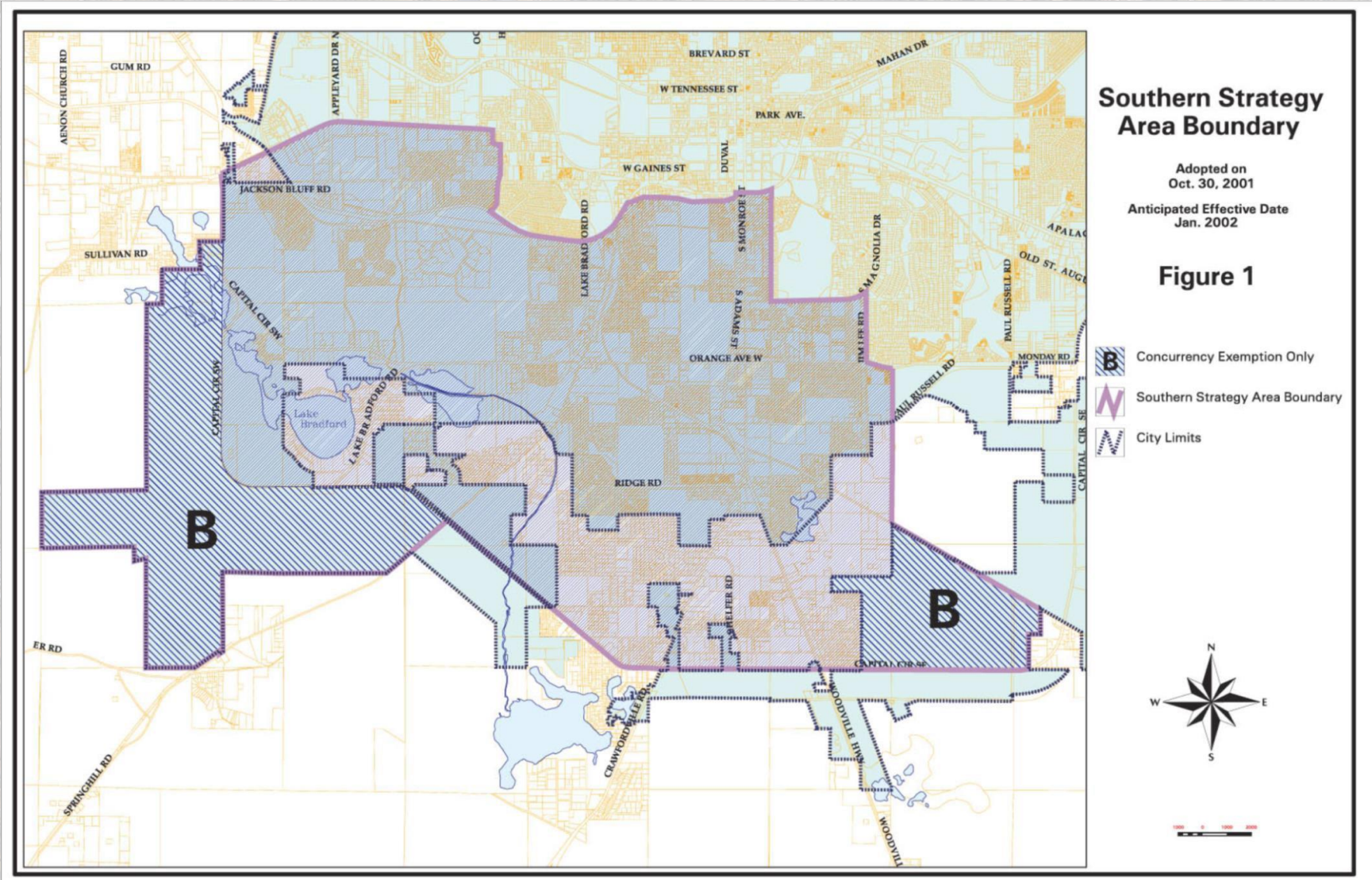
Objective 1.9 – Southside Investment Strategy:

Encourage quality land development and redevelopment, retain and increase employment opportunities, and attain an income mix in the southern part of Tallahassee's urban area comparable to the remainder of the County's urbanized area.

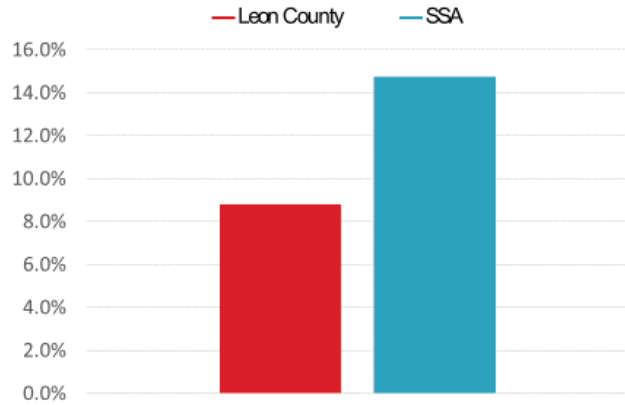
Public Input

- *We need to ensure equity of infrastructure in neighborhoods*
- *Ensure equity, lighting, safety, access to healthy foods, community gardens.*
- *What about access to food? What can help? Community gardens, farmers market in the south side.*
- *Important to improve economic development on Southside. Need more sidewalks, etc.*
- *Equity in distribution of neighborhood infrastructure is important. Sidewalks and access to food ensure equity of infrastructure. Lighting and sidewalks are good.*

Southern Strategy Area Map

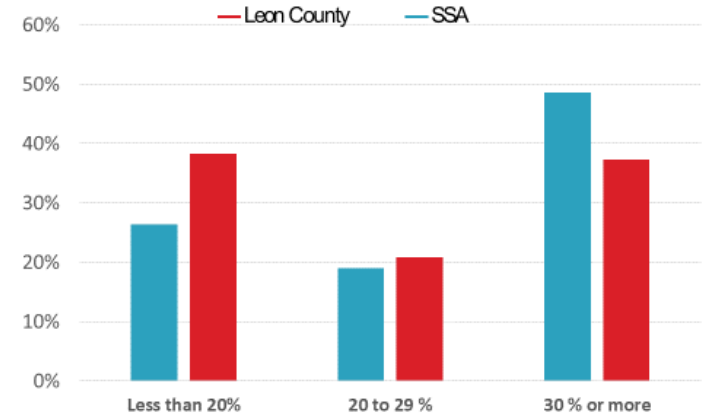


Unemployment rate



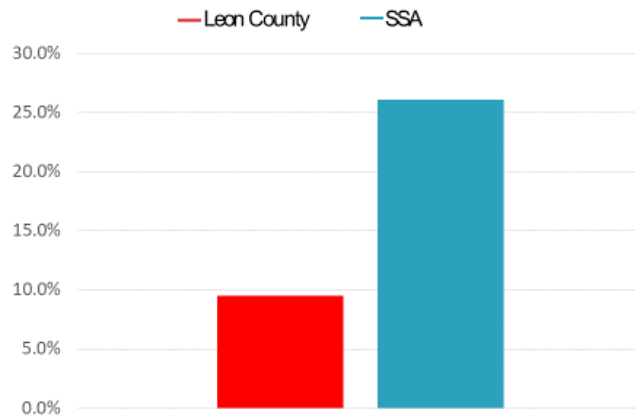
Source: 2017 5-Year American Community Survey

Monthly Housing Costs As a Percentage of Household Income



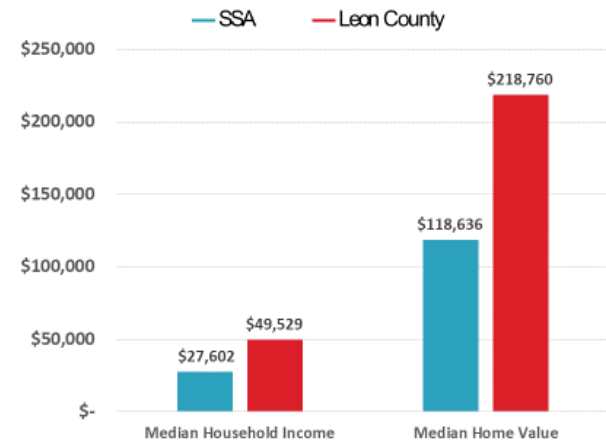
Source: 2017 5-Year American Community Survey

Families below poverty



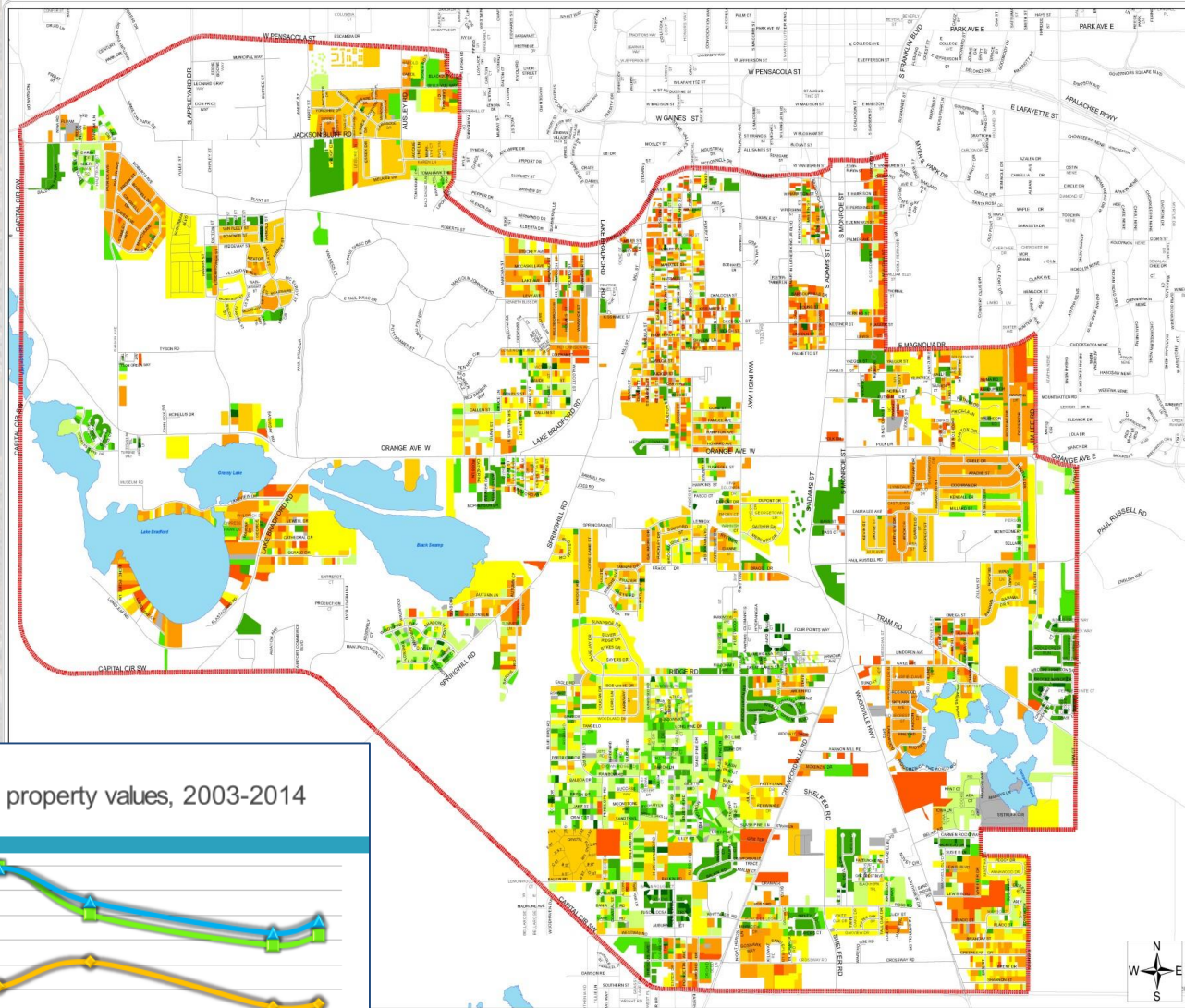
Source: 2017 5-Year American Community Survey

Median Household Income & Median Home Value



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

Southern Strategy Area residential properties by decade built



Legend

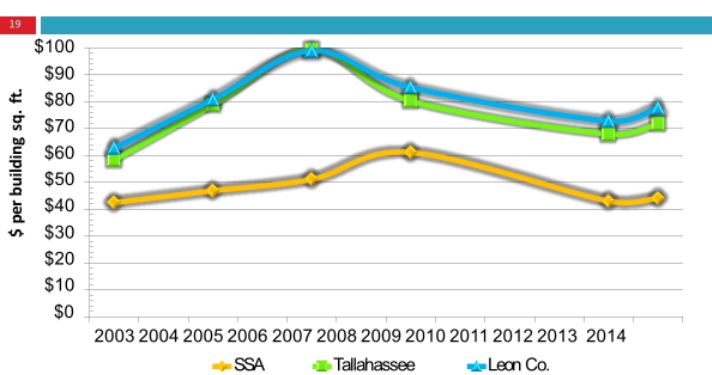
- Southern Strategy Area residential parcels in SSA
- decade built**
- unknown
- before 1950s
- 1950s
- 1960s
- 1970s
- 1980s
- 1990s
- 2000s
- 2010s

NOTE: This product, which has been compiled from the most accurate source data from Leon County and the City of Tallahassee, is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser assume no responsibility for any use of the information contained herein or any loss resulting therefrom. Any parcel data displayed is considered to be in draft form and the Property Appraiser assumes no responsibility for this layer.

TALLAHASSEE-LEON COUNTY

 PLACE - PLANNING LAND MANAGEMENT AND COMMUNITY ENHANCEMENT
 Dec. 2, '15
 DL

Developed residential* property values, 2003-2014



Source: TLCPD analysis of Leon County Property Appraiser data *single-family detached, mobile home, townhome, condominium

Southern Strategy Area Public Investments (As of 1/2017)

Past and Current Approved CRA Programs and Projects in the South Side Area

Year of Grant	Project Name and Address	Program	Funding Amount
2005	South Adams Sidewalk Improvements	Infrastructure	\$62,000
2007	Innovation Realty, 1617 S. Adams St; façade improvements	Commercial Façade Grant	\$45,473
2007	Cash for Houses; 1714 S. Monroe St; façade improvement	Commercial Façade Grant	\$4,442
2011	Hinson Commercial, 1600 S. Monroe St; façade improvements	Commercial Façade Grant	\$50,000
2014 & 2017	Earley's Kitchen, 1458 S. Monroe St; façade and parking lot improvements	Commercial Façade Grant, Business Facility Improvement Program and Retail Incentives Loan	\$72,701
2014 & 2016	Gandy Printers, 1800 S. Monroe St; exterior painting and parking lot improvements	Commercial Painting Grant & Business Facility Imp Program	\$12,550
2015	Big Bend Cares, SW intersection of S. Monroe St and E. Magnolia Dr; health care facility.	Large Project Funding.	\$1,500,000
2015	Affordable Housing, 402 W. Wallis and 2302 S. Meridian Streets; purchase and demolition	Affordable Housing	\$200,000
2015	Mahan Investments, 1818 S. Monroe St; façade improvements	Commercial Façade Grant	\$50,000
2015 & 2016	TAVA Group, 2532 S. Adams St; façade and parking lot improvements	Commercial Façade Grant	\$12,128
2015	South Towne & South City Shopping Centers, on S. Monroe St; parking lot improvements	Large Project Funding	\$200,000
2015 & 2016	Glass Land & Property Co, 1405, 1415, 1425 S. Adams St and common area; façade improvements, exterior painting, signage and parking lot improvements	Commercial Painting Grant & Business Facility Improvement Program	\$26,740
2015	FCAMEC Federal Credit Union, 2621 S. Adams St, exterior painting	Commercial Painting Grant	\$5,000
2016	Mahan Investments, 1812 S. Monroe St; parking lot improvements	Business Facility Improvement Program	\$16,000
2016	Happy Motoring, 1215 S. Adams St; building and parking lot improvements	Business Facility Improvement Program	\$50,000
2016	Adams Shopping Plaza, 1102 S. Adams St; façade and parking lot improvements	Business Facility Improvement Program	\$21,511
2016	Melanie Griffith Hines, 2010 S. Monroe St; façade and parking lot improvements	Business Facility Improvement Program	\$12,003
	Total		\$2,340,548

Southern Strategy Area

Future Projects (As of 1/2017)

- Blueprint 2020
 - Meridian/Orange Ave. Placemaking
 - Woodville Highway Improvements
 - Magnolia Drive Multi Use Trail
- Planning
 - Monroe Street Complete Street
- Southside Frenchtown CRA
 - Over \$1.9 million in identified projects
- Housing and Human Services
 - Orange Ave. Public Housing redevelopment

Objective 1.9 – Southside Investment Strategy:

Encourage quality land development and redevelopment, retain and increase employment opportunities, and attain an income mix in the southern part of Tallahassee's urban area comparable to the remainder of the County's urbanized area.

Objective 1.10 – Southeast Sector:

Current: In keeping with the City's and County's commitment to promote the Southern Strategy, and to satisfy the Comprehensive Plan requirements for a comprehensive development plan for the Southwood property within the urban service area, the local governments hereby adopt the Southeast Sector Planned Development, known as the Southeast Sector Plan, that is consistent with Objective 6.1 [L] and its associated policies and with the Comprehensive Plan's Urban Service Area policies, that promotes innovative planning, promotes compact development strategies and protects the natural resources of the area. This plan shall contain design standards that promote compact commercial development, walk to shopping, higher density housing in close proximity to offices, commercial uses and employment centers. The same attention will be given to alternate modes of transportation and pedestrian mobility as is given to automobile transportation. Innovative ways may be developed to protect natural resources, the major focus being on the continued protection of conservation and preservation areas within the Southeast Sector Planning Area.

Objective 1.10 – Southeast Sector:

Alternative: The Southeast Sector Plan, consistent with Objective 6.1 [L] and its associated policies for Planned Development and with the Comprehensive Plan's Urban Service Area policies shall accomplish the following through adoption in the Land Development Regulations (LDRs):

- Design standards consistent with the SESP policies, that promote compact commercial development, walk to shopping, higher density housing in close proximity to offices, commercial uses and employment centers.
- Mobility plans that include facilities and circulation plans for multi-modal modes of transportation including pedestrian, bicycle, transit and automobiles.
- Conservation and Preservation areas in a manner that preserves natural features, corridors, and ecosystems within the Southeast Sector Planning Area identified on Figure 10.A.

SOUTHEAST SECTOR PLAN QUADRANTS AND AREA

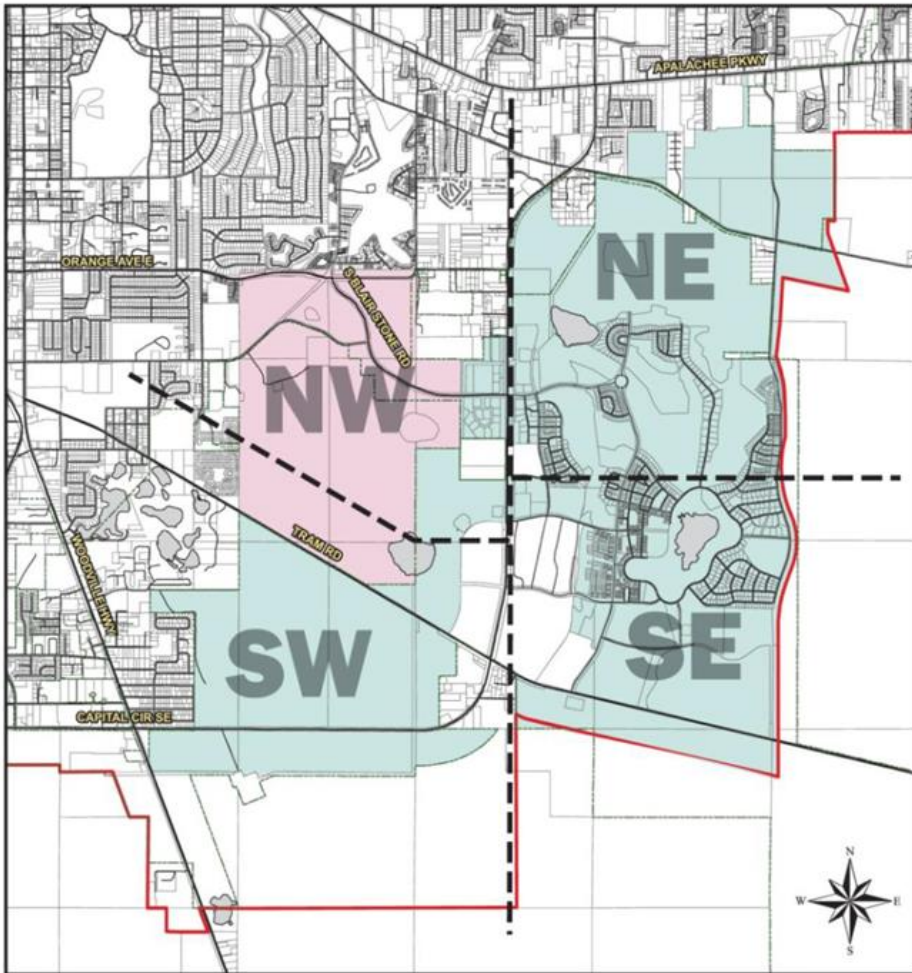


FIGURE 10.A
(Rev. Original 7-7-99)
(Rev. Effective 10-10-06)

- LEGEND**
- St. Joe Property
 - English Property
 - Southeast Sector Quadrants
 - City Limits
 - Urban Service Area
 - Lakes

SOUTHEAST SECTOR PLAN PLANNED DEVELOPMENT

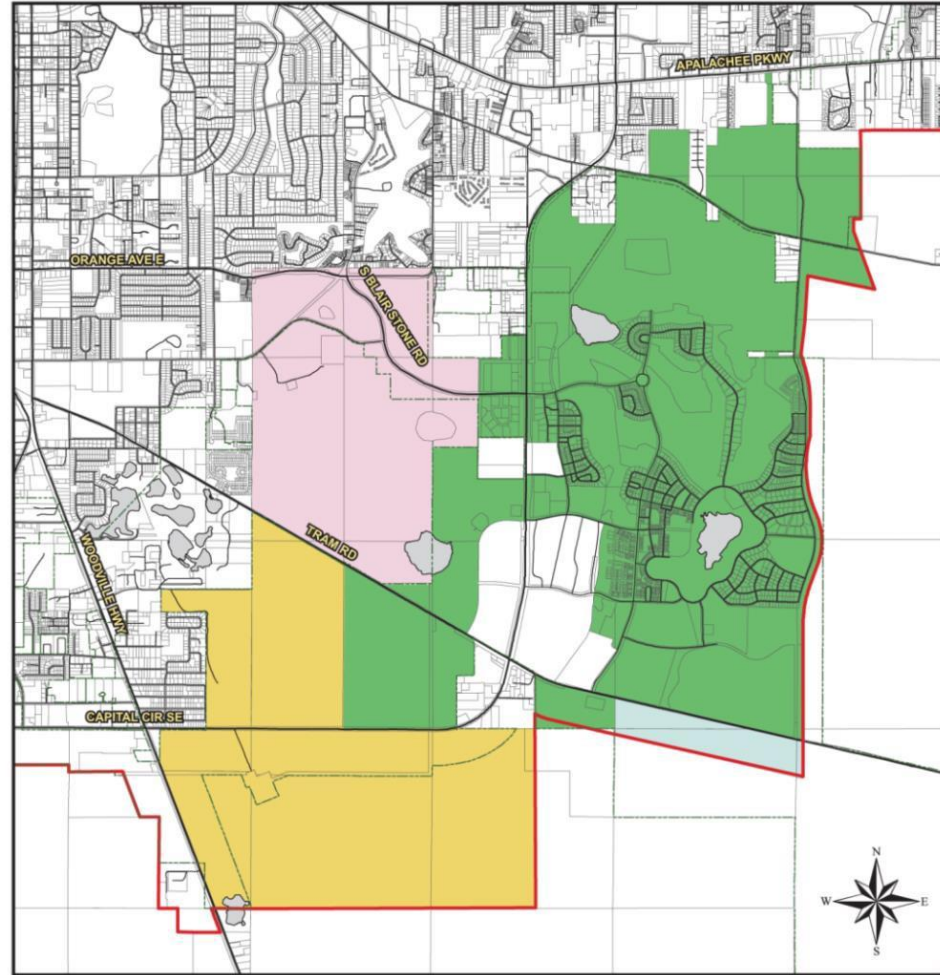


FIGURE 10.C
(Rev. Original 7-7-99)
(Rev. Effective 10-10-06)

- LEGEND**
- St. Joe Property
 - English Property
 - Southside DRI
 - Southwood DRI
 - City Limits
 - Urban Service Area
 - Lakes

(Revision Effective 8/25/08)

Objective 1.11 – Welaunee Critical Area Plan:

Develop the Welaunee Critical Planning Area with a mixture of land uses that includes predominantly walkable neighborhoods, mixed-use districts, major employment centers, a diversity of housing choices, protection of conservation and preservation areas, and a transportation system which accommodates both vehicular and non-vehicular transportation.

Objective 1.12 – Welaunee Critical Planning Area Land Uses:

Develop the Welaunee Critical Planning Area with an integrated mixture of uses that allows a broad range of residential, commercial, office, employment, recreation and civic, institutional and community uses with varying densities and intensities of use. Create a community pattern of multiple neighborhoods that are compact and walkable, with a mixture of uses, diversity of housing types and prices, and interconnected fine-grained street systems. A mix of uses should be encouraged throughout each phase of development and at buildout.

Objective 1.13 – Welaunee Critical Planning Area Transportation Standards:

Design the transportation systems in the Welaunee Critical Planning Area to capture internal trips, promote alternatives to single-occupancy vehicle travel, and support a mixed-use development pattern. Design the transportation network to support and enhance livable community concepts while meeting level of service standards. Create communities and supporting transportation systems that encourage walkability and pedestrian accessibility, provide a road network with connectivity on-site and to surrounding areas, relieve pressure on canopy roads, minimize environmental impacts and encourage transit and other modes of transportation. Create region-serving roads and infrastructure incorporating and consistent with the Northeast Gateway project.

Objective 1.14 – Welaunee Critical Planning Area Public Facilities:

Provide public facilities that serve residential and non-residential uses on a phased basis consistent with the level-of-service and availability standards of this comprehensive plan. Provide infrastructure needed to serve development that is predominantly self-supporting rather than predominantly dependent upon public funding. Provide infrastructure consistent with the Urban Services Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990 as may be amended from time to time (referred to as the Urban Services Agreement).

Objective 1.15 – Welaunee Critical Planning Area Design Standards:

Develop the Welaunee Critical Planning Area through a series of PUD Concept Plans that shall incorporate design standards that will insure mixed-use, integrated development that is pedestrian-friendly. In addition to the general design standards set forth in other policies, which support Land Use 1.12 and 1.13, PUD Concept Plans shall be consistent with the general design standards in this comprehensive plan.

Objective 1.16 – Welaunee Critical Planning Area Toe Development:

Continue to develop the Welaunee Toe as a mixed-use community that provides employment opportunities, protects natural resources in an urbanized setting and emphasizes pedestrian mobility and transportation alternatives.

Objective 1.17 – Welaunee Critical Planning Area Heel Development:

Develop the Welaunee Heel as new mixed-use community that provides employment opportunities, protects natural resources in an urbanized setting and emphasizes pedestrian mobility and transportation alternatives.

Objective 1.18 – Welaunee Arch Master Plan:

Develop the Welaunee Arch as new mixed-use community with a region-serving mixed-use activity center, residential areas with a strong sense of place and a range of housing choices, transportation choices with linkage to commercial services and jobs, and planned recreation and open space. Develop the Welaunee Arch area in a manner that integrates with the Welaunee Critical Planning Area Heel and Toe, incorporates and is consistent with the Northeast Gateway project, and transitions to the rural lands beyond the Welaunee Arch.

Current Goal 13

WELAUNEE CRITICAL AREA PLAN

Guide planned development within the Welaunee Critical Planning Area through implementation of a critical area plan which includes a mixture of integrated land uses that are predominantly self-supporting rather than dependent upon public funding, places a greater emphasis on pedestrian mobility and transportation alternatives, provides new employment opportunities near major transportation arteries and protects natural systems in an urbanized setting.

Current WELAUNEE CRITICAL AREA PLAN

- Objective 13.1: Planned Development through 2020
 - Policy 13.1.1: Plan Overview for Toe and Heel
 - Policy 13.1.2: Primary Open Space Systems and Greenways
 - Policy 13.1.3: Land Use
 - Policy 13.1.4: Transportation
 - Policy 13.1.5: Public Facilities
 - Policy LU 13.1.6: General Design Standards
 - Policy 13.1.7: Allowances
 - Policy 13.1.8: Agricultural and Silvicultural Activities
 - Policy LU 13.1.9 Alternative Heel Program
- Objective 13.2: Development of Remainder of Welaunee Critical Planning Area

Objective 1.19 – Land Development Regulations:

Maintain specific and detailed land development regulations that implement and are consistent with the goals, objectives and policies of the Tallahassee-Leon County Comprehensive Plan.

Alternative: The strategies of the Future Land Use Element of the Tallahassee-Leon County Comprehensive Plan will be implemented through each local government's specific and detailed land development regulations.

Florida Statutes

163.3177 Required and optional elements of comprehensive plan; studies and surveys.—

(1) The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to **require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.**

Florida Statutes

163.3202 Land development regulations.—

(1) Within 1 year after submission of its comprehensive plan or revised comprehensive plan for review pursuant to s. 163.3191, each county and each municipality shall adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan.

Florida Statutes

163.3202 Land development regulations.—

- (2) Local land development regulations shall contain specific and detailed provisions necessary or desirable to implement the adopted comprehensive plan and shall at a minimum:
- (a) Regulate the subdivision of land.
 - (b) Regulate the use of land and water for those land use categories included in the land use element and ensure the compatibility of adjacent uses and provide for open space.
 - (c) Provide for protection of potable water wellfields.
 - (d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management.
 - (e) Ensure the protection of environmentally sensitive lands designated in the comprehensive plan.
 - (f) Regulate signage.
 - (g) Provide that public facilities and services meet or exceed the standards established in the capital improvements element required by s. [163.3177](#) and are available when needed for the development, or that development orders and permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development. A local government may not issue a development order or permit that results in a reduction in the level of services for the affected public facilities below the level of services provided in the local government's comprehensive plan.
 - (h) Ensure safe and convenient onsite traffic flow, considering needed vehicle parking.
 - (i) Maintain the existing density of residential properties or recreational vehicle parks if the properties are intended for residential use and are located in the unincorporated areas that have sufficient infrastructure, as determined by a local governing authority, and are not located within a coastal high-hazard area under s. [163.3178](#).

Florida Statutes

163.3202 Land development regulations. —

(3) This section shall be construed to encourage the use of innovative land development regulations which include provisions such as transfer of development rights, incentive and inclusionary zoning, planned-unit development, impact fees, and performance zoning. These and all other such regulations shall be combined and compiled into a single land development code for the jurisdiction. A general zoning code shall not be required if a local government's adopted land development regulations meet the requirements of this section.

Florida Statutes

163.3202 Land development regulations.—

(4) The state land planning agency may require a local government to submit one or more land development regulations if it has reasonable grounds to believe that a local government has totally failed to adopt any one or more of the land development regulations required by this section. Once the state land planning agency determines after review and consultation with local government whether the local government has adopted regulations required by this section, the state land planning agency shall notify the local government in writing within 30 calendar days after receipt of the regulations from the local government. If the state land planning agency determines that the local government has failed to adopt regulations required by this section, it may institute an action in circuit court to require adoption of these regulations. This action shall not review compliance of adopted regulations with this section or consistency with locally adopted plans.

Florida Statutes

163.3202 Land development regulations.—

(5) The state land planning agency shall adopt rules for review and schedules for adoption of land development regulations.

Objective 1.19 – Land Development Regulations:

Maintain specific and detailed land development regulations that implement and are consistent with the goals, objectives and policies of the Tallahassee-Leon County Comprehensive Plan.

Alternative: The strategies of the Future Land Use Element of the Tallahassee-Leon County Comprehensive Plan will be implemented through each local government's specific and detailed land development regulations.

Upcoming Workshops

- Goal 2 – A Healthy Community: March 26, 2019
- Goal 3 – A Robust Economy: April 4, 2019
- Goal 4 – Housing Options: April 11, 2019
- Goal 5 – Balanced Transportation: April 16, 2019

PLANNING 
DEPARTMENT
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